

PLEASANT AVENUE PEAKS ISLAND
92-B-3

AASRS. 92-B-3-Pleasant Ave. Peaks Island

July 26, 1973

George Sterling
Peaks Island
Portland, Maine, 04108

Dear Mr. Sterling:

In reply to your letter of July 19th and from the information that you have given me, this lot could be used for a single family dwelling house, at this location. If you decide to build or if someone has decided to build at this location re-submit the information that you have here for a percolation test. Our plumbing inspector makes the following comments on Lot 92-B-3 on Peaks Island.

He states that this is a good lot for building a summer dwelling, as it has a percolation rate of 5 minutes per inch drop, which is the best that can be rated. He feels that a summer dwelling of two bedrooms would require a leaching field of 50 linear feet as of 1970 State Code which is still in effect according to the new State Code dated July 28, 1972, and now supersedes the latest uniformed code edition of 1973.

If we can be of any further help to you in the future, please do not hesitate to call either Mr. Goodwin or myself here at this office in City Hall.

Very truly yours,

A. Allan Soule
Assistant Director

AAS:m

Goodwin Associates

20 GLENGARDEN STREET
PORTLAND, MAINE 04103

May 29, 1973

Mr. George Sterling
Pleasant Ave.
Peaks Island, Maine

Dear Sir:

In accordance with your request, we have conducted percolation tests on your lot on Pleasant Ave., Peaks Island, Maine.

The results are as follows:

<u>Hole Number</u>	<u>Size</u>	<u>Type of Soil</u>	<u>Rate-min.in. Percolation</u>
1	6 X 36	5" Top soil 31" sand, stone	5 min.
2	6 X 36	4" Top soil 32" Sand, stone	5 min.
3	6 X 36	5" Top soil 31" sand, stone	5 min.
4	6 X 36	4" Top soil 32" Sand, stone	5 min.

After test, a hole was dug for water only and was not tested. It was dug 6' deep at which depth, we did not contact any water.

Average design time is 5.00 minutes percolation, plus an adjustment factor which will make this a 5.00 minute percolation. This test was made on the following dates May 26, 27, & 28, 1973.

Note: Total rainfall amounting to 1.00 inches at Official Weather Station at Portland Jet Port during this test.

For 2-bedroom house-absorption trench should be 50 ft. and 25ft. for each additional bedroom.

for summer only
you need have 83ft 2 Bdrms
Ernie R. Goodwin
Ernie R. Goodwin, R.S.
State License #1711

TEST DATA

PROPERTY OF GEORGE STERLING EVERETT LANDING 04108

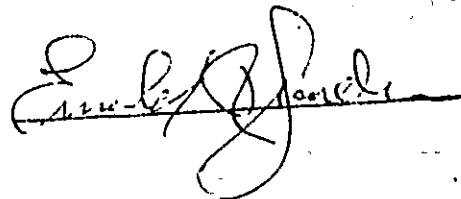
LOCATION ASSOCIATES PLAN 92 LOT B 3
PLANSITE AVE PEAK ISLAND, PORTLAND, ME

NO.	SIZE	TEST	TIME
1.	6" X 36"	5" TOP SOIL 31" SAND, STONE	5 MIN.
2.	6" X 36"	4" TOP SOIL 32" SAND, STONE	5 MIN.
3.	6" X 36"	5" TOP SOIL 31" SAND, STONE	5 MIN.
4.	6" X 36"	4" TOP SOIL 32" SAND, STONE	5 MIN.
DATES		5/26, 27, 28/73	5 MIN.
CONDUCTED BY		ERY	0 MIN.
COMPUTED BY		ERY	5 MIN.

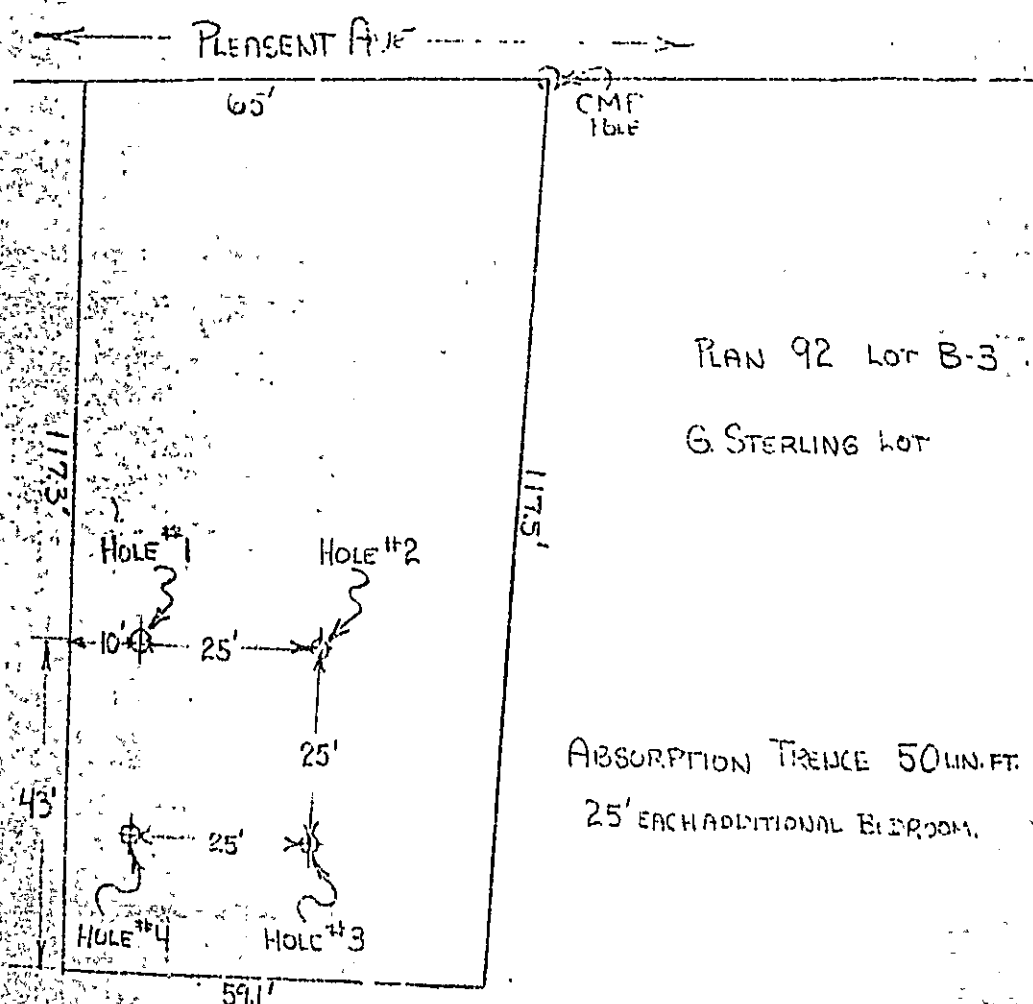
DEPTH TO WATER TABLE, BEDROCK, CLAY, OR OTHER IMPERVIOUS STRATA 6 FT

REMARKS: ABSORPTION TRENCH MUST BE 50 FT. AND 2.5 FT. FOR EACH
 ADDITIONAL BEDROOM.

SIGNATURE OF LOCAL PLUMBING INSPECTOR



SHEET 3 OF 3



PLAN 92 LOT B-3

G. STERLING LOT

ABSORPTION TRENCH 50 LIN. FT.

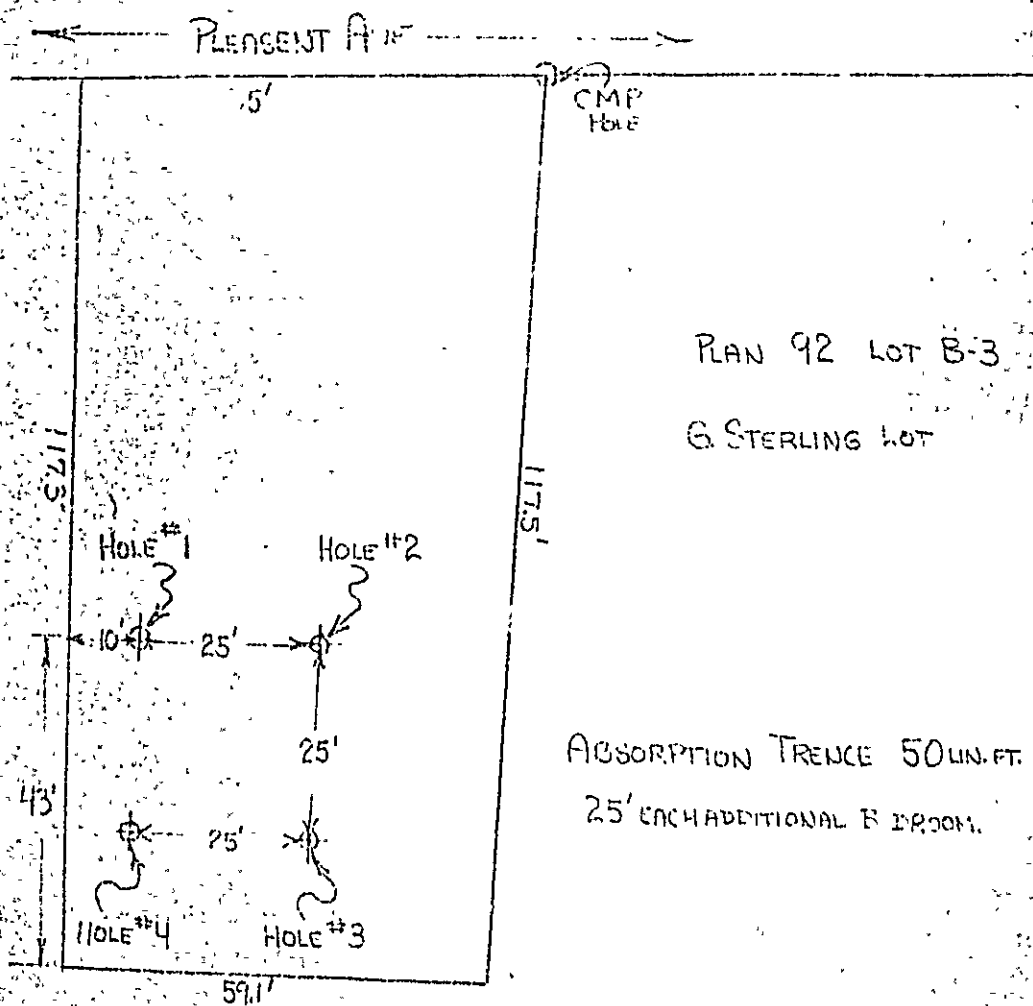
25' EACH ADDITIONAL BEDROOM.

SCALE 1" = 20'

DATE: 5/28/73

DRAWN BY: ERJ

SHEET 3 OF 3



SCALE: 1" = 20'

DATE: 5/28/73

DRY N.B.Y. ERJ

90-15³ (P) rec + 0.00

7/24/73

Allen

In reference to lot owned by Geo Steiny
Lot 92-B-3 on assess plan
of Beake Island is a very good
lot for the building of a
summer dwelling. It has
a percolation rate of 5 minutes
per inch drop which is the best
that can be rated. And at that rate
a summer dwelling of 2 bedrooms would
require a leaching field of 50 linear ft
as of 1970 State code & so is still in
effect in accordance with State Code dated
July 28, 1972. and now superseded by latest
Amended code edition 1973.

Allen

Peaks Island
Portland, Maine 04108
July 19, 1973.

Mr. R. Level Brown
City Building Inspector
Portland, Ma

Dear Mr. Brown,

I am enclosing copies of a description of a lot I own on Peaks Island and a report on percolation tests made by Goodwin Associates

I have two different parties who would like to buy this lot but they want assurance they can build on it if they purchase it.

I have been paying taxes on this lot for many years and it has been in the Sterling family for a long ^{time}, but I would like to sell it.

Therefore, can you give me any assurance that it can be built on? I have been told that while it lacks the required number of square feet required by a city ordinance that there is a variance for Peaks Island.

Your advice will surely be appreciated. If you have no use for the copies enclosed please mail them back to me in the stamped addressed envelope enclosed.

Very truly yours

Geo. E. Sterling



CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 775-5451

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

92-B-3
Pleasant Avenue
Peaks Island

August 8, 1988

Mrs. Marion Friedman and Mr. Harry Stout
P. O. Box 94, Island Ave.
Peaks Island, Maine 04103

Dear Mrs. Friedman and Mr. Stout:

It appears that the deck is being built over the septic tank and it also appears that they are making a two family when the septic field is not big enough for two baths or another kitchen in the building.

Please consider these observations by the City Plumbing Inspector and amend your plans for Lot 92-B-3 accordingly. You may wish to relocate the deck, for example. Please advise this office as to how you may wish to revise this building permit application.

Sincerely,

Warren J. Turner
Warren J. Turner
Zoning Enforcement Inspector

cc: P. Samuel Hoffses, Chief, Inspection Services
Arthur Addato, Code Enforcement Officer



CITY OF PORTLAND, MAINE

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PORTLAND, MAINE 04101
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DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

~~92-P-377~~
~~Pleasant Avenue, Peaks Island~~

October 12, 1988

Mrs. Marion Friedman and Mr. Harry Stout
P.O. Box 94, Island Avenue
Peaks Island, Maine 04108

Dear Mrs. Friedman and Mr. Stout:

On August 8th, we wrote and advised you that your proposed deck would be located over your septic disposal tank and requested that you advise this office whether you wished to relocate the deck in some way so as to solve this particular problem.

We understand that you plan to have only a single family dwelling so that part of the problem is probably resolved, but we still question the possibility that your proposed deck is being proposed above the septic tank. This problem was brought to our attention by the City Plumbing Inspector. Please advise.

Sincerely,

Warren J. Turner
Warren J. Turner
Zoning Enforcement Inspector

cc: P. Samuel Hoffses, Chief, Inspection Services
Arthur Addato, Code Enforcement Officer
Ernold R. Goodwin, City Plumbing Inspector

PERMIT # 001265 CITY OF Portland BUILDING PERMIT APPLICATION MAP # _____ LOT# _____

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

Owner: Marion Friedman & Harry Stout

Address: P.O. BOX 94 Island Avenue Peaks Island

LOCATION OF CONSTRUCTION Present, on Peaks Island

CONTRACTOR: owner 92-B-3 SUBCONTRACTORS: 756-5620

ADDRESS: _____

Est. Construction Cost: \$12,300.00 Type of Use: single family

Part Use Building Insulation W Sq. Ft. _____ Stories _____ Lot Size _____

Propose: Seasonal Condominium Apartment
Conversion - Explain renovations as per plans

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 Sizes _____ Span(s) _____
 5. Br _____ 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

Use: 00218 P-17-78 Subdivision: Yes _____ No _____
 Inside Footing: _____ Lot _____
 Bid: _____ Block _____
 Time Limit: _____ Permit by (Private) _____ Public _____
 and Co.: 14-308-200 Ownership _____ Private _____
 Value Structure: _____
 Fee: 23.00

Calling: Chart 92 Block B Lot 3
 1. Ceiling Joist Size: _____
 2. Ceiling Strapping Size _____ Spacing _____
 3. Type Ceiling: _____
 4. Insulation Type: _____ Size _____
 5. Ceiling Height: _____

Roof: OCT 13 1988
 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: _____ Smoke Detector Required Yes _____ No _____

Plumbing: _____
 1. Approval of soil test if required Yes _____ No _____
 2. No. of Tubs or Showers: _____
 3. No. of Fixtures: _____
 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: IR-2 District _____ Street Frontage: _____ Provided _____
 Required Setbacks: Front _____ Back _____ Side _____

Review Required: _____
 Zoning Board Approval: Yes _____ No _____ Date _____
 Planning Board Approval: Yes _____ No _____ Date _____
 Additional Use: _____ Variance _____ Site Plan _____ Subdivision _____
 Shore and Floodplain Mgmt _____ Special Exception _____
 Other: (E. Main)
 Date Approved: OK - No Review Oct 13 1988

Permit Received By: Joanne Quint

Signature of Applicant: [Signature] Date: August 6, 1988

Signature of CEO: _____ Date: _____

Inspection Dates: _____

White-Tax Assessor Yellow-GFCOG White Tag-CEO

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PLOTT PLAN

N



FEES (Breakdown From Front)
Base Fee \$ 80.00
Subdivision Fee \$ _____
Site Plan Review Fee \$ _____
Other Fees \$ _____
(Explain) _____
Late Fee \$ _____

Type

Inspection Record

Date

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

COMMENTS 5-19-88 - WIP/OK QR

12-11-84 - 015 QR

Signature of Applicant

Harold J. Stewart

Date



CITY OF PORTLAND, MAINE

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DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

92-B-3
Pleasant Avenue, Peaks Island

October 12, 1988

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P. O. Box 94, Island Avenue
Peaks Island, Maine 04108

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Sincerely,

Warren J. Turner
Warren J. Turner
Zoning Enforcement Inspector

cc: P. Samuel Hoffses, Chief, Inspection Services
Arthur Addato, Code Enforcement Officer
Ernest R. Goodwin, City Plumbing Inspector

Warren
This problem has been solved
going to have a new system installed
on opposite side of block
ay



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DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

92-B-3
Pleasant Avenue
Peaks Island

August 9, 1988

Mrs. Marion Friedman and Mr. Harry Stout
P. O. Box 94, Island Ave.
Peaks Island, Maine 04108

Dear Mrs. Friedman and Mr. Stout:

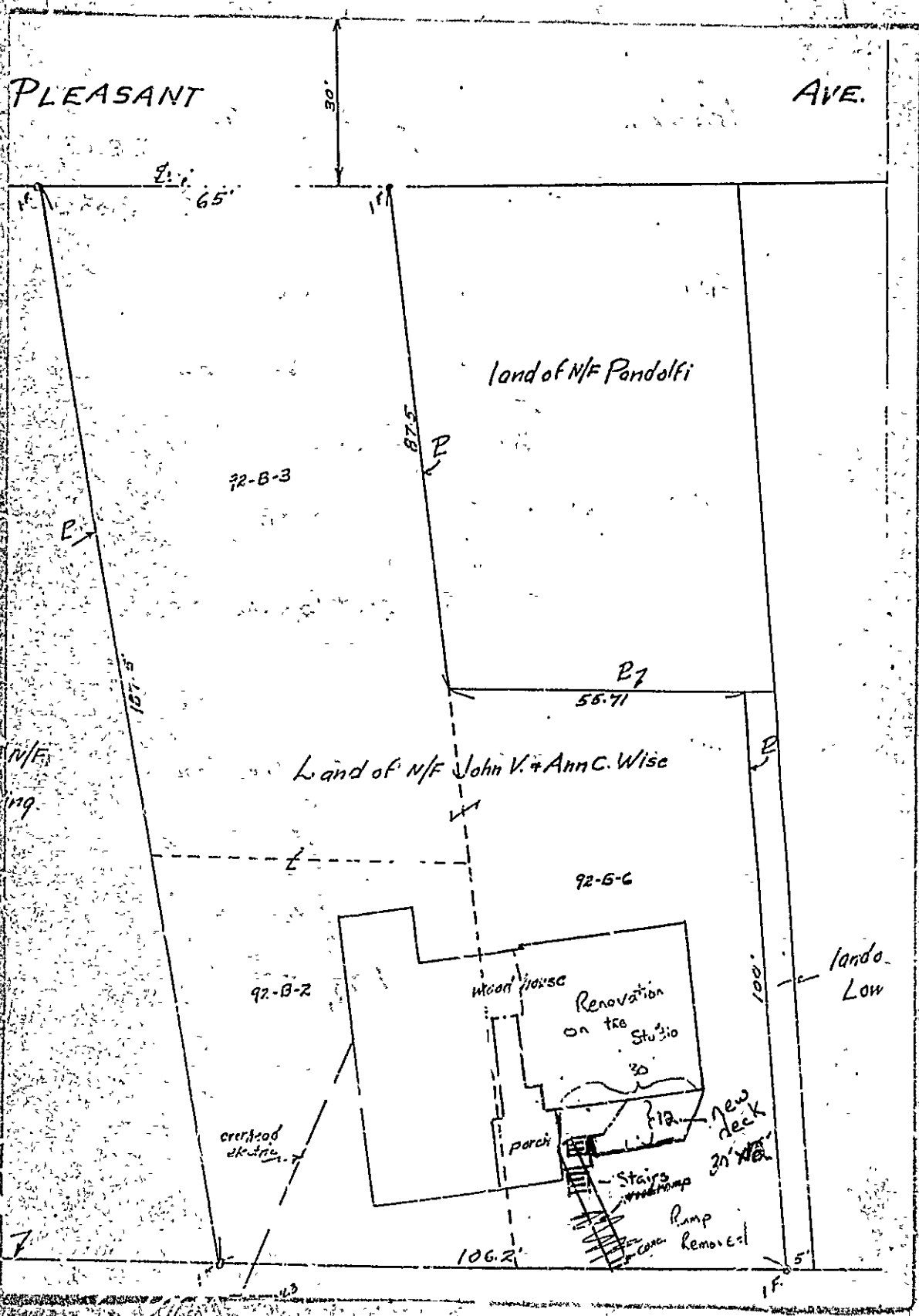
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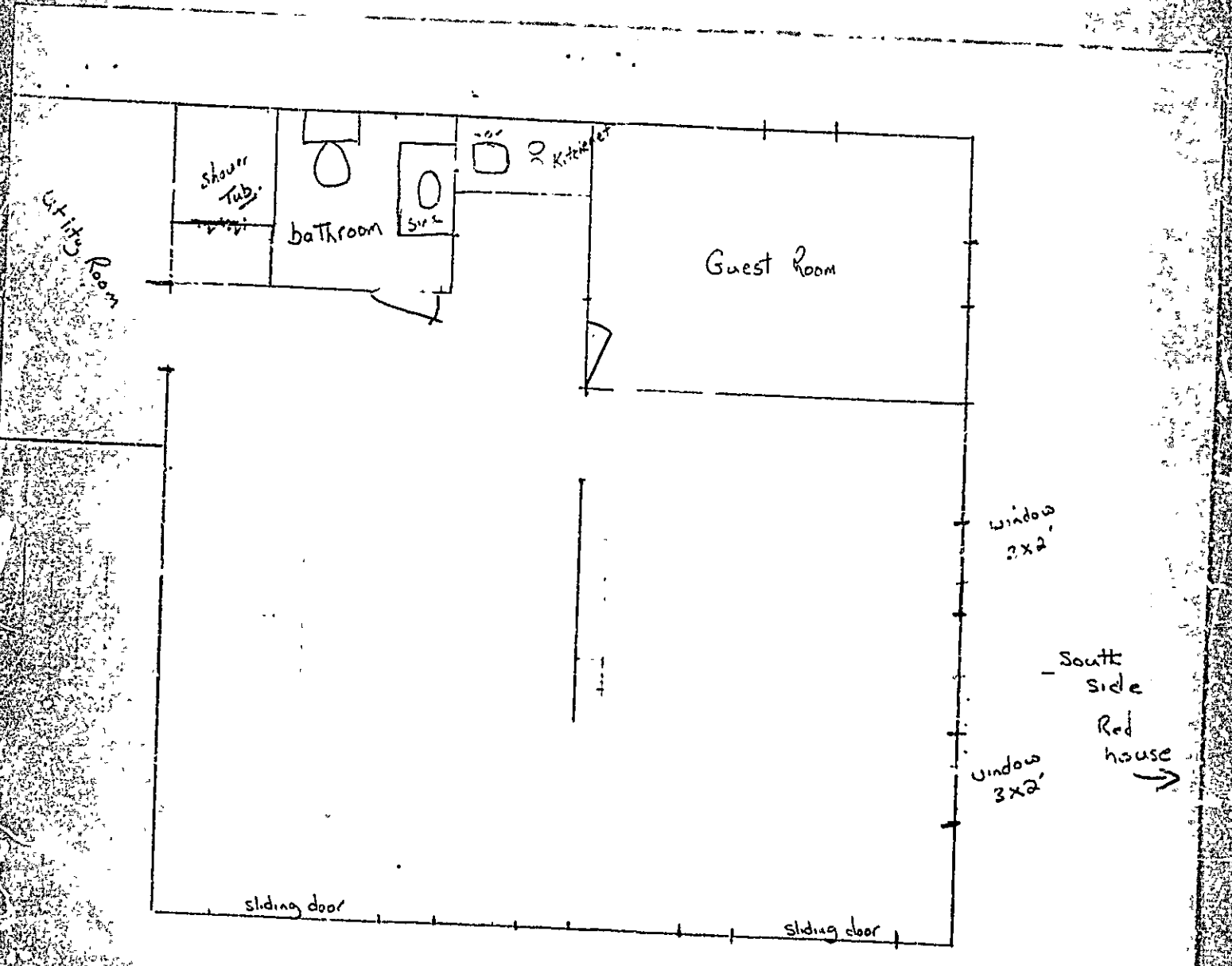
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Sincerely,

Warren J. Turner
Warren J. Turner
Zoning Enforcement Inspector

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Arthur Addato, Code Enforcement Officer





front

1st floor