

ISLAND AVENUE
87-00-25

PEAKS ISLAND

U.S. COAST
AND GEOD. SURV.
NEW YORK

Lot 87-00-25 Island Ave., Peaks Island

November 26, 1975

New England Tel. & Tel. Co. cc: Leasure, Tuttle & Lee
185 Franklin Street 553 Forest Avenue
Boston, MA Portland, ME 04101

Gentlemen:

Permit is issued herewith to erect an addition to the rear of the existing automatic dial telephone exchange building at the above address, subject to the following requirements.

Please send a Certificate of Design to cover the steel beam. Certificate of Design is enclosed.

The Public Works has approved the application conditionally, with the provision that, "The Underground water service pipe and the building sewer shall be not less than 5 feet apart horizontally and shall be separated by undisturbed or compacted earth. However, they may be placed in the same trench with the building sewer if the bottom of the water service pipe, at all points, is at least 12 inches above the top of the sewer line at its highest point, and 18 inches horizontally from the nearest edge of the sewer pipe. The water service pipe shall be placed on a separate shelf of undisturbed earth above the building sewer."

Very truly yours,

Earle S. Smith
Plan Examiner

ESS/mj

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November 26, 1975

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Portland, ME 04101

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Very truly yours,

Earle S. Smith
Plan Examiner

ESS/mj

Date: 7/13/55

Applicant: NEW ENGLAND TEL & TEL

Address: ISLAND AVE.

Assessors #: 89-00-35

CHECK LIST AGAINST ZONING ORDINANCE

✓ Date - EXISTING

✓ Zone Location - B-2

Interior or corner lot -

40 ft. setback area (Section 21) -

602.17.B) Use - TELEPHONE EXCHANGE 15' X 30'

Sewage Disposal -

✓ Rear Yards - 2.5' - NOT REQ.

✓ Side Yards - 25' - 10' - TRER.

Front Yards -

✓ Projections - NONE

✓ Height - 1 STORY - 65' MAX.

Lot Area - 4420^{sq}

✓ Building Area - 630^{sq} + 450^{sq} = 1080^{sq} TOTAL

Area per Family -

Width of Lot -

Lot Frontage -

✓ Off-street Parking - NONE REQ. - 602.14.B.12

Loading Bays -

Site Plan - YES - SHORELAND

15' X 30'

21' X 30'



APPLICATION FOR PERMIT

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION PORTLAND, MAINE, . 9/11/75

PERMIT ISSUED

NOV 26 1975

1044

CITY of PORTLAND

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION .. Lot 87-00-25 Inland Ave., Peaks Island .. Fire District #1 #2

1. Owner's name and address .. New England Tel. & Tel. Co., 185 Franklin St., Boston .. Telephone 617-743-3318

2. Lessee's name and address .. (Walter J. Aspinwall) .. Telephone ..

3. Contractor's name and address .. to be awarded .. Telephone ..

4. Architect .. Specifications .. Plans .. Yes .. No. of sheets .. 2

Proposed use of building .. No. families ..

Last use .. No. families ..

Material .. No. stories .. Heat .. Style of roof .. Roofing ..

Other buildings on same lot ..

Estimated contractual cost \$ 10,000 ..

FIELD INSPECTOR—Mr. Smith .. GEN. RAL DESCRIPTION

This application is for: Ex. 234

- Dwelling ..
- Garage ..
- Masonry Bldg. ..
- Metal Bldg. ..
- Alterations ..
- Demolitions ..
- Change of Use ..
- Other ..

To erect an addition to the rear of ~~the~~ existing automatic dial Telephone ~~Exchange~~ Building EXCHANGE

Stamp of Special Conditions

PERMIT ISSUED WITH LETTER

Appeal sustained 10/15/75

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

PERMIT IS TO BE ISSUED TO 1 2 3 4

Other:

DETAILS OF NEW WORK

Is any plumbing involved in this work? .. yes .. Is any electrical work involved in this work? .. yes ..

Is connection to be made to public sewer? .. If not, what is proposed for sewage? ..

Has permit notice been sent? .. Form notice sent? ..

Height average grade to top of plate .. Height average grade to highest point of roof ..

Size, front .. depth .. No. stories .. solid or filled land? .. earth or rock? ..

Material of foundation .. Thickness, top .. bottom .. cellar ..

Kind of roof .. Rise per foot .. Roof covering ..

No. of chimneys .. Material of chimneys .. of lining .. Kind of heat .. fuel ..

Framing Lumber—Kind .. Dressed or full size? .. Corner posts .. Sills ..

Size Girder .. Columns under girders .. Size .. Max. on centers ..

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bidding in every floor and flat roof span over 6 feet.

Joists and rafters: 1st floor .. 2nd .. 3rd .. roof ..

On centers: 1st floor .. 2nd .. 3rd .. roof ..

Maximum span: 1st floor .. 2nd .. 3rd .. roof ..

If one story building with masonry walls, thickness of walls? .. height? ..

IF A GARAGE

No cars to be accommodated on same lot .., to be accommodated .. number commercial cars to be accommodated ..

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? ..

APPROVALS BY:

BUILDING INSPECTION—PLAN EXAMINER

ZONING: Aspinwall

BUILDING CODE: Ex. 234 11/26/75

Fire Dept.:

Health Dept.:

Others:

MISCELLANEOUS

Will work require disturbing of any tree on a public street? ..

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? .. yes ..

Signature of Applicant Walter J. Aspinwall .. Phone # .. same as above

Type Name of above Mr. Walter J. Aspinwall .. 1 2 3 4

New England Tel. & Tel. Co. .. Other .. and Address ..

FIELD INSPECTOR'S COPY

NOTES

3/30/76 - No work started
 4/29/76 - No work started
 8/13/76 - work done except for
 providing platform at rear of deck
 done. E.H.D.
 9/11/76 - work done

Permit No. 75/10944
 Location 87-00-25
 Owner Mrs. E. H. D.
 Date of permit 7/26/75
 Approved

Date Issued **June 14, 1976**
 Portland Plumbing Inspector
 By **ERNOLD R. GOODWIN**

App. Final **JUL 16 1976**

Date By **ERNOLD R. GOODWIN**
CITY PLUMBING INSPECTOR

App. Final Insp. **OCT 22 1976**

Type of Bldg.
 Commercial
 Residential
 Single
 Multi Family
 New Construction
 Remodeling

PERMIT TO INSTALL PLUMBING

Address **#87-00-25 Island Ave., PORTLAND, ME 04101**

Installation For **Dial Exchange Building**

Owner of Bldg: **New England Tel & Tel**

Owner's Address: **Riverside St.**

Plumber **Daniel Chipman**

Date **6-24-76**

NEW	REPL	14 Chever's Rd., Capl 1976	FLY	FE
1		SINKS	1	2.00
		LAVATORIES		
1		TOILETS	1	2.00
		BATH TUBS		
		SHOWERS		
		DRAINS FLOOR SURFACE		
		HOT WATER TANKS		
		TANKLESS WATER HEATERS		
		GARBAGE DISPOSALS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS		
		AUTOMATIC WASHERS		
		DISHWASHERS		
		OTHER		
		Base Fee		3.00
			TOTAL	2 7.00

Building and Inspection Services Dept; Plumbing Inspection



APPLICATION FOR PERMIT
 DEPARTMENT OF BUILDING INSPECTIONS SERVICES
 ELECTRICAL INSTALLATIONS

Date July 19, 1976 19__
 Receipt and Permit number AL768

87-00-25
Island Ave P.I.

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:
 The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: Main St., Peaks Island
 OWNER'S NAME: New England Tel & Tel ADDRESS: same

OUTLETS: (number of) _____ FEES
 Lights _____
 Receptacles _____
 Switches _____
 Plugmold _____ (number of feet)
 TOTAL _____

FIXTURES: (number of) _____
 Incandescent _____
 Fluorescent _____ (Do not include strip fluorescent)
 TOTAL _____
 Strip Fluorescent, in feet _____

SERVICES: _____
 Permanent, total amperes 200 3.00
 Temporary _____50

METERS: (number of) 1 _____

MOTORS: (number of) _____
 Fractional _____
 1 HP or over _____

RESIDENTIAL HEATING:
 Oil or Gas (number of units) _____
 Electric (number of rooms) _____

COMMERCIAL OR INDUSTRIAL HEATING:
 Oil or Gas (by a boiler) _____
 Oil or Gas (by separate units) _____
 Electric (total number of kws) _____

APPLIANCES: (number of) _____
 Ranges _____
 Cook Tops _____
 Wall Ovens _____
 Dryers _____
 Fans _____
 Water Heaters _____
 Disposals _____
 Dishwashers _____
 Compactors _____
 Others (describe) _____
 TOTAL _____

MISCELLANEOUS: (number of) _____
 Branch Panels _____
 Transformers _____
 Air Conditioners _____
 Signs _____
 Fire/Burglar Alarms _____
 Circus, Fairs, etc. _____
 Alterations to wires _____
 Repairs after fire _____
 Heavy Duty, 220v outlets _____
 Emergency Lights, battery _____
 Emergency Generators _____

INSTALLATION FEE DUE: _____
 FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT DOUBLE FEE DUE: _____
 FOR REMOVAL OF A "STOP ORDER" (304-16.b) _____
 FOR PERFORMING WORK WITHOUT A PERMIT (304-9) _____
 TOTAL AMOUNT DUE: 3.50

INSPECTION:
 Will be ready on _____, 19__; or Will Call X _____
 CONTRACTOR'S NAME: Associated Elec.
 ADDRESS: 119 Holmes Rd Scarborough
 TEL: 883-3461
 MASTER LICENSE NO.: 1100 SIGNATURE OF CONTRACTOR: _____
 LIMITED LICENSE NO.: _____

INSPECTOR'S COPY

ELECTRICAL INSTALLATIONS -

Permit Number 1768Location 87-01-25 Island Ave.Owner James Burg T+TDate of Permit 7-19-76Final Inspection 8-18-76By Inspector H. H. H.Permit Application Register Page No. 65INSPECTIONS: Service _____ by Hebert

Service called on _____

Closing-in _____ by _____

PROGRESS INSPECTIONS: 8-4-76 _____

CODE
COMPLIANCE
COMPLETED
DATE 8-18-76

DATE:	REMARKS:
<u>8-3-76</u>	<u>METER MAINTAINED DAILY</u>
<u>8-13-76</u>	<u>COULDN'T GET IN</u>

Peak Island

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

26

Applicant: New England Tel. Co. Tel.
 Mailing Address: 185 Franklin St., Boston, Mass.
 Proposed Use of Site: Telephone exchange
 Acreage of Site: 4,420 sq. ft. / 450 sq. ft. Ground Floor Coverage
 Site Location Review (DEP) Required: () Yes () No
 Board of Appeals Action Required: () Yes () No
 Planning Board Action Required: () Yes () No
 Other Comments: Shoreland

Date: Sept. 12, 1975
 Address of Proposed Site: #87-00-25 Island Ave., Peaks Island
 Site Identifier(s) from Assessor's Maps: #87-00-25
 Zoning of Proposed Site: B-2
 Proposed Number of Floors: one
 Total Floor Area: 1,080 sq. ft.

Date Dept. Review Due: Sept. 10, 1975

BUILDING DEPARTMENT SITE PLAN REVIEW
 (Does not include review of construction plans)

- Use does NOT comply with Zoning Ordinance
 Requires Board of Appeals Action
- Requires Planning Board/City Council Action

Explanation

- Use complies with Zoning Ordinance — Staff Review Below

Zoning Code & District as applicable

COMPLIES

COMPLIES CONDITIONALLY

DOES NOT COMPLY

DATE	ZONE LOCATION	INTERIOR OR CORNER LOT	40 FT. SETBACK AREA (SEC. 21)	USE	SEWAGE DISPOSAL	REAR YARDS	SIDE YARDS	FRONT YARDS	PROJECTIONS	HEIGHT	LOT AREA	BUILDING AREA	AREA PER FAMILY	WIDTH OF LOT	LOT FRONTAGE	STREET PARKING	LOADING BAYS

CONDITIONS SPECIFIED BELOW

REASONS SPECIFIED BELOW

REASONS:

M. J. [Signature] 9/12/75
 BUILDING DEPARTMENT — ORIGINAL SIGNATURE OF REVIEWING STAFF, DATE

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
 Processing Form

New England Tel. & Tel.
 Applicant _____ Date Sept 12 1975
145 Franklin St., Boston Mass
 Mailing Address _____ Address of Proposed Site _____
Telephone # _____ Site Identifier(s) from Assessors Maps _____
 Proposed Use of Site _____
420 sq. ft. / 450 sq. ft.
 Acreage of Site / Ground Floor Coverage _____ Zoning of Proposed Site _____

Site Location Review (DEP) Required: () Yes () No Proposed Number of Floors _____
 Board of Appeals Action Required: () Yes () No Total Floor Area 1000 sq. ft.
 Planning Board Action Required: () Yes () No

Other Comments: Shoreland

Date Dept. Review Due: Sept. 18, 1975

PLANNING DEPARTMENT REVIEW 9/17/75
 (Date Received)

- Major Development — Requires Planning Board Approval: Review Initiated
 Minor Development — Staff Review Below SHORELAND ZONING

	LOADING AREA	PARKING	CIRCULATION PATTERN	ACCESS	PEDESTRIAN WALKWAYS	SCREENING	LANDSCAPING	SPACE & BUI. OF STRUCTURES	LIGHTING	CONFLICT WITH CITY PROJECTS	FINANCIAL CAPACITY	CHANGE IN SITE PLAN
APPROVED												
APPROVED CONDITIONALLY												CONDITIONS SPECIFIED BELOW
DISAPPROVED												REASONS SPECIFIED BELOW

REASONS: Proposal is not located in area tentatively identified as flood prone by the City. ~~Building~~ Site development should conform to provisions of Section 612:19A D. (Shoreland - industry etc.)

(Attach Separate Sheet if Necessary)

Sharon Johnson 9/23/75
 SIGNATURE OF REVIEWING STAFF
 PLANNING DEPARTMENT COPY

CITY OF PORTLAND, MAINE

26

SITE PLAN REVIEW

Processing Form

Applicant: 195 Franklin St. Portland, Me. Date: Sept. 12, 1975
 Mailing Address: 195 Franklin St. Portland, Me. Address of Proposed Site: 47-10-25 Island Av Peaks Island
 Proposed Use of Site: Telephone exchange 27-30-25
 Address of Site: 220 Mt. Vernon 450 sq. ft. Site Identifier(s) from Assessors Maps: B-2
 Acreage of Site / Ground Floor Coverage: _____ Zoning of Proposed Site: _____
 Site Location Review (DEP) Required: () Yes () No Proposed Number of Floors: one
 Board of Appeals Action Required: () Yes () No Total Floor Area: 1080 sq. ft.
 Planning Board Action Required: () Yes () No
 Other Comments: Shoreland
 Date Dept. Review Due: Sept. 17, 1975

PUBLIC WORKS DEPARTMENT REVIEW

RECEIVED
 SEP 15 1975
 (Date Received)

DEPARTMENT OF PUBLIC WORKS

	TRAFFIC CIRCULATION	ACCESS	CURB CUTS	ROAD WIDTH	PARKING	SIGNALIZATION	TURNING MOVEMENTS	LIGHTING	CONFLICT WITH CITY CONSTRUCTION PROJECT	DRAINAGE	SOIL TYPES	SEWERS	CURBING	SIDEWALKS	OTHER	
APPROVED		/							/	/						
APPROVED CONDITIONALLY												/				CONDITIONS SPECIFIED BELOW
DISAPPROVED																REASONS SPECIFIED BELOW

REASONS: The underground water service pipe and the building sewer shall be not less than 5 feet apart horizontally and shall be separated by undisturbed or compacted earth. However, they may be placed in the same trench with the building sewer, if the bottom of the water service pipe, at all points, is at least 12 inches above the top of the sewer line at its highest point and 18 inches horizontally from the nearest edge of the sewer pipe. The water service pipe shall be placed on a separate shelf of undisturbed earth above the building sewer.

(Attach Schematic Sheet if necessary)

John P. Kennedy 9/16/75
 SIGNATURE OF REVIEWING STAFF DATE

PUBLIC WORKS DEPARTMENT COPY

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
 Processing Form

26

New England Tel. & Tel.
 Applicant 185 Franklin St., Boston, Mass.
 Mailing Address Telephone exchange
 Proposed Use of Site
 Acreage of Site / Ground Floor Coverage 420 sq. ft. / 450 sq. ft.

Date Sept 17, 1975
 Address of Proposed Site 107-00-25 Island Ave., Peaks Island
 Site Identifier(s) from Assessors Maps 107-00-25
 Zoning of Proposed Site B-2

Site Location Review (DEP) Required: () Yes () No
 Board of Appeals Action Required: () Yes () No
 Planning Board Action Required: () Yes () No

Proposed Number of Floors one
 Total Floor Area 1080 sq. ft.

Other Comments: Shoreland
 Date Dept Review Due: Sept. 17, 1975

FIRE DEPARTMENT REVIEW

(Date Received)

	ACCESS TO SITE	ACCESS TO STRUCTURES	SUFFICIENT VEHICLE TURNING ROOM	SAFETY HAZARDS	HYDRANTS	SIAMESE CONNECTIONS	SUFFICIENCY OF WATER SUPPLY	OTHER	
APPROVED	✓	✓		✓	✓		✓		CONDITIONS SPECIFIED BELOW REASONS SPECIFIED BELOW
APPROVED CONDITIONALLY									
DISAPPROVED									

REASONS: _____

(Attach Separate Sheet if Necessary)

Capt. H. M. Sullivan
 SIGNATURE OF REVIEWING STAFF/DATE
 FIRE DEPARTMENT COPY

B



APPLICATION FOR PERMIT

PERMIT ISSUED
NOV 26 1975
1044
CITY of PORTLAND

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION
ZONING LOCATION _____ PORTLAND, MAINE, ... 9/11/75

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE
The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION .. Lot 87-00-25 Island Ave., Peaks Island Fire District #1 #2
1. Owner's name and address .. New England Tel. & Tel. - 185 Franklin St., Boston Telephone 617-743-3918
2. Lessee's name and address .. (Walter J. Aspinwall) Telephone
3. Contractor's name and address .. to be awarded Telephone
4. Architect Specifications Plans .. yes No. of sheets ... 2
Proposed use of building No. families
Last use No. families
Material No. stories Heat Style of roof Roofing

Estimated contractual cost \$ 40,000. Fee \$ 160.00
FIELD INSPECTOR—Mr. Smith GENERAL DESCRIPTION
This application is for: @ 775-5451 Ext. 234

Dwelling
Garage
Masonry Bldg.
Metal Bldg.
Alterations
Demolitions
Change of Use
Other
To erect an addition to the rear of ~~the~~ existing automatic dial Telephone Exchange Building
Stamp of Special Conditions
Appeal sustained 10/15/75

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

PERMIT IS TO BE ISSUED TO 2 3 4
Other:

DETAILS OF NEW WORK

Is any plumbing involved in this work? .. yes Is any electrical work involved in this work? .. yes
Is connection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size front depth No. stories solid or filled land? earth or rock?
Mate. of foundation Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber- Kind Dressed or full size? Corner posts Sills
Size Girder Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor 2nd 3rd roof
On centers: 1st floor 2nd 3rd roof
Maximum span: 1st floor 2nd 3rd roof
If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated on same lot, to be accommodated ... number commercial cars to be accommodated ...
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY: DATE MISCELLANEOUS
BUILDING INSPECTION—PLAN EXAMINER Will work require disturbing of any tree on a public street? ..
ZONING:
BUILDING CODE: Will there be in charge of the above work a person competent
Fire Dept.: to see that the State and City requirements pertaining thereto
Health Dept.: are observed? yes....
Others:

Signature of Applicant Walter J. Aspinwall Phone # same as above
Type Name of above Mr. Walter J. Aspinwall 1 2 3 4
New England Tel. & Tel.
and address

October 20, 1975

New England Tel. & Tel.
185 Franklin Street
Boston, MA 02107

cc: Walter J. Aspinwall
Real Estate Manager
185 Franklin St. Rm 1201
Boston, MA 02107

RE: Lot #87-00-25 Island Avenue, Peaks Island

Gentlemen:

Enclosed herewith is the decision of the Board of Appeals regarding your petition to construct a one story 15' x 30' frame addition on the rear of the existing telephone exchange building at the above named location. Please note that your appeal was granted.

Also, we need an estimated cost so that we can determine the permit fee.

Very truly yours,

A. Allan Soule
Asst. Director of
Building Inspections

AAS/mj

September 29, 1975

New England Tel. C Tel.
185 Franklin Street
Boston, Mass. 02107

c.c. Walter J. Aspinwall
Real Estate Manager
185 Franklin St. Rm 1201
Boston, Mass. 02107

Re: Lot #87-00-25 Island Ave. Peaks Island

Gentlemen:

A building permit to construct a one story 15' x 30' frame addition on the rear of the existing telephone exchange building at the above named location is not issuable under the Zoning Ordinance in the B-2 Business Zone as this addition would constitute an increase in the existing non-conforming use (Telephone Exchange) unless authorized by the Board of Appeals. Sec. 602.17.B

We understand that you would like to exercise your appeal rights in this matter. Accordingly, you or your authorized representative should come to this office Room 113 City Hall, to file the appeal or forms which are available here. A fee of \$15. for a non-conforming use appeal shall be paid at this office at the time the appeal is filed. If fee has been paid and appeal filed prior to this letter then consider this letter as a matter of formality. Sec. 602.24.E

Very truly yours,

Malcolm G. Ward
Plan Examiner

MGW:k

Oct 4, 1975
Peaks Island
Maine 04108

Board of Appeals
City of Portland
Portland Maine

As we are unable to attend
Oct 15th meeting due to working
hours we are sending our
reply by mail.

We have no objections to
the request for frame addition
to New England Tel + Tel existing
building.

Richard P. Erico

Marjorie K. Erico
2 Elizabeth St
Peaks Island, Maine
04108



1-00-35
17-AVE.
3-5-1910

A 2-46

10181 1/2 10.5 11.6

PROPOSED 15' X 10'
ADDITION



10' X 10'

10' X 10'

15' X 10' AVE.

LUTHER ST.

STEARNS ST.

CENTRAL AVE.

rd.
9/11/75

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

APPLICATION FOR A NONCONFORMING USE APPEAL

New England Tel. & Tel., owner of property at 87-00-25 Island Ave., Peaks Island
under the provisions of Section 602.24 E of the Zoning Ordinance of the City of

Portland, hereby respectfully petitions the Board of Appeals to permit the construction of a one story 15' x 30' frame addition on the rear of the existing telephone exchange building at the above named location. This permit is not issuable under the Zoning Ordinance in the 1-2 Business Zone as this addition would constitute an increase in the existing, non-conforming use (telephone exchange) unless authorized by the Board of Appeals, Section 602.17.B.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that the conditions imposed by Section 602.24 E(1) of the Zoning Ordinance have been met. (See reverse side hereof for said conditions.)

Site Plan approval (is/is not) required by the Site Plan Ordinance. If site plan approval is required, a preliminary or final site plan is attached hereto as Exhibit A.

Walter Pennington
APPELLANT

RECEIVED
SEP 11 1975
DEPT OF BLDG. INSP.
CITY OF PORTLAND

602.24 E Nonconforming Uses.

1. Authority.

The Board of Appeals may, subject to the procedures, standards and limitations set forth in Section 602.24 C (3)(b)(1) of this Ordinance, authorize such variances from the provisions of the following sections of this ordinance relating to nonconforming uses:

- (a) The subject lot or parcel is exceptional as compared to other lots or parcels subject to the same provision by reason of unique physical condition, including irregularity, narrowness, shallowness, or substandard or marginal size; exceptional topographical features; and other extraordinary physical conditions peculiar to and inherent in the lot or parcel in question, which amount to more than a mere inconvenience to the owner.
- (b) The aforesaid unique physical condition existed at the time of the enactment of the provision from which a variance is sought or were created by natural forces or were the result of governmental action.
- (c) The carrying out of the strict letter of the provision from which a variance is sought would deprive the owner of the lot or parcel in question of substantial use and enjoyment of this property in the manner commonly enjoyed by owners of other lots or parcels subject to the same provision.
- (d) The hardship is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots or parcels subject to the same provision.
- (e) Property in the same zone or neighborhood will not be adversely affected by the granting of the variance and the granting of the variance will not create conditions which would be detrimental to the public health or safety.

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

All persons interested either for or against this nonconforming use appeal will be heard at a public hearing in Room 209, City Hall, Portland, Maine on Wednesday, October 15, 1975 at 3:00 p.m. This notice of required public hearing has been sent to the owners of property within 500 feet of the property in question as required by Ordinance.

New England Tel. & Tel., owner of property at #97-00-25 Island Ave., Peaks Island, under the provisions of Section 602.24 E of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to permit the construction of a one story 15' x 30' frame addition on the rear of the existing telephone exchange building at the above named location. This permit is not issuable under the Zoning Ordinance in the B-2 Business Zone as this addition would constitute an increase in the existing non-conforming use (telephone exchange) unless authorized by the Board of Appeals, Section 602.17.B.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that the conditions imposed by Section 602.24 E(1) of the Zoning Ordinance have been met.

Thomas J. Murphy
Secretary

returned:

Virginia M. Cantalupo 10/1/75

John J. Parviz 10/8/75

Carol Burgess 10/3/75

Anna M. Fletcher 10/4/75

Island Ave (70) 87-00-15 Island Ave Peaks Island
 New York Tel. Tel

- 87-00-34 Filer, Harry W., Peaks Island
- 87-00-17 Child, Althea P. Martin L. munnings ct. Peaks Island
- 87-00-18 EUSLEY, W. A. + Mother in C. Island Ave Peaks Isl
- 87-00-19 Onos, Jane J. Gerard N. 894 Broadwood So. Portland, Me 04103
- 87-00-20 Elliott, Carlisle J. - 15 Edgewater Pk. Falmouth, Me 04105
- 87-00-27 Hagan, Arnold - Island Ave, Peaks IS
- 87-00-23 Sargent, Elvy S. Ives - Island Ave, Peaks IS
- 87-00-24 Heller, Howard + Betty D. - 1235 Congress St 0402
- 87-00-25 - Appellant
- 87-00-26 Haigney, Maria L. Francis J. - Island Ave Peaks IS
- 87-00-27 Cantalupo, Virginia M. - Island Ave Peaks IS
- 87-00-28 M. T. + Robert T. - Central Ave Peaks IS
- 87-00-29 Atle John, Harmon C. + Evelyn J. - 411 Wedgewood Dr Erie, PA 16505
- 87-00-30 Whitton, Meldean Apr. + Stella A. - Island Ave Peaks IS
- 87-00-21 Plante, Lionel R. - Island Ave, Peaks IS
- 87-00-32 Unknown
- 84-P-1 Plante - Repeat
- 84-P-2 MacVane Leshe - Brackett Ave - Peaks IS
- 84-P-3 Hawley, Terence P. Pauline M. - Island Ave Peaks IS
- 84-P-7 SPEAR, Robert R. + Corrado - Maple St Peaks IS
- 87-4-21 Tebbetts, Eugene + Deborah T. - 85 Island Ave Peaks IS
- 87-4-19-20 Filer, Harry - Repeat
- 87-2-22 Perse, Helen + Harry - Island Ave at Elizabeth St Peaks IS
- 87-2-21 ERICO, Richard P. Manjauk - 2 Elizabeth St Peaks Island ME
- 87-a-20 Hagan, Arnold - Repeat

Island Ave (continued)

- 87-E-24 City
- 87-E-23 To Rose, Susan & William F - Island Ave PEAKS IS. No. 0710?
- 87-FF-5 ^{Central Ave} - } Roman Catholic Bishop & Portland
- 87-FF-4 ^{Central Ave} - } SIO Ocean Ave - - Portland
- 87-HH-2?
- 87-HH-5 Plants REPER
- 87-HH-34 Sweeney, Raymond E, 233 Hillswood Dr ST ^{Wilmington, PA 15419}
- 87-JJ-8 Austin, Floyd H & Ella C - PEAKS IS.
- 87-KK-7 Bennis, Richard G & Marguerite - Willow St PEAKS IS.

Elizabeth St

- 87-Y-16 Paton, John G - Elizabeth St, PEAKS IS
- 87-Y-17 Bishop, Mildred E & Alton E Pedersen - Willow St PEAKS IS.
- 87-Y-18 Files REPER
- 87-Z-27 Mastropianni, Louis A Jr - 52 E. Union Turnpike ^{Wharton, N.J. 07885}
- 87-Z-26 Flash, Godfrey D & Wendy J - 157 W. Court St - PEAKS IS
- 87-Z-25 St. Stephens, Fred & Patricia S. Knauer - 120 Clarendon ^{Newington, Conn 06111}
- 87-Z-24 Fletcher, Lena M - Herman Ave - PEAKS IS
- 87-Z-23 Erico, Richard P - Island Ave, PEAKS IS.

Luther St

- 87-Z-12 & 13 - Pearson, Jennie C & Warren E, 121 Palmer St. ^{Arlington, Mass}
- 87-Z-14 Gallant, Lois B & Joseph H Jr - 41 Belmont St ^{Portland, Me 04101}
- 87-Z-15 Parker, Allston W - 41 Atlantic Ave - So. Portland
- 87-Z-16-17 ARbeely, Anneg - Luther St. PEAKS IS
- 87-Z-18 Paus, Elizabeth E - Luther St, PEAKS IS, Otis 83
- 87-Z-19 Hira - REPER

Wether St continued.

- 87-E-31 Hammigan, John E + Catherine E - 20 Dow St - Portland
- 87-E-30 Skellings, V. H. Z. A. - Puxico, Missouri
- 87-E-29 Vincent, George R, 43 Magnolia St, Portland, Me. C. 9
- 87-E-28 meehan, Lovette M. - Wether St, Peaks IS,
- 87-E-27 Pendersen, Steven A - Wether St, Peaks IS
- 87-E-26 Hoan + Spifford Inc. - Welch St, Peaks IS 0408
- 87-E-25 Watson, Ralph K + Dorothy L - 3 Wether St, Peaks IS 0408

Sterling St

- 87-E-17 Hammigan - Report
- 87-E-18,19 Tolpin, John F 759 State St.
- 87-E-20 Herrick, Raymond S + Eileen M. - Evergreen Landing
- 87-E-21,22 Hasson, Lawrence G + Leatrice J. - Sterling St, Peaks IS
- 87-E-52 McGonigle, Ruth K - Sterling St, Peaks IS
- 87-EE-7 Falconier, Bonnie F + Joseph R - Central Ave - Peaks 0408
- 87-EE-17 Castwell, Louise - Sterling St, Peaks IS
- 87-EE-15 Randall, Flora D - Sterling St, Peaks IS
- 87-EE-14 Curran, Nellie J. - Sterling St, Peaks IS
- 87-EE-13 Sullivan, Euna E, PO Box 109 - Braintree MA.
- 87-EE-13 Davis, Marjorie H - A St, Peaks IS 0408

Central Ave

- 87-EE-8 Burgess, Carroll L - Sterling St, Peaks IS
- 87-EE-13 Souza, Barbara J + Richard A - Rt 112 - West Buxton 0408
- 87-EE-9 McCallum, Mary A + Gilbert Knight - Central Ave, Peaks IS
- 87-EE-10 Hoan + Spifford - Report
- 87-EE-11 Veterans Aidmen, Condon - Loan Guaranty Div. - Bogus, Me. 0408
- 87-EE-12 Roman Catholic Bishop - Report

87-FF-2 Conlay, Jean H - Central Ave. Peaks 75 07108

87-GG-19 Penderon, Jens C - Central Ave, Peaks 75

87-GG-16 Polk, Emory W - Central Ave, Peaks 75

87-GG-17 McTigue Repeat

87-GG-1 Roberts, Barbara A - Central Ave, Peaks 75

87-HH-44 Tandef, Ken W & Elise M - Norman Ave., Peaks 75

(Herman Ave)

87-GG-4 Penderon - repeat

87-GG-15 McTigue - Repeat

87-HH-31 } Hall, Carl T & Grethel / Spruce Ave - Peaks 75 07108

87-HH-32 } 07108

"A" St

87-HH-33 Hall, Repeat

87-JJ-7 Samborn, Elean A Si - Willow St - Peaks 75

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

A NONCONFORMING USE APPEAL

Findings of Fact

The applicant is New England Tel & Tel and he is interested
in the property located at Lot #87-00-25
Peaks Island as owner.

The owner of the property is same and his address is
185 Franklin Street. The property is located in a B-2
Zone. The present use of the property is business.

The applicant respectfully petitions the Board of Appeals for a variance
from the provision of Section 602.17.B of the Ordinance to permit
the construction of a one story 15' x 30' frame addition on the rear of
the existing telephone exchange building at the above named location.

Further Findings of Fact

Building would be 29 ft. from normal high water mark. Building
would be used for expansion of automatic telephone equipment.

Appearances

The names and addresses of those appearing in support of the application
are: Walter J. Aspinwall - real estate mgr. NET&T
Letter from MR & MRS. Richard P. Erico - Peaks Island

and the names and addresses of those appearing in opposition to the application are:

Exhibits

The documentary evidence presented to the Board, including, but not
by way of limitation, plans, specification, photographs, etc. consisted of the
following: Sanborn Map. Overlay

REASONS FOR DECISIONS

The parcel of land in question ~~is~~/is not) exceptional, compared to other lots or parcels subject to the same provision by reasons of its physical characteristics which may be described as follows: _____

and also by reason of the following topographical features: _____

and they ~~do~~/do not) amount to more than a mere inconvenience to the owner.

The aforesaid physical conditions ~~(strike out inapplicable references)~~.

- (a) existed at the time of the enactment of the provision for which a variance is sought; or
- (b) were created by natural forces; or
- (c) were a result of governmental action.

The carrying out of the strict letter of the provision from which a variance is sought ~~would/would not~~ deprive the applicant of the substantial use or enjoyment of the property in the manner commonly enjoyed by owners of other lots or parcels subject to the same provision, because of the following: _____

The hardship ~~is~~/is not) merely the inability of the applicant to enjoy some special privilege or additional right not available to owners or occupants of other lots or parcels subject to the same provision, as evidenced by: _____

Property in the same zone or neighborhood ~~will~~/will not) be adversely affected by the granting of the variance and the granting of the variance ~~(will/will not)~~ create conditions which would be detrimental to the public health or safety, because

SPECIFIC RELIEF GRANTED

After a public hearing held on October 15, 1975, the Board of Appeals find that all of the conditions required by the Ordinance (do/do not) exist with respect to this property and that a nonconforming use variance should _____ be granted in this case.

It is therefore determined that a variance from the provisions of the Zoning Ordinance should _____ be granted in this case.

W. Earle Eskilson

Thomas J. Murphy

Richard L. Bearor

Jacqueline Cohen

James O'Malley

Gail D. Snow

September 29, 1975

New England Tel. & Tel.
185 Franklin Street
Boston, Mass. 02107

c.c. Walter J. Aspinwall
Real Estate Manager
185 Franklin St.
Boston, Mass. 02107

Re: Lot #87-00-25 Island Ave. Peaks Island

Gentlemen:

A building permit to construct a one story 15' x 30' frame addition on the rear of the existing telephone exchange building at the above named location is not issuable under the Zoning Ordinance in the E-2 Business Zone as this addition would constitute an increase in the existing non-conforming use (Telephone Exchange) unless authorized by the Board of Appeals. Sec. 602.17.B

We understand that you would like to exercise your appeal rights in this matter. Accordingly, you or your authorized representative should come to this office, Room 113 City Hall, to file the appeal on forms which are available here. A fee of \$15. for a non-conforming use appeal shall be paid at this office at the time the appeal is filed. If fee has been paid and appeal filed prior to this letter then consider this letter as a matter of formality. Sec. 602.24.E

Very truly yours,

Malcolm G. Ward
Plan Examiner

MGW:k



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, July 7, 1949

PERMIT ISSUED
01068
JUL 15 1949
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

N-AT#

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location Island Ave., Peaks Isl. Use of Building Telephone office No. Stories 1 New Building Existing

Name and address of owner of appliance New England Tel. & Tel., Island Ave., Peaks Isl.

Installer's name and address INSPECTION AND COMPL. DIV., Peaks Island Telephone 705

General Description of Work

To install oil-fired warm air heating unit

See also File Dept. 7/7/49
Rec. & Inv. File Dept. 7/2/49

IF HEATER, OR POWER BOILER

Location of appliance or source of heat 1st floor Type of floor beneath appliance wood

If wood, how protected? burner is 28" above floor with air circulation Kind of fuel oil

Minimum distance to wood or combustible material, from top of appliance or casing top of furnace 5'6"

From top of smoke pipe 4'6" From front of appliance over 4' From sides or back of appliance 3'

Size of chimney flue 8x8 Other connections to same flue none

If gas fired, how vented? _____ Rated maximum demand per hour _____

IF OIL BURNER

Name and type of burner Kaustine Labeled by underwriter's laboratories? yes

Will operator be always in attendance? _____ Does oil supply line feed from top or bottom of tank? bottom

Type of floor beneath burner wood

Location of oil storage outside above ground floor below frost Number and capacity of tanks 1-275 gal.

If two 275-gallon tanks, will three-way valve be provided? _____

Will all tanks be more than five feet from any flame? yes How many tanks fire proofed? _____

Total capacity of any existing storage tanks for furnace burners none

IF COOKING APPLIANCE

Location of appliance _____ Kind of fuel _____ Type of floor beneath appliance _____

If wood, how protected? _____

Minimum distance to wood or combustible material from top of appliance _____

From front of appliance _____ From sides and back _____ From top of smokepipe _____

Size of chimney flue _____ Other connections to same flue _____

Is hood to be provided? _____ If so, how vented? _____

If gas fired, how vented? _____ Rated maximum demand per hour _____

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Amount of fee enclosed? 2.00 (\$1.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

APPROVED:

7-12-49 [Signature]

[Signature]

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

INSPECTION COPY

Signature of Installer Poland H. Harr

Permit No. 49/1068

Location Island One, Peaker Island

Owner New England Tel + Tel

Date of permit 07/15/49

Approved

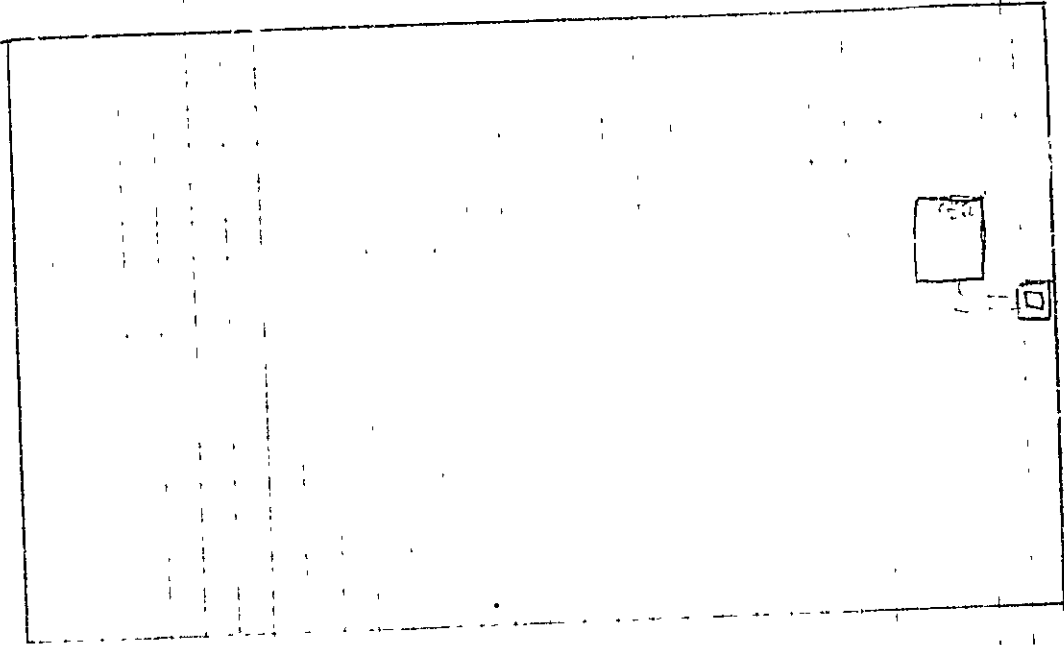
INSPECTION NOTES LISTED

- 1 Fill Pipe.....
- 2 Vent Pipe.....
- 3 Kind of Heat.....
- 4 Burner Rigidity & Supports.....
- 5 Name & Label.....
- 6 Stack Control.....
- 7 High Limit Control.....
- 8 Remote Control.....
- 9 Piping Support & Protection.....
- 10 Valves in Supply Line.....
- 11 Capacity of Tanks.....
- 12 Tank Rigidity & Supports.....
- 13 Tank Distance.....
- 14 Oil Gauge.....
- 15 Instruction Card.....
- 16

7-20-49, Heater and
oil tank set up but
burner not in
Nothing in operation?
jete. k. etc.

275⁰⁰
Kamb.

to DEPT. OF BLDG. INSP.



RECEIVED
JUL - 7 1949
DEPT. OF BLD'G. INSP.
CITY OF PORTLAND

Island Ave



(B) LIMITED BUSINESS ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED

00751

JUN 3 1949

CITY OF PORTLAND

Class of Building or Type of Structure Third Class

Portland, Maine, May 25, 1949

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect ~~at the site of~~ all the following building structures in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications: 24-00-2

Location Island Avenue, Peaks Island Within Fire Limits? no Dist. No. _____

Owner's name and address New England Tel. & Tel. Co., 185 Franklin St. Telephone _____

Lessee's name and address Not let Roland Hoer, Peaks Island, Me. Telephone _____

Contractor's name and address Robert Hoer, Peaks Island Telephone _____

Architect _____ Specifications yes Plans yes No. of sheets 3

Proposed use of building Storage of equipment No. families _____

Last use _____ No. families _____

Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____

Other buildings on same lot none

Estimated cost \$ 1,000 Fee \$ 5.00

General Description of New Work

To construct 1-story frame building 30' x 21' as per plans.

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. PERMIT TO BE ISSUED TO Roland Hoer

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____

Height average grade to top of plate _____ Height average grade to highest point of roof _____

Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____

Material of foundation _____ Thickness, top _____ bottom _____ cellar _____

Material of underpinning _____ Height _____ Thickness _____

Kind of roof _____ Rise per foot _____ Roof covering _____

No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____

Framing lumber—Kind _____ Dressed or full size? _____

Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____

Girders _____ Size _____ Columns under girders _____ Size _____ Max. in centers _____

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____

On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____

Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____

If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

No. cars now accommodated on same lot _____, to be accommodated _____ number commercial cars to be accommodated _____

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

APPROVED:

with letter by AGS

Miscellaneous

Will work require disturbing of any tree on a public street? no

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

New England Tel. & Tel. Co.

INSPECTION COPY

Signature of owner by: George K. Rodgers

NOTES

6-17-49. Boarding work in the rear hall for closing in and get permit for work.

6-28-49. Roland Heav called for classification. All into area & closing in on previous induction fixture closing in with machinery etc.

7-10-49. Work closed in. etc.

Cert. of N.Y. Authority Issued 7/10/49

Permit No.	49-781
Local No.	100
Owner	Rolland Heav
Date of Permit	6-23-49
Notif. closing-in	6-23-49
Inspt. closing-in	6-23-49
Final Notif.	6-23-49
Final Inspt.	6-23-49

Rolland Heav
100
6-23-49

General description of

Form with multiple lines for description of work, including fields for 'General description of', 'Details of Work', and 'Is any lighting involved in this work?'.

AP
Island Avenue, Peaks Island-I

June 3, 1948

New England Tel. & Tel. Company
185 Franklin Street
Boston, Massachusetts
Gentlemen:

Subject: Permit for construction of one
story wood frame building for housing
of telephone dial equipment on Island
Avenue, Peaks Island.
Attn: Mr. George K. Rodgers

The permit for the above work is issued herewith based on plans and specifications filed with the application and subject to the following:

1. At the request of Mr. Rodgers the permit is being sent to Mr. Roland Hoar, the contractor.
2. The location plan indicates that the building is to be placed ten feet back from the line of Island Avenue. This meets requirements of the Zoning Ordinance if the dwellings on the adjoining lots are located as shown on the plan, but in no case is it allowable to set the building closer to the street line than the average of the distances between the street line and the front walls of the dwellings on the adjoining lots on either side.
3. No less than 1x3 cross bridging or block bridging as wide as the depth of the timber is required at the center of each span of the floor joists.
4. As explained to Mr. Rodgers the Building Code does not allow the use of the Vitroliner flue specified for venting the oil burning heater. At his request we are placing the matter of approval of such a flue as an alternate standard to a masonry chimney before the Municipal Officers for consideration. This will take a little time, but if approval is forthcoming we will inform you of that fact as soon as possible. However, in case such a flue is not given approval, this permit is issued on the basis that a masonry chimney will be provided for venting of the heating equipment. Since it is likely that such a chimney will be placed near the outside wall of the building, the foundation should extend at least four feet below grade or to ledge to avoid frost action.
5. A separate permit issuable only to the installer is required for the installation of the heater and oil burning equipment. The oil burner in the heating unit is required to bear the label of Underwriters Laboratories, Inc.

Very truly yours,

Inspector of Buildings

AJS/G

CC: Mr. Roland Hoar
Peaks Island
Maine

SPECIFICATION FOR
CENTRAL OFFICE BUILDING
DEAKS ISLAND, MAINE

This specification together with drawing covers the labor and materials required for the erection of the building named above. It is not expected that all items of material or labor are named or shown, but everything that is necessary to carry out the intent and to produce a first class workman-like result shall be done, regardless of whether or not it is specifically mentioned.

GENERAL

The building is to be of frame construction, carried on concrete piers, with asbestos shingles on walls and asphalt shingles on roof. It is to have a box cornice. Materials are all to be new and of first quality in their respective grades. Workmanship is to be of the best. All work is to be done in accordance with Town and State Laws and Underwriters' requirements. When completed, premises are to be turned over to owner, clean and ready for use.

CONCRETE PIERS

Piers are to be of 1-2-4 concrete, well rammed or spaded. They are to be carried down to firm bearing soil, in no case less than 4' below the present surface of the ground. Each pier is to have a 5/8" bolt, with washer at the lower end, embedded in the concrete for a depth of 12". The bolts shall be of sufficient length to pass entirely through the sill with nut and washer at the top.

FRAMING

All framing materials are to be spruce or fir thoroughly air dried and commercially free from knots, checks or cracks. Sills may be rough stock but all other materials shall be dressed on at least two edges to a uniform width. Sills are to be halved together at the corners and securely anchored to each pier with the bolts provided for that purpose. After leveling, grout under each bearing to produce a secure and even support. Posts are to be 4" x 4" and are to be braced. Studs are to be 2" x 4", 1' 4" on center, and are to be doubled at door opening. Both posts and studs are to be one continuous piece from sill to plate. Plates are to be 2" x 4" x 4", lapped at corners. Rafters are to be 2" x 8", 2'-0" on centers, notched over plate and provided with necessary tie beams. Ceiling joists are to be 2" x 6" - 2'-0" on centers. All framing members are to be properly nailed or spiked together to produce a firm and rigid structure.

ROOFING

Walls, roof and under floor are to be covered with matched boards, of uniform width, not over 7" wide, dressed up tight and securely nailed with at least 2 nails at each bearing. Stock is to be air dried and free from large or loose knots.

FINISH FLOOR

Finish floor is to be of edge grain (rifted) fir or hard pine flooring, not over 3" wide, dressed up tight and blind nailed. Floor boards are to be laid in continuous lengths without end jointing as much as possible.

BUILDING PAPER Cover outside of walls, roof boards and rough floor with heavy waterproof building paper, well lapped. Provide splines of same paper around door frame and under all exterior trim.

FLASHING Thoroughly flash over door and windows with 16 oz. soft rolled copper.

EXTERIOR TRIM Provide trim of air dried soft pine, commercially free from knots, of stock patterns similar to detail. All trim is to be back primed before erection.

ROOF SHINGLES Cover roof with Bird's 10" strip asphalt shingles or an equivalent approved by owner. Shingles are to be laid in accordance with manufacturer's directions. Starting courses to consist of 1 course of wood shingles and 2 courses asphalt shingles, the lower course reversed. Peak is to be finished off with saddle boards set on Vastick, nicely fitted and back primed. Colors are to be selected by owner.

WALL SHINGLES Cover walls with asbestos shingles of Johns-Manville make or approved equal. Shingles are to be Light Buff, wavy edge and laid in accordance with manufacturer's directions.

DOOR & WINDOWS Door is to be Broco P200, size 3'-0" x 7'-0". The entrance frame is to be Broco #1-9. Fit door with "Chamberlain" or equivalent metal weatherstrips on all four edges. Window frames are to be stock pattern, for frame house construction. Fit windows with "Chamberlain" weatherstrips. Sashes are to be double hung, stock pattern of design and size indicated: top sash to be glazed with hammered wire glass with smooth face on outside, and lower sash to be glazed with polished wire glass. Fit with c.i. weights and "Samson Spot" or "Silver Lake A" sash cord. All frames and trim are to be back primed before erection.

WALLS & CEILING Cover all interior walls and ceiling with "Homosote" applied in largest sheets possible; piecing and patching is to be avoided. Cover all joints with 5/16" x 1-3/8" battens and angles in walls and at ceiling with 3/4" quarter round.

STEPS Are to have 2" treads, 1" risers and 3-2" stringers; all stock to be dressed. All surfaces are to be thoroughly primed before being put together. Lower end is to be supported by a suitable foundation of stone, concrete or cedar posts.

PAINTING All paint is to be lead and oil, suitable for the surface to which it is applied. Three coats, including primer, is to be applied to all work specified to be painted. All nail holes are to be puttystopped. All outside trim and steps are to be painted. Both doors are to be painted, on both sides and on all edges. All inside trim, including battens and mouldings, is to be painted. "Homosote" is not to be painted. Floor is to be treated with three coats of equal parts linseed oil and kerosene. All colors are to be selected by owner. Treat all surfaces of sills before erection with a thorough brush application of "Carbolinum" or equivalent.

HARDWARE Fit door with 1 1/2 pairs bronze plated steel bolts and Corbin or Yale mortise cylinder lock with bronze knobs. Provide bronze door stop. Fit windows with bronze cash fasteners.

CHIMNEY Chimney is to be Vitroliner plus type X as manufactured by Condensation Engineering Corp., 122 S. Michigan Ave., Chicago 3, Illinois.

ELECTRIC WORK Arrange with the Light Company to bring in a 100-220 volt, 3 wire, single phase electric service, overhead; maximum load will not exceed 60 amperes. Obtain and mount on the exterior of the building, a meter housing satisfactory to the Light Company. Extend a conduit of the required size, fitted with a weatherproof head, from the point of attachment of the line wires, to the meter housing and pull in proper wires. Extend a conduit from housing to service switch and pull in 3 - #6 R.H. wires. Service switch will be a Square D #55023-850 and will be furnished by the owner. The panel circuit breakers are to be used as follows:

- 50 amp.: Service wires
- 35 amp.: Telephone power
- 15 amp.: Heater outlet
- 15 amp.: Lights and base outlets
- 15 amp.: Spare
- 15 amp.: Lights and base outlets

Each breaker shall have its use plainly and neatly marked on the face of the box.

From the 35 amp. breaker, run 3 - #8 R.H. wires, about 6' long, with end taped and coiled, for future connection to Telephone Power Plant. Wires shall be brought through side of box in a conduit about 2' long.

From 15 amp. breakers, run #12-20X to the light outlets and base outlets as shown on drawings.

All BX shall be concealed, shall be run neatly and shall be securely clipped in place.

The outlets shall be provided with proper boxes and fitted with the following:

- Switch Outlet: Bryant #5631
- Light Outlet: Keyless Bryant #4100 with 50 watt lamp
- Light Outlet: Chain Pull Bryant #4104 with 50 watt lamp
- Base Outlet: Bryant #5732

at on the outside of the building a Grouse-Hinds plug receptacle to be furnished by the owner, extend conduit through wall, pull in and connect 3 - #8 R.H. wires about 8' long, leaving inside ends taped and coiled for later connection by owner.

Run all necessary ground wires and do all work in accordance with State and Municipal regulations and Underwriters' code and Light Company requirements.

HEATING PLANT (a) Provide and install a Kaustine Heater #065-HE High Boy, manufactured by Kaustine Co., Inc., Perry, N.Y. Boston Agents - Beaulieu & Munroe, 15 Hathaway St., Boston, Mass. This heater is to be complete with thermostat, combination fan limit control, oil burner controls and filters.

(b) Install thermostat where indicated on plan 5'-0" above floor and connect to burner controls.

(c) Provide and install a Fieroatic thermal switch #TS100 on the live side of the oil burner circuit on the ceiling directly over the burner.

(d) Provide and install a tumbler switch on live side of line, convenient to the heater for servicing purposes.

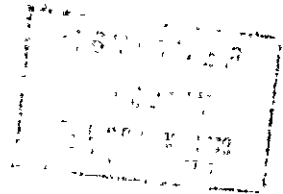
(e) Provide and install a Fields or an approved equal draft control regulator in the smoke breeching. The area of the draft regulator is to be equal to that of the breeching.

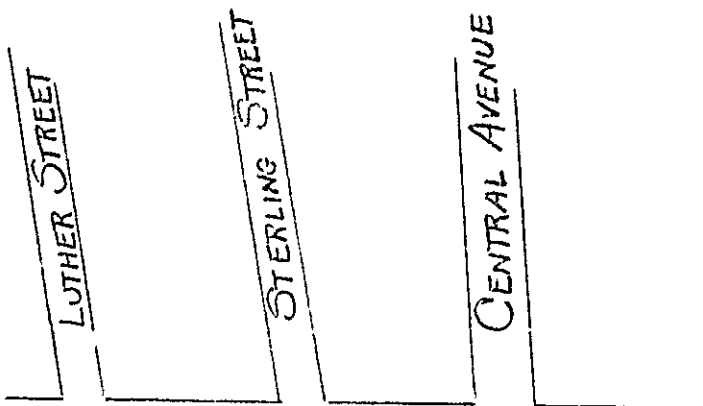
(f) Provide and install above ground, a standard #10 gauge steel fuel tank of 275 gallon capacity complete with fill vent cap and gauge. Tank is to be thoroughly painted with one coat of red lead and two coats of black paint. Provide a suitable graduated wood measuring rod for tank. Piping to be run as shown on drawing.

(g) Contractor shall obtain all permits required, frame same under glass and mount on wall inside building.

(h) This work shall comply with all Local and State rules and regulations governing the work.

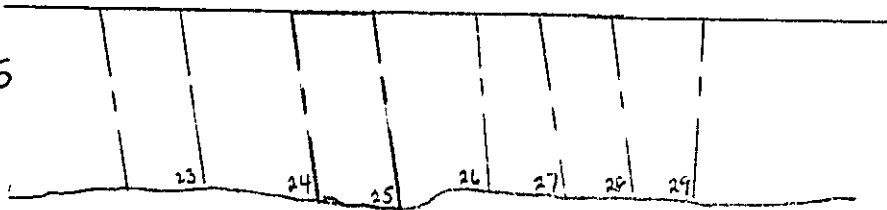
FRESH AIR INLET Provide and install an 8" square weatherproof louvre screened with #16 mesh on the outside.





ISLAND AVENUE

84-00-25



PEAKS ISLAND

B

002169

PERMIT # CITY OF Portland BUILDING PERMIT APPLICATION

MAP # LOT#

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: New England Telephone
Address: 1 Davis Farm Road, Portland, ME 04103
LOCATION OF CONSTRUCTION 87-00-25 Peaks Island, Peaks Island Ave
CONTRACTOR: Donalco Const. 767-3248
ADDRESS: 141 Main Street, So Portland, ME 04106

Est. Construction Cost: 5,000.00 Type of Use: Telephone company
Central office
Past Use: same
Building Dimensions L W Sq. Ft. # Stories Lot Size
Is Proposed Use: Seasonal Condominium Apartment

Conversion - Explain To construct footing, 4'x4' to support generator, as per plans - 2 sheets.
COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE
Residential Buildings Only:
Of Dwelling Units # Of New Dwelling Units

Foundations:
1. Type of Soil:
2. Set Backs - Front Rear Side(s)
3. Footings Size:
4. Foundation Size:
5. Other

Floor:
1. Sills Size: Sills must be anchored.
2. Girder Size:
3. Lally Column Spacing: Size:
4. Joists Size: Spacing 16" O.C.
5. Bridging Type: Size:
6. Floor Sheathing Type: Size:
7. Other Material:

Exterior Walls:
1. Studding Size Spacing
2. No. windows
3. No. Doors Spans(s)
Yes No
Posts Size
Insulation Type Size
Sheathing Type Size
9 Siding Type Weather Exposure
10. Masonry Materials
11. Metal Materials

Interior Walls:
1. Studding Size Spacing
2. Header Size Spans(s)
3. Wall Covering Type
4. Fire Wall if required
5. Other Materials

For Official Use Only
Date: May 18, 1989
Subdivision: Yes/No
Name:
Lot:
Block:
Permit Expires:
Ownership: Public/Private
Estimated Cost: \$5,000.00
Value/Structure:
Fee: \$45.00

Ceiling:
1. Ceiling Joists Size:
2. Ceiling Strapping Size Spacing
3. Type Ceilings:
4. Insulation Type Size
5. Ceiling Height:
PERMIT ISSUED JUN 2 1989

Roof:
1. Truss or Rafter Size Span
2. Sheath Size
3. Roof Cover Size
4. Other
City of Portland

Chimneys:
Type: Number of Fire Places

Heating:
Type of Heat:

Electrical:
Service Entrance Size: Smoke Detector Required Yes/No

Plumbing:
1. Approval of soil test if required Yes/No
2. No. of Tubs or Showers
3. No. of Flushes
4. No. of Lavatories
5. No. of Other Fixture

Swimming Pools:
1. Type:
2. Pool Size: x Square Footage
3. Must conform to National Electrical Code and State Law.

Zoning:
District: Street Frontage Req.: Provided Side Side
Required Setbacks: Front Back

Review Required:
Zoning Board Approval: Yes/No Date:
Planning Board Approval: Yes/No Date:
Conditional Use: Variance Site Plan Sub-division
Shore and Floodplain Mgmt. Special Exception
Other (Explain):
Date Approved:

Permit Received By Joyce M. Rinaldi
Signature of Applicant Richard J. as agent for owner Date 5/18/89
Signature of CEO Date
Inspection Dates 5/20

PERMIT # **002169**

CITY OF Portland BUILDING PERMIT APPLICATION

MAP # _____ LOT# _____

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: New Telephone Telephone
 Address: 1 Davis Farm Road, Portland, ME 04103
 LOCATION OF CONSTRUCTION: 87-00-25 Peaks Island, Peaks Island Ave
 CONTRACTOR: Donalco Const. SUBCONTRACTOR: ESX 767-3248
 ADDRESS: 141 Main Street, So. Portland, ME 04106
 Est. Construction Cost: 5,000.00 Type of Use: Telephone company
 Past Use: Same Central office
 Building Dimensions: L _____ W _____ Sq. Ft. _____ Stories: _____ Lot Size _____
 Is Proposed Use: Seasonal _____ Condominium _____ Apartment _____
 Conversion - Explain: To construct footing 4'x4' to support generator, as per plans - 2 sheets.
COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE
 Residential Buildings Only:
 # Of Dwelling Units _____ # Of New Dwelling Units _____

Foundation:
 1. Type of Soil: _____
 2. Set Backs - Front _____ Rear _____ Side(s) _____
 3. Footings Size: _____
 4. Foundation Size: _____
 5. Other: _____

Floor:
 1. Sills Size: _____ Sills must be anchored.
 2. Girder Size: _____
 3. Lally Column Spacing: _____ Size: _____
 4. Joists Size: _____ Spacing 16" O.C.
 5. Bridging Type: _____ Size: _____
 6. Floor Sheathing Type: _____ Size: _____
 7. Other Material: _____

Exterior Walls:
 1. Studding Size _____ Spacing _____
 2. No. windows _____
 3. No. Doors _____
 4. Header Size _____ Span(s) _____
 5. Bracing: Yes _____ No _____
 6. Corner Posts Size _____
 7. Insulation Type _____ Size _____
 8. Sheathing Type _____ Size _____
 9. Siding Type _____ Weather Exposure _____
 10. Masonry Materials _____
 11. Metal Materials _____

Interior Walls:
 1. Studding Size _____ Spacing _____
 2. Header Size _____ Span(s) _____
 3. Wall Covering Type _____
 4. Fire Wall if required _____
 5. Other Materials _____

For Official Use Only	
Date: <u>May 18, 1989</u>	Subdivision: Yes / No _____
Inside Fire Limits _____	Name _____
Blg Code: _____	Lot _____
Time Limit: _____	Block _____
Estimated Cost: <u>\$5,000.00</u>	Permit Expiration: _____
Value Structure: <u>\$45,000</u>	Ownership: Public _____ Private _____

Celling:
 1. Ceiling Joists Size: _____
 2. Ceiling Strapping Size _____ Spacing _____
 3. Type Ceiling: _____ **PERMIT ISSUED**
 4. Insulation Type _____ Size _____
 5. Ceiling Height: _____ JUN 8 1989

Roof:
 1. Truss or Rafter Size _____ Span _____
 2. Sheathing Type _____ **City Of Portland**
 3. Roof Covering Type _____
 4. Other _____

Chimneys:
 Type: _____ Number of Fire Places _____

Heating:
 Type of Heat: _____

Electrical:
 Service Entrance Size: _____ Smoke Detector Required Yes _____ No _____

Plumbing:
 1. Approval of soil test if required Yes _____ No _____
 2. No. of Tubs or Showers _____
 3. No. of Flushes _____
 4. No. of Lavatories _____
 5. No. of Other Fixtures _____

Swimming Pools:
 1. Type: _____
 2. Pool Size: _____ x _____ Square Footage _____
 3. Must conform to National Electrical Code and State Law.

Zoning:
 District: TH Street Frontage Req: _____ Provided _____
 Required Setbacks: Front _____ Back _____ Side _____ Side _____

Review Required:
 Zoning Board Approval: Yes _____ No _____ Date _____
 Planning Board Approval: Yes _____ No _____ Date _____
 Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____
 Shore and Floodplain Mgmt _____ Special Exception _____
 Other: _____ (Explain) _____
 Date Approved: WD ASD 6-1-89

Permit Received By: Joyce M. Rinaldi

Signature of Applicant: Richard S. [unclear] as agent for [unclear] Date: 5/18/89

Signature of CEO: [unclear] Date: 5-22-89

Inspection Dates: _____

White-Tax Assessor _____ Yellow GPCOG _____ White Tax-CEO _____
 Copyright GPCOG 1987
 P8, 81 p/m

PLOT PLAN



FEES (Breakdown From Front)

Base Fee \$ 15.00
Subdivision Fee \$ _____
Site Plan Review Fee \$ _____
Other Fees \$ _____
(Explain) _____
Late Fee \$ _____

Type	Inspection Record	Date
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____

COMMENTS

Signature of Applicant

Richard Egan as agent for owner

Date

May 18, 89



CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 874-8300

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

Lot 87-00-25,
Peaks Island.

May 23, 1989

Domlco Construction
141 Main Street
South Portland, Maine 04106

Gentlemen:

This is in reference to your application for construction of a concrete footing for a generator for the New England Telephone Company on Lot 87-00-25 on Peaks Island in the I-B Island Business Zone. There was no plot plan submitted with your application for a building permit.

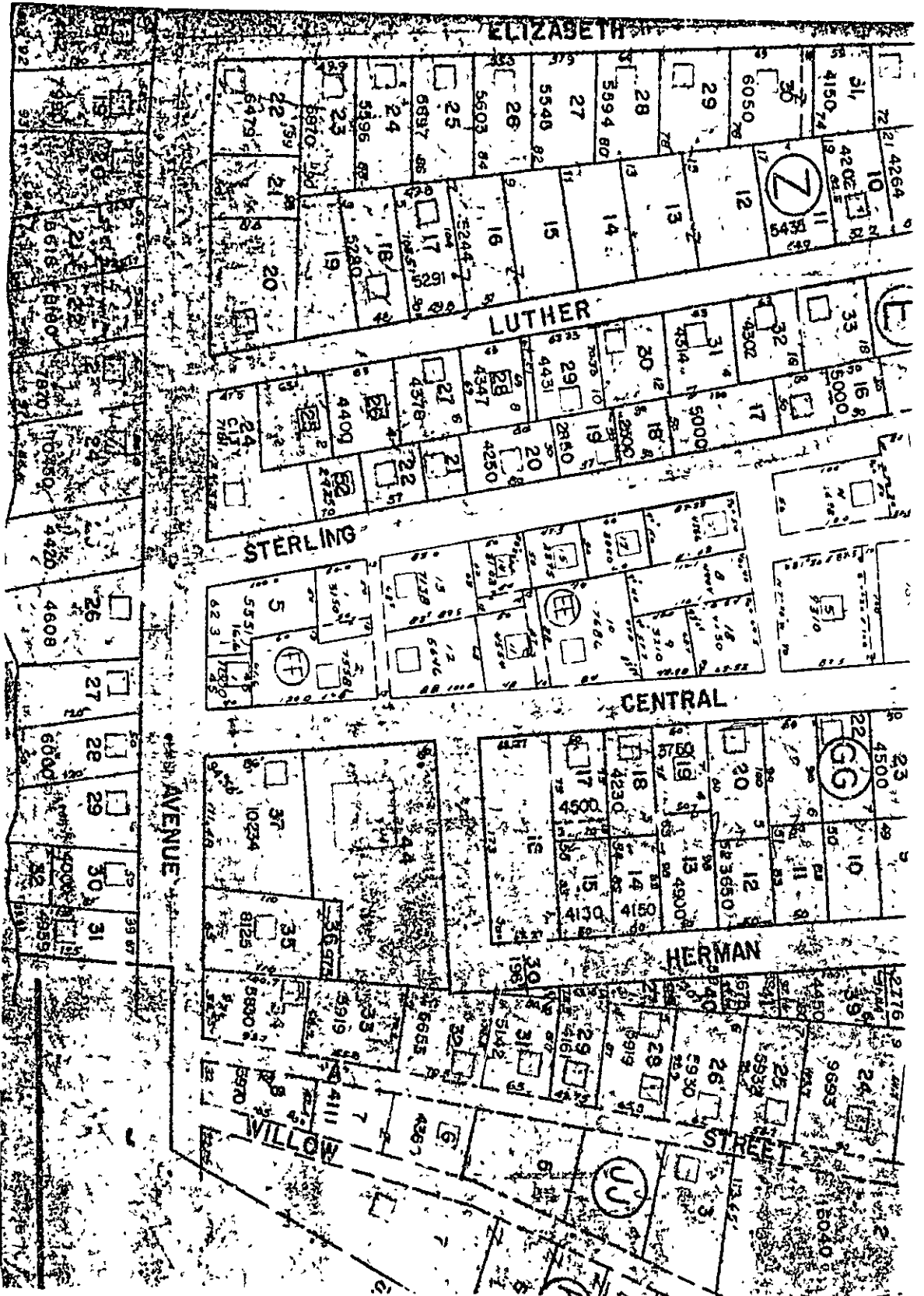
Please prepare a rough sketch to indicate where the proposed footing will be located in relation to the building on the lot, which appears to be rather small in size overall, having an area of 4,420 square feet.

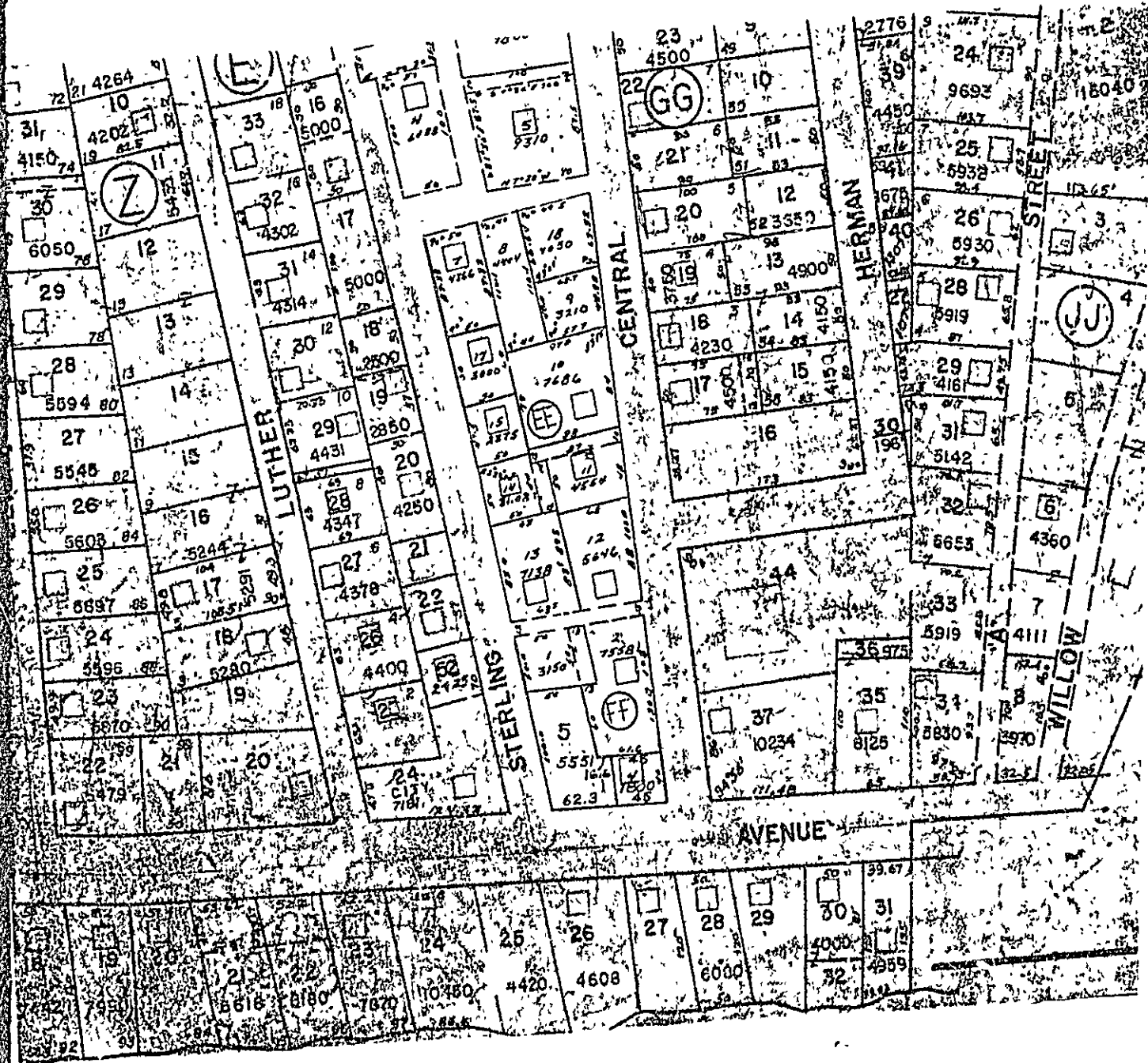
Sincerely,

William D. Giroux
William D. Giroux
Zoning Enforcement Officer

cc: P. Samuel Hoffses, Chief, Inspection Services
Arthur Addato, Code Enforcement Officer
Warren J. Turner, Administrative Assistant

*O.K. to issue as we've
been advised that
the footing is
to be within the
existing bldg.
5/30/89 WJD*







APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date October 12, 1993
 Receipt and Permit number 703

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: Island Ave Peaks Island 087-00-025

OWNER'S NAME: New England Telephone ADDRESS: _____

OUTLETS: _____ FEES _____

Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL _____

FIXTURES: (number of) _____
 Incandescent _____ Fluorescent _____ (not strip) TOTAL _____
 Strip Fluorescent _____ ft. _____

SERVICES: Upgrade from 150 to 200 _____
 Overhead _____ Underground _____ Temporary _____ TOTAL amperes _____ 15.00

METERS: (number of) _____

MOTORS: (number of) _____
 Fractional _____
 1 HP or over _____

RESIDENTIAL HEATING: _____

Oil or Gas (number of units) _____
 Electric (number of rooms) _____

COMMERCIAL OR INDUSTRIAL HEATING: _____

Oil or Gas (by a main boiler) _____
 Oil or Gas (by separate units) _____
 Electric Under 20 kws _____ er 20 kws _____

APPLIANCES: (number of) _____

Ranges _____	Water Heaters _____
Cook Tops _____	Disposals _____
Wall Ovens _____	Dishwashers _____
Dryers _____	Compactors _____
Fans _____	Others (denote) _____

TOTAL _____

MISCELLANEOUS: (number of) _____

Branch Panels _____
 Transformers _____
 Air Conditioners Central Unit _____
 Separate Units (windows) _____
 Signs 20 sq. ft. and under _____
 Over 20 sq. ft. _____
 Swimming Pools Above Ground _____
 In Ground _____
 Fire/Burglar Alarms Res _____
 Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____
 over 30 amps _____
 Circus, Fairs, etc. _____
 Alterations to wires _____
 Repairs after fire _____
 Emergency Lights, battery _____
 Emergency Generators _____

INSTALLATION FEE DUE: _____
 FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT DOUBLE FEE DUE: _____
 FOR REMOVAL OF A "STOP ORDER" (304-16.b)
 TOTAL AMOUNT DUE: 15.00

INSPECTION: _____

Will be ready on: Ready 1993, or Will Call _____

CONTRACTOR'S NAME: Condon Electric Harold Condon

ADDRESS: RR 2 Box 1700 Carmel ME 04419

TEL: 848-5731

MASTER LICENSE NO.: 2703 SIGNATURE OF CONTRACTOR: Harold Condon

LIMITED LICENSE NO.: _____

INSPECTOR'S COPY — WHITE
 OFFICE COPY — CANARY
 CONTRACTOR'S COPY — GREEN

cc 10-13-93 by JB

Service called in on 10/13/93 AM

Closing-in ELECTRICAL INSTALLATIONS

ELECTRICAL INSTALLATIONS

Permit Number 2718

Location 15 (MAD) 402 PT

Owner NRT 195

Date of Permit 10/13/93

Final Inspection 10/13/93

By Inspector S. B. B. B. B.

Permit Application Reference No. 101308

PROGRESS INSPECTIONS: Receipt and Test Report: CONTRACTOR'S SIGNATURE: ADDRESS: 15 (MAD) 402 PT

Table with columns: DATE, REMARKS, TOTAL (last copy) TOTAL

FOR REMOVAL OF A STOP ORDER (307) ORIGINAL WORK NOT ON ORIGINAL PERMIT DOUBLE PEN DUE INSTALLATION FEE DUE

FOR FACTORY COPY - GREEN
OFFICE COPY - YELLOW
WORKING COPY - WHITE

THIS COPY IS NOT VALID FOR WORK
PARTIAL PERMIT