PERMIT # 001203 CITY OF Portland BUILDING PERMIT APPLICATION MAP # _____ LOT# _____

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

Owner: T. Covington Johnson

Address: Pleasant Avenue, Peaks Island

LOCATION OF CONSTRUCTION Pleasant Ave., Peaks Island, RH Blueberr Hill Farm.

CONTRACTOR: owner SUBCONTRACTORS: 766-2106

ADDRESS: Lots #88-J-1, 88-I-7,10-11-13-14-15-22, RR 88-J-2 - 3

Est. Construction Cost: _____ Type of Use: Vacant lots

Past Use: _____

Building Dimensions L ___ W ___ Sq Ft ___ # Stories ___ Lot Size ___

Is Proposed Use: ___ Seasonal ___ Condominium ___ Apartment ___ Conversion - Explain Raising of Domestic Animals appeals

Conditional Use Appeal

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE Limited to 4 Horses

Residential Buildings Only

Of Dwelling Units _____ # Of New Dwelling Units _____

Foundation:

1. Type of Soil: _____
2. Set Backs - Front _____ Rear _____ Side _____
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 Sizes _____ 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 Sizes _____ Span(s) _____
3. Wall Covering Type _____
4. Fire Wall if required _____
5. Other Materials _____

For Official Use Only

Date June 30, 1988
Inside Fire Limits _____
Bldg Code _____
Time Limit _____
Estimated Cost _____
Value/Structure _____
Fee $25.00

Subdivision: Yes / No
Name _____
Lot _____
Block _____
Permit Expiration: _____
Ownership: _____ Public _____ Private

10+ Acre

PERMIT ISSUED

OCT 3 1988

City Of Portland

Ceiling:

1. Ceiling Joists Size: _____
2. Ceiling Strapping Size _____ Spacing _____
3. Type Ceilings _____
4. Insulation Type _____ Size _____
5. Ceiling Height: _____

Roof:

1. Truss or Rafter Size _____ Span _____
2. Sheathing Type _____ Size _____
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: 500gpd - Yes 02 _____ No _____
2. No. of Tubs or Showers _____
3. No. of Flushes _____
4. No. of Lavatories _____
5. No. of Other Fixtures 10 gpd/D - 00.25

Swimming Pools:

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

Zoning:

District IR-1 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 _____

Shoreland Floodplain Mgmt. _____ Special Exception _____

Other _____ (Explain) _____

Date Approved OK. Defer to Planning Board Sept 29, 1988

Appeal sustained 8-16-88 Expires 1 year

Permit Received By Nancy L. Dzema

Signature of Applicant _____ Date 9.1.88

Signature of CEO _____ Date _____

Inspection Dates _____

White-Tax Assessor Yellow-GPCOG White Tag - CEO

© Copyright GPCOG 1987

177 MR. Adams

PLOT PLAN

N

FEES (Breakdown From Front)

Base Fee $ 50.00 - Appeal Fee

Subdivision Fee $

Site Plan Review Fee $

Other Fees $ 25.00 - Change of Use

(Explain)

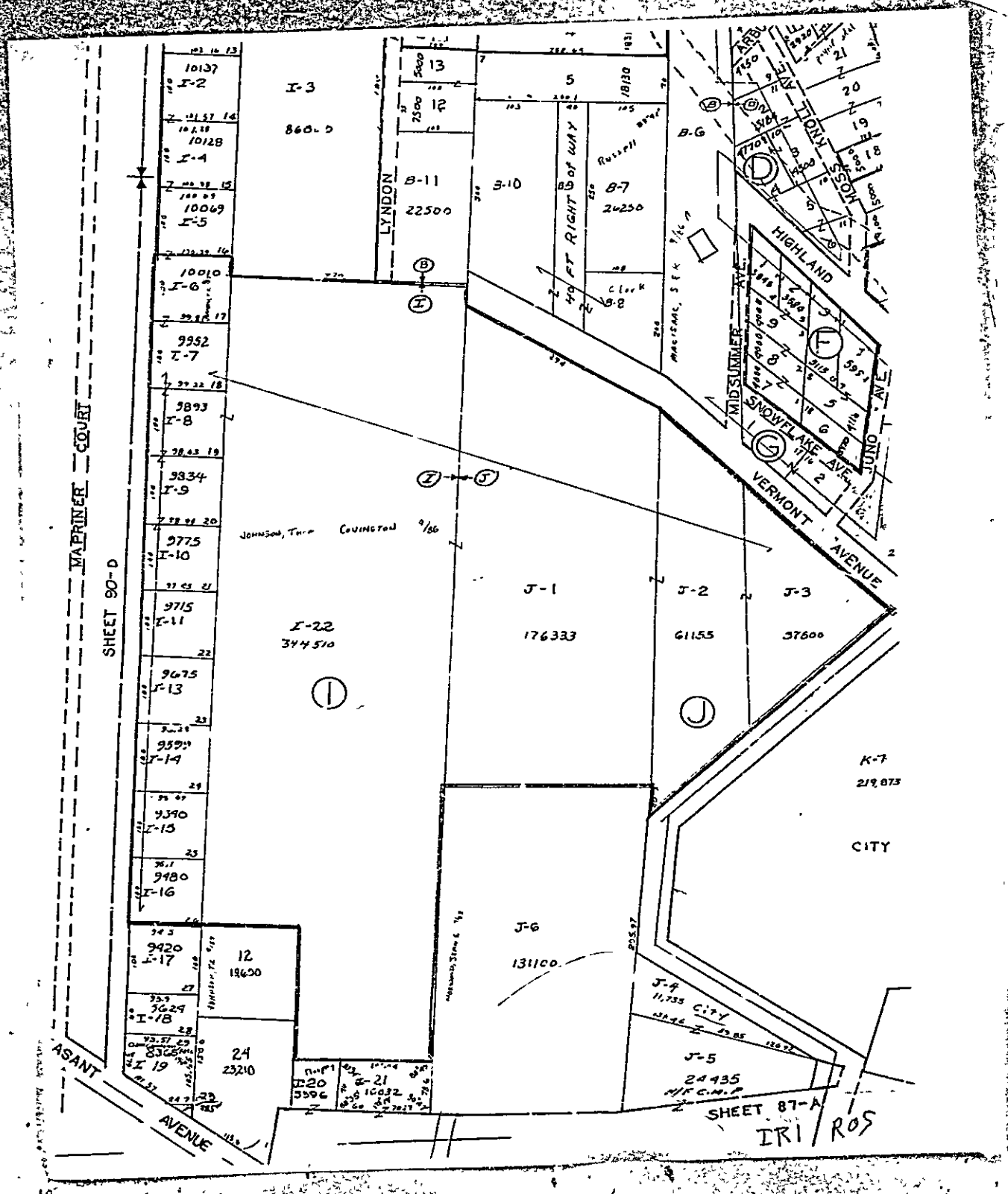
Late Fee $

Inspection Record

Type	Date
	/ /
	/ /
	/ /
	/ /
	/ /
	/ /

COMMENTS

Signature of Applicant Douglas Johnson Laurie Jean Johnson **Date** 6-30-88


MAPRINER COURT
SHEET 90-D
ASANT AVENUE
LYNDON
40 FT RIGHT of WAY
Russell
MACISAAC, SEK
HIGHLAND
MIDSUMMER AVE.
SNOWFLAKE AVE.
JUNO AVE
VERMONT AVENUE
JOHNSON, THOR COVINGTON 9/86
I-3
8660.0
I-2
10137
I-4
10128
I-5
10069
I-6
10010
I-7
9952
I-8
9893
I-9
9834
I-10
9775
I-11
9715
I-13
9675
I-14
9590
I-15
9390
I-16
9480
I-17
9420
I-18
9629
I-19
8306
I-22
344510
12
19650
24
23210
I-20
5596
I-21
10032
13
12
5
B-11
22500
B-10
B-7
24250
B-8
B-G
J-1
176333
J-2
61155
J-3
37600
J-4
11,735
J-5
24435
J-6
131100
K-7
219,873
CITY
SHEET 87-A
IRI ROS

PERMIT # 002408 CITY OF Portland BUILDING PERMIT APPLICATION MAP # _____ LOT# _____

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

Owner: T. Covington Johnson 766-2108

Address: Pleasant Avenue, Peaks Island

LOCATION OF CONSTRUCTION: 88-J-2 & 3 Vermont Avenue, Peaks Island

CONTRACTOR: owner SUBCONTRACTORS: _____

ADDRESS: _____

Est Construction Cost: $5,000 Type of Use: vacant property

Past Use: _____

Building Dimensions L ___ W ___ Sq. Ft ___ # Stories ___ Lot Size: _____

Is Proposed Use: _____ Seasonal _____ Condominium _____ Apartment _____

_____ Conver[illegible] Explain to construct new barn for domestic animals.

COMPLETE ON[illegible] THE NUMBER OF UNITS WILL CHANGE 1 complete set of plans submitted.

Residential Bui[illegible] Only:

Of Dwelling Uni[illegible] # Of New Dwelling Units _____

For Official Use Only

Date: August 1, 1989 Subdivision: Yes / No

Inside Fire Limits _____ Name _____

Bldg Code _____ Lot _____

Time Limit _____ Block _____

Estimated Cost $5,000 Permit Expiration _____

Value/Structure _____ Ownership _____ Public _____

Fee $45.00 _____ Private _____

Foundation:

1. Type of Soil: Forty Cre
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 Sizes _____ 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 _____

Ceiling:

1. Ceiling Joists Size: _____
2. Ceiling Strapping Size _____ Spacing _____
3. Type Ceilings: _____
4. Insulation Type _____ Size _____
5. Ceiling Height: _____

Roof:

1. Truss or Rafter Size _____ Span _____
2. Sheathing Type _____ Size _____
3. Roof Covering Type _____
4. Other _____

Chimneys:

Type: _____ Number of Fire Places _____

Heating:

Type of Heat: _____

Electrical:

Entrance Size: _____ Smoke Detector Required Yes ___ No ___

val of soil test if required Yes ___ No ___

Tubs or Showers _____

[illegible] _____

4. No. of Lavatories _____
5. No of Other Fixtures 00.00

Swimming Pools:

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

Zoning:

District IR1 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 OK WDH 8-1-89

Permit Received By Nancy Grossman

Signature of Applicant J Cov Johnson Date 8/1/89

Signature of CEO _____ Date _____

Inspection Dates _____

PERMIT ISSUED WITH LETTER

PERMIT ISSUED AUG 8 1989 City Of Portland

8/1/8

White-Tax Assesor Yellow-GPCOG White Tag-CEO

© Copyright GPCOG 1987

PLOT PLAN

N

FEES (Breakdown From Front)

Base Fee $ 25.00
Subdivision Fee $
Site Plan Review Fee $
Other Fees $20.00
(Explain)
Late Fee $

Inspection Record

Type	Date
	/ /
	/ /
	/ /
	/ /
	/ /
	/ /

COMMENTS 3-16-90 - Found. Frame OK w/R/OK @

8/92 Dom. ISL

Signature of Applicant J. [illegible] Date 8/1/86

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

August 2, 1989

RE: 88-J-2 & 3 Vermont Avenue, Peaks Island, Maine

T. Covington Johnson
Pleasant Avenue
Peaks Island, Maine 04108

Dear Sir:

Your application to construct barn for domestic animals has been reviewed and a permit is herewith issued subject to the following requirements:

1. Please read and implement item 1 of the attached building permit report.

2. This building is for domestic animals only, not for human occupancy.

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,

P. Samuel Hoffses
Chief of Inspection Services

/el

BUILDING PERMIT REPORT

ADDRESS: 88-J-2&3 Vermont Ave PJ DATE: 2 Aug 87

REASON FOR PERMIT: barn

BUILDING OWNER: T. C. Johnson

CONTRACTOR: "

PERMIT APPLICANT: "

APPROVED: *1 ~~DENIED:~~

CONDITION OF APPROVAL ~~OR DENIAL~~:

*1.) Before concrete for foundation is placed, approvals from ~~Public Works~~ and Inspection Services must be obtained.

2.) Precaution must be taken to protect concrete from freezing.

3.) All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with self-closers.

4.) Each apartment shall have access to two(2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.

5.) The boiler shall be protected by enclosing with one(1) hour fire rated construction including fire doors and ceiling, or by placing over the boiler, two(2) residential sprinkler heads supplied from the domestic water.

6.) Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside opening without the use of separate tools. Where windows are provided as a means of egress or rescue, they shall have a sill height not more than 44 inches (1118 mm) above the floor. All egress or rescue windows from sleeping rooms must have minimum net clear openings of 5.7 square feet (0.53m²). The minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm).

7.) In addition to any automatic fire alarm system required by Sections 1018.3.5, a minimum of one single station smoke detector shall be installed in each guest room, suite of sleeping area in buildings of Use Group R-1 and I-1 and in dwelling units in the immediate vicinity of the bedrooms in buildings of Use Group R-2 or R-3. When actuated, the detector shall provide an alarm suitable to warn the occupants within the individual unit (see Section 1717.3.1).

In buildings of Use Group R-1 and R-2 which have basements, an additional smoke detector shall be installed in the basement. In buildings of Use Group R-3, smoke detectors shall be required on every story of the dwelling unit, including basements.

In dwelling units with split levels, a smoke detector installed on the upper level shall suffice for the adjacent lower level provided the lower level is less than one full story below the upper level. If there is an intervening door between the adjacent levels, a smoke detector shall be installed on both levels.

All detectors shall be installed in an approved location. Where more than one detector is required to be installed within an individual dwelling unit, the detectors shall be wired in such a manner that the actuation of one alarm will actuate all the alarms in the individual unit.

8.) Private garages located beneath rooms in buildings of Use Groups R-1, R-2, R-3 or I-1 shall have walls, partitions, floors and ceilings separating the garage space from the adjacent interior spaces constructed of not less than 1-hour fireresistance rating. Attached private garages shall be completely separated from the adjacent interior spaces and the attic area by means of 1/2-inch gypsum board or equivalent applied to the garage side. The sills of all door openings between the garage and adjacent interior spaces shall be raised not less than 4 inches (102 mm) above the garage floor. The door opening protectives shall be 1 3/4-inch solid core wood doors o approved equivalent.

9.) A guardrail system located near the open side of deck or elevated walking surfaces shall be constructed. Guards in buildings of Use Group R-3 shall be not less than 36 inches in height. Open guards shall have intermediate rails, balusters or other construction such that a sphere with a diameter of 6 inches cannot pass through any opening.

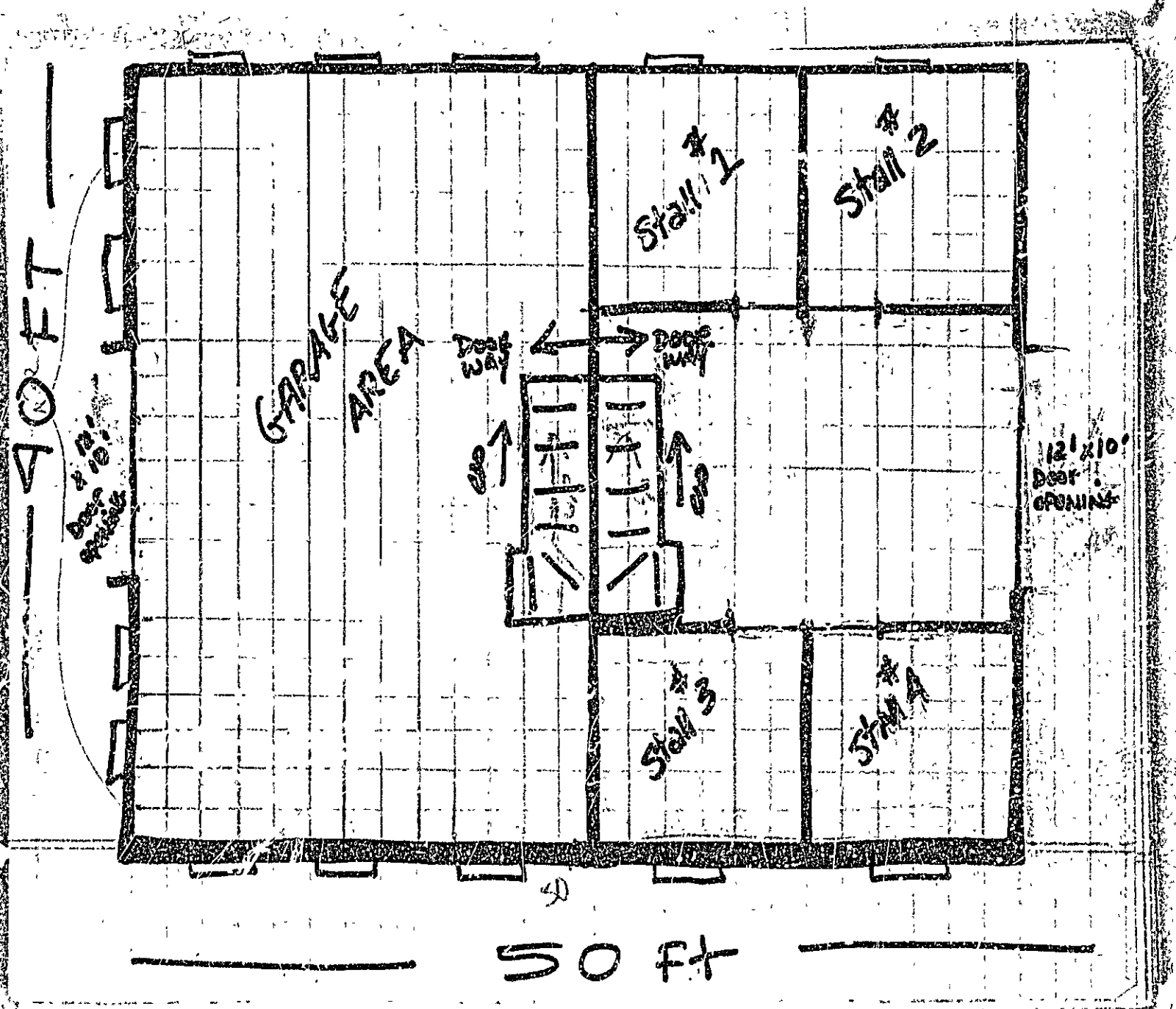
10.) Section 25-135 of the Municipal Code for the City of Portland states: "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year.

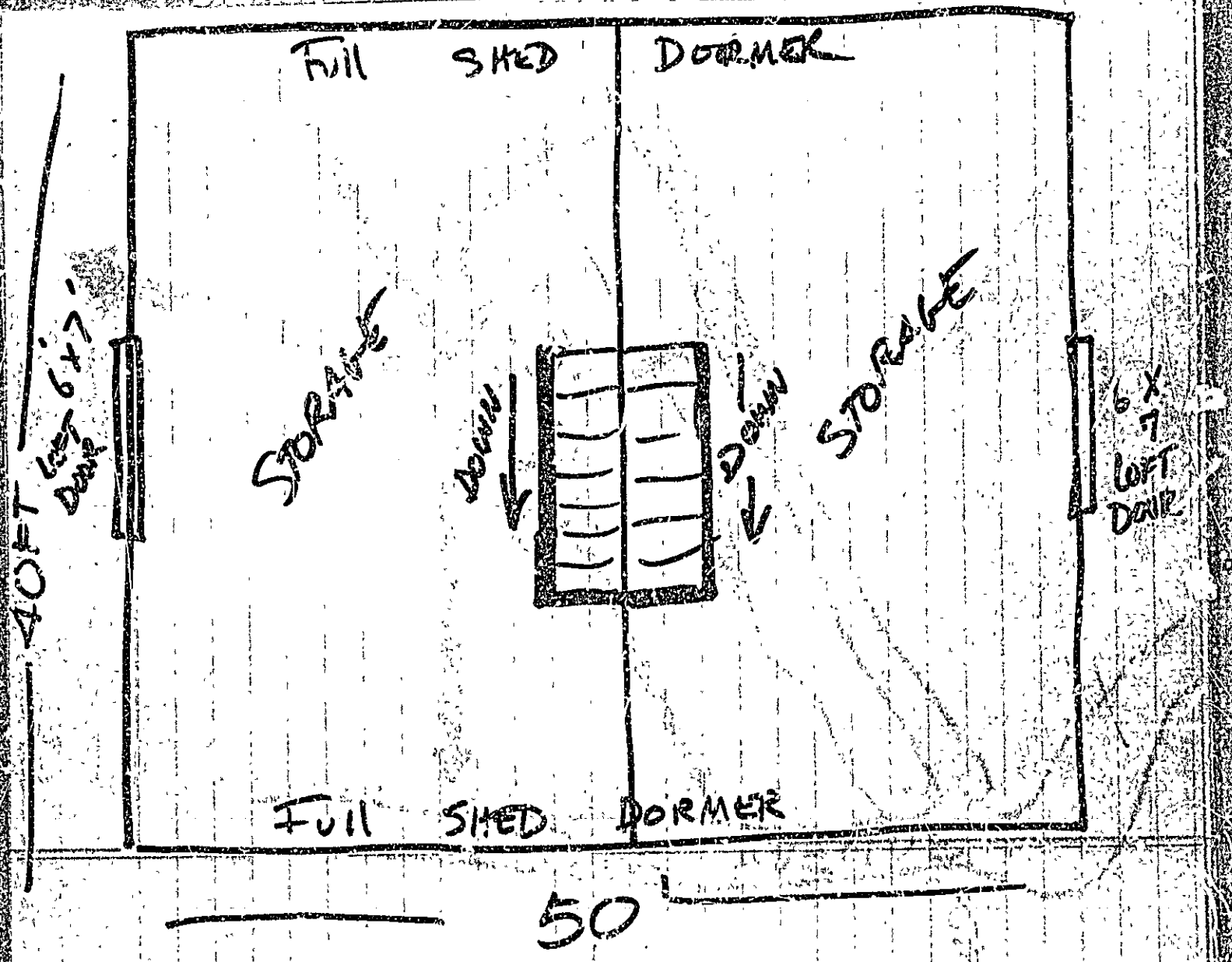
11.) The builder of a facility to which Section 4596-C of the Maine State Human Rights Act, Title 5 M.R.S.A. refers, shall obtain a certification from a design professional that the plans of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.

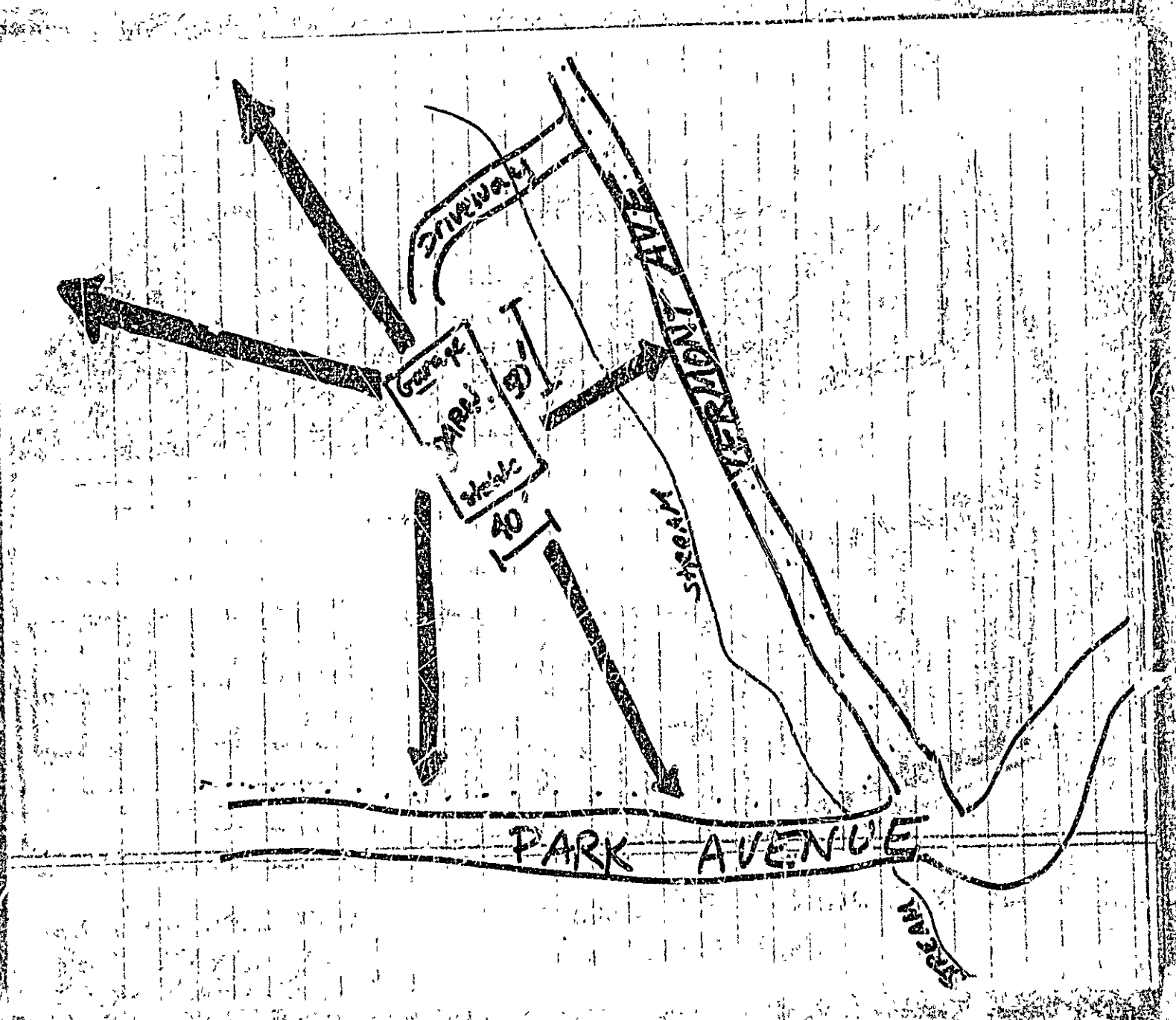
Sincerely,

P. Samuel Hoffses
Chief of Inspection Services

/el
11/15/88

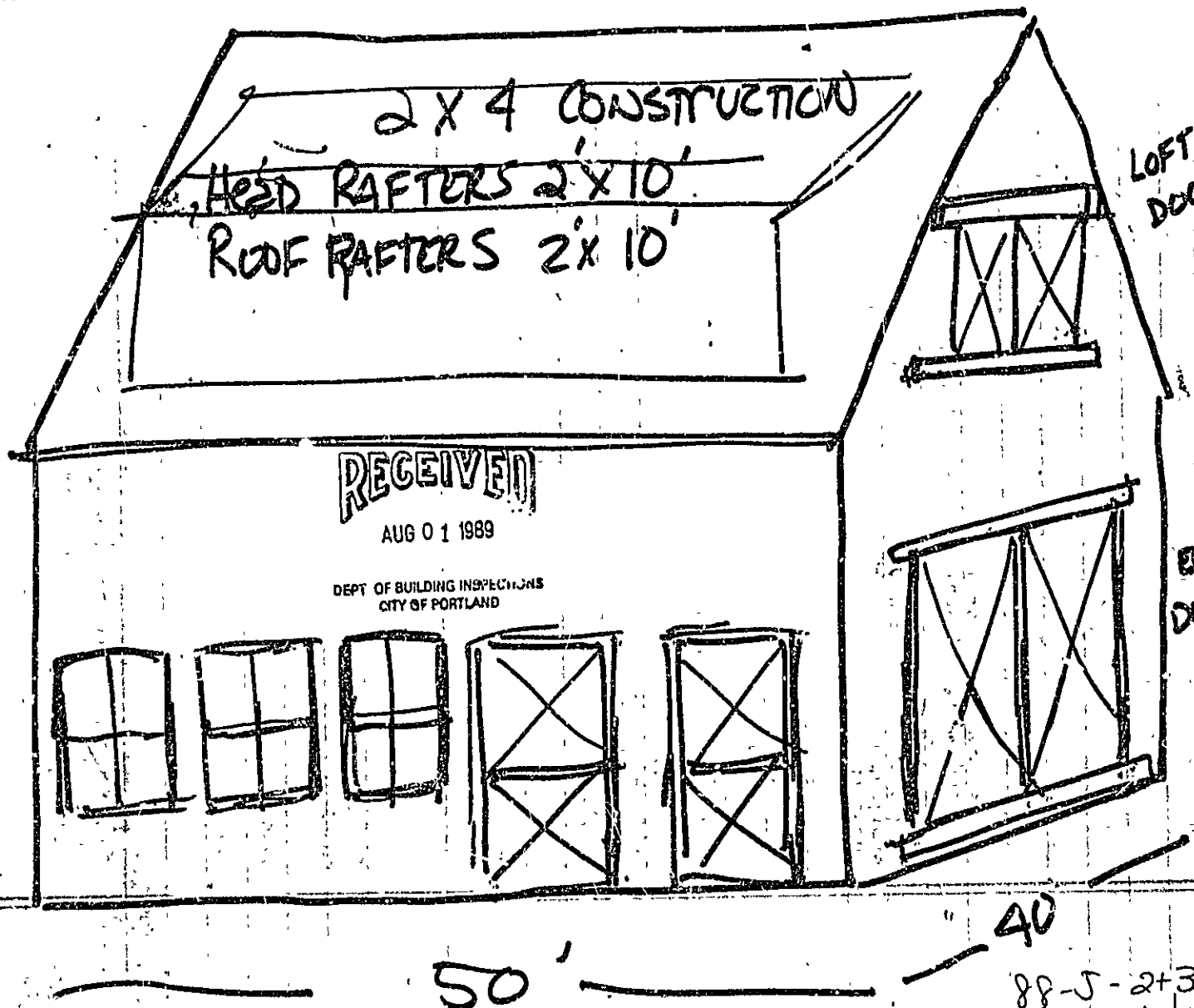

40 FT
Door 8' x 10'
GARAGE
AREA
Door way
Door way
UP
UP
Stall #1
Stall #2
Stall #3
Stall #4
12' x 10' Door OPENING
50 FT


Full SHED
DORMER
40 FT
LOFT 6'x7' DOWN
STORAGE
DOWN
DOWN
STORAGE
6 X 7 LOFT DOWN
Full SHED
DORMER
50


Driveway
Garage
Area
Shed
40'
Stream
PARK AVENUE
PARK AVENUE

2x4' CONSTRUCTION
HEAD RAFTERS 2x10'
ROOF RAFTERS 2'x'10'

BUILDING DESIGN IS THE SAME ON THE OPPOSITE SIDE.



RECEIVED
AUG 0 1 1989
DEPT OF BUILDING INSPECTIONS
CITY OF PORTLAND

88-J-2+3
Vermont Ave.

DESIGN IS SAME FOR OPPOSITE SIDE OF BARN

Sam
F.Y.I.

STATE OF MAINE

Department of Environmental Protection

MAIN OFFICE RAY BUILDING, HOSPITAL STREET, AUGUSTA
MAIL ADDRESS State House Station 17 Augusta 04333

JOHN R. McKERNAN, JR
GOVERNOR

312 CANCO ROAD, PORTLAND, MAINE 04103

DEAN C. MARRIOTT
COMMISSIONER

March 21, 1991

Covey Johnson
Pleasant Avenue
Peaks Island
Portland, Maine 04101

Re: Violation of the NRPA on your property located on Peaks Island in Portland, Maine

Dear Mr. Johnson:

Thank you your recent letter and the report prepared by Albert Frick Associates, Inc. As discussed during our meeting at the Portland regional office it is necessary for you to submit an after-the-fact NRPA permit application for the disturbance of soil associated with the construction of your pole barn. Under this application the Department will review the proposal prepared by Albert Frick.

Also as discussed the Department has drafted a Consent Agreement for this violation. The Agreement is currently in review in Augusta. As soon as a final draft has been approved by the Attorney General's Office the Consent Agreement will be sent to you for your review.

In order to expidite the resolution of this matter please submit the completed NRPA application to the Department no later than April 15, 1991. A copy of the complete application must be sent to me at the Portland regional office to be included as part of the permanent enforcement record.

If I can be of any assistance in completing the application you may contact me at 879-6300.

Thank you for your anticipated cooperation.

Sincerely,

James D Cassida

James D Cassida
Division of Enforcement & Field Services
Bureau of Land Quality Control

/jdc

c.c. Joe Gray, CEO, Portland
File

CERTIFIED P 275 973 918

STATE OF MAINE

Department of Environmental Protection

MAIN OFFICE, RAY BUILDING, HOSPITAL STREET, AUGUSTA
MAIL ADDRESS: State House Station 17, Augusta 04333

JOHN R. McKERNAN, JR
GOVERNOR

312 CANCO ROAD, PORTLAND, MAINE 04103

DEAN C. MARRIOTT
COMMISSIONER

Sam
What
About?
JR

December 4, 1990

Covey Johnson
Pleasant Avenue
Peaks Island
Portland, Maine 04101

Re: Violation of the NRPA on your property located on Peaks Island in Portland, Maine

Dear Mr. Johnson:

A review of Department records indicates that you were required to contact the Portland Regional Office to set an appointment for Department staff to meet with you on your property to discuss the restoration of all disturbed soils in the freshwater wetland and the submission of an after-the-fact NRPA permit for the construction of your barn in the freshwater wetland.

No effort has been made on your part to contact the Department as described above. Therefore the Department must assume that you are unwilling to voluntarily restore the disturbed area within the freshwater wetland and submit the required after-the-fact permit application. Should this in fact not be the case you must notify me at the Portland Regional Office no later than December 14, 1990.

A Consent Agrrement is currently being drafted that orders the removal of all nonpermited structures and the complete restoration of all disturbed area with the freshwater wetland. The monetary penalty that is assessed for this violation is directly related to your level of cooperation.

Thank you for your anticipated cooperation and prompt attention to this matter.

Sincerely,

James D Cassida

James D Cassida
Division of Enforcement & Field Services
Bureau of Land Quality Control

/jdc

c.c. Joe Gray, CEO, Portland
File

CERTIFIED P 275 973 555

REGIONAL OFFICES
• Bangor • • Presque Isle •

STATE OF MAINE

Department of Environmental Protection

MAIN OFFICE, RAY BUILDING, HOSPITAL STREET, AUGUSTA
MAIL ADDRESS State House Station 17, Augusta 04333

JOHN R. McKERNAN, JR.
GOVERNOR

312 CANCO ROAD, PORTLAND, MAINE 04103

DEAN C. MARRIOTT
COMMISSIONER

September 7. 1990

Covey Johnson
Pleasant Avenue
Peaks Island
Portland, Maine 04101

Re: Violation of the Natural Resources Protection Act on your property located on Central Avenue-Peaks Island-Portland, Maine

Dear Mr. Johnson:

On August 1, 1990, I inspected your property located on Central Ave on Peaks Island in Portland, Maine in response to a complaint that you have disturbed soil in a freshwater wetland. I found that you have dredged a 3 foot wide channel approximately 400 feet long in a freshwater wetland. You have also begun the construction of a wooden structure in the freshwater wetland. The wooden structure is supported by posts that are covered with creosote. A review of Department records indicates that no permits have been issued for this activity.

By dredging in a freshwater wetland and constructing a permanent structure in a freshwater wetland you have violated the Natural Resources Protection Act (NRPA), 38 M.R.S.A., Section 480-C.

By discharging pollutants (ie creosote) to the waters of the State you have violated the Protection and Improvement of Waters Act, 38 M.R.S.A., Section 413.

To resolve these violations I will be offering you a Consent Agreement, which is an out-of-court settlement between you, the Maine Board of Environmental Protection, and the Attorney Generals Office. A copy of the Boards Consent Agreement Policy is enclosed. Violations of Title 38 are subject to monetary penalties of up to $10,000 per day for each day the violation exists.

It is also necessary that you immediately submit a plan prepared by a professional approved by the Department and schedule for the restoration of all disturbed freshwater wetland and the removal of the wooden (creosote) structure from the freshwater wetland. This plan must be received no later than September 30, 1990. Your cooperation, timely submittal and implimentation of the restoration plan will directly effe the level of monetary penalty imposed.

If you have any question you may contact me at 879-6300. Thank you for your anticipated cooperation.

Sincerely,

James D Cassida

James D Cassida
Division of Enforcement & Field Services
Bureau of Land Quality Control

/jdc

Enclosure (1)

c.c. Joe Gray, CEO, Portland
File

CERTIFIED # P 278 527 377

RECEIVED
SEP 1 4 1990
DEPT OF BUILDING INSPECTIONS
CITY OF PORTLAND

PERMIT ISSUED
MAY 31 1990
City Of Portland

APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 1

Portland, Maine, 5/29/90

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 89/2408 *pertaining to the building or structure comprised in the original application 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:*

Location 88-U 2,3 Vermont Ave Peaks Within Fire Limits? _____ Dist. No. _____

Owner's name and address T. Covington Johnson Isl Pleasant Ave. Peaks Isl. Telephone _____

Lessee's name and address _____ Telephone _____

Contractor's name and address owner Plans filed _____ No. of sheets _____

Architect _____ No. families _____

Proposed use of building new barn No. families _____

Last use _____ Additional fee $35.

Increased cost of work $15,000.

Description of Proposed Work

added cost for roof of barn

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 _____

Framing lumber — Kind _____ Dressed or full size? _____

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

Girders _____ Size _____ Columns under girders _____ Size _____ Max. on cen _____

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

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

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

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

Approved: OKWO 5-30-90

Signature of Owner _____

Approved: _____ Inspector of Buildings

INSPECTION COPY — WHITE
APPLICANT'S COPY — YELLOW

FILE COPY — PINK
ASSESSOR'S COPY — GOLDEN

☒ mr. addr

05-08-91

Dear Arthur,

Upon request from the Department of Environmental Protection I am sending you a copy of the "after the facts" permit application as well as public notice announcement that Corey was required to file. Please incl if you have any questions.

Sincerily,
Laurie Johnson

RECEIVED
MAY 09 1991
DEPT. of BUILDING INSPECTIONS
CITY OF PORTLAND

FEE SCHEDULE

NATURAL RESOURCE PROTECTION ACT APPLICATIONS

EFFECTIVE July 27, 1988, the Department's application fees are as listed below.
Please direct any questions about the appropriate fees for you application to the Land Bureau at 289-2111.

ALL FEES ARE DUE IN FULL AT THE TIME OF APPLICATION SUBMITTAL

APPLICANT - PLEASE CHECK APPROPRIATE FEE	APPLICATION	TOTAL FEE
☐	For All Projects: Shoreline Stabilization (with rip rap only)	$ 75.00
	Great Ponds	$ 100.00
	Coastal Wetlands	
☐	A. Fill below normal high water or structure in excess of 1000 sq. ft.	$ 1000.00
☐	B. All others	$ 200.00
	Coastal Sand Dunes	
☐	A. Structures in excess of 2500 sq.ft. or 35 ft above existing grade	$ 4000.00
☐	B. Beach nourishment or dune restoration	$ 75.00
☐	C. All Others	$ 200.00
	Stream Alteration	
☐	A. Fill in Floodway	$ 200.00
☒	B. All Others	$ 150.00
☐	Freshwater Wetlands	$ 125.00
☐	Significant Wildlife Habitat	$ 200.00
☐	All Minor Revisions, Condition Compliances, Reduced Procedures, or Transfers	$ 50.00

MAKE CHECKS PAYABLE TO:TREASURER STATE OF MAINE

Department of Environmental Protection
Bureau of Land Quality Control
State House Station 17
Augusta, Maine 04333
Tel: (207) 289-2111

L-_____
(For office use only)

Revised 10/90

APPLICATION FOR WETLAND ALTERATIONS PERMIT

UNDER THE NATURAL RESOURCES PROTECTION ACT

PART I

PLEASE TYPE OR PRINT:

1) APPLICANT INFORMATION:

A. Name of Applicant: Covey Johnson

B. Address: 510 Ocean Street Tel. No.: 207-766-2108

C. City: Peaks Island State: Me Zip: 04108

D. Local Contact or Agent (Name, Address, Tel. No.): _____
(Agents require a letter of authorization)

2) GENERAL INFORMATION:

A. Name of Wetland, Pond, Lake, River, Stream, or Brook:

Alleged Freshwater Wetland

B. Nearest Road, Street, or Route Number: Park Avenue/Vermont Avenue

C. City/Town: Peaks Island County: Cumberland

D. Name of any person previously contacted at the DEP: James Cassida

E. If this application is a resubmission, please list the previous application number: _____

F. Proposed project is located on or adjacent to (check all that apply):

___ Coastal Wetland

X Alleged Freshwater Wetland

___ Pond or Lake

___ River, Stream or Brook

4) PROJECT INFORMATION:

A. What type of project is proposed (for example: riprap, fill, dredging, removal of rocks, dock construction, stream diversion, utility cable, establishing vegetation, dam):

ERECTING OF POLE BARN SUPPORTS

B. Describe the purpose of the overall project. Include a statement as to why the project is needed.

Building A POLE BARN & Constructing a Single Family Dwelling

C. Is this project part of a larger project? YES ____ NO X

If yes, describe the larger project. _____

D. Has any part of this project been undertaken without a permit?

____YES X NO

If yes, explain and designate on plans the area previously altered.

_____

E. Is the proposed project associated with a commercial enterprise such as a marina, camping area, or other business? YES ____ NO X

If yes, what is the name and nature of the business? _____

_____

F. What are the dimensions of shoreline/wetland to be affected? (Use additional sheet if more than one structure or area is involved).

Width along shore: ____ feet
Length out into the wetland/pond: ____ feet
Height from bottom substrate: ____ feet

For rivers, streams or brooks, what is the length of each bank affected? (For example 200 feet west bank & 200 feet east bank.) _____

G. How far above (landward of) the normal high water line/wetland boundary will the work extend measured horizontally? _____ feet

H. How far below (beyond) the normal high water line/wetland boundary will the work extend measured horizontally? _____ feet

NOTE: For Coastal Wetland projects, use the highest spring tide line or the edge of wetland vegetation, whichever is higher, as the wetland boundary.

3. ATTACHMENTS: (ALL PROJECTS): See ENCLOSURES and Attachments

_____ A. Attach as Exhibit 1, a map with project location clearly marked. Acceptable maps are USGA topographic maps or other maps of similar detail such as the Maine Atlas and Gazetteer (clear photocopies are acceptable provided they are labeled with the quad name or map number).

_____ B. Attach as Exhibit 2 photographs of the area to be altered which show its characteristics. Photos should be mounted on an 8 1/2" X 11" sheet. The photographs must be labeled with location, photographer, and date taken.

_____ C. Attach as Exhibit 3 scale drawings (overhead and side views) of the project site which show the project in detail, including the following:

____ 1) Dimensions and exact location of proposed project on the lot;

____ 2) Location of existing structures on the lot;

____ 3) Location of property lines and names of abuttors;

____ 4) Location of high/low water lines or wetland boundary (or direction and distance to the above);

____ 5) Ground slope (approximate percentage and direction) adjacent to pond, lake, stream or wetland;

____ 6) Approximate water depth and bottom characteristics, if applicable;

____ 7) Area of wetland to be altered; and

____ 8) Scale of drawings. Note: Where significant wetland area is involved, drawings shall be at a scale of one inch equals 100 feet that shows two foot contour intervals.

NOTES: A) See sample drawing on page 14.

B) Larger scale drawings are permissible, however if drawings exceed 8 1/2" x 11" in size, nine (9) folded copies are required.

_____ D. Attach as Exhibit 4 a copy of deed, lease purchase agreement or other legal document establishing title, right or interest in the site, or provide deed reference numbers from the Registry of Deeds.

I. Identify any portion of the project which will be in place seasonally (less than 7 months of the year).

_____

J. If project involves a freshwater wetland, are there any lakes, ponds, streams or other water bodies within or adjacent to the wetland? YES _____ NO _____ If yes, answer the following:

Type (lake, river, etc.): _____

Name: _____

Distance from site: _____

5) LOT INFORMATION AND SITE CHARACTERISTICS:

A. Provide exact directions to the project site. EXAMPLE: "Turn right off Route 202 Southbound; go 1/2 mile down Elm Street and take a left onto Fire Road #32. Take the third dirt road on the right, opposite utility pole #70A. The project site is in front of the second house on the left, green with white trim."

_____

_____

_____

_____

_____

NOTE: If no identifying features exist on this lot, put up a temporary sign to help field investigators find the proper site. Avoid using local names for roads that are not clearly marked with signs at all times of the year. For shoreline projects, mark the bounds of the project areas on the ground with tape, stakes, etc. and display a sign with your name on it. Include a sketch map showing the project location.

B. Do you: own X lease _____ have an option _____ or written agreement to use _____ the property?

Attach as exhibit #4, a copy of deed, lease, purchase agreement, or other legal documents establishing title, right or interest in the site, or list the deed reference numbers from the Registry of Deeds:

Book #: _____ Page #: _____

C. List the map and lot numbers of your property form the municipal tax maps:

Map # 88- Lot # J-213

D. What are the dimensions of your lot? _____

E. What is the length of your shore/wetland frontage? Frontage is measured in a straight line between side lot lines where those lines meet the shore or wetland boundary. _____ feet

F. If a stream is involved, what is the length you own?
_____ feet NA

Do you own or control both banks? YES NA NO ____

G. What principal structure(s) is (are) presently on your lot?

____ permanent home
____ seasonal camp
____ mobile home
____ commercial structure (explain) _____
X other (explain) BARN
____ no principal structures presently on lot

H. Describe the shoreline, wetland edge, or streambank of, or closest to, the project site. Check all that apply:

1. Bottom type: Ledge ____ Rock ____ Gravel ____

Sand ____ Mud ____ Soil ____

2. Vegetation type: Aquatic plants ____ Salt marsh plants ____

Freshwater marsh plants ____ Bog plants ____

Trees ____ Shrubs ____ Lawn ____

See Study By Woodlot Alternatives

3. List representative plant species: _____

_____

4. Further description if needed: _____

_____

I. Describe present use of wetland (for example, recreational, commercial, shellfish harvesting, nature preserve, etc.)

_____

J. Describe the present use of adjacent properties (for example, year round residence, summer residence, recreational, commercial, etc):

_____

K. Describe the density of land development, if any, in the project vicinity (For example, undeveloped, sparse development, residential development, heavy commercial development):

_____

6) PROJECT IMPLEMENTATION:

A. Will the project require the use of machinery (power equipment and vehicles)? YES _____ NO _____

If yes, how will the project area be reached by equipment and vehicles required for construction (for example, by an existing road or path, through an area that will be cleared, etc.)?

Project completed

B. Will the project require the clearing of any trees or other vegetative cover? YES _____ NO X

If yes, explain: _____

C. What power equipment will be used above the normal high water line or wetland boundary?

NONE

D. What power equipment will be used below the normal high water line or wetland boundary?

NONE

E. List the type and quantity of materials which will be used in the project (for example, oak pilings, treated lumber, steel, 12" diameter rocks, gravel, sand, fill, etc., in feet or cubic yards): _____

F. If dredging is proposed:

i. What volume of material will be dredged or otherwise removed below the high water line? _____ cubic yards

ii. Describe how the dredged material will be utilized or disposed of. Include specifications for stabilizing the material to prevent erosion.

N/A

Note: If dredging greater than 10 cubic yards of intertidal land, or greater than 75 cubic yards of subtidal land, you must file the supplementary attachments listed in Part II.

J. If the project involves construction of a dam, answer the following:

a. Will the total volume of water impounded exceed 15 acre-ft?
YES _____ NO _____

b. Is the top of the dam greater than two feet above the downstream toe of the dam? YES _____ NO _____

If the answers to both a and b are yes, the dam must be registered with the Department Dams Unit. The department will notify you regarding registration procedures.

K. List the name, address and title of any professional contributing information for this application:

Name	Title	Address
JOHN ORTIE	Pres.	Woodlot Alternatives. Brunswick Me.
ALBERT FRICK	Pres	FRICK ASSOC. Gorham ME.
H. H. "TEX" MORRIS	PRES	SSI CONSULTANTS Peaks Island, Me.

See attached reports from these men.

Is the proposed work included on the list of activities on Page 2, Paragraph 2? _____Yes ____No If yes, you must complete Part II.

8. SIGNATURE:

By signing below, as the applicant (or authorized agent), you certify that:

1. Information contained in this application and attached drawings is complete and accurate to the best of your knowledge.

2. Property owners abutting the project site have been notified in writing of your intent to perform this alteration under the Natural Resources Protection Act.

3. A duplicate copy of this application has been filed with the municipal office.

4. Public notice has been published once in a newspaper circulated in the area where the proposed project site is located.

5. The chief municipal officer has been notified in writing of your intent to perform this alteration under the Natural Resources Protection Act.

DATE: _____ _____
SIGNATURE OF APPLICANT

IF SIGNATURE IS OTHER THAN APPLICANT ATTACH LETTER OF AGENT AUTHORIZATION SIGNED BY APPLICANT) _____
PRINT NAME AND TITLE

NOTE: ANY CHANGES IN PROJECT PLANS MUST BE SUBMITTED TO THE DEPARTMENT OF ENVIRONMENTAL PROTECTION IN WRITING AND MUST BE APPROVED BY THE DEPARTMENT PRIOR TO IMPLEMENTATION.

Note: Disposal of dredge spoils is subject to the Solid Waste Rules, Chapters 400-405. Additional information, such as physical or chemical analysis of the material, may be required during the review of your application.

G. Proposed dates for start and completion of construction. (In general, projects under the Natural Resource Protection Act should be carried out during drier periods of the year; vegetation on disturbed areas should be established prior to Sept. 15.)

Starting Date: _____ Completion Date: _____

Note: If more than one structure or activity is proposed, identify each with dates on a separate sheet.

H. Describe what measures will be taken to maintain scenic and aesthetic qualities of the natural environment:

_____

_____

_____

I. Describe what temporary and permanent measures will be taken to control erosion of disturbed or filled areas. If applicable, include provisions for:

a. Diversion of water run-off.
b. Drainage behind and through retaining structures.
c. Containment of new materials to prevent it from washing into the water.
d. Mulching and revegetation of disturbed soil (include specifications and application rates for fertilizer, seed and mulch. Request a copy of the Departmental Standards for the Reestablishment of Vegetation.)

_____

_____

_____

_____

_____

_____

_____

_____

_____

PUBLIC NOTICE

The Department of Environmental Protection requires that an applicant provide public notice in which he/she describes the project activity and where it is located. Three notices all using the same form, (attached), are required. The notice requirements are as follows:

1. Newspaper - You must publish the public notice once in a newspaper circulated in the area where the project is located. The notice must appear in the newspaper during the week the application is filed with this Department.

2. Abutting Property Owners - You must send a copy of the public notice to the owners of property abutting the project. Their names and addresses can be obtained from town tax maps or local officials. They must receive notice during the week the application is filed with this Department.

List below the names and addresses of the owners of abutting property (use additional sheet if necessary).

NAME	ADDRESS
Island Bay Services Inc	P.O. Box 48 Peaks Island ME 04108
City of Portland	
Steve MacIsaac	Vermont Av. Peaks Island, ME 04108

3. Municipal Office - You must send a copy of the public notice and a DUPLICATE OF THE ENTIRE APPLICATION to the Municipal Office.

NOTE: The applicant shall use this form or one containing identical information to notify abutters, municipal officials, and local newspapers.

NOTICE

Please take notice that Covey Johnson
Name of Applicant

~~[illegible]~~ 51 Ocean Street Peaks Island
Address of Applicant

is filing for a permit with the Department of Environmental Protection to make alterations under the Natural Resources Protection Act.

(State specifically what is to be done and the project's address)

After the Facts permit to construct A Barn (which has Already been completed) (upon city permits & approval) Located At Vermont & Park avenue peaks Island, Me. - 04108 -

at the following address: Vermont / Park Avenue
Peaks Island, Maine.

The application will be filed for public inspection at the Department's Office in Augusta and at the municipal offices on 5-2-91
Date

Written comments and/or a request for a public hearing from an interested person must be sent to the Department of Environmental Protection, State House Station #17, Augusta, Maine, 04333, within 14 days of filing the application to receive consideration. A public hearing may or may not be held at the discretion of the Commissioner or Board of Environmental Protection.

Island Bay Services, Inc.
Pleasant Avenue
Peaks Island, Maine 04108
766-5032

December 28, 1990

Inspection Services
City Hall
Congress Street
Portland, Maine 04101

att: Arthur Addator,

Dear Arthur,

the enclosed is an environmental Survey prepared by Mr. John. P. Lortie President of Woodlot alternatives which directly addresses the Said Violations that the D.E.P. accused me of Commiting in their letter dated September 7th, 1990. I will be meeting with the D.E.P. on January 3rd, 1991 with Mr. Lortie as well as my attorney to work out a compromise. I will keep you informed of the Situation. Please Call me if you have any Questions.

Sincerely,

[signature]

Woodlot Alternatives, Inc.

2 October 1990

Covey Johnson
Pleasant Avenue
Peaks Island
Portland, Maine 04101

Re: Wetlands on your property and the Natural Resources Protection Act.

Dear Mr. Johnson:

On 1 October 1990, we visited your property to: a) review the location of wetlands on the site in relation to a newly constructed barn, and b) review the channel that was dredged in the wetland.

Location of Wetlands on the Site

The first objective during the site visit was to determine, or attempt to determine, the location of the edge of the freshwater wetland in relation to the newly constructed barn. Based on a letter from the Department of Environmental Protection (DEP) dated 7 September 1990, it was our understanding that you had started construction of a barn in a freshwater wetland. In order to verify if the barn was in the wetland, we used methods contained in The Federal Manual for Identifying and Delineating Jurisdictional Wetlands (hereafter the Manual) (Federal Interagency Committee for Wetland Delineation, 1989) to first identify the wetland, and second, to determine the edge of the wetland.

The Manual recognizes three environmental parameters or site conditions that must exist for an area to be considered a wetland: 1) hydrophytic vegetation; 2) hydric soils; and 3) wetland hydrology. The technical criteria and the methods used to evaluate each of the three parameters are summarized in the attached pages. A more detailed description of the methods can be found in the Manual.

The first step in wetland delineation required locating areas within the project site that were clearly wetland and areas that were clearly upland. We reviewed all available background information (such as topographic maps, soil surveys, and aerial photos), and identified all major plant communities. We then delineated the wetland/upland boundaries by walking the site and determining where vegetation, soils, and hydrology changed from predominantly wetland to predominantly upland. Four wetland delineation plots were analyzed (Figure 1).

54 Cumberland Street • Brunswick, Maine 04011 • 207-729-1199

Plots # 1 and # 3 were located in upland, and plots # 2 and # 4 were in wetland. The upland/wetland boundary line occurs in an area between these plots. However, an exact boundary line could not be delineated near the barn because of the disturbance to soil and vegetation that has occurred from excavation. In addition, two horses have been kept in an area adjacent to the barn. The horses have trampled the soil in both upland and wetland areas, and they have eaten and/or trampled some of the vegetation.

Because we could not determine an exact wetland boundary line, we could not determine, with certainty, if a portion of the barn was built in wetland. We were able to determine that the majority of the structure was built in upland. We determined this based on topography, soil characteristics, and the characteristics of adjacent areas in topographically similar positions.

Dredged Channel

A channel approximately 3 feet wide and 400 feet long exists in the wetland (Figure 1). It is my understanding that this channel was created a number of years ago, and portions of it have been periodically maintained by both the City of Portland and the former landowner. During our site visit, I suggested that you collect as much historical information regarding the date of the initial dredging, and subsequent maintenance dredging. Once this information is compiled, we can determine if the channel was constructed legally, and if the periodic maintenance activities were legal.

After you review this letter, please forward a copy to James Cassida, Maine Department of Environmental Protection. I suggest that we meet with Mr. Cassida as soon as possible regarding the need for filing for an after-the-fact Natural Resources Protection Act permit. In the interim, I will be trying to gather information regarding the impacts of using creosote treated logs (old telephone poles) in a wetland. To do this, it would be very helpful to know the age and general history of the telephone poles that you used as posts under the barn. Please call me with this information as soon as possible.

Please call if you have any questions. Thank you.

Sincerely,

Woodlot Alternatives Inc.

John P. Lortie
President

W A, Inc.

The following is a summary of the technical criteria for the 3 parameters used in delineation of jurisdictional wetlands.

Hydrophytic Vegetation

The Manual defines hydrophytic vegetation as macrophytic plant life growing in water or in soil, or on substrate that is at least periodically deficient in oxygen as a result of excessive water content. These wetland plants are contained in the National List of Plant Species that Occur in Wetlands: 1988 Maine (Reed 1988), which separates them into 5 basic categories according to wetland indicator status: 1) Obligate Wetland (OBL) - plants occurring almost always in wetlands (est. probability >99%) under natural conditions; 2) Facultative Wetland (FACW) - plants usually occurring in wetlands (est. probability 67-99%), but are occasionally found in non-wetlands; 3) Facultative (FAC) - plants that are equally likely to occur in wetlands or non-wetlands (est. probability 34-66%); 4) Facultative Upland (FACU) - plants that usually occur in nonwetlands (est. probability 67-99%), but are occasionally found in wetlands (estimated probability 1-33%); and 5) Obligate Upland (UPL) - plants that occur almost always in nonwetlands (est. probability >99%) under natural conditions.

In deciding whether a site or plot met the Manual's criteria for hydric vegetation, we first determined what the dominant plants were in each of six strata: 1) trees, 2) saplings, 3) shrubs, 4) woody vines, 5) herbaceous plants and seedlings, and 6) bryophytes (mosses and liverworts). Bryophytes are sampled as a separate stratum only when they represent an important part of the plant community (50% or more of the herbaceous stratum); otherwise, they are included in the herbaceous stratum. Dominant species of each strata are those that, when ranked in descending order of abundance and cumulatively totaled, immediately exceeded 50 percent of the total dominance measure (e basal area or percent areal coverage), plus any additional species comprising 20 percent or more of the total dominance measure.

Under the above scheme, a plant community was considered hydrophytic if: 1) under normal circumstances, more than 50 percent of the composition of dominant species from all strata were rated OBL, FACW, or FAC, 2) all dominant species of each strata were rated OBL; and/or 3) the visually estimated coverage of OBL and FACW species exceeded the percent coverage of FACU and UPL species.

Hydric Soils

Hydric soils are those that are saturated, flooded, or ponded long enough during the growing season to develop anaerobic conditions in the upper part (FICWD 1989). Soils were determined to be hydric or nonhydric according to the criteria in the Manual. Also, any soils that met the criteria of the National Technical Committee for Hydric Soils (NTCHS), and therefore were listed in Hydric Soils of the State of Maine 1985 (USDA 1985), were considered hydric. Presence of the following field indicators (described in detail in

the Manual) was used to determine if hydric soils were present; 1) Organic soils - peats and mucks; 2) Histic epipedon - organic surface layer; 3) Sulfidic materials - usually indicates soil saturation; 4) Aquic and Peraquic moisture regime - indicates saturated soil or presence of groundwater always at or near surface; 5) Direct observation of reducing conditions - ferrous state detected by colorimetric test; 6) Gleyed soils - bluish, greenish, or grayish colors immediately below the A horizon; 7) Low color matrix chroma - value of 2 or less in mottled soils, value of 1 or less in unmottled soils; 8) Bright mottling; 9) Iron or manganese concretions - local concentrations of chemicals (i.e. iron oxide); 10) Coarse-textured or sandy soils with high organic matter in surface horizon, dark vertical streaking of subsurface horizons, or wet spodosols.

Wetland Hydrology

Wetland hydrology is defined as either the permanent or periodic inundation of an area, or soil saturation for a significant period (usually a week or more) during the growing season. The existence of wetland hydrology was determined at each site or sample plot by examining aerial photographs of the area from various times of the year (if available) and/or by the presence of field indicators outlined in the Manual.

These indicators are: 1) Visual observation of inundation (considering seasonal and recent weather conditions); 2) Visual observation of soil saturation - using an observation hole up to 18 inches deep if necessary; 3) Oxidized channels (rhizospheres) - along living roots and rhizomes; 4) Water marks - stains on tree trunks or other objects; 5) Drift lines - debris deposited by high water flows; 6) Waterborne sediment deposits - on ground or vegetation; 7) Waterstained leaves; 8) Surface scoured areas - absence of litter on ground; 9) Wetland drainage patterns - meandering or braided features; 10) Morphological plant adaptations - buttressed or multiple trunks, adventitious roots, etc.; 11) [illegible] conditions - if other indicators absent, it can be [illegible] indicators indicate wetland hydrology in [illegible]

Project Title: Jerry Johnson	Transect & Plot: PLOT 1
Site Number:	Name of Delineators: J Lortie
State & County: Maryland, Cumberland	Date: 10/4/90

Status and Species (Dominants Only)	Dominance Ratio	Percent Dominance	NWI Status
This is in stable area. Area extremely disturbed, with very little vegetation but.			
Pinus virginiana			
Ulmus americana			
Pyrus malus			
Acer rubrum			
Fully(Dominants ONLY): OBL	FACW	FAC	FACU	UPL	SUM
100 x Dominant(OBL+FACW+FAC)/Fully Sum =			

Area Disturbed? Y / N — Describe Problem Area:

SOIL

Depth & Horizon (In.)	Munsell Color (wet) Mottles	USDA Texture (wet)	Remarks
0 cm			
0 inch	7.5 YR 4/2	Stoney sand.	
12 inch	2.5 Y 4/3	Gleyed SAND	
18 inch	5 Y 5/2	Lightly cemented	

Soil Pedon: Restrictive stratum starts at 15"

Series & Phase: | Drainage Class:

CHECK (✓): __On HICNS List __Organic Soil __Histic Epipedon __Sulfidic Material __Aquic Moisture Regime __Peraquic Moisture Regime __Observed Reducing Conditions __Iron Concretions __Manganese Concretions

Coarse or Loamy (Sandy) Soils: __High Organic Content in Surface Horizon __Dark Vertical Streaking of Subsurface Horizons __Wet Spodosols

(THE LESSER) immediately below the A horizon OR at: (A) 18in. for organic soils and for mineral soils with low permeability (<4in./hr.); (B) 12in. for coarse textured (sandy) mineral soils with high permeability (>6in./hr.); (C) 8in. for somewhat poorly drained soils __Gleyed __Mottled w/ Matrix Chroma ≥2 __Matrix ≥1

All Dominant Plant Species: __OBL (i.e. Indicator Status) __OBL to FACW+, and Wetland Boundary Abrupt

HYDROLOGY

RECORDED DATA: from stream, lake, and/or tidal gages or site wells, or aerial photographs indicating that the area is inundated or saturated periodically during the growing season CHECK (✓): ___ no available record of this condition ___ The following record indicates this condition Dated:

Source:

Depth to SURROUNDING WATER: ___ Inches' Depth to SATURATION: ___

OBSERVATIONS CHECK: __Inundated __Saturated in upper 12in. __Water Marks __Water-borne Sediment Deposits __Oxidized Rhizospheres __Scoured Areas __Wetland Drainage Patterns __Water-stained Leaves

__No Evidence of Significant Hydrological Modification AND Morphological Plant Adaptations SUCH AS: __Pneumatomorphs __Buttressed Trees __Stunting __Adventitious Roots __Shallow Root Systems __Floating Stems __Polymorphic Leaves __Hypertrophied Lenticels __Inflated Leaves, Stems, or Roots __Aerenchyma in Roots & Stems

__Hydric Soils and NO visible evidence of significant Hydrological Modification

CONCLUSIONS

Hydrophytes Prevalent?	Hydric Soils?	Hydrology Evident?	WETLAND?
Y / N	Y / N	Y / N	Y / N

Project Title: Covey Junction	Transect & Plot:
File Number:	Name of Delineator:
State & County: Marin, Tomales land	Date: 10/4/9

Status and Species (& DOMINANTS ONLY)	Dominance Ratio	Percent Dominance	Vs Status
In paddock area. No vegetation			

Total Dominants ONLY:	OBL	FACW	FAC	FACU	UPL	SUM
100 x Dominant (OBL+FACW+FAC)/Total, Sum =						

Area Disturbed? ___ Describe Problem Areas

SOIL

Depth & Horizon	Munsell Color (wet matrix/mottle	USDA Texture (wet)	Remarks
0 inch			
7 inch	10 YR 3/2	Sandy loam	
11 inch	5Y 5/2	Sand Gleyed mottled	
18 inch	5Y 5/1 10 YR 5/6	Gleyed mottled clay	

Soil Pedigree:

Series & Phase: | Drainage Class:

CHECK (✓): __ On NRCS List __ Organic Soil __ Histic Epipedon __ Histic Material __ Aquic Moisture Regime __ Permanent Moisture Regime __ Observed Reducing Condition __ Iron Concretions __ Manganese Concretions

Coarse-textured (Sandy) Soils: __ High Organic Content in Surface or Subsurface __ Dark Vertical Streaking of Subsurface Horizons __ Wet Spodosols

(THE LESSER) Immediately below the A-horizon OR at: (A) 18in. for organic soils and for mineral soils with low permeability (<4in./hr.); (B) 12in. for coarse textured (sandy) mineral soils with high permeability (>5in./hr.); (C) 6in. for seasonal poorly drained soils: __ Gleyed __ Mottled w/ Matrix Chroma ≤2 __ Matrix ≤1

All Dominant Plant Species: __ OBL (i.e. Indicator Status) __ OBL to FACW+, and Wetland Boundary Adjust

HYDROLOGY

RECORDED DATA: from stream, lake, and/or tidal gages or nice wells, or aerial photographs indicating that the area is inundated or saturated periodically during the growing season. CHECK (✓): ___ no available record of this condition ___ The following record indicates this condition

Source: Dated:

Depth of STANDING WATER: 14 inches. Depth to SATURATION: ___ inches

OBSERVATIONS CHECK (✓): ✓ Inundated __ Saturated in upper 12in. __ Water Marks __ Oxidized Rhizospheres __ Drift Lines __ Water-borne Sediment Deposits __ Water-stained Leaves __ Surface Scoured Areas __ Wetland Drainage Patterns

__ No Evidence of Significant Hydrological Modification AND Morphological Plant Adaptations SUCH AS: __ Pneumatophores __ Buttressed Trees __ Stooling __ Adventitious Roots __ Shallow Root Systems __ Floating Stems __ Polymorphic Leaves __ Hypertrophied Lenticels __ Isolated Leaves, Stems, or Roots __ Aerenchyma in Roots & Stems

__ Hydric Soils and NO visible evidence of significant hydrological modification

CONCLUSIONS

Hydrophytes Prevalent? Y ___ N ___	Hydric Soils? Y ✓ N ___	Hydrology Evident? Y ✓ N ___	WETLAND? Y ✓ N ___

Project Title: Sandy Johnson

Transect & Plot: PLOT 3

Title Number:

Name of Delineator: T. Cortile

State & County: Massachusetts (Cumberland)

Date: 10/4/90

Stratum	Species Scientific Name	Dominance Index	Percent Dominance	Wetl Status
TREES				
	Pinus strobus	2/8	25	FACW
	Betula papyrifera	2/8	25	FACW
	Picea rubens	1/8	12	
	Acer rubrum	5/8	38	FAC
SAPLINGS:				
	Acer rubrum	5/10	50	FAC
	Abies balsamea	5/10	50	FAC
SHRUBS:	Picea rubens	15/30	50	FACW
	Cornus alternifolia	5/30	17	
	Viburnum cassinoides	10/30	33	FACW
HERBS:	Abies balsamea	15/51	29	FAC
	Picea rubens	15/51	29	FACW
	Gaultheria procumbens	10/51	19	
	Viburnum cassinoides	5/51	10	
	Osmunda claytoniana	5/51	10	
	Polypodium virginianum	1/51	2	

Tally (Dominance OBL(T)) | OBL | FACU | FAC(T) | FACW(T) | UPL | SUM

100 x Dominant (OBL+FACU+FAC)/Tally Sum = 75/9 = .55

Area Disturbed: N Y Describe Recent Area

Depth & Horizon	Munsell Color (wet) Hue/Value/Chroma	USDA Texture (wet)	Remarks
0 inch		Peat	
2 inch	10 YR 2/2	Sandy loam	Fine roots
6 inch	10 YR 3/2	STONEY silt loam	
10 inch	2.5 Y 5/3	stones and silt	
10			

Soil Pedigree:

Series & Phase: | Drainage Class:

CHECK (✓): _On HCNS List _Organic soil _Histic Epipedon _Sulfidic material _Aquic Moisture Regime _Peraquic moisture regime _Observed Reducing Condition _Iron Concretions _Manganese Concretions

Coarse-textured (Sandy) Soils _High Organic Content in Surface Horizon _Dark Surface Streaking of Subsurface Horizons _Wet Spongers

(THE LESSER) Immediately below the A-horizon (A) 18in. for organic soils and for mineral soils with low permeability <2 in/hr.; (B) 12in. for coarse textured (sandy) mineral soils with high permeability (>2in./hr.); (C) 6in. for seasonal poorly drained soils _Gleyed _Matrix of Matrix Chroma ≥2 _Matrix ≥1

All Dominant Plant Species: _OBL (F.A. Indicator Status) _OBL to FACW, and Wetland Boundary Marked

HYDROLOGY

RECORDED DATA: from stream, lake, marine tidal gages or site wells, or aerial photographs indicating that the area is inundated or saturated periodically during the growing season. CHECK (✓): _____ no available record indicates this condition _____ the following record indicates this condition

Sources: Dated:

Depth of Standing WATER: _____ inches; Depth to SATURATION: _____ inches

OBSERVATIONS OF: _Inundated _Saturated in upper 12in. _Water marks _Oxidized Rhizospheres _Drift Lines _Water Borne Sediment Deposits _Water-stained Leaves _Surface Scouring _Wetland Drainage Patterns

_No Evidence of Significant Hydrological modification and _Hummocks _Buttressed Trees _Morphological Plant Adaptations SUCH AS: _Pneumatophores _Floating Stems _Stooling _Adventitious Roots _Shallow Root Systems _Aerenchyma in Roots & Stems _Hypertrophied Lenticels _Inflated Leaves, Stems, or Roots _Polymorphic Leaves

_Hydric Soils and NO visible evidence of significant hydrological modification

CONCLUSIONS

Hydrophytes Prevalent? Y ✓ N _ | Hydric Soils? Y _ N ✓ | Hydrology Evident? Y _ N ✓ | WETLAND? Y ✓ N _

Project Title: Covey Johnson	Transect & Plot: PLOT 4
File Number:	Name of Delineator: J [illegible]
State & County: Maine, Lumberland	Date: 10/4/90

Stratum and Species (* DOMINANTS ONLY)	Dominance Ratio	Percent Dominance	Wet Status
TREES: Acer rubrum	4/6	66	FAC
Pinus strobus	2/6	33	FACU
SAPLINGS: Betula papyrifera	5/2[illegible]	[illegible]	[illegible]
Acer rubrum	10/25	[illegible]	[illegible]
Alnus rugosa	10/25	40	FACW
SHRUBS: Alnus rugosa	15/30	[illegible]	FACW
Abies balsamea	10/30	33	FAC
Viburnum cassinoides	5/30	17	
SEEDLINGS: Rubus idaeus	10/38	26	FACW
Impatiens capensis	10/38	26	FACW
Equisetum sylvaticum	2/38	5	
Aralia nudicaulis	1/38	3	
Sphagnum sp	10/38	26	OBL
Rumex crispus sp.	5/38	13	

Depth & Horizon	Munsell Color (wet) matrix/mottle	USDA Texture (wet)	Remarks
[illegible] inch			
[illegible] inch		[illegible]	
[illegible] inch	5Y 6/1 mat 10YR 5/8 mot	[illegible]	
>[illegible] inch			
[illegible] inch			

Soil Profiles

Series & Phase	Drainage Class

CHECK (✓): __On NTCHS List __Organic Soil ✓Hydric Saturation __Sulfidic Material __Aquic Moisture Regime __Peraquic Moisture Regime __Observed Anaerobic Condition __Iron Concretions __Manganese Concretions

Sandy-textured (Sandy) Soils: __High Organic Content in Surface Horizon __Dark Vertical Streaking of Subsurface Horizons __Wet Spodosols

(1 of LESSER) immediately below the A-horizon OR at: (A) 18in. for organic soils and or mineral soils with low permeability (min./hr.); (B) 12in. for coarse textured (sandy) mineral soils with high permeability (5min./hr.); (C) 6in. for Spodosol poorly drained soils: __Gleyed __Mottled w/ Matrix Chroma ≤2 __Matrix ≥1

All Dominant Plant Species: __OBL (i.e. Indicator Status) __OBL to FACW, and Wetland Boundary Status

HYDROLOGY

RECORDED DATA: from screens, logs, and/or tidal gages or site visits, or vertical photographs indicating that the area is inundated or saturated periodically during the growing season CHECK (✓): ___ no available record of this condition ___ the following record indicates this condition

Source: Dates:

Depth of STANDING WATER: __ Inches; Depth to SATURATION: __ Inches

OBSERVATIONS CHECK (✓): __Inundated __Saturated in Upper 12in. __Water Marks __Drift Lines __Sediment Deposits __Oxidized Rhizospheres __Drainage Patterns __Water-stained Leaves __Surface Scoured Areas __Wetland Drainage Patterns

__No Evidence of Significant Hydrological Modification AND __Hydrophytic Plant Associations SUCH AS: __Pneumatophores __Buttressed Trees __Stunting __Adventitious Roots __Shallow Root Systems __Floating Stems __Polymorphic Leaves __Hypertrophied Lenticels __Inflated Leaves, Stems, or Roots __Aerenchyma in Roots & Stems

✓Hydric Soils and NO visible evidence of significant hydrological modification

CONCLUSIONS

Hydrophytes Present? Y ✓ N __	Hydric Soils? Y ✓ N __	Hydrology Evident? Y ✓ N __	WETLAND? Y ✓ N __

Fully (Dominants ONLY): OBL / FACW / FAC / FACU / UPL / SUM	
10% Dominance (OBL+FACW+FAC) / Fly Sum =	8/10 = .80
Area Disturbed? Y __ N ✓	Describe Problem Areas

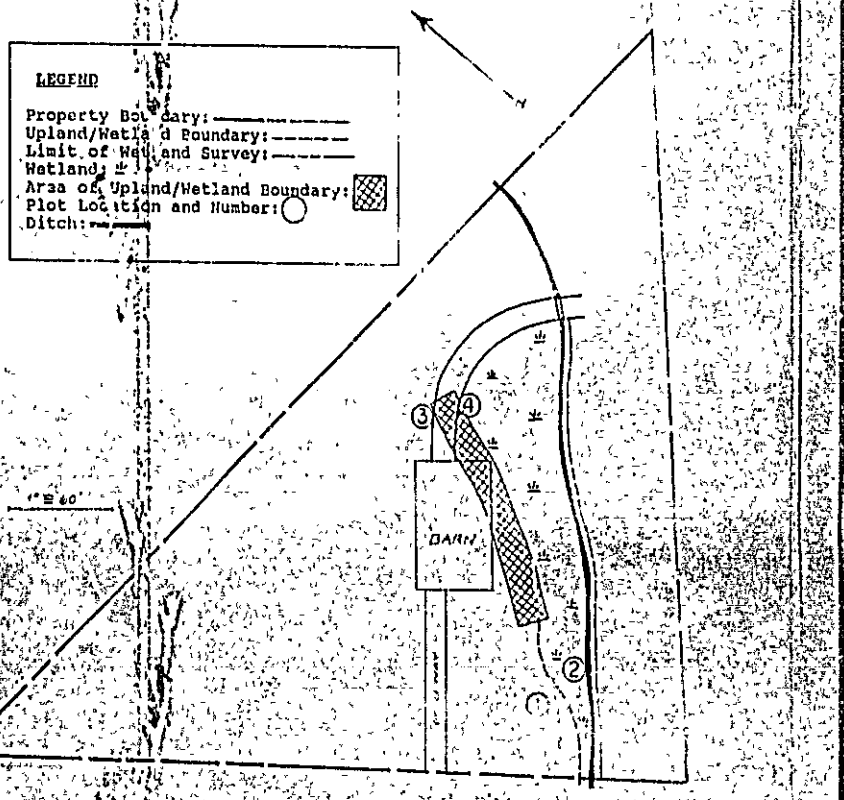


Figure 1. Approximate location of upland and wetland habitat on the Johnson property, Peaks Island, Maine.

PERMIT ISSUED
MAY 31 1990
City Of Portland

APPLICA[illegible]R AMENDMENT TO PERMIT

[illegible]dment No. 1

[illegible]and, Maine, 5/29/90

[illegible], MAINE

To the INSPECTOR OF BUILD[illegible]

[illegible]he undersigned hereby applie[illegible]ment to Permit No. 89/2408 pertaining to the building or structure comprised in the original application in accord[illegible] 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:

Location [illegible] Within Fire Limits? _____ Dist. No. _____

Owner's name and address T. Covington Hohnson [illegible] Pleasant Ave. Peaks Isl. Telephone _____

Lessee's name and address _____ Telephone _____

Contractor's name and address owner Telephone _____

Architect _____ Plans filed _____ No. of sheets _____

Proposed use of building new barn No. families _____

Last use _____ No. families _____

Increased cost of work $15,000. Additional fee $95.

Description of Proposed Work

added cost for droof of barn

88-9-2,3

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 1 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 _____

Framing lumber — Kind _____ Dressed or full size? _____ Size _____

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

Girders _____ Size _____ 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 _____

Approved: [illegible] 5-30-90

Signature of Owner _____

Approved _____ Inspector of Buildings

INSPECTION COPY — WHITE FILE COPY — PINK
APPLICANT'S COPY — YELLOW ASSESSOR'S COPY — GOLDEN

2 [illegible] add