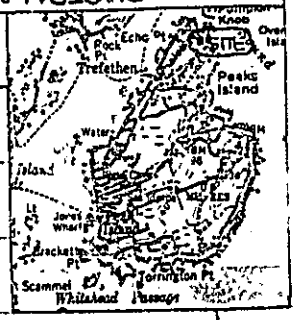
Department of Human Services
Division of Health Engineering

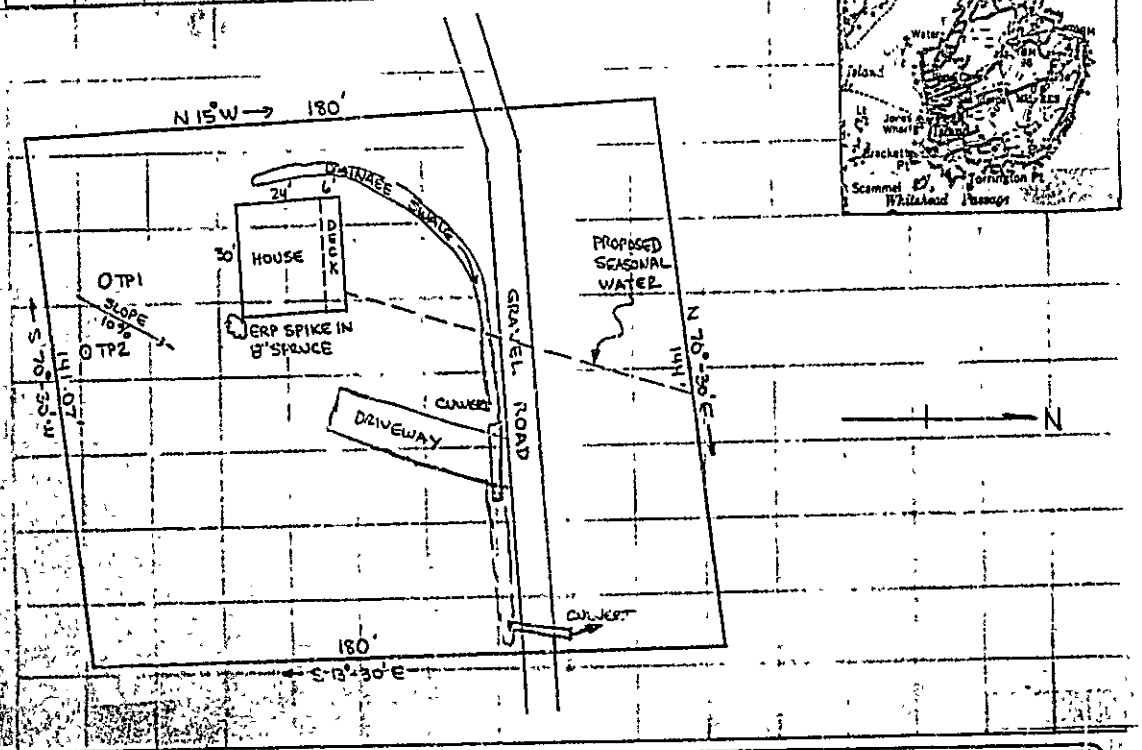
SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Town, City, Plantation: PORTLAND PEAKS ISLAND
Street, Road, Subdivision: WOODS ROAD 92-6-31
Owners Name: STEVEN MACISAAC

SITE PLAN

Scale 1" = 40 Ft.





SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole 1 ☒ Test Pit ☐ Boring

2" FOREST PEAT * Depth of Organic Horizon Above Mineral Soil

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0–8	LOAM	SLIGHTLY FRIABLE	DARK BROWN	
8–10	SANDY LOAM	FRIABLE	MEDIUM BROWN	NONE
10–15	SILTY GRAVEL	SLIGHTLY FRIABLE	RED BROWN	
15–20				COMMON
30–40		FRIABLE	RED GRAY	FEW

Soil Profile	Classification Condition	Slope	Limiting Factor	Ground Water / Restrictive Layer / Bedrock
3	A III	10 %	18	☒ Ground Water

Observation Hole 2 ☒ Test Pit ☐ Boring

2" FOREST PEAT * Depth of Organic Horizon Above Mineral Soil

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0–8	LOAM	SLIGHTLY FRIABLE	DARK BROWN	
8–10	SANDY LOAM	FRIABLE	GRAY BROWN	
10–15	SILTY GRAVEL	SLIGHTLY FRIABLE	RED BROWN	
15–20				COMMON
30–40		FRIABLE	RED GRAY	FEW

Soil Profile	Classification Condition	Slope	Limiting Factor	Ground Water / Restrictive Layer / Bedrock
3	A III	10 %	16	☒ Ground Water

William B. Goodwin — Site Evaluator or Professional Engineer's Signature
COO 14814 — SE# / PE#
11/28/87 — Date

Page 2 of 3
HHE-200 Rev 4/83

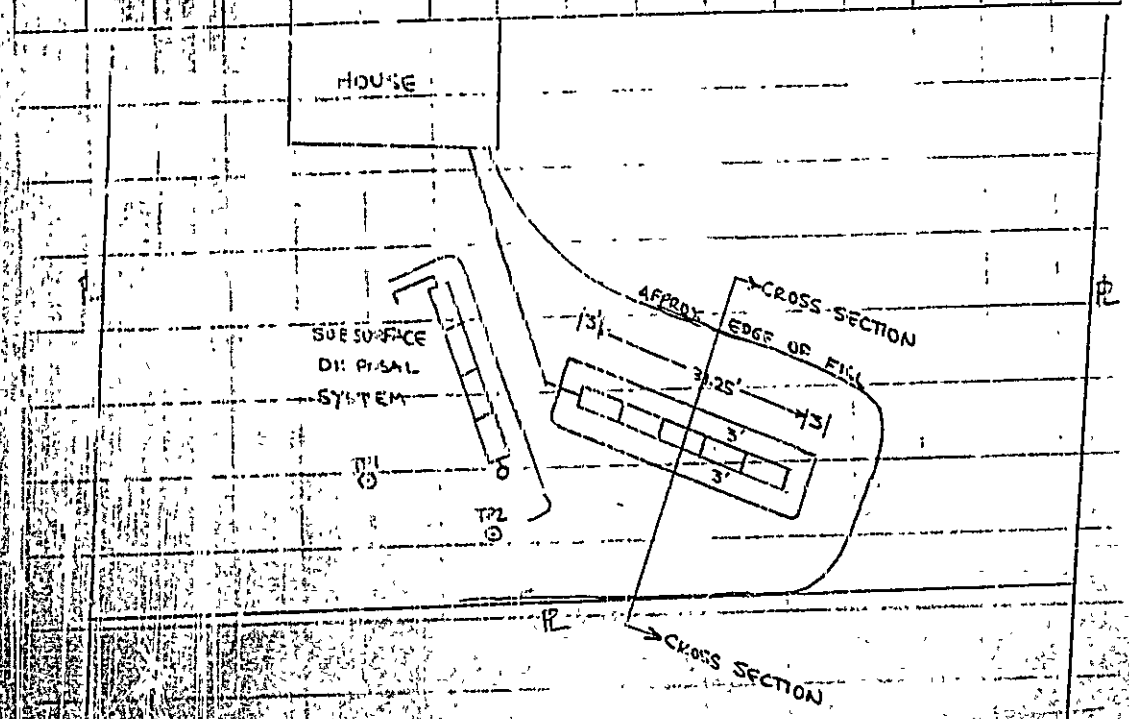
Department of Human Services
Division of Health Engineering

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Town, City, Plantation	Street, Road, Subdivision	Owners Name
PORTLAND	PEAKS ISLAND WOODS RD 92-G-31	STEVEN MACISAAC

SUBSURFACE WASTEWATER DISPOSAL PLAN

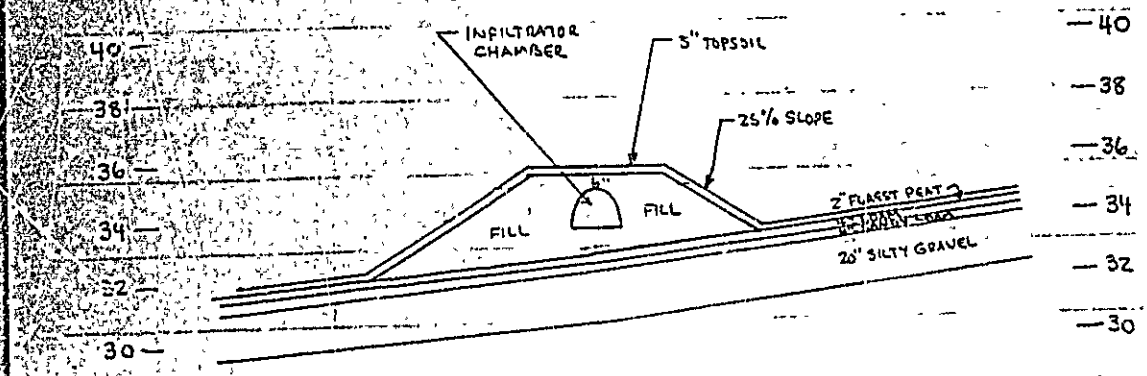
Scale 1" = 20 FT.



FILL REQUIREMENTS		CONSTRUCTION ELEVATIONS		ELEVATION REFERENCE POINT LOCATION & DESCRIPTION
Depth of Fill (Upslope)	32"	Reference Elevation is	34.09	SPIKE IN 8" SPRUCE
Depth of Fill (Downslope)	32"	Bottom of Disposal Area	33.66	NEAR HOUSE
		Top of Distribution Lines or Chambers	34.91	

DISPOSAL AREA CROSS SECTION

Scale: Vertical: 1 inch = 4 FT. Horizontal: 1 inch = 10 FT.



William R. Goodwin
Site Evaluator or Professional Engineer's Signature

0003/4814
SE # / PE #

11/28/84
Date

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Department of Human Services
Division of Health Engineering
(207) 289-3826

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

PROPERTY ADDRESS

Town Or Location	PORTLAND PEAKS ISLAND
Street Subdivision Lot #	WOODS ROAD TAX MAP 92 BLOCK G LOT 31

PROPERTY OWNERS NAME

Last: MacIsaac First: Steven

Applicant Name:	STEVEN MacISAAC
Mailing Address of Owner/Applicant (If Different)	13 FRANCINE ROAD FRAMINGHAM MASS 01701

Caution: Permit Required

The Subsurface Wastewater Disposal System shall not be installed until a Permit is attached here by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.

Steven MacIsaac — Signature of Owner/Applicant — Date 4-16-90

Caution: Inspection Required

I have inspected the installation authorized above and [illegible] in be in compliance with the Subsurface Wastewater Disposal F[illegible]

Local Plumbing Inspector Signature — Date Approved

PERMIT INFORMATION

THIS APPLICATION IS FOR:

1. ☒ NEW SYSTEM
2. ☐ REPLACEMENT SYSTEM
3. ☐ EXPANDED SYSTEM
4. ☐ SEASONAL CONVERSION
5. ☐ EXPERIMENTAL SYSTEM

THIS APPLICATION REQUIRES:

1. ☒ NO RULE VARIANCE REQUIRED
2. ☐ NEW SYSTEM VARIANCE Attach New System Variance Form
   ☐ REPLACEMENT SYSTEM VARIANCE Attach Replacement System Variance Form
3. ☐ Requires only Local Plumbing Inspector Approval
4. ☐ Requires both State and Local Plumbing Inspector Approval

INSTALLATION IS

COMPLETE SYSTEM

1. ☐ NON-ENGINEERED SYSTEM
2. ☐ PRIMITIVE SYSTEM (Includes Alternative Toilet)
3. ☐ ENGINEERED (+2000 gpd)

INDIVIDUALLY INSTALLED COMPONENTS:

4. ☐ TREATMENT TANK (ONLY)
5. ☐ HOLDING TANK
6. ☐ ALTERNATIVE TOILET (ONLY)
7. ☐ NON-ENGINEERED DISPOSAL AREA (ONLY)
8. ☐ ENGINEERED DISPOSAL AREA (ONLY)
9. ☒ SEPARATED LAUNDRY SYSTEM

IF REPLACEMENT SYSTEM:

YEAR FAILING SYSTEM INSTALLED _____

THE FAILING SYSTEM IS:

1. ☐ BED 3. ☐ TRENCH
2. ☐ CHAMBER 4. ☐ OTHER _____

DISPOSAL SYSTEM TO SERVE:

1. ☒ SINGLE FAMILY DWELLING
2. ☐ MODULAR OR MOBILE HOME
3. ☐ MULTIPLE FAMILY DWELLING
4. ☐ OTHER _____ SPECIFY

TYPE OF WATER SUPPLY

SIZE OF PROPERTY	ZONING
25,600 SF	IR1

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

TREATMENT TANK

1. ☐ SEPTIC: ☐ Regular ☐ Low Profile
2. ☐ AEROBIC

SIZE: N/A GALS.

WATER CONSERVATION

1. ☐ NONE
2. ☐ LOW VOLUME TOILET
3. ☒ SEPARATED LAUNDRY SYSTEM
4. ☐ ALTERNATIVE TOILET

SPECIFY: _____

PUMPING

1. ☒ NOT REQUIRED
2. ☐ MAY BE REQUIRED (DEPENDING ON TREATMENT TANK LOCATION AND ELEVATION)
3. ☐ REQUIRED

DOSE: _____ GALS.

CRITERIA USED FOR DESIGN FLOW (BEDROOMS, SEATING, EMPLOYEES, WATER RECORDS, ETC.)

SEPARATED LAUNDRY SYSTEM

DESIGN FLOW: 90 (GALLONS/DAY)

SOIL CONDITIONS USED FOR DESIGN PURPOSES

PROFILE	CONDITION
3	AIII

DEPTH TO LIMITING FACTOR: 16"

SIZE RATINGS USED FOR DESIGN PURPOSES

1. ☐ SMALL
2. ☐ MEDIUM
3. ☐ MEDIUM-LARGE
4. ☐ LARGE
5. ☐ EXTRA LARGE

DISPOSAL AREA TYPE/SIZE

1. ☐ BED _____ Sq. Ft.
2. ☒ CHAMBER 150* Sq. Ft.
   ☒ REGULAR ☐ H-20
3. ☐ TRENCH _____ Linear Ft.
4. ☐ OTHER: _____

SITE EVALUATOR STATEMENT * USED 5 INFILTRATOR CHAMBERS IN TRENCH CONFIGURATION ☐ SITE EVALUATION WAIVED BY LOCAL OPTION

On MARCH 27 1989 (date) I conducted a site evaluation for this project and certify that the data reported is accurate. The system I propose is in accordance with the Subsurface Wastewater Disposal Rules.

William B. Goodwin — Site Evaluator or Professional Engineer's Signature — 0003/4814 SE# / PE# — 11/28/89 Date

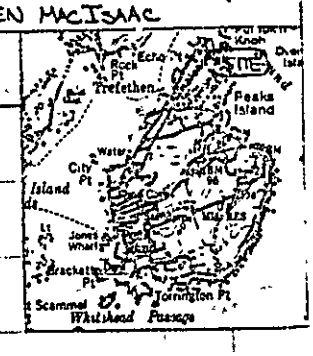
* Local Plumbing Inspectors Signature if a Local Site Evaluation Waiver under a Local Option

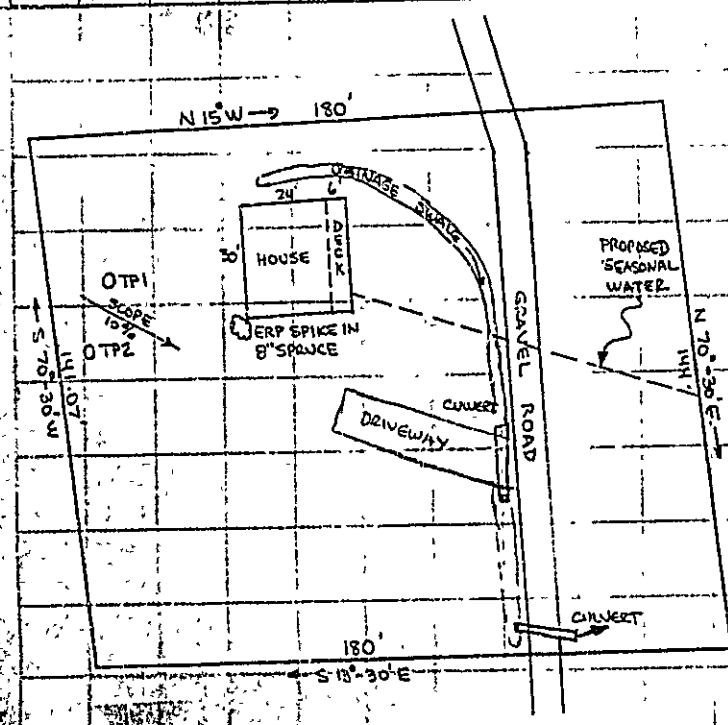
SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering

Town, City, Plantation	Street, Road, Subdivision	Owner's Name
PORTLAND : PEAKS ISLAND	WOODS ROAD 92-6-31	STEVEN MACISAAC

SITE PLAN — Scale 1" = 40 FT.





SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole 1 ☒ Test Pit ☐ Boring

2" FOREST PEAT * Depth of Organic Horizon Above Mineral Soil

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0–8	LOAM	SLIGHTLY FRIABLE	DARK BROWN	
8–10	SANDY LOAM	FRIABLE	MEDIUM BRO.	
10–15	SILTY GRAVEL	SLIGHTLY FRIABLE	RED BROWN	
15–20				COMMON
20–30		FRIABLE	RED GRAY	FEW
30–40				
40–50				

Soil	Classification	Slope	Limiting Factor
3 (Profile)	AIII (Condition)	10 %	18 ☒ Ground Water ☐ Restrictive Layer ☐ Bedrock

Observation Hole 2 ☒ Test Pit ☐ Boring

2" FOREST PEAT * Depth of Organic Horizon Above Mineral Soil

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0–8	LOAM	SLIGHTLY FRIABLE	DARK BROWN	
8–10	SANDY LOAM	FRIABLE	GRAY BROWN	
10–15	SILTY GRAVEL	SLIGHTLY FRIABLE	RED BROWN	
15–20				COMMON
20–30		FRIABLE	RED GRAY	FEW
30–40				
40–50				

Soil	Classification	Slope	Limiting Factor
3 (Profile)	AIII (Condition)	10 %	16 ☒ Ground Water ☐ Restrictive Layer ☐ Bedrock

William B. Goodwin — Site Evaluator or Professional Engineer's Signature

0003/4814 — SE#/PE#

11/28/89 — Date

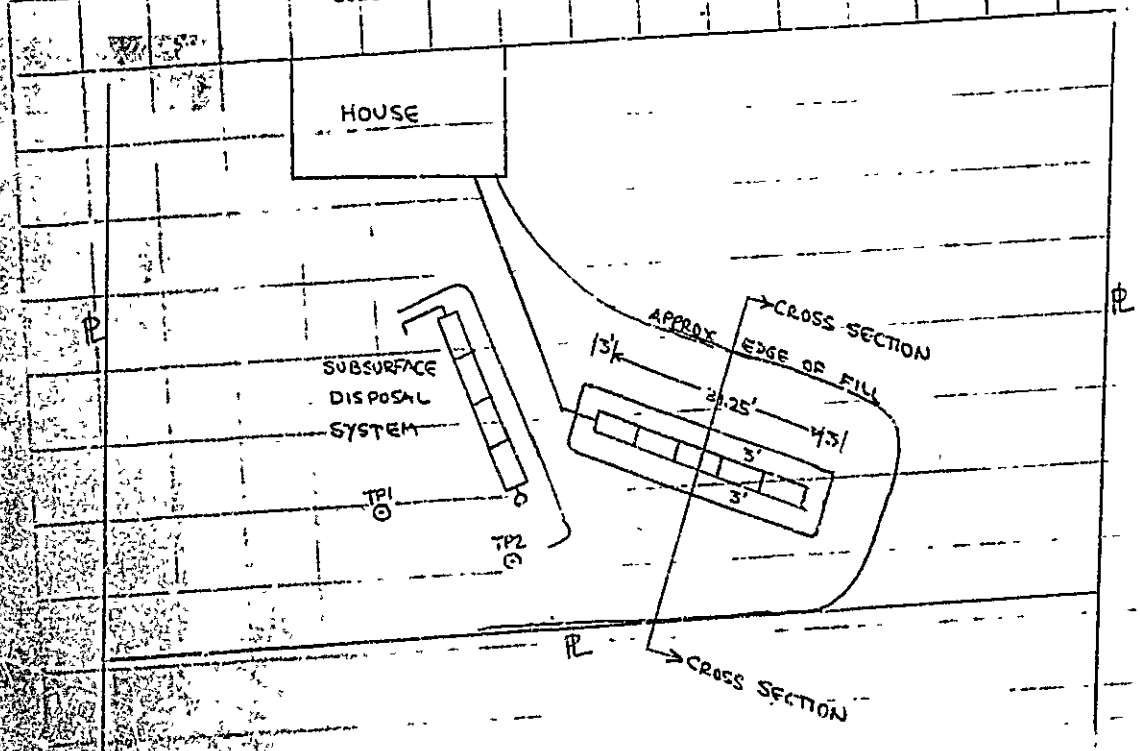
Department of Human Services
Division of Health Engineering

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Town, City, Plantation: PORTLAND
Street, Road, Subdivision: PEAKS ISLAND WOODS RD 92-G-31
Owner: STEVEN MACISAAC

SUBSURFACE WASTEWATER DISPOSAL PLAN

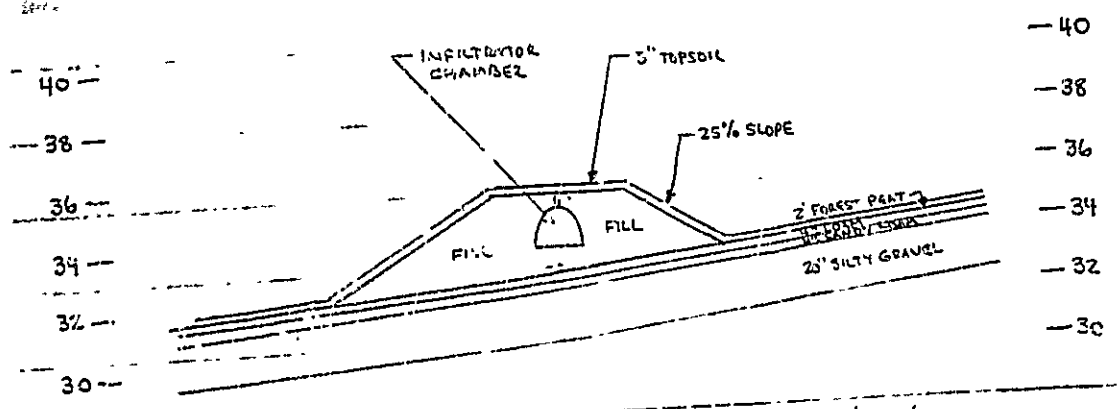
Scale 1" = 20 FT



FILL REQUIREMENTS		CONSTRUCTION ELEVATIONS		ELEVATION REFERENCE POINT LOCATION & DESCRIPTION
Depth of Fill (Upslope)	32"	Reference Elevation is	34.9	SPIKE IN 8" SPRUCE
Depth of Fill (Downslope)	32"	Bottom of Disposal Area	33.66	NEAR HOUSE
		Top of Distribution Lines or Chambers	34.91	

DISPOSAL AREA CROSS SECTION

Scale:
Vertical: 1 inch = 4 FT
Horizontal: 1 inch = 10 FT



Site Evaluator or Professional Engineer's Signature

0003/4814
Job # / PE #

11/28/89
Date

Mr. Addato
For your file
Also give copy to
of Jay's letter to
Charlie. C-M-L

DRUMMOND WOODSUM PLIMPTON & MACMAHON
ATTORNEYS AT LAW
245 COMMERCIAL STREET
PORTLAND, MAINE 04101-1117
(207) 772-1941
FAX (207) 772-3627

PARK ONE-ELEVEN
409 ALFRED STREET
BIDDEFORD, MAINE 04005
(207) 282-5983
FAX (207) 282-4310

May 24, 1990

COPY

Charles A. Lane, Esq.
Associate Corporation Counsel
City of Portland
389 Congress Street
Portland, ME 04101

Re: MacIsaac Property, Peak's Island

Dear Charlie:

Thank you for your letter of May 8, 1990. In response to our request (in my May 4, 1990 letter to you) that the outstanding building permit be revoked, you stated that you had forwarded a copy of my letter to Sam Hoffses, Chief of Inspection Services, for evaluation. Would you please let me know whether Mr. Hoffses has made a decision, and, if so, what he has decided?

A week ago, Barry Spear, a paralegal in our office, met with Mr. Arthur Addato, one of the City's Code Enforcement Officers, in order to follow upon on our prior request to obtain a certified copy of the topographic site plan submitted with the MacIsaacs' original HHE-200 application for a septic system permit in May, 1989. Also, Mr. Spear requested a certified copy of any revised topographic site plan submitted with the MacIsaacs' revised HHE-200 permit application of April, 1990. Unfortunately, Mr. Addato was unable to locate the May, 1989 topographic site plan, nor was he able to verify whether or not a revised topographic site plan was submitted with the April, 1990 HHE-200 permit application. Yet, it is our understanding that a topographic site plan is a required part of an application for a subsurface septic disposal system permit. (If this is not correct, please let me know.)

We understand that the City sent the MacIsaacs' HHE-200 permit application to Mr. Jay Hardcastle in the Division of Health Engineering, for review and approval. Our client, Richard B. Swain, has been informed by Mr. Hardcastle that he did not receive a copy of any topographic site plan with the application materials received from Mr. Addato. We conclude that in all probability no revised topographic site plan was submitted with the revised HHE-200 permit application. Would you please confirm this?

Assuming that that is the case, Mr. Swain has asked us to relate to you his concern that a revised topographic site plan is essential for review of the proposed storm water drainage culvert under Woods Road, which is schematically indicated in the revised HHE-200 permit application, regarding its location, invert elevation, pipe size and the roadway grading over the culvert. If, in fact, no revised topographic site plan was submitted with the revised HHE-200 permit application, we would request that you please advise us of whether one will be required by the City.

Thank you for your attention to this matter. I look forward to hearing from you soon.

Very truly yours,

Andy Cohen

Andrew H. Cohen

AHC/mjc
cc: P. Samuel Hoffses, Chief Inspection Services
Richard B. Swain
4771C

John R. McKernan, Jr
Governor

Rollin Ives
Commissioner

STATE OF MAINE
DEPARTMENT OF HUMAN SERVICES
AUGUSTA MAINE 04333

April 27, 1990

30-A
M.R.S.A.
4222

Samuel Hoffses
Chief of Inspection Services
City of Portland
389 Congress Street
Portland ME 04101

Dear Sam:

As you know, I've given our opinion on the legality of Bill Goodwin providing site evaluations in Portland. We think this should be enforced by the municipality; therefore, I think the public is better served if Goodwin's work is accepted and the City of Portland and the Union and any litigation that may occur thereunder determine the impropriety and/or legality of his consulting services now or in the future.

Mr. Goodwin's professional qualifications to perform site evaluations are not being questioned and he has been included in the Department's 1990 site evaluators list.

Enclosed is the Arthur Addato Subsurface Wastewater Disposal Application. I have looked at it and returned it with no comment. The Alternate Plumbing Inspector should approve this as has been the practice in Portland. Time will, in my opinion, bring full compliance with the law; but, for outstanding applications, the public is not well served by changing past practice.

Very truly yours,

Wallace W. Hinckley
Manager, Plumbing Control Program

WWH/ld

RECEIVED
APR 30 1990
DEPT OF BUILDING INSPECTIONS
CITY OF PORTLAND

Department of Human Services
Division of Health Engineering
(207) 289-3826

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

PROPERTY ADDRESS

Town Or Plantation	PORTLAND PEAKS ISLAND
Street Subdivision Lot #	WOODS ROAD TAX MAP 92 BLOCK 6 LOT 31

PROPERTY OWNERS NAME

MACISAAC (Last) STEVEN (First)

Applicant Name:	STEVEN MACISAAC
Mailing Address of Owner/Applicant (If Different)	13 FRANCINE ROAD FRAMINGHAM MASS 01701

Caution: Permit Required APR 1990

The Subsurface Wastewater Disposal System shall not be installed until a Permit is attached here by the Local Plumbing Inspector. The Permit shall authorize the owner/applicant to install the disposal system in accordance with the Laws and the Maine Subsurface Wastewater Disposal Rules.

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.

Steven MacIsaac 4-16-90
Signature of Owner/Applicant — Date

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules.

Local Plumbing Inspector Signature — Date Approved

PERMIT INFORMATION

THIS APPLICATION IS FOR:

1. ☒ NEW SYSTEM
2. ☐ REPLACEMENT SYSTEM
3. ☐ EXPANDED SYSTEM
4. ☐ SEASONAL CONVERSION
5. ☐ EXPERIMENTAL SYSTEM

THIS APPLICATION REQUIRES:

1. ☒ NO RULE VARIANCE REQUIRED
2. ☐ NEW SYSTEM VARIANCE Attach New System Variance Form
   ☐ REPLACEMENT SYSTEM VARIANCE Attach Replacement System Variance Form
3. ☐ Requires only Local Plumbing Inspector Approval
4. ☐ Requires both State and Local Plumbing Inspector Approval

INSTALLATION IS

COMPLETE SYSTEM

1. ☒ NON-ENGINEERED SYSTEM
2. ☐ PRIMITIVE SYSTEM (Includes Alternative Toilet)
3. ☐ ENGINEERED (>2000 gpd)

INDIVIDUALLY INSTALLED COMPONENTS:

4. ☐ TREATMENT TANK (ONLY)
5. ☐ HOLDING TANK
6. ☐ ALTERNATIVE TOILET (ONLY)
7. ☐ NON-ENGINEERED DISPOSAL AREA (ONLY)
8. ☐ ENGINEERED DISPOSAL AREA (ONLY)
9. ☐ SEPARATED LAUNDRY SYSTEM

IF REPLACEMENT SYSTEM:

YEAR FAILING SYSTEM INSTALLED _____

THE FAILING SYSTEM IS:

1. ☐ BED 3. ☐ TRENCH
2. ☐ CHAMBER 4. ☐ OTHER _____

DISPOSAL SYSTEM TO SERVE:

1. ☒ SINGLE FAMILY DWELLING
2. ☐ MODULAR OR MOBILE HOME
3. ☐ MULTIPLE FAMILY DWELLING
4. ☐ OTHER _____ SPECIFY

SIZE OF PROPERTY	ZONING	TYPE OF WATER SUPPLY
25,600 SF	IR1	PUBLIC WATER

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

TREATMENT TANK

1. ☒ SEPTIC: ☐ Regular ☒ Low Profile
2. ☐ AEROBIC

SIZE: 1000 GALS.

WATER CONSERVATION

1. ☐ NONE
2. ☒ LOW VOLUME TOILET
3. ☒ SEPARATED LAUNDRY SYSTEM
4. ☐ ALTERNATIVE TOILET

SPECIFY: _____

PUMPING

1. ☒ NOT REQUIRED
2. ☐ MAY BE REQUIRED (DEPENDING ON TREATMENT TANK LOCATION AND ELEVATION)
3. ☐ REQUIRED

DOSE: _____ GALS

CRITERIA USED FOR DESIGN FLOW (BEDROOMS, SEATING, EMPLOYEES, WATER RECORDS, ETC.)

3 BEDROOM CONSERVATIVE 450
LOW VOLUME TOILET -45
SEPARATED LAUNDRY -90
DESIGN FLOW 315 (GALLONS/DAY)

SOIL CONDITIONS USED FOR DESIGN PURPOSES

PROFILE	CONDITION
3	AIII

DESIGN INFILTRATION FACTOR: 16

SIZE RATINGS USED FOR DESIGN PURPOSES

1. ☐ SMALL
2. ☐ MEDIUM
3. ☒ MEDIUM-LARGE
4. ☐ LARGE
5. ☐ EXTRA LARGE

DISPOSAL AREA TYPE/SIZE

1. ☐ BED _____ Sq. Ft.
2. ☒ CHAMBER 775* Sq. Ft.
   ☒ REGULAR ☐ H-20
3. ☐ TRENCH _____ Linear Ft.
4. ☐ OTHER: _____

SITE EVALUATOR STATEMENT * USED 22 INFILTRATOR CHAMBERS IN TRENCH CONFIGURATION

☐ SITE EVALUATION WAIVED BY LOCAL OPTION

On MARCH 27 1989 (date) I conducted a site evaluation for this project and certify that the data reported is accurate. The system I propose is in accordance with the Subsurface Wastewater Disposal Rules

William G. Goodwin — 0003/4814 — 11/28/89
Site Evaluator or Professional Engineer's Signature — SE# / PE# — Date

* Local Plumbing Inspector's Signature if a Local Site Evaluation Waiver under a Local Option

SURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Division of Health Engineering

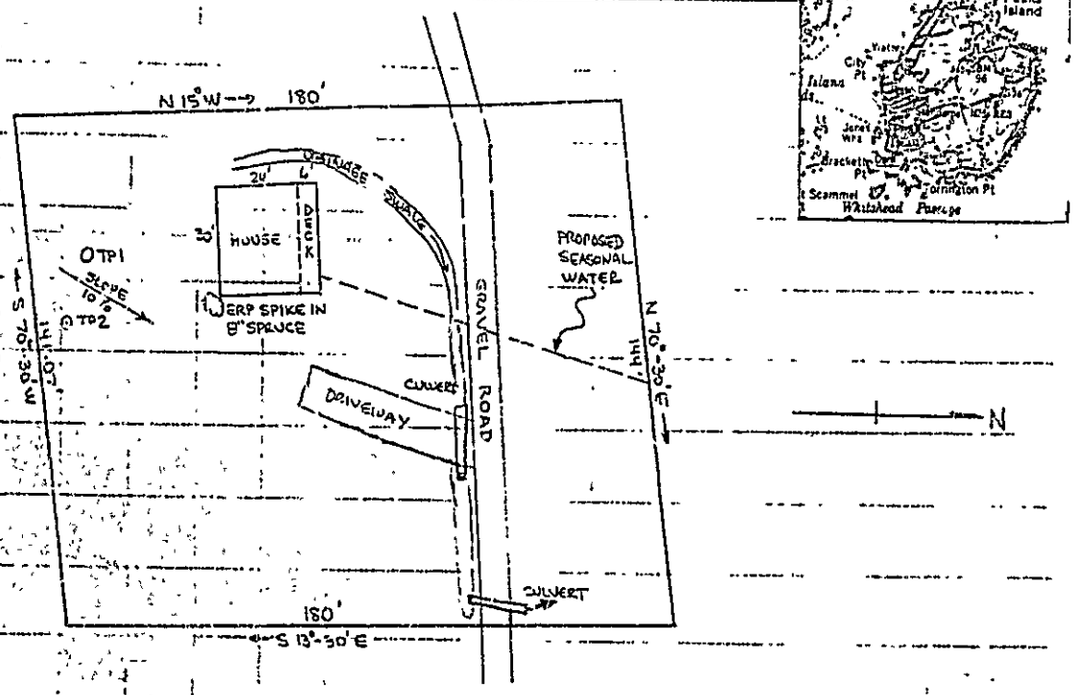
Town, City, Plantation: PORTLAND PEAKS ISLAND

Street, Road, Subdivision: WOODS ROAD 92-6-31

Owner, Name: STEVEN MACISAAC

SITE PLAN

Scale 1" = 40 Ft.



SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole 1 ☒ Test Pit ☐ Boring

2" FOREST PEAT * Depth of Organic Horizon Above Mineral Soil

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0–6	LOAM	SLIGHTLY FRIABLE	DARK BROWN	
6–10	SANDY LOAM	FRIABLE	MEDIUM BROWN	NONE
10–15	SILTY GRAVEL	SLIGHTLY FRIABLE	RED BROWN	
15–20				COMMON
20–50		FRIABLE	RED GRAY	FEW
50				

Soil	Classification	Slope	Limiting Factor
3	AIII	10 %	18" ☒ Ground Water ☐ Restrictive Layer ☐ Bedrock

Observation Hole 2 ☒ Test Pit ☐ Boring

2" FOREST PEAT * Depth of Organic Horizon Above Mineral Soil

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0–8	LOAM	SLIGHTLY FRIABLE	DARK BROWN	
8–10	SANDY LOAM	FRIABLE	GRAY BROWN	
10–15				
15–20	SILTY GRAVEL	SLIGHTLY FRIABLE	RED BROWN	COMMON
20–50		FRIABLE	RED GRAY	FEW
50				

Soil	Classification	Slope	Limiting Factor
3	AIII	10 %	16" ☒ Ground Water ☐ Restrictive Layer ☐ Bedrock

William B. Goodwin — Site Evaluator or Professional Engineer's Signature

0003/4814 — Site / PE #

11/28/89 — Date

Page 2 of 3

HHS-200 Rev 4/83

Department of Human Services
Division of Health Engineering

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Town, City, Plantation: PORTLAND PEAKS I

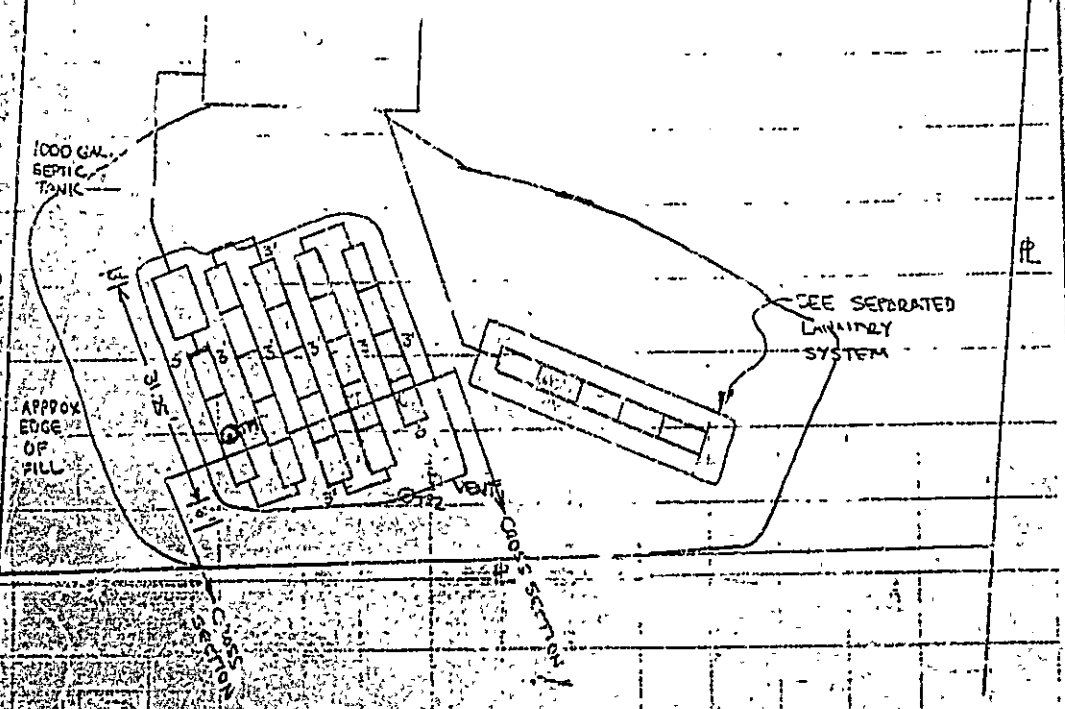
Street, Road, Subdivision: ROAD

Date: 92-6-11

Owners Name: STEVEN MACISAAC

WATER DISPOSAL PLAN

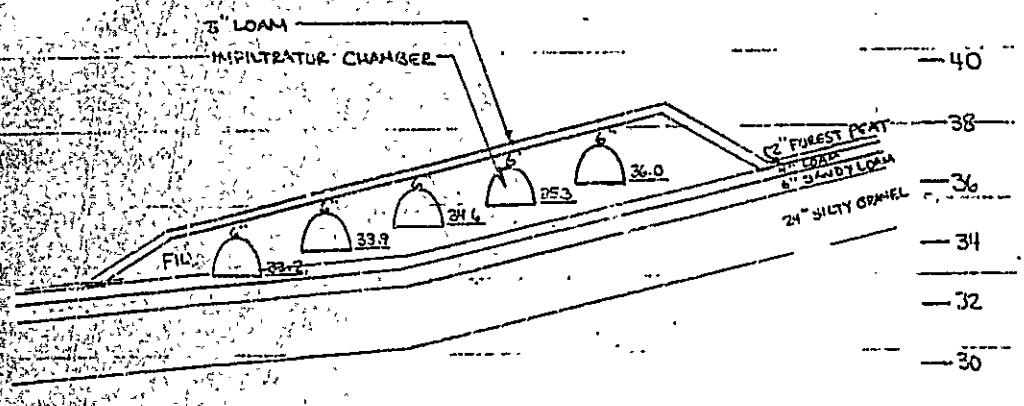
Scale 1" = 20 FT



FILL REQUIREMENTS	CONSTRUCTION ELEVATIONS	ELEVATION REFERENCE POINT LOCATION & DESCRIPTION
Depth of Fill (Upslope) 30"	Reference Elevation is 31.09	S. KE 10 8" SPRUCE
Depth of Fill (Downslope) 19"	Bottom of Disposal Area SEE X SECTION	NEAR HOUSE
	Top of Distribution Lines or Chambers SEE Y SECTION	

DISPOSAL AREA CROSS SECTION

Scale: Vertic : 1 inch = 5 FT; Horizontal: 1 inch = 10 FT



William R. Gardiner
Site Evaluator or Professional Engineer's Signature

0003/4814
SE # / PE #

11/28/89
Date

Page 3 of 3
HHE-200 Rev. 4/83

CITY OF PORTLAND, MAINE
389 CONGRESS STREET
PORTLAND MAINE 04101
(207) 871-8300

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

APR 1990
Received
Div. of Health
Engineering

P SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

April 17, 1990

Department of Human Services
Bureau of Health
Division of Health Engineering
Station #10
Augusta, ME 04333

Attn.: Jay Hardcastle.

Dear Jay,

Enclosed please find copies of system re-design submitted by Mr. Steve MacIsaac of Woods Road, Peaks Island, 92-G-31.

Please review, and if it meets your approval, please indicate and return these copies to us.

Sincerely,

Arthur Addato
Code Enforcement Officer

cc: P. Samuel Hoffses
Chief of Inspection Services

AA/jmr

RECEIVED
APR 20 1990
DEPT OF BUILDING INSPECTIONS
CITY OF PORTLAND

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

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

May 7, 1990

Department of Human Services
Bureau of Health
Division of Health Engineering
Station #10
Augusta, ME 04333

Attn: Jay Hardcastle.

Dear Jay,

I am returning copies of system redesign for Mr. Steve MacIsaac of Woods Road, Peaks Island, 92-G-31, for your review and approval.

Sam Hoffses, Chief of Inspection Services, has advised me that he spoke with Mr. Walter Hinckley, and that it would be acceptable to pursue this channel.

We certainly appreciate all considerations you have extended us.

Sincerely,

Arthur Addato

Arthur Addato,
Code Enforcement Officer (7)

cc: P. Samuel Hoffses, Chief of Inspection Services
Joseph E. Gray, Jr., Director of Planning & Urban Dev.

AA/jm

Daylor
Consulting
Group
Inc.

May 17, 1990

Mr. P. Samuel Hoffses
Chief, Inspection Services Division
City of Portland
389 Congress Street
Portland, Maine 04101

Subject: Land of MacIsaac on Peaks Island
92-G-31 Woods Road

Dear Mr. Hoffses,

I have reviewed the revised "Subsurface Wastewater Disposal System Application" as prepared by William B. Goodwin and submitted by Steven MacIsaac on April 20, 1990. I note that the soil evaluations are based upon the same two test pits as the previous submission of May 1989. Those evaluations having been conducted by William Goodwin on March 27, 1989. It is my understanding, as a result of inquiries made of your office by my attorneys, that a revised "Topographic Site Plan" could not be located and it was uncertain whether one had been submitted with this Application as required.

I trust you recall the November 6, 1989 site review attended by Jay Hardcastle, William Goodwin, yourself and other City staff. I am also certain that you will recall one of the blatant site plan discrepancies, and one of several which invalidated the sewage system Permit of last June, was the actual location of a rock outcrop within the westernmost row of proposed infiltration chambers.

I overlayed the sewage system plan dated 2 May 89 with the revised system plan dated 28 Nov 89 to note the design changes; both being on page 3 of 3 of the Application forms as prepared by William Goodwin. I discovered several curious things. The system plans are virtually identical; the property lines, house location, laundry system, and lettering on both plans match perfectly. Two things are not identical. The first is the number of infiltration chambers for the wastewater system in each of the five rows of such chambers; the septic tank was relocated away from the house and into the westernmost row to overcome the inadequate setback from a man-made ditch of the May 1989 submission. However, the location of the five rows of chambers is identical between the two plans, and the westernmost row of chambers on the April 1990 submission is in exactly the same location as the wester[illegible] t row of the May 1989 submission. This means the westernmost row in the revised s[illegible] plan, dated 28 Nov 89, still straddles the rock outcrop observed in the field earlier that month. The second curious thing is the test pit locations are not the same in both plans. The test pit TP1 has been illustrated within the westernmost row of chambers of the 28 Nov 89 plan. I believe this creates the impression that the sewage disposal field has been moved easterly off the rocks. The location of test pit TP2 matches perfectly between the 1989 and 1990 submissions. However, the space between TP1 and TP2 has apparently and inexplicably increased from 20 feet on the plan prepared by Goodwin dated 2 May 89 to 27 feet on the plan prepared by Goodwin dated 28 Nov 89. The Topographic Site Plan, signed and stamped by Registered Land Surveyor Gary E. Johnson, which accompanied the May 1989 Application indicates the two test pits have a spacing of 20 feet. I am greatly concerned this

Suite 216
World Trade Center
Boston/MA 02210

617 439 5525
FAX 439 5470

is another indication of the incomplete and inaccurate information being submitted as the MacIsaac "Subsurface Wastewater Disposal System Application" by William Goodwin; a licensed Site Evaluator in the State of Maine.

My patience is near an end! The records demonstrate that incomplete and inaccurate information was provided to the City in May of 1989 when application was made for the Subsurface Wastewater Disposal System Permit and Building Permit for Steven MacIsaac; and that the City failed to evaluate the actual site conditions or assure that the wastewater system complied with the Maine Subsurface Wastewater Disposal Rules prior to issuing permits in June of 1989. I am also greatly concerned about improperly executed permits by those with responsibility for assuring compliance with City/State regulations and review of site conditions before the permits were issued. I have expended several months and several times the cost of the land to MacIsaac in my efforts to have the City of Portland correct its mistakes and prevent the environmental degradation and potential health hazards from an improperly permitted sewage system. I believe no citizen should have to expend this much time and resources to get its government to do the obvious!

I trust you will agree that the City has given every reasonable opportunity to MacIsaac to revise and correct the Subsurface Wastewater Disposal System Application. Now it is time to revoke the Permits. If a new application is made for a subsurface wastewater disposal system at this site, I trust the complete site information required in Section 6 of the Subsurface Wastewater Disposal Rules will be provided, that the system limits will be marked in the field as required to assist review by City/State officials, and that a thorough site evaluation and design compliance review will be conducted <u>before</u> the permit is granted.

Sincerely,
Daylor Consulting Group, Inc.

Richard Bryan Swain

Richard Bryan Swain, AICP

copy: Mr. Robert B. Ganley
Mr. Joseph E. Gray, Jr.
Attorney Charles A. Lane
Mr. Jay Hardcastle; DHS/DHE
Attorney Richard A. Shinay; DWP&M

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

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

IUEL HOFFSES, CHIEF
PECTION SERVICES DIVISION

June 19, 1990

Richard Bryan Swain, AICP
Suite 216
World Trade Center
Boston, MA 02210

Re: MacIsaac Property, Woods Road, Peaks Island.

Dear Mr. Swain:

It has been requested by Joseph E. Gray, Jr., Director of Planning & Urban Development, that I once again research Mr. MacIsaac's property to assure that Section 14-145.5(2) of the Land Use Code has been met.

Please be advised that this is being done and should be completed in the near future.

Sincerely,

WDG

William D. Giroux
Zoning Codes Enforcement Officer

cc: Joseph E. Gray, Jr., Director of Plan. & Urban Dev.
P. Samuel Hoffs s, Chief of Inspection Services
Charles Jane, Corporation Counsel
Warren Turner, Adm. Assistant - Zoning
Arthur Addato, Code Enforcement Officer

WDG/jmr

Executive Department

Robert B. Ganley
City Manager

CITY OF PORTLAND

April 9, 1990

Mr. Richard Brian Swain
Daylor Consulting Group, Inc.
Suite 216 . World Trade Center
Boston, MASS. 02210

Dear Mr. Swain:

Please excuse my delay in responding to your letter of March 1st. I have been completing a very lengthy and complicated budget process and am now getting caught up on some of those issues that arose during that process.

I have received a report from the Building Inspector about the issue that you raise in your letter and he has advised me that he is holding the Building Permit open but will not allow any work to be started until the applicant completes and submits a new subsurface waste water disposal application. If approval cannot be received for that application then the Building Permit will be revoked under Section 112.6 of the Building Code.

I trust that this issue will be resolved prior to any building taking place and I want to assure you that nothing will be done outside of the Ordinances of the City of Portland.

Sincerely,

Robert Ganley

Robert B. Ganley,
City Manager

RBG.k
cc: Joe Gray . Director/Planning & Urban Devel.

Tom
The Manager wants this guy kept up to date on what happens with the Building Permit
Joe

389 Congress Street • Portland, Maine 04101 • (20

Daylor
Consulting
Group
Inc.

April 5, 1990

APR 9 1990

Mr. Robert Ganley
City Manager
City of Portland
389 Congress Street
Portland, Maine 04101

Subject: Building Permit Revocation
Permit #002275 on Peaks Island

Dear Mr. Ganley,

It has been over a month since I wrote to you of my concerns regarding the issuance of Subsurface Wastewater Disposal Permit #3407 and Building Permit #002275 for property of Steve MacIsaac on Peaks Island. I have not received any communication from the City concerning this situation, and would appreciate the courtesy of a response.

We are approaching the season when the ground is thawing and groundwater is flowing. I would like to remind the City of Mr. Hardcastle's indication that additional soils evaluations should be conducted within the area of a revised disposal system, rock probes should be conducted systematically throughout the disposal area to verify the absence of rock as a limiting factor, and of Mr. Hardcastle's willingness to review the soil evaluations at the site. I trust that Mr. Hardcastle's suggestions will be followed and his assistance sought to review any revised subsurface wastewater disposal system design.

I again request your assistance in resolving this situation, would appreciate being informed of any revised permit application, and would appreciate being informed of any site re by Mr. Hardcastle; if scheduled.

Sincerely
Daylor Consulting Group, Inc.

Richard Bryan Swain, AICP

copy: Mr. P. Samuel Hoffses
Mr. Joseph E. Gray, Jr.
Attorney Charles A. Lane
Mr. Jay Hardcastle, DHS/DHE
Attorney Richard A. Shinay, DWP&M

Suite 216
World Trade Center
Boston/MA 02210

617 439 5525
FAX 433 5470

Daylor
Consulting
Group
Inc.

April 5, 1990

Mr. Robert Ganley
City Manager
City of Portland
389 Congress Street
Portland, Maine 04101

Subject: Building Permit Revocation
Permit #002275 on Peaks Island

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Sincerely,
Daylor Consulting Group, Inc.

Richard Bryan Swain

Richard Bryan Swain, AICP

copy: Mr. P. Samuel Hoffses
Mr. Joseph E. Gray, Jr.
Attorney Charles A. Lane
Mr. Jay Hardcastle, DHS/DHE
Attorney Richard A. Shinay, DWP&M

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617 439 5525
FAX 439 5470

Department of Human Service
Division of Health Engineering
(207) 289-3826

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

109

PROPERTY ADDRESS

City or Location	PORTLAND PEAKS ISLAND
Street Subdivision Lot #	WOODS ROAD TAX MAP 92 BLOCK G LOT 31

PROPERTY OWNERS NAME

Last: MacISAAC First: STEVEN

Applicant Name:	STEVEN MacISAAC
Mailing Address of Owner/Applicant (if Different)	13 FRANCINE ROAD FRAMINGHAM MASS 01701

Caution: Permit Required

The Subsurface Wastewater Disposal System shall not be installed until a Permit is attached here by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.

Signature of Owner/Applicant — Date

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules.

Local Plumbing Inspector Signature — Date Approved

PERMIT INFORMATION

THIS APPLICATION IS FOR:

1. ☒ NEW SYSTEM
2. ☐ REPLACEMENT SYSTEM
3. ☐ EXPANDED SYSTEM
4. ☐ SEASONAL CONVERSION
5. ☐ EXPERIMENTAL SYSTEM

THIS APPLICATION REQUIRES:

1. ☒ NO RULE VARIANCE REQUIRED
2. ☐ NEW SYSTEM VARIANCE — Attach New System Variance Form
   ☐ REPLACEMENT SYSTEM VARIANCE — Attach Replacement System Variance Form
3. ☐ Requires only Local Plumbing Inspector Approval
4. ☐ Requires both State and Local Plumbing Inspector Approval

INSTALLATION IS

COMPLETE SYSTEM

1. ☐ NON-ENGINEERED SYSTEM
2. ☐ PRIMITIVE SYSTEM (Includes Alternative Toilet)
3. ☐ ENGINEERED (+2000 g.p.d)

INDIVIDUALLY INSTALLED COMPONENTS:

4. ☐ TREATMENT TANK (ONLY)
5. ☐ HOLDING TANK
6. ☐ ALTERNATIVE TOILET (ONLY)
7. ☐ NON-ENGINEERED DISPOSAL AREA (ONLY)
8. ☐ ENGINEERED DISPOSAL AREA (ONLY)
9. ☒ SEPARATED LAUNDRY SYSTEM

IF REPLACEMENT SYSTEM:

YEAR FAILING SYSTEM INSTALLED ____

THE FAILING SYSTEM IS:

1. ☐ BED 3. ☐ TRENCH
2. ☐ CHAMBER 4. ☐ OTHER ____

DISPOSAL SYSTEM TO SERVE:

1. ☒ SINGLE FAMILY DWELLING
2. ☐ MODULAR OR MOBILE HOME
3. ☐ MULTIPLE FAMILY DWELLING
4. ☐ OTHER ____ SPECIFY

SIZE OF PROPERTY: 25,600 SF

ZONING: IR1

TYPE OF WATER SUPPLY: Public Water

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

TREATMENT TANK

1. ☐ SEPTIC: ☐ Regular ☐ Low Profile
2. ☐ AEROBIC

SIZE: N/A GALS.

WATER CONSERVATION

1. ☐ NONE
2. ☐ LOW VOLUME TOILET
3. ☒ SEPARATED LAUNDRY SYSTEM
4. ☐ ALTERNATIVE TOILET

SPECIFY: ____

PUMPING

1. ☒ NOT REQUIRED
2. ☐ MAY BE REQUIRED (DEPENDING ON TREATMENT TANK LOCATION AND ELEVATION)
3. ☐ REQUIRED

DOSE: ____ GALS

CRITERIA USED FOR DESIGN FLOW (BEDROOMS, SEATING, EMPLOYEES, WATER RECORDS, ETC.)

SEPARATED LAUNDRY SYSTEM

SOIL CONDITIONS USED FOR DESIGN PURPOSES

PROFILE	CONDITION
3	A III

DEPTH TO LIMITING FACTOR: 16"

SIZE RATINGS USED FOR DESIGN PURPOSES

1. ☐ SMALL
2. ☐ MEDIUM
3. ☐ MEDIUM-LARGE
4. ☐ LARGE
5. ☐ EXTRA LARGE

DISPOSAL AREA TYPE/SIZE

1. ☐ BED ____ Sq. Ft.
2. ☒ CHAMBER 150 Sq. Ft.
   ☒ REGULAR ☐ H-20
3. ☐ TRENCH ____ Linear Ft.
4. ☐ OTHER: ____

DESIGN FLOW: 90 (GALLONS/DAY)

SITE EVALUATOR STATEMENT * USED 5 INFILTRATOR CHAMBERS IN TRENCH CONFIGURATION ☐ SITE EVALUATION WAIVED BY LOCAL OPTION

On MARCH 27 1989 (date) I conducted a site evaluation for this project and certify that the data reported is accurate. The system I propose is in accordance with the Subsurface Wastewater Disposal Rules

William B Crockwin — 0003/4814 — 5/2/89

Site Evaluator or Professional Engineer's Signature — SE# / PE# — Date

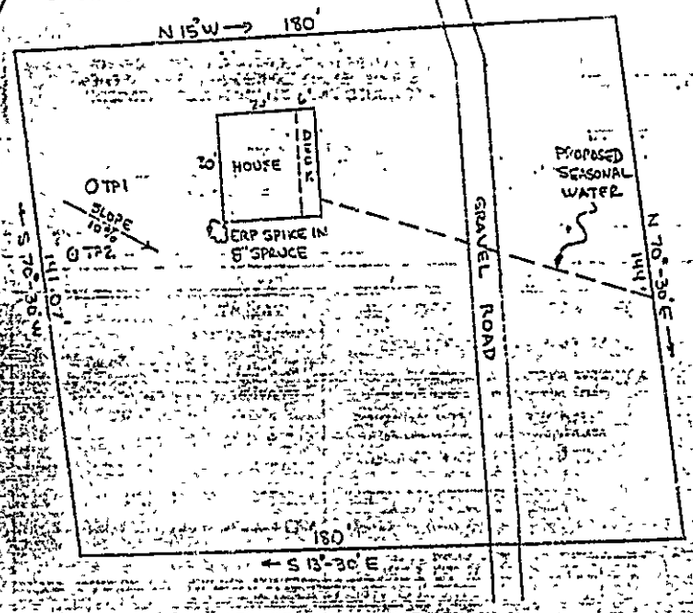
* Local Plumbing Inspector's Signature if a Local Site Evaluation Waiver under a Local Option

Department of Human Services
Division of Health Engineering

SURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Town	Street, Road, Subdivision	Owners Name
DEER PEAKS ISLAND	WOODS ROAD 92-6-31	STEVEN MACISAAC 110

SITE PLAN — Scale 1" = 40 Ft.



SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole ____ ☒ Test Pit ☐ Boring

2" FOREST PEAT — Depth of Organic Horizon Above Mineral Soil

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0–4	LOAM	SLIGHTLY FRIABLE	DARK BROWN	
4–13	SANDY LOAM	FRIABLE	MEDIUM BROWN	NONE
13–20	SILTY GRAVEL	SLIGHTLY FRIABLE	RED BROWN	COMMON
20–30		FRIABLE	RED GRAY	FEW
30–40				
40–50				

Soil	Classification	Slope	Limiting Factor	
3	AIII	10 %	18	☒ Ground water ☐ Restrictive Layer ☐ Bedrock

Observation Hole 2 ☒ Test Pit ☐ Boring

2" FOREST PEAT — Depth of Organic Horizon Above Mineral Soil

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0–4	LOAM	SLIGHTLY FRIABLE	DARK BROWN	
4–13	SANDY LOAM	FRIABLE	GRAY BROWN	
13–20	SILTY GRAVEL	SLIGHTLY FRIABLE	RED BROWN	COMMON
20–30		FRIABLE	RED GRAY	FEW
30–40				
40–50				

Soil	Classification	Slope	Limiting Factor	
3	AIII	10 %	16	☒ Ground water ☐ Restrictive Layer ☐ Bedrock

William B. Gordon — Site Evaluator or Professional Engineer's Signature

0003/4814 — SE# / PE#

5/2/89 — Date

Page 2 of 3
HHE-200 Rev 4/83

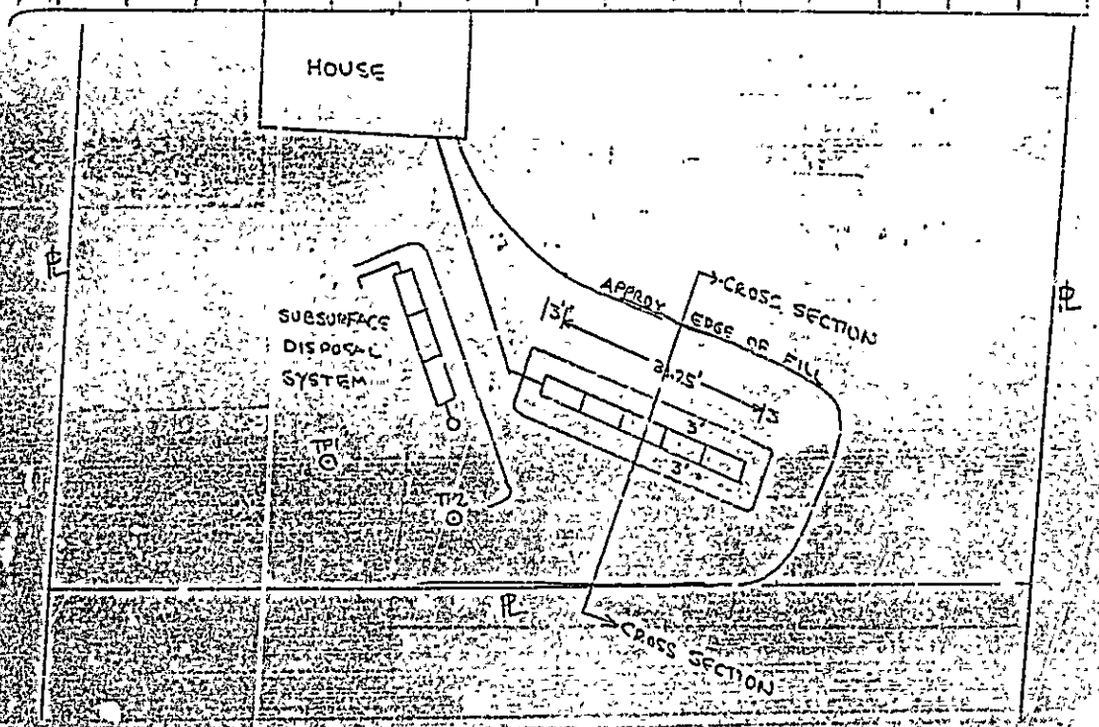
SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering

Plantation	Street, Road, Subdivision	Owners Name
LONG ISLAND	PEAKS ISLAND WOODS RD, 92-(6-3)	STEVEN MACISAAC

SUBSURFACE WASTEWATER DISPOSAL PLAN

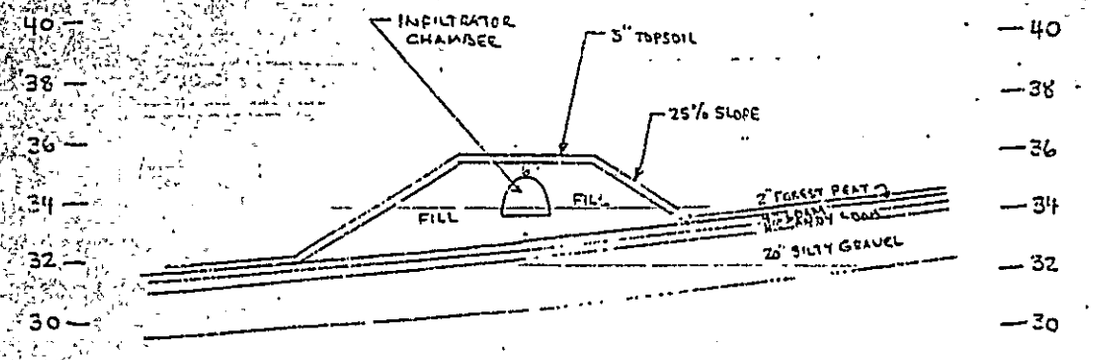
Scale 1" = 20 FT.



FILL REQUIREMENTS		CONSTRUCTION ELEVATIONS		ELEVATION REFERENCE POINT LOCATION & DESCRIPTION
Depth of Fill (Upslope)	32"	Reference Elevation is (FT)	34.08	"SPIKE IN 8" SPRUCE NEAR HOUSE
Depth of Fill (Downslope)	32"	Bottom of Disposal Area	33.66	
		Top of Distribution Lines or Chambers	34.01	

DISPOSAL AREA CROSS SECTION

Scale:
Vertical: 1 inch = 4 FT.
Horizontal: 1 inch = 10 FT.



William R. Chapelwin
Site Evaluator or Professional Engineer's Signature

0003/4214
SE # / PE #

5/2/89
Date

HHE-200 Rev. 4/83

112

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
Processing Form

Steven MacIsaac - 617-877-7824
Applicant

May 5, 1989
Date

13 Francine Rd., Framingham, Mass 01701
Mailing Address

97-G-31 Wood Rd., Peaks Island
Address of Proposed Site

summer cottage
Proposed Use of Site

92-G-31
Site Identifier(s) from Assessors Maps

25,676 sq ft / .900 sq ft
Acreage of Site / Ground Floor Coverage

IR-1
Zoning of Proposed Site

Site Location Review (DEP) Required: ( ) Yes ( ) No

Proposed Number of Floors 2

Board of Appeals Action Required: ( ) Yes ( ) No

Total Floor Area XXXX 1620 sq ft

Planning Board Action Required: ( ) Yes ( ) No

Other Comments:

Date Dept. Review Due:

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 SPACE & BULK, as applicable	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	OFF-STREET PARKING	LOADING BAYS	
COMPLIES																			
COMPLIES CONDITIONALLY																			CONDITIONS SPECIFIED BELOW
DOES NOT COMPLY																			REASONS SPECIFIED BELOW

REASONS: OK WD H 6-26-89

SIGNATURE OF REVIEWING STAFF/DATE

BUILDING DEPARTMENT—ORIGINAL

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Mr. Joseph E. Gray, Jr., Director of Planning and Urban Development
March 14, 1990

FROM: P. Samuel Hoffses, Chief of Inspection Services

SUBJECT: Mr. Steven MacIsaac Property 92-G-31 Wood Road, Peaks Island
Building Permit Revocation

The background on the above subject:

On June 27, 1989 a building permit was issued to Mr. Steven MacIsaac to construct a summer cottage at 92-G-31 Wood Road, Peaks Island, Maine.

This permit was issued after receiving a minor-minor site plan review approval and after reviewing a HHE-200 subsurface waste water disposal system application. This application was completed by Mr. William B. Goodwin, site evaluator 0003/4814.

The next reference I had about this property was from the attorney's office of Drummond, Woodsum, Plimpton and MacMahon stating they represent Mr. Richard Bryan Swain an abutter to the Mr. MacIsaac property. The letter explained that Mr. Swain had concerns about Mr. MacIsaac's property and whether a permit should have been issued because of the site condition, wetland, etc.

On September 21, 1989, I met with Mr. Swain and Code Enforcement Officer, Addato and discussed Mr. Swain's concern. We agreed to meet at the MacIsaac property on Peaks Island as soon as I could get the principal parties together that were involved in the issuing of the building permit.

On September 21, 1989, I called Mr. Steve Harris of Public Works who reviews site plans for proposed projects for site work, Mr. William Goodwin, the site evaluator, Mr. William Giroux the Zoning Officer, Mr. Arthur Addato, Code Enforcement officer and Ms. Jeanne DiFranco of D.E.P. (State of Maine), and Mr. Steven MacIsaac, at which time I explained Mr. Swain's concern and I told him until the issues on the site were resolved that he should proceed with caution on his proposed project. Appointments were made for October 12, 1989 but had to be re-scheduled for October 17, 1989.

On October 17, 1989, a site visit was made by all of the above people except Mr. MacIsaac. An added member, Dr. Lisa Standley, employed by Mr. Swain, was also present. The results of this visit showed that there was a difference between the approved HHE-200 and the actual site. There was a difference of opinion on wetlands between D.E.P. and Dr. Stanley. (see letters)

After our visit to the site, I agreed that there was a problem with the approved HHE 200 and called Mr. Jay Hardcastel, the State Inspector on subsurface wastewater. After many calls, over a period of 2 weeks to Mr. Hardcastle, we made an appointment to meet November 6, 1989 at the MacIsaac site. I also called Mr. MacIsaac and told him of the problem, and advised him not to do any work there.

On November 6, 1990, I met at the MacIsaac site with Mr. Hardcastle, Mr. MacIsaac, Mr. Swain, and Mr. Addato. After our revi w of the original HHE-200 and the site, it was decided that a revised syst m had to be made. I told Mr. MacIsaac the no work was to be done on the site until I received and approved the revised HHE-200.

On November 8, 1989, I wrote a letter to Mr. MacIsaac explaining that no more work was to be done until I approved a new HHE-200.

ecember 1, 1989, I wrote Mr. MacIsaac again, to advise him of the status of his building permit. I again noted that no construction work was to be done until I received and approved a new revised HHE-200.

On January 12, 1990, I received a copy of a revised HHE-200 from Mr. MacIsaac, but it was not the original and after talking with Mr. William Goodwin, I could not accept or approve the application because of the drawing of the design on the system.

I wrote Mr. MacIsaac again on March 8, 1990 and explained that I could not approve the HHE-200 application and explained why. I again told him no work was to be started until I approved a new HHE-200.

In conclusion, it is my opinion that Mr. MacIsaac will be able to build on the site after he has submitted a new subsurface wastewater disposal area application. I will have the State Department of Health Engineering review the application before I approve or deny it. I still am holding the building permit as open but no work is to be started until I give approval. If approval can not be granted, I will have the building permit revoked under section 112.6 of the Building Code.

/el

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Mr. Joseph E. Gray, Jr., Director of Planning and Urban Development

FROM: P. Samuel Hoffses, Chief of Inspection Services

March 14, 1990

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On November 8, 1989, I wrote a letter to Mr. MacIsaac explaining that no more work was to be done until I approved a new HHE-200.

On December 1, 1989, I wrote Mr. MacIsaac again, to advise him on the status of his building permit. I again noted that no construction work was to be done until I received and approved a new revised HHE-200.

On February 12, 1990, I received a copy of a revised HHE-200 from Mr. MacIsaac, but it was not the original and after talking with Mr. William Goodwin, I could not accept or approve the application because of the drawing of the design on the system.

I wrote Mr. MacIsaac again on March 8, 1990 and explained that I could not approve the HHE-200 application and explained why. I again told him no work was to be started until I approved a new HHE-200.

In conclusion, it is my opinion that Mr. MacIsaac will be able to build on the site after he has submitted a new subsurface wastewater disposal area application. I will have the State Department of Health Engineering review the application before I approve or deny it. I still am holding the building permit as open but no work is to be started until I give approval. If approval can not be granted, I will have the building permit revoked under section 112.6 of the Building Code.

/el

4

Department of Human Services
Division of Health Engineering
(207) 289-3826

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

PROPERTY ADDRESS

Town Or Plantation	PORTLAND PEAKS ISLAND
Street Subdivision Lot #	WOODS ROAD TAX MAP 92 BLOCK 6 LOT 31

PROPERTY OWNERS NAME

MACISAAC (Last) STEVEN (First)

Applicant Name:	STEVEN MACISAAC
Mailing Address of Owner/Applicant (If Different)	13 FRANCINE ROAD FRAMINGHAM MASS 01701

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.

Steven MacIsaac — Signature of Owner/Applicant — Date

PORTLAND PERMIT # 3,407 APPLICANTS COPY

Date Permit Issued. 5 5 89 FEE 60 ☐ Double Fee Charged

L.P.I. #

Local Plumbing Inspector Signature

THE WORK SPECIFIED IN THIS APPLICATION IS HEREBY AUTHORIZED TO BE INSTALLED IN ACCORDANCE WITH THE RULES. THIS PERMIT EXPIRES AFTER TWO YEARS FROM DATE ISSUED UNLESS WORK HAS COMMENCED.

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules.

Local Plumbing Inspector Signature — Date Approved

PERMIT INFORMATION

THIS APPLICATION IS FOR:

1. ☒ NEW SYSTEM
2. ☐ REPLACEMENT SYSTEM
3. ☐ EXPANDED SYSTEM
4. ☐ SEASONAL CONVERSION
5. ☐ EXPERIMENTAL SYSTEM

THIS APPLICATION REQUIRES:

1. ☒ NO RULE VARIANCE REQUIRED
2. ☐ NEW SYSTEM VARIANCE Attach New System Variance Form
   ☐ REPLACEMENT SYSTEM VARIANCE Attach Replacement System Variance Form
   3. ☐ Requires only Local Plumbing Inspector Approval
   4. ☐ Requires both State and Local Plumbing Inspector Approval

INSTALLATION IS

COMPLETE SYSTEM

1. ☒ NON-ENGINEERED SYSTEM
2. ☐ PRIMITIVE SYSTEM (Includes Alternative Toilet)
3. ☐ ENGINEERED (+2000 gpd)

INDIVIDUALLY INSTALLED COMPONENTS:

4. ☐ TREATMENT TANK (ONLY)
5. ☐ HOLDING TANK
6. ☐ ALTERNATIVE TOILET (ONLY)
7. ☐ NON-ENGINEERED DISPOSAL AREA (ONLY)
8. ☐ ENGINEERED DISPOSAL AREA (ONLY)
9. ☐ SEPARATED LAUNDRY SYSTEM

IF REPLACEMENT SYSTEM:

YEAR FAILING SYSTEM INSTALLED ____

THE FAILING SYSTEM IS:

1 ☐ BED 3. ☐ TRENCH
2. ☐ CHAMBER 4 ☐ OTHER ____

DISPOSAL SYSTEM TO SERVE:

1. ☒ SINGLE FAMILY DWELLING
2. ☐ MODULAR OR MOBILE HOME
3. ☐ MULTIPLE FAMILY DWELLING
4. ☐ OTHER ____ SPECIFY

SIZE OF PROPERTY: 25,600 SF

ZONING: IR1

TYPE OF WATER SUPPLY

PUBLIC WATER

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

TREATMENT TANK

1. ☒ SEPTIC: ☐ Regular ☒ Low Profile
2. ☐ AEROBIC

SIZE: 1000 GALS.

WATER CONSERVATION

1. ☐ NONE
2. ☒ LOW VOLUME TOILET
3. ☒ SEPARATED LAUNDRY SYSTEM
4. ☐ ALTERNATIVE TOILET

SPECIFY. ____

PUMPING

1. ☒ NOT REQUIRED
2. ☐ MAY BE REQUIRED (DEPENDING ON TREATMENT TANK LOCATION AND ELEVATION)
3. ☐ REQUIRED

DOSE. ____ GALS

CRITERIA USED FOR DESIGN (LOW BEDROOMS, SEATING, EMPLOYEES, WATER RECORDS, ETC.)

3 BEDROOM CONSERVATIVE 450

LOW VOLUME TOILET −45

SEPARATED LAUNDRY −90

DESIGN FLOW 315 (270) (GALLONS/DAY)

SOIL CONDITIONS USED FOR DESIGN PURPOSES

PROFILE	CONDITION
3	AIII

DEPTH TO LIMITING FACTOR. 16

SIZE RATINGS USED FOR DESIGN PURPOSES

1. ☐ SMALL
2. ☐ MEDIUM
3. ☒ MEDIUM-LARGE 1.7
4. ☐ LARGE
5. ☐ EXTRA LARGE

DISPOSAL AREA TYPE/SIZE

1 ☐ BED ____ Sq. Ft.
2. ☒ CHAMBER 775* Sq. Ft.
   ☒ REGULAR ☐ H 20
3 ☐ TRENCH ____ Linear Ft.
4 ☐ OTHER: ____

SITE EVALUATOR STATEMENT

* USED 22 INFILTRATOR CHAMBERS IN TRENCH CONFIGURATION

☐ SITE EVALUATION WAIVED BY LOCAL OPTION

On MARCH 27 1989 (date) I conducted a site evaluation for this project and certify that the data reported is accurate. The system I propose is in accordance with the Subsurface Wastewater Disposal Rules.

William B. Goodwin — Site Evaluator or Professional Engineer's Signature

0003/4814 — SE# / PE#

5/2/89 — Date

* Local Plumbing Inspector's Signature if a Local Site Evaluation Waiver under a Local Option

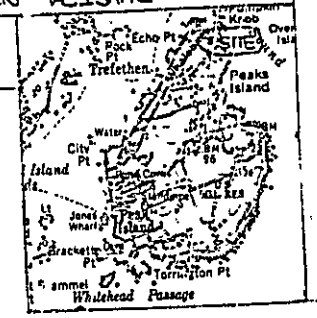
Department of Human Services
Division of Health Engineering

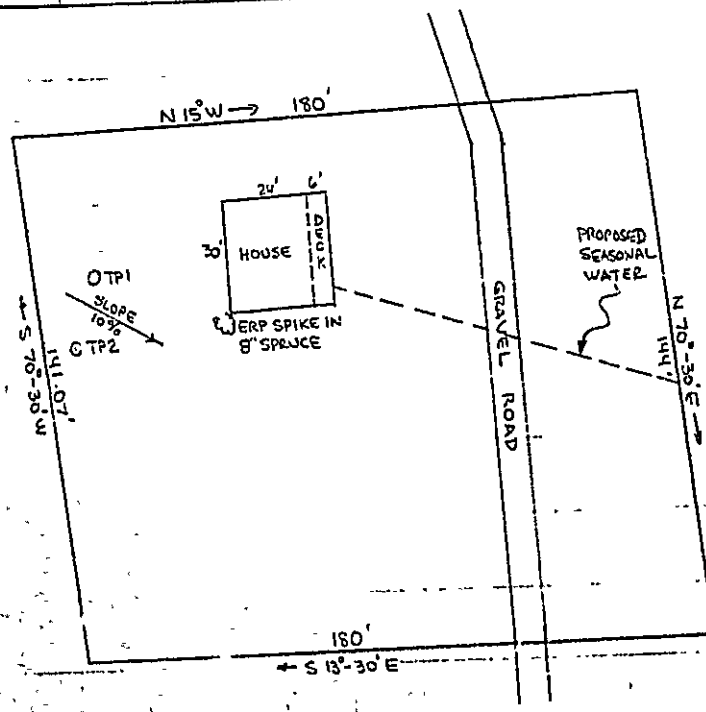
5

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Town, City, Plantation	Street, Road, Subdivision	Owners Name
PORTLAND - PEAKS ISLAND	WOODS ROAD 92-6-31	STEVEN McISAAC

SITE PLAN — Scale 1" = 40 FT.





SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole 1 ☒ Test Pit ☐ Boring

2" FOREST PEAT * Depth of Organic Horizon Above Mineral Soil

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0	LOAM	SLIGHTLY FRIABLE	DARK BROWN	
6	SANDY LOAM	FRIABLE	MEDIUM BROWN	NONE
10	SILTY GRAVEL	SLIGHTLY FRIABLE	RED BROWN	
15				COMMON
20		FRIABLE	RED GRAY	FEW
30				
40				
50				

Soil Profile	Classification Condition	Slope	Limiting Factor	
3	AIII	10 %	18	☒ Ground Water ☐ Restrictive Layer ☐ Bedrock

(8)

Observation Hole 2 ☒ Test Pit ☐ Boring

2" FOREST PEAT * Depth of Organic Horizon Above Mineral Soil

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0	LOAM	SLIGHTLY FRIABLE	DARK BROWN	
6	SANDY LOAM	FRIABLE	GRAY BROWN	
10	SILTY GRAVEL	SLIGHTLY FRIABLE	RED BROWN	COMMON
15				
20		FRIABLE	RED GRAY	FEW
30				
40				
50				

1" 24" 28"

Soil Profile	Classification Condition	Slope	Limiting Factor	
3	AIII	10 %	16	☒ Ground Water ☐ Restrictive Layer ☐ Bedrock

(8)

William B. Goodwin — Site Evaluator or Professional Engineer's Signature

0003/4814 — SE# / PE#

5/2/89 — Date

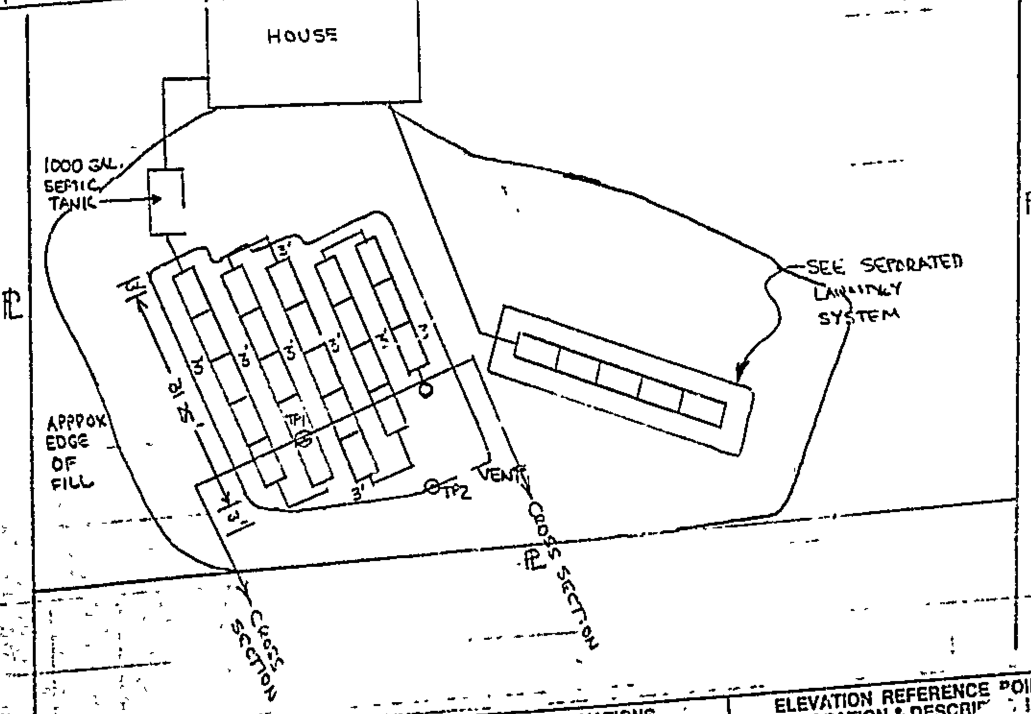
Department of Human Services 6
Division of Health Engineering

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Town, City, Plantation: PORTLAND PEAKS ISLAND
Street, Road, Subdivision: WOODS ROAD 92-6 31
Owners Name: STEVEN MACISAAC

SUBSURFACE WASTEWATER DISPOSAL PLAN

Scale 1" = 20 Ft.



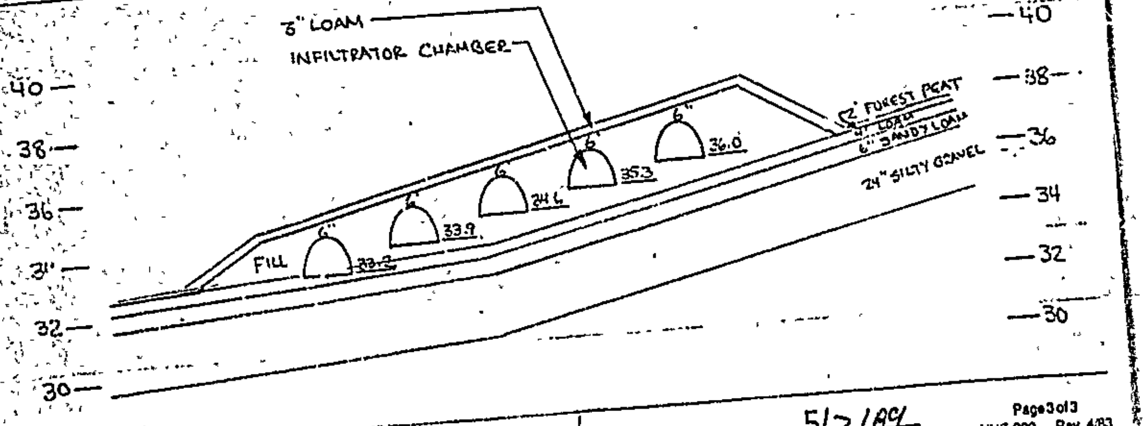
FILL REQUIREMENTS 30
Depth of Fill (Upslope) 19
Depth of Fill (Downslope)

CONSTRUCTION ELEVATIONS 31.09
Reference Elevation is SEE X SECTION
Bottom of Disposal Area SEE X SECTION
Top of Distribution Lines or Chambers

ELEVATION REFERENCE POINT LOCATION & DESCRIP
SPIKE IN 8" SPRUCE NEAR HOUSE

DISPOSAL AREA CROSS SECTION

Scale:
Vertical: 1 Inch = 5 Ft.
Horizontal: 1 Inch = 10 Ft.



William B. Goodwin
Site Evaluator or Professional Engineer's Signature

0003 / 4814
SE # / PE #

5/2/89
Date

Page 3 of 3
HHE-200 Rev. 4/83

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering
(207) 289-3826

7

PROPERTY ADDRESS	
Town Or Plantation	PORTLAND PEAKS ISLAND
Street Subdivision Lot #	WOODS ROAD TAX MAP 92 BLOCK G LOT 31

PROPERTY OWNERS NAME	
Last: MACISAAC	First: STEVEN
Applicant Name:	STEVEN MACISAAC
Mailing Address of Owner/Applicant (If Different)	13 FRANCINE ROAD FRAMINGHAM MASS 01701

Caution: Permit Required

The Subsurface Wastewater Disposal System shall not be installed until a Permit is attached here by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.

Signature of Owner/Applicant — Date

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules.

Local Plumbing Inspector Signature — Date Approved

PERMIT INFORMATION

THIS APPLICATION IS FOR:

1. ☒ NEW SYSTEM
2. ☐ REPLACEMENT SYSTEM
3. ☐ EXPANDED SYSTEM
4. ☐ SEASONAL CONVERSION
5. ☐ EXPERIMENTAL SYSTEM

THIS APPLICATION REQUIRES:

1. ☒ NO RULE VARIANCE REQUIRED
2. ☐ NEW SYSTEM VARIANCE Attach New System Variance Form
   ☐ REPLACEMENT SYSTEM VARIANCE Attach Replacement System Variance Form
   3. ☐ Requires only Local Plumbing Inspector Approval.
   4. ☐ Requires both State and Local Plumbing Inspector Approval

INSTALLATION IS

COMPLETE SYSTEM

1. ☐ NON ENGINEERED SYSTEM
2. ☐ PRIMITIVE SYSTEM (Includes Alternative Toilet)
3. ☐ ENGINEERED (+2000 gpd)

INDIVIDUALLY INSTALLED COMPONENTS:

4. ☐ TREATMENT TANK (ONLY)
5. ☐ HOLDING TANK
6. ☐ ALTERNATIVE TOILET (ONLY)
7. ☐ NON-ENGINEERED DISPOSAL AREA (ONLY)
8. ☐ ENGINEERED DISPOSAL AREA (ONLY)
9. ☒ SEPARATED LAUNDRY SYSTEM

IF REPLACEMENT SYSTEM:

YEAR FAILING SYSTEM INSTALLED _____

THE FAILING SYSTEM IS:

1. ☐ BED 3. ☐ TRENCH
2. ☐ CHAMBER 4. ☐ OTHER _____

DISPOSAL SYSTEM TO SERVE:

1. ☒ SINGLE FAMILY DWELLING
2. ☐ MODULAR OR MOBILE HOME
3. ☐ MULTIPLE FAMILY DWELLING
4. ☐ OTHER _____ SPECIFY

SIZE OF PROPERTY: 25,600 SF

ZONING: IR1

TYPE OF WATER SUPPLY: Public Water

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

TREATMENT TANK

1. ☐ SEPTIC: ☐ Regular ☐ Low Profile
2. ☐ AEROBIC

SIZE: N/A GALS.

WATER CONSERVATION

1. ☐ NONE
2. ☐ LOW VOLUME TOILET
3. ☒ SEPARATED LAUNDRY SYSTEM
4. ☐ ALTERNATIVE TOILET

SPECIFY: _____

PUMPING

1. ☒ NOT REQUIRED
2. ☐ MAY BE REQUIRED (DEPENDING ON TREATMENT TANK LOCATION AND ELEVATION)
3. ☐ REQUIRED

DOSE _____ GALS

CRITERIA USED FOR DESIGN FLOW (BEDROOMS, SEATING, EMPLOYEES, WATER RECORDS, ETC.)

SEPARATED LAUNDRY SYSTEM

DESIGN FLOW 90 (GALLONS/DAY)

SOIL CONDITIONS USED FOR DESIGN PURPOSES

PROFILE	CONDITION
3	ACC

DEPTH TO LIMITING FACTOR: 16

SIZE RATINGS USED FOR DESIGN PURPOSES

1. ☐ SMALL
2. ☐ MEDIUM
3. ☐ MEDIUM LARGE
4. ☐ LARGE
5. ☐ EXTRA LARGE

DISPOSAL AREA TYPE/SIZE

1. ☐ BED _____ Sq. Ft
2. ☒ CHAMBER 150* Sq. Ft
   ☒ REGULAR ☐ H 20
3. ☐ TRENCH _____ Linear Ft
4. ☐ OTHER _____

SITE EVALUATOR STATEMENT * USED 5 INFILTRATOR CHAMBERS IN TRENCH CONFIGURATION

☐ SITE EVALUATION WAIVED BY LOCAL OPTION

On MARCH 27 1989 (date) I conducted a site evaluation for this project and certify that the data reported is accurate. The system I propose is in accordance with the Subsurface Wastewater Disposal Rules.

William B. Goodwin — 0003/4814 — 5/2/89

Site Evaluator or Professional Engineer's Signature — SE# / PE# — Date

* Local Plumbing Inspector's Signature if a Local Site Evaluation Waiver under a Local Option

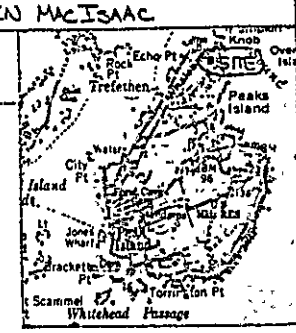
SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

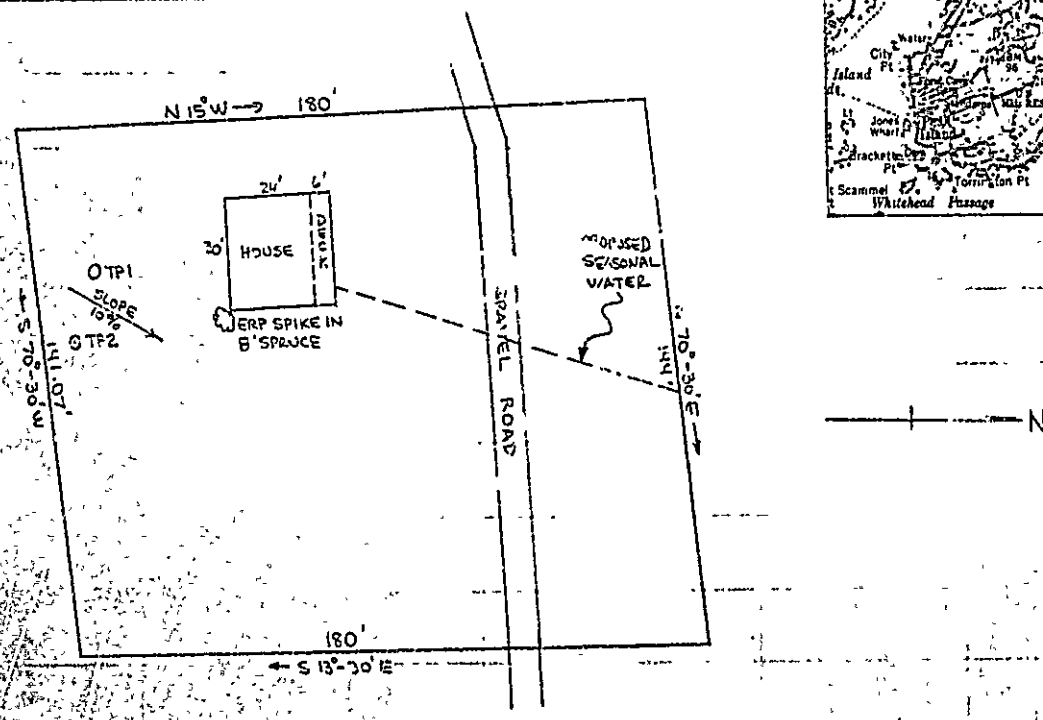
Department of Human Services
Division of Health Engineering

Town, City, Plantation	Street, Road, Subdivision	Owners Name
PORTLAND PEAKS ISLAND	WOODS ROAD 92-6-31	STEVEN MACISAAC

SITE PLAN

Scale 1" = 40 Ft.





SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole 1 ☒ Test Pit ☐ Boring

2" FOREST PEAT * Depth of Organic Horizon Above Mineral Soil

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0–6	LOAM	SLIGHTLY FRIABLE	DARK BROWN	
6–10	SANDY LOAM	FRIABLE	MEDIUM BROWN	NONE
10–15	SILTY GRAVEL	SLIGHTLY FRIABLE	RED BROWN	
15–20				COMMON
20–30		FRIABLE	RED GRAY	FEW
30–50				

Soil	Classification	Slope	Limiting Factor	
3 (Profile)	AIII (Condition)	10 %	18	☒ Ground Water ☐ Restrictive Layer ☐ Bedrock

Observation Hole 2 ☒ Test Pit ☐ Boring

2" FOREST PEAT * Depth of Organic Horizon Above Mineral Soil

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0–6	LOAM	SLIGHTLY FRIABLE	DARK BROWN	
6–10	SANDY LOAM	FRIABLE	GRAY BROWN	
10–15		SLIGH. FRIABLE	RED BROWN	
15–20	SILTY GRAVEL			COMMON
20–30		FRIABLE	RED GRAY	FEW
30–40				
40–50				

Soil	Classification	Slope	Limiting Factor	
3 (Profile)	AIII (Condition)	10 %	16	☒ Ground Water ☐ Restrictive Layer ☐ Bedrock

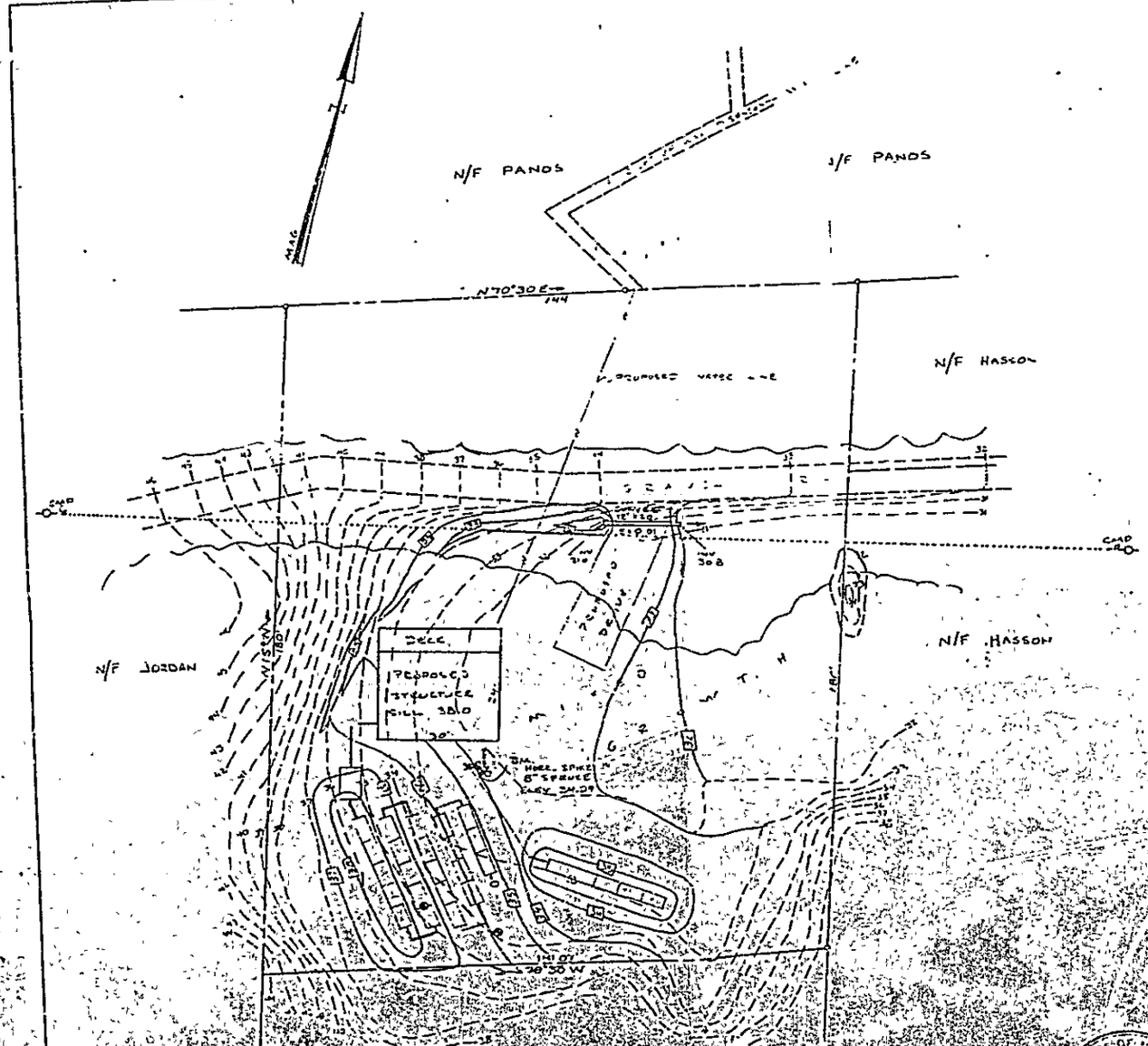
16 12 4

28 24 4

William B. Goodwin — Site Evaluator or Professional Engineer's Signature

0003/4814 — SE# / PE#

5/2/89 — Date



TOPOGRAPHIC SITE PLAN
FOR
STEVEN J. MACISAAC
PEAKS ISLAND, PORTLAND, MAINE

0 10 40 60 80
SCALE 1" = 20'
MARCH 1989

LEGEND

- IRON PIPE
- EXISTING CONTOUR
- PROPERTY LINE
- PROPOSED CONTOUR
- GRAVEL ROAD
- EDGE OF TRAVELED WAY
- RIGHT OF WAY
- UTILITY POLE WITH OVERHEAD WIRE
- SOILS TEST PIT
- WOODS LINE

NOTES

1) BOUNDARY INFORMATION FROM PLAN ENTITLED "PLAN OF PROPERTY ON PEAKS ISLAND PORTLAND, MAINE MADE FOR JOHN KOLYDIS" BY LICENSED LAND SURVEYOR DATED 11-20-85.

2) CONTOURS BASED ON AN ASSUMED DATUM APPROXIMATING MEAN SEA LEVEL.

3) LOT IS THE SAME AS SHOWN BY C.W. OF PORTLAND ASSESSORS PLANS - MAP 92 BLOCK G LOT 31

4) AREA 25,676 sq ft

DILOPICAL SYSTEM

	BOTTOM ELEV	TOP ELEV	
1.	36.00	38.00	UPPER ZONE
2.	36.80	37.50	
3.	34.60	36.60	
4.	33.93	35.93	
5.	33.16	35.16	LOWER ZONE

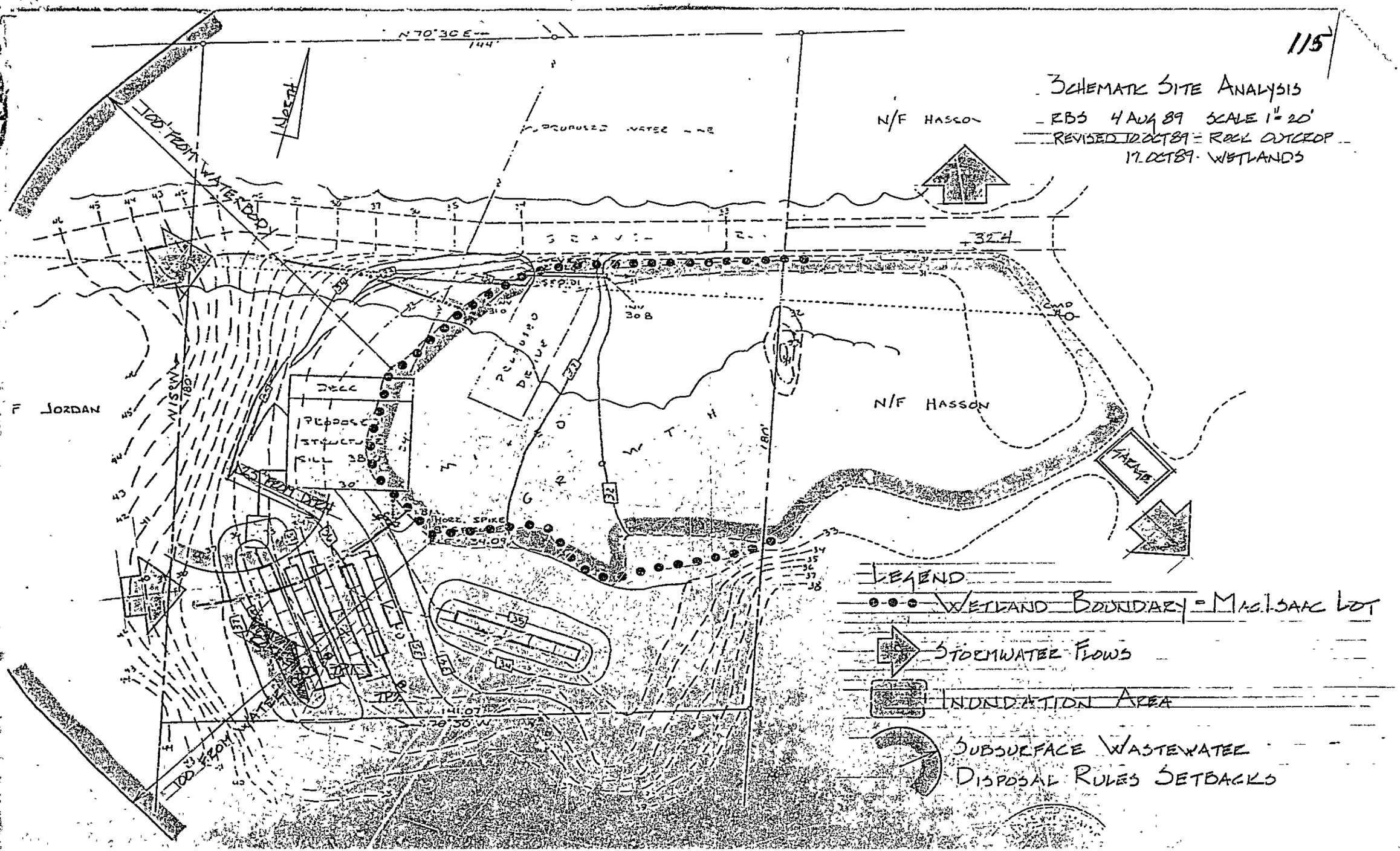
LAUNDRY SYSTEM

BOTTOM ELEV	TOP ELEV
35.66	35.66

RECEIVED
MAY 5 1989
DEPT OF BUILDING INSPECTIONS
CITY OF PORTLAND

GARY E. JOHNSON
LAND SURVEYOR
81 CONTINENTAL DRIVE
PORTLAND, MAINE
(207) 797-8502

911


SCHEMATIC SITE ANALYSIS
RBS 4 AUG 89 SCALE 1" = 20'
REVISED 10 OCT 89 = ROCK OUTCROP
17 OCT 89 · WETLANDS
N 70° 30 E
144'
North
100' FROM WATERBODY
PROPOSED WATER LINE
N/F HASSON
N/F HASSON
N/F JORDAN
WISWM
180'
DECK
PROPOSED STORAGE BILL 38
30'
PROPOSED DRIVE
GROWTH
180'
HORZ. SPIKE
TP
141.07
S 78° 30' W
100' FROM WATER
STAIRS
LEGEND
WETLAND BOUNDARY = MACISAAC LOT
STORMWATER FLOWS
INUNDATION AREA
SUBSURFACE WASTEWATER DISPOSAL RULES SETBACKS

113

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
Processing Form

Steven MacIsaac - 617-877-7824
Applicant

May 5, 1989
Date

13 Francine Rd., Framingham, Mass 01701
Mailing Address

92-G-31 Wood Rd., Peaks Island
Address of Proposed Site

summer cottage
Proposed Use of Site

~~XXXX~~ 92-G-31
Site Identifier(s) from Assessors Maps

25,676 sq ft / 900 sq ft
Acreage of Site / Ground Floor Coverage

IR-1
Zoning of Proposed Site

Site Location Review (DEP) Required: ( ) Yes ( ) No

Proposed Number of Floors 2

Board of Appeals Action Required: ( ) Yes ( ) No

Total Floor Area 1620 sq ft

Planning Board Action Required: ( ) Yes ( ) No

Other Comments:

Date Dept. Review Due:

PUBLIC WORKS DEPARTMENT REVIEW

(Date Received)

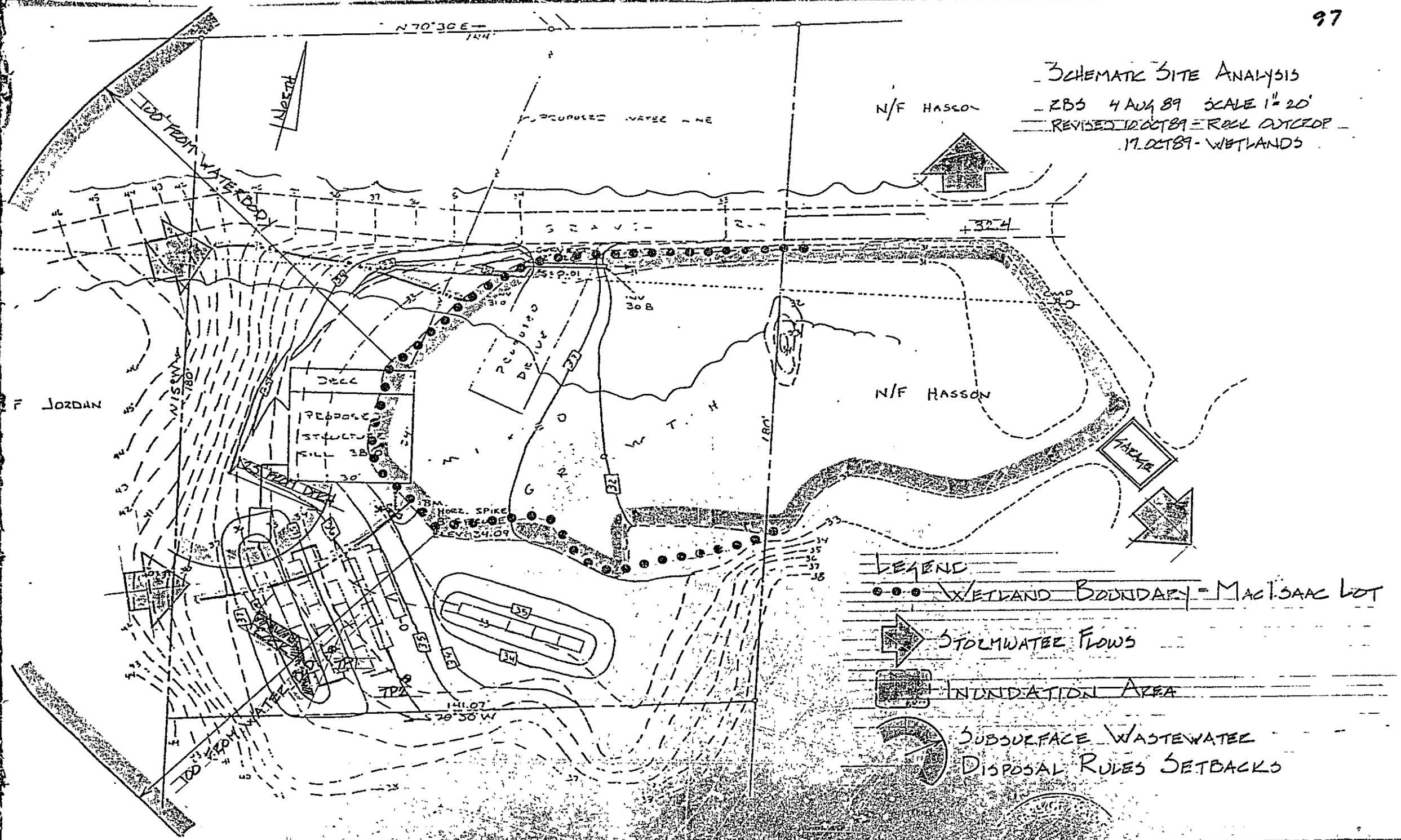
	TRAFFIC CIRCULATION	ACCESS	CURB CUTS	ROAD WIDTH	PARKING	SIGNALIZATION	TURNING MOVEMENTS	LIGHTING	CONFLICT WITH CITY CONSTRUCTION PROJECT	DRAINAGE	SOIL TYPES	SEWERS	CURBING	SIDEWALKS	OTHER	
APPROVED																
APPROVED CONDITIONALLY																CONDITIONS SPECIFIED BELOW
DISAPPROVED										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

REASONS:

(Attach Separate Sheet if Necessary)

Stephen K. Harris 6/22/89
SIGNATURE OF REVIEWING STAFF/DATE

PUBLIC WORKS DEPARTMENT COPY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ZBS 4 AUG 89 SCALE 1" = 20'
REVISED 10 OCT 89 = ROCK OUTCROP
17 OCT 89 - WETLANDS
N/F HASSON
N/F HASSON
N/F JORDAN
N 70°30 E
144'
North
100' FROM WATERBODY
PROPOSED WATER LINE
SEAWALL
+32.4
INV 30.8
PROPOSED DRIVE
DECK
PROPOSED STRUCTURE FILL 38
30'
180'
180'
BM HORZ. SPIKE ELEV. 34.09
TPA
141.07'
S 78°30' W
100' FROM WATERBODY
TANK
LEGEND
WETLAND BOUNDARY = MACISAAC LOT
STORMWATER FLOWS
INUNDATION AREA
SUBSURFACE WASTEWATER DISPOSAL RULES SETBACKS

PERMIT # 002275 CITY OF Portland BUILDING PERMIT APPLICATION MAP # _____ LOT# _____

Please fill out any part which applies to job. Proper plans must accompany [illegible]

Owner: Steven MacIsaac - 617-377-7824

Address: 13 Francis St., Framingham, MA 01701

LOCATION OF CONSTRUCTION [illegible]

CONTRACTOR: [illegible] SUBCONTRACTORS: [illegible]

ADDRESS:

Est. Construction Cost: $50,000.00 Type of Use: Summer Cottage

Past Use: Vacant Lot

Building Dimensions: L 24' x W 30' Sq. Ft. 900 # Stories: 2 Lot Size: 25,626 sq ft

Is Proposed Use: Primary Seasonal Condominium Apartment

Conversion - Explain: To Construct Summer Cottage / Zone [illegible]

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. 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 _____

PERMIT ISSUED WITH LETTER

For Official Use Only

Date: May 5, 1989
Inside Fire Limits
Bldg Code
Time Limit
Estimated Cost $50,000.00
Value/Structure
Fee $50.00 $50.00 Plan Review

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

PERMIT ISSUED
JUN 27 1989
City Of Portland

Ceiling:

1. Ceiling Joists Size: _____ Span _____
2. Ceiling Strapping Size _____ Spacing _____
3. Type Ceilings: _____ Size _____
4. Insulation Type _____
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 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: ZR-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 _____
Shore and Floodplain Mgmt _____ Special Exception _____
Other _____ (Explain) _____
Date Approved: OK [illegible] 6-26-89

Permit Received By [illegible]

Signature of Applicant _____ Date _____

Signature of CEO _____ Date _____

Inspection Dates _____

White-Tax Assesor Yellow-GPCOG White Tag-CEO

Department of Human Services
Division of Health Engineering
(207) 289-3826

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SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

PROPERTY ADDRESS

Town Or Plantation	PORTLAND PEAKS ISLAND
Street Subdivision Lot #	WOODS ROAD TAX MAP 92 BLOCK G LOT 31

PROPERTY OWNERS NAME

Last: MACISAAC	First: STEVEN
Applicant Name:	STEVEN MACISAAC
Mailing Address of Owner, Applicant (If Different)	13 FRANCINE ROAD FRAMINGHAM MASS 01701

Owner, Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.

Steven MacIsaac
Signature of Owner/Applicant — Date

PORTLAND — PERMIT # 3,407 APPLICANTS COPY

Date Permit Issued: 5 5 89 — $40 FEE — ☐ H Double Fee Charged

L.P.I. #

Local Plumbing Inspector Signature

THE WORK SPECIFIED IN THIS APPLICATION IS HEREBY AUTHORIZED TO BE INSTALLED IN ACCORDANCE WITH THE RULES. THIS PERMIT EXPIRES AFTER TWO YEARS FROM DATE ISSUED UNLESS WORK HAS COMMENCED.

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules.

Local Plumbing Inspector Signature — Date Approved

PERMIT INFORMATION

THIS APPLICATION IS FOR:
1. ☒ NEW SYSTEM
2. ☐ REPLACEMENT SYSTEM
3. ☐ EXPANDED SYSTEM
4. ☐ SEASONAL CONVERSION
5. ☐ EXPERIMENTAL SYSTEM

THIS APPLICATION REQUIRES:
1. ☒ NO RULE VARIANCE REQUIRED
2. ☐ NEW SYSTEM VARIANCE — Attach New System Variance Form
   ☐ REPLACEMENT SYSTEM VARIANCE — Attach Replacement System Variance Form
   3. ☐ Requires only Local Plumbing Inspector Approval
   4. ☐ Requires both State and Local Plumbing Inspector Approval

INSTALLATION IS
COMPLETE SYSTEM
1. ☒ NON-ENGINEERED SYSTEM
2. ☐ PRIMITIVE SYSTEM (Includes Alternative Toilet)
3. ☐ ENGINEERED (+ 2000 gpd)

INDIVIDUALLY INSTALLED COMPONENTS:
4. ☐ TREATMENT TANK (ONLY)
5. ☐ HOLDING TANK
6. ☐ ALTERNATIVE TOILET (ONLY)
7. ☐ NON-ENGINEERED DISPOSAL AREA (ONLY)
8. ☐ ENGINEERED DISPOSAL AREA (ONLY)
9. ☐ SEPARATED LAUNDRY SYSTEM

IF REPLACEMENT SYSTEM:
YEAR FAILING SYSTEM INSTALLED: ____
THE FAILING SYSTEM IS:
1. ☐ BED 3. ☐ TRENCH
2. ☐ CHAMBER 4. ☐ OTHER: ____

DISPOSAL SYSTEM TO SERVE:
1. ☒ SINGLE FAMILY DWELLING
2. ☐ MODULAR OR MOBILE HOME
3. ☐ MULTIPLE FAMILY DWELLING
4. ☐ OTHER ____ SPECIFY

TYPE OF WATER SUPPLY
PUBLIC WATER

SIZE OF PROPERTY: 25,600 SF
ZONING: IR1

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

TREATMENT TANK
1. ☒ SEPTIC: ☐ Regular ☒ Low Profile
2. ☐ AEROBIC
SIZE: 1000 GALS.

WATER CONSERVATION
1. ☐ NONE
2. ☒ LOW VOLUME TOILET
3. ☒ SEPARATED LAUNDRY SYSTEM
4. ☐ ALTERNATIVE TOILET
SPECIFY: ____

PUMPING
1. ☒ NOT REQUIRED
2. ☐ MAY BE REQUIRED (DEPENDING ON TREATMENT TANK LOCATION AND ELEVATION)
3. ☐ REQUIRED
DOSE: ____ GALS

CRITERIA USED FOR DESIGN FLOW (BEDROOMS, SEATING, EMPLOYEES, WATER RECORDS, ETC.)
3 BEDROOM CONSERVATIVE 450
LOW VOLUME TOILET −45
SEPARATED LAUNDRY −90
DESIGN FLOW: 315 (GALLONS/DAY)

SOIL CONDITIONS USED FOR DESIGN PURPOSES
PROFILE: 3 — CONDITION: AIII
DEPTH TO LIMITING FACTOR: 16"

SIZE RATINGS USED FOR DESIGN PURPOSES
1. ☐ SMALL
2. ☐ MEDIUM
3. ☒ MEDIUM-LARGE
4. ☐ LARGE
5. ☐ EXTRA LARGE

DISPOSAL AREA TYPE/SIZE
1. ☐ BED ____ Sq. Ft.
2. ☒ CHAMBER 775* Sq. Ft.
   ☒ REGULAR ☐ H 20
3. ☐ TRENCH ____ Linear Ft.
4. ☐ OTHER: ____

☐ SITE EVALUATION WAIVED BY LOCAL OPTION

SITE EVALUATOR STATEMENT * USED 22 INFILTRATOR CHAMBERS IN TRENCH CONFIGURATION

On MARCH 27 1989 (date) I conducted a site evaluation for this project and certify that the data reported is accurate. The system I propose is in accordance with the Subsurface Wastewater Disposal Rules.

William B. Goodwin — 0003/4814 — 5/2/89
Site Evaluator or Professional Engineer's Signature — SE# / PE# — Date

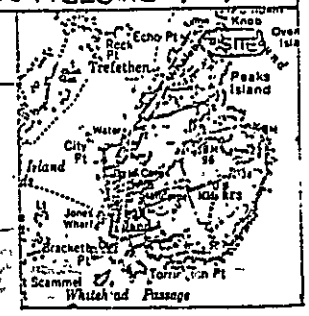
* Local Plumbing Inspector's Signature if a Local Site Evaluation Waiver under a Local Option

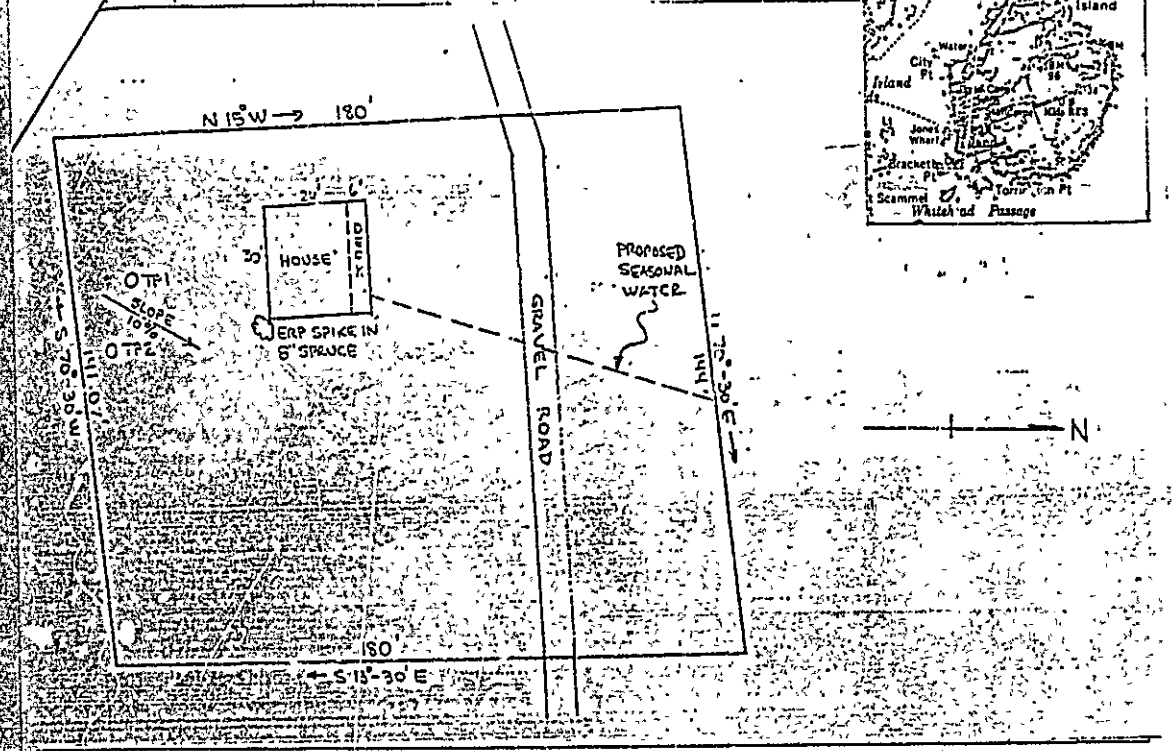
...E WASTEWATER DISPOSAL SYSTEM APPLICATION

Division of Health Engineering

Street, Road, Subdivision	Owners Name
PEAKS ISLAND WOODS ROAD 92-6-31	STEVEN MACISAAC 107

SITE PLAN — Scale 1" = 40 FT.





SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole ☒ Test Pit ☐ Boring

2" Forest Peat — Depth of Organic Horizon Above Mineral Soil

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0–8	LOAM	SLIGHTLY FRIABLE	DARK BROWN	
8–10	SANDY LOAM	FRIABLE	MEDIUM BROWN	NONE
10–15	SILTY GRAVEL	SLIGHTLY FRIABLE	RED BROWN	
15–20				COMMON
20–30		FRIABLE	RED GRAY	FEW
30–50				

Soil	Classification	Slope	Limiting Factor	
3	AIII	10 %	18	☒ Groundwater ☐ Restrictive Layer ☐ Bedrock

Observation Hole 2 ☒ Test Pit ☐ Boring

2" Forest Peat — Depth of Organic Horizon Above Mineral Soil

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0–8	LOAM	SLIGHTLY FRIABLE	DARK BROWN	
8–10	SANDY LOAM	FRIABLE	GRAY BROWN	
10–15	SILTY GRAVEL	SLIGHTLY FRIABLE	RED BROWN	COMMON
15–20		FRIABLE	RED GRAY	FEW
20–30				
30–50				

Soil	Classification	Slope	Limiting Factor	
3	AIII	10 %	16	☒ Groundwater ☐ Restrictive Layer ☐ Bedrock

William B. Goodwin — Soil Evaluator or Professional Engineer's Signature

0003/4814 — SE# / PE#

5/2/89 — Date

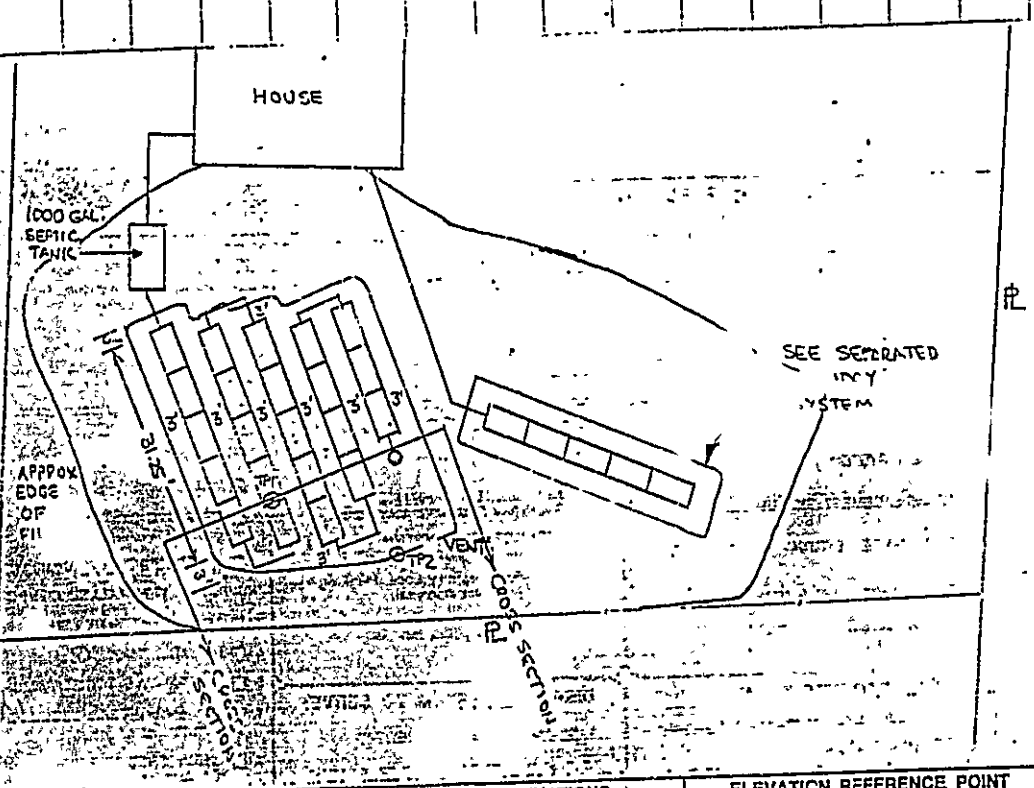
Department of Human Services
Division of Health Engineering

...CE WASTEWATER DISPOSAL SYSTEM APPLICATION

Location	Street, Road, Subdivision	Owners Name
...D PEAKS ISLAND	WOODS ROAD 92-6-31	STEVEN MACISAAC 108

SUBSURFACE WASTEWATER DISPOSAL PLAN

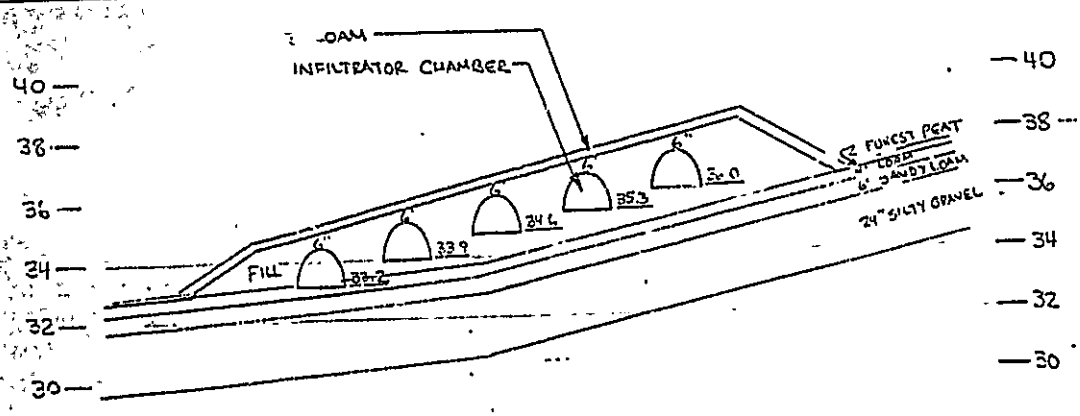
Scale 1" = 20 Ft.



FILL REQUIREMENTS	CONSTRUCTION ELEVATIONS	ELEVATION REFERENCE POINT LOCATION & DESCRIPTION
Depth of Fill (Upslope) 30	Reference Elevation Is 31.09	SPIKE IN 8" SPRUCE
Depth of Fill (Downslope) 19	Bottom of Disposal Area SEE X SECTION	NEAR HOUSE
	Top of Distribution Lines or Chambers SEE Y SECTION	

DISPOSAL AREA CROSS SECTION

Scale:
Vertical: 1 Inch = 5 Ft.
Horizontal: 1 Inch = 10 Ft.



William B. Goodman
Site Evaluator or Professional Engineer's Signature

0003/4214
SE#/PE#

5/7/89
Date

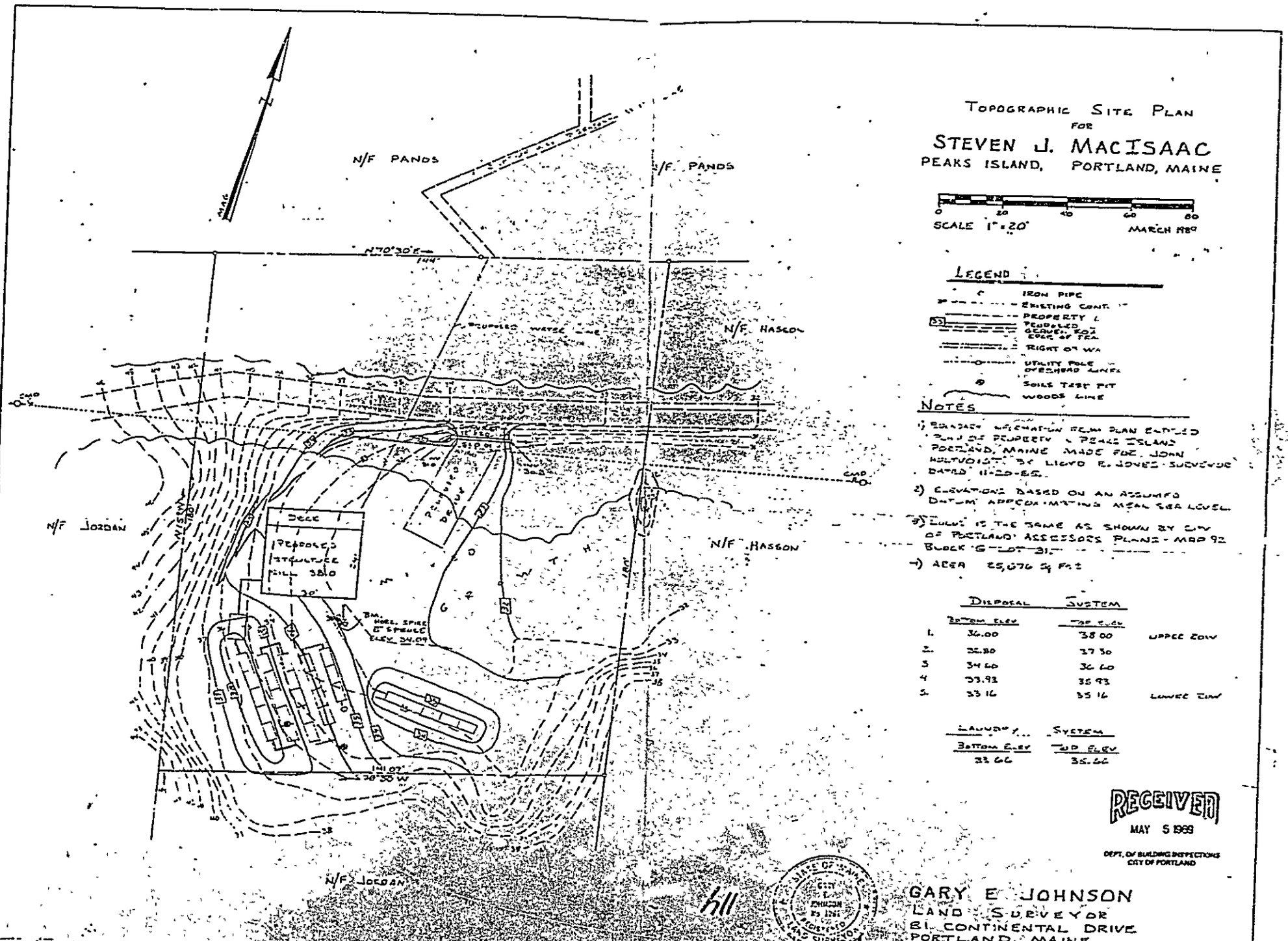
S.E. CORNER LOOKING N.W

CHANNEL NEAR ROAD LOOKING W.

S.E. CORNER LOOKING N.E.

PHOTOGRAPHS JULY 1989

COMPOSITE FROM XEROX PRINTS - PHOTOREDUCED



103

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

June 27, 1989

Mr. Steven MacIsaac
13 Francine Road
Framingham, MA 01701

Re: 92-G-31 ols Road, Peaks Island, Maine.

Dear Sir:

Your application to construct a single family summer cottage has been reviewed and a permit is herewith issued subject to the following requirements:

SITE PLAN REVIEW REQUIREMENTS:

Public Works - approved. Steve Harris

Inspection Services - approved. William Giroux

BUILDING CODE REQUIREMENTS:

Please read and implement items #1, #6 and #7 of the attached building permit report.

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

Sincerely,

P. Samuel Hoffses
Chief, Inspection Services

cc: Mr. Steve Harris, Public Works Dept.

PSH/jmr

Enclosure

BUILDING PERMIT REPORT

ADDRESS: 92-G-31 Woods Rd. PI DATE: 26/June/89

REASON FOR PERMIT: Single Family Summer Cottage.

BUILDING OWNER: Steven MacIsaac.

CONTRACTOR: "

PERMIT APPLICANT: "

APPROVED: *1 *6 *7 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.

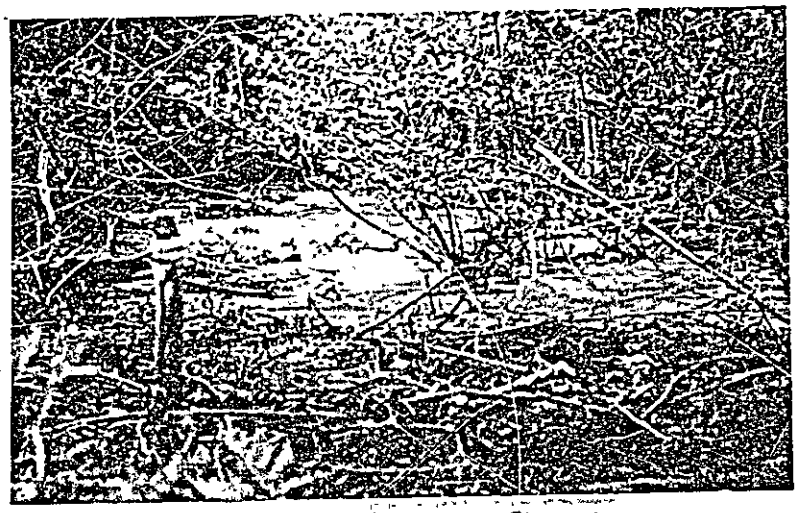
4.) Each apartment shall have access to two(2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.

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 (0.53m^2). 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 Groups 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).

MID-SITE LOOKING S. TOWARD TP1



SWAMP AREA ON HASSON PARCEL

E. HUMMOCK LOOKING W.

PHOTOGRAPHS JULY 1989

45

RECEIVED
JUL 2 4 1990
DEPT OF BUILDING INSPECTION
CITY OF PORTLAND

Taylor
Consulting
Group
Inc.

July 24, 1990

Mr. P. Samuel Hoffses
Chief, Inspection Services Division
City of Portland
389 Congress Street
Portland, Maine 04101

Subject: Land of MacIsaac - Woods Road, Peaks Island

Dear Mr. Hoffses,

I understand that a third Subsurface Wastewater Disposal System Application for the property of Steve MacIsaac, dated June 27, 1990, has been submitted to the City of Portland by Mr. William Goodwin. I request that you withhold approval of that permit until a field review of the new test pit soil evaluations is conducted.

It is also my understanding that the permit application was reviewed with Mr. William Goodwin by Mr. Jay Hardcastle at the Department of Human Services, Division of Health Engineering in Augusta on or about July 17, 1990. Based solely upon the information contained in the Application, since Mr. Hardcastle had not reviewed the test pit soils on-site, a letter was sent at Mr. Goodwin's request to Arthur Addato, dated July 17, 1990, which indicated the information and design as presented in the Application was acceptable and that a City plumbing inspector could issue a system permit.

However, test pit information contained in the third Subsurface Wastewater Disposal System Application records four new soils evaluations; three within the proposed sewage disposal system [TP 4,5,&6] and one outside the system [TP 3]. The information within the Application indicates that TP 3 had standing water at 12 inches below the surface. TP 6 indicates standing water at the minimum permissible distance of 15 inches below the surface. TP 4 and TP 5 do not indicate water to the depths of excavation, approximately 24 and 22 inches respectively. Standing water in a test pit within the proposed system, at the minimum permissible depth, observed shortly after the summer equinox in June, is not likely to reflect high groundwater conditions!

It should be remembered that Mr. Hardcastle in his letter of 22 May 90 regarding the inadequacy of the second Application stated "Due to the very marginal soil conditions existing on the property ..." that additional information was necessary. Mr. Hardcastle did not review the new test pits on-site because he was not asked by the City to do so; despite indicating his willingness to conduct such an on-site review during discussion we had at the 6 Nov 89 site evaluation.

I believe we are in the same position as one year ago, when the original permits were issued without field verification of the Application information. I reiterate the belief that soils in the proposed sewage disposal area are not suitable for the installation of a sewage disposal system. I request that you conduct a field review of the new test pit soil evaluations.

Suite 216
World Trade Center
Boston/MA 02210

617 439 5525
FAX 439 5470

Sincerely,
Daylor Consulting Group, Inc.

Richard Bryan Swain, AICP

copy: Mr. Robert B. Ganiey
Mr. Joseph E. Gray, Jr.
Attorney Charles A. Lane
Mr. Jay Hardcastle, DHS/DHE
Attorney Richard A. Shinay, DWP&M

Daylor

Mr. P. Samuel Hoffses
Chief, Inspection Services Division
City of Portland
389 Congress Street
Portland, Maine 04101

Subject: Land of MacIsaac, Woods Road, Peaks Island

Dear Mr. Hoffses,

I have reviewed the third Subsurface Wastewater Disposal System Application for the property of Steve MacIsaac, dated June 27, 1990, which has been submitted to the City. I am concerned that no basic engineering information has been provided regarding the proposed stormwater drain under Woods Road.

The drainage pipe from the wetland area of the MacIsaac property under Woods Road was first indicated in the second Subsurface Wastewater Disposal System Application dated 16 Apr 90. No revised "Topographic Site Plan" was submitted with that Application as required which would provide basic information for its location, invert elevation, pipe size, and the proposed roadway grading over the culvert. Our concern that such basics were not being provided to the City by the applicant was expressed in a letter from Attorney Cohen to Associate Corporation Counsel Lane on 24 May 90, of which you received a copy.

I would like to paraphrase portions of the 15 Sep 89 letter from Attorney Shina [illegible] which concern this drainage issue. A significant area, south of Woods [illegible] which is subject to significant seasonal and storm water inundation. The [illegible] basin which contains the wetlands is almost equally distributed between the MacIsaac [illegible] properties and therefore inextricably interconnected. The topographic depression [illegible] contains the wetlands is in effect a retention basin for minor storm events and acts as a detention basin for major storm events. The basin's water elevation raises during storm events and floods a significant portion of the MacIsaac lot and our property. Seasonal snowmelt and major storm events raise the water elevation sufficiently that water subsequently flows primarily overland across our property to the east, or north over Woods Road to a lessor extent. The proposed wetlands filling of portions of the basin will decrease its stormwater storage capacity. This activity, absent adequate drainage provision, will increase the inundation of the remaining wetlands on our property and increase the frequency and severity of stormwater flows over our property.

The City should have an interest to assure that actions it permits do not adversely effect adjacent downgradient properties, nor diminish the adequacy or safety of Woods Road as the only access to our property. It is my understanding that no revised "Topographic Site Plan" was submitted with the third Application either. The City cannot review what is does not have and permitting unspecified construction is not prudent.

Suite 216
World Trade Center
Boston/MA 02210

617 439 5525
FAX 439 5470

Sincerely,
Daylor Consulting Group, inc.

Richard Bryan Swain, AICP

copy: Mr. Robert B. Gaeley
Mr. Joseph E. Gray, Jr.
Attorney Charles A. Lane
Attorney Richard A. Shinay, DWP&M

FAX FORM

DATE:	PROJECT:	PAGES: 5
July 25, 1990	MacIsaac @ Woods Road	[FAX FORM Included]

FROM: Richard Bryan Swain, AICP
Daylor Consulting Group, Inc.
Suite 216
World Trade Center
Boston, MA 02210
617-439-5525 Office
617-439-5470 FAX

TO: Mr. P. Samuel Hoffses
Chief, Inspection Services Division
City of Portland
389 Congress Street
Portland, ME 04101
207-874-8300
207-874-8649 FAX

REMARKS:

Well Sam, the third Subsurface Wastewater Disposal System Application is not sufficiently improved over the previous two. I am disappointed that I was not informed of the Application filing by the City, despite repeated requests by myself and our attorneys to be kept current regarding the permit process. I am also concerned that Jay Hardcastle was not requested by the City to review the soil evaluations on-site. It seems that the submission process this time circumvented that understanding of last November, and Jay was placed in the same position you faced last year of reviewing what appears to be an acceptable Application. Despite my erroneous reference to the summer solstice, groundwater observed at the minimum permissible depth on June 27 should not be construed as the "seasonal high ground water" elevation. All is not logical here and bears some additional scrutiny.

Attached are two letters regarding different concerns with the most recent Application. "Original" versions have been mailed.

Box 99
Peak Island,
Maine, 04108

Mr Samuel Hoffses,
Chief, Bldg Permits & Inspections
Portland City Hall
Portland, Maine 04101

Re Woods Rd
Peaks Island
Bldg Permit No 002275

Dear Mr Hoffses:

Attached please find proposed minor adjustments to the approved site plan at the above referenced site & Permit Number. The proposed adjustments consist of switching the location of the house and the driveway — these proposed changes are superimposed on the attached approved site plan. Also attached for your information are more current house plans.

Please advise if these adjustments require your office's approval and if so is the information provided sufficient for your review.

Sincerely,
Steve MacIsaac

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

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P SAMUE[illegible] SES, CHI[illegible]
INSPECTION SERVICES DIVISION

June 27, 1989

Mr. Steven MacIsaac
13 Francine Road
Framingham, MA 01701

Re: 92-G-31 Woods Road, Peaks Island, Maine.

Dear Sir:

Your application to construct a single family summer cottage has been reviewed and a permit is herewith issued subject to the following requirements:

SITE PLAN REVIEW REQUIREMENTS:

Public Works - approved. Steve Harris

Inspection Services - approved. William Giroux

BUILDING CODE REQUIREMENTS:

Please read i implement items #1, #6 and #7 of the attached building permit report.

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

Sincerely,

P. Samuel Hoffses
Chief, Inspection Services

cc: Mr. Steve Harris, Public Works Dept.

PSH/jmr

Enclosure

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BUILDING PERMIT REPORT

ADDRESS: 92-G-31 Woods Rd. PI DATE: 26/June/89

REASON FOR PERMIT: Single Family Summer Cottage.

BUILDING OWNER: Steven MacIsaac.

CONTRACTOR: "

PERMIT APPLICANT: "

APPROVED: *1 *6 *7 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 ($0.53m^2$). 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 Groups 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 each 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 or 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.

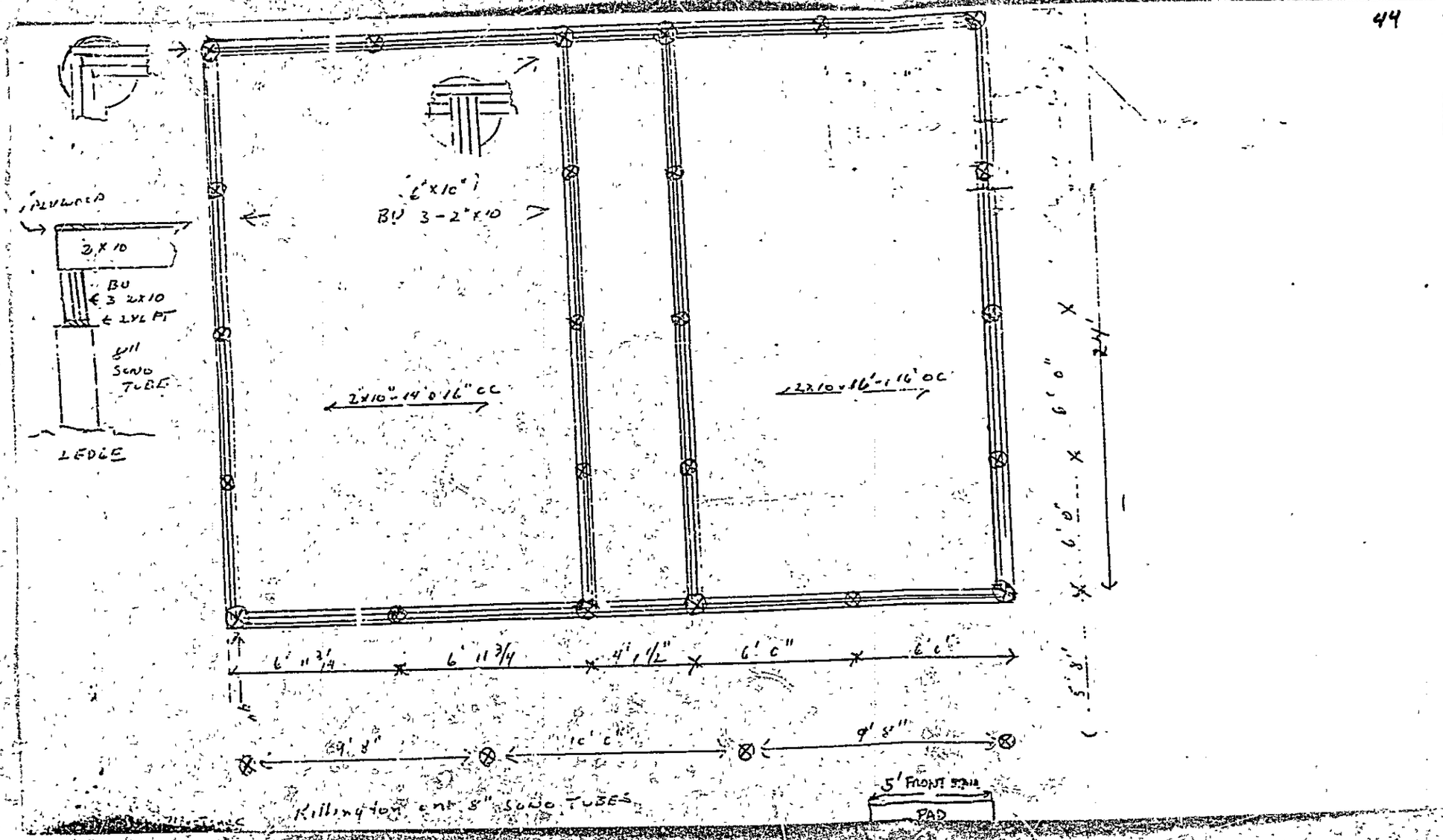
10.) Section 25-135 of the Municipal Code for the City of Portland states: "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year.

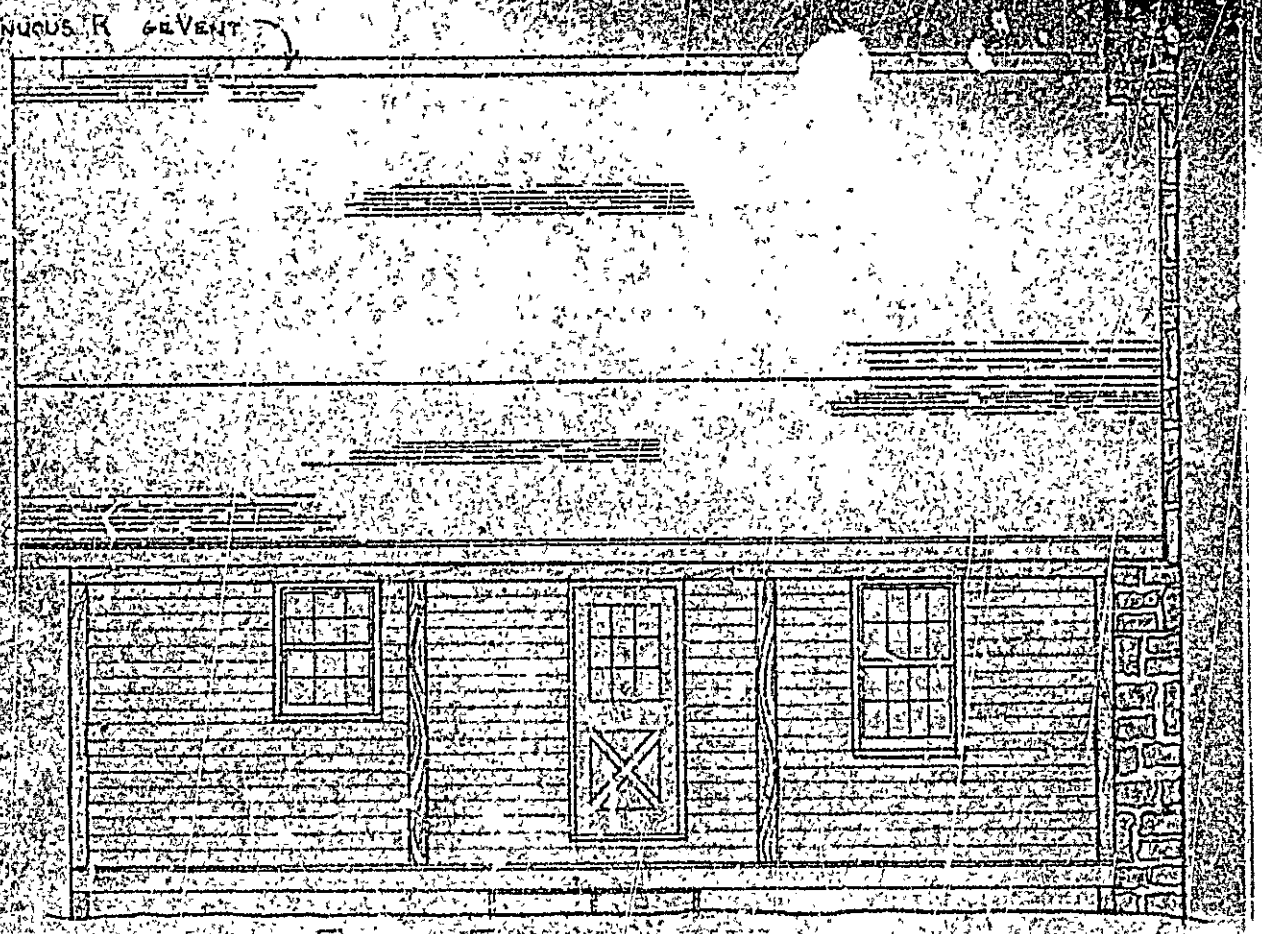
11.) The builder of a facility to which Section 4594-C of the Maine State Human Rights Act, Title 5 M.R.S.A. refers, shall obtain a certification from a design professional that the plans of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.

Sincerely,

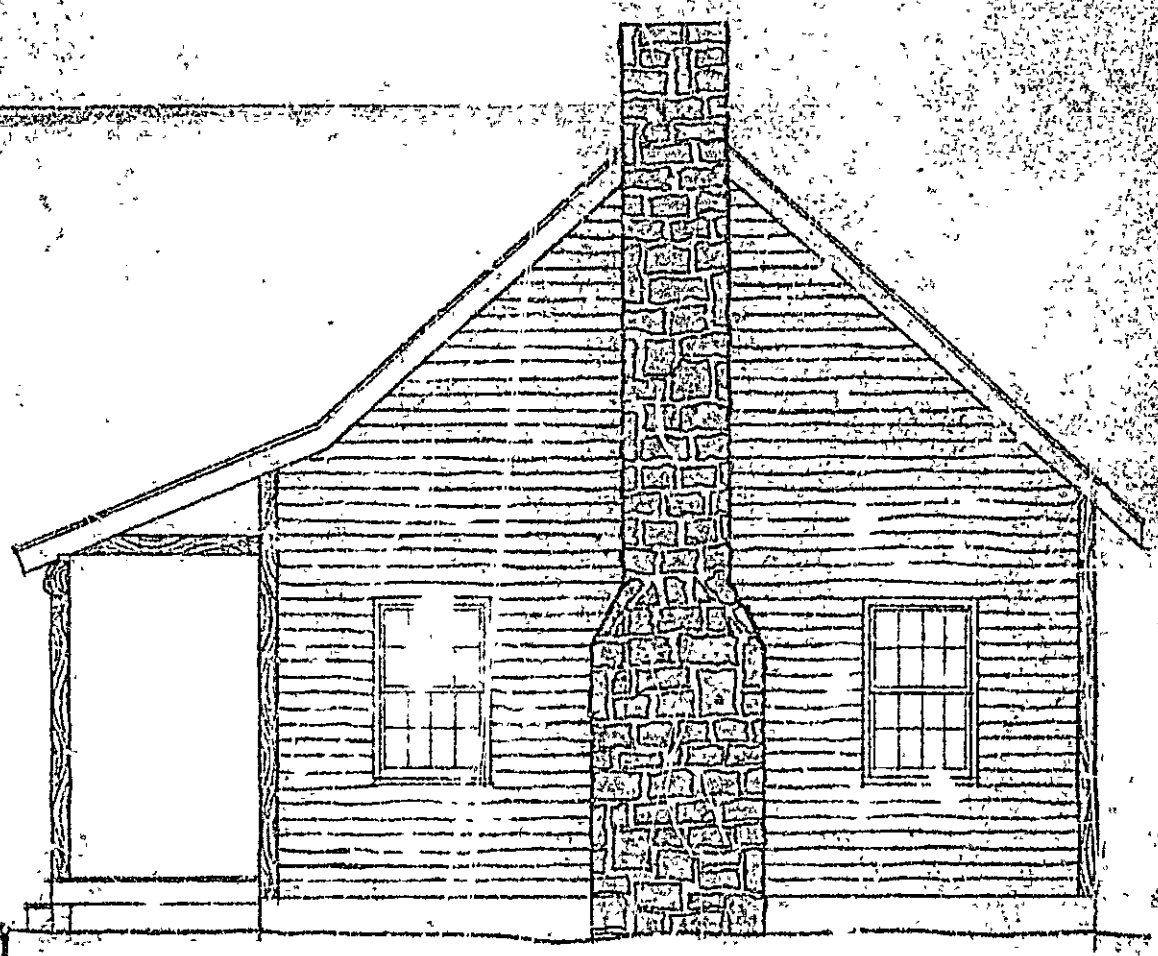
P. Samuel Hoffses
Chief of Inspection Services

/el
11/16/88


PLYWOOD
2 X 10
BU
3 2X10
2X6 PT
SONO TUBE
LEDGE
6"X10"
BU 3-2"X10
2X10-14'0 16" OC
2X10-16'-1 16" OC
6' 11 3/4
6' 11 3/4
4' 1 1/2"
6' 0"
6' 0"
6' 0"
6' 0"
5' 8"
24'
9' 8"
10' 0"
9' 8"
5' FRONT STOOP
PAD
Killington ent 8" SONO TUBES



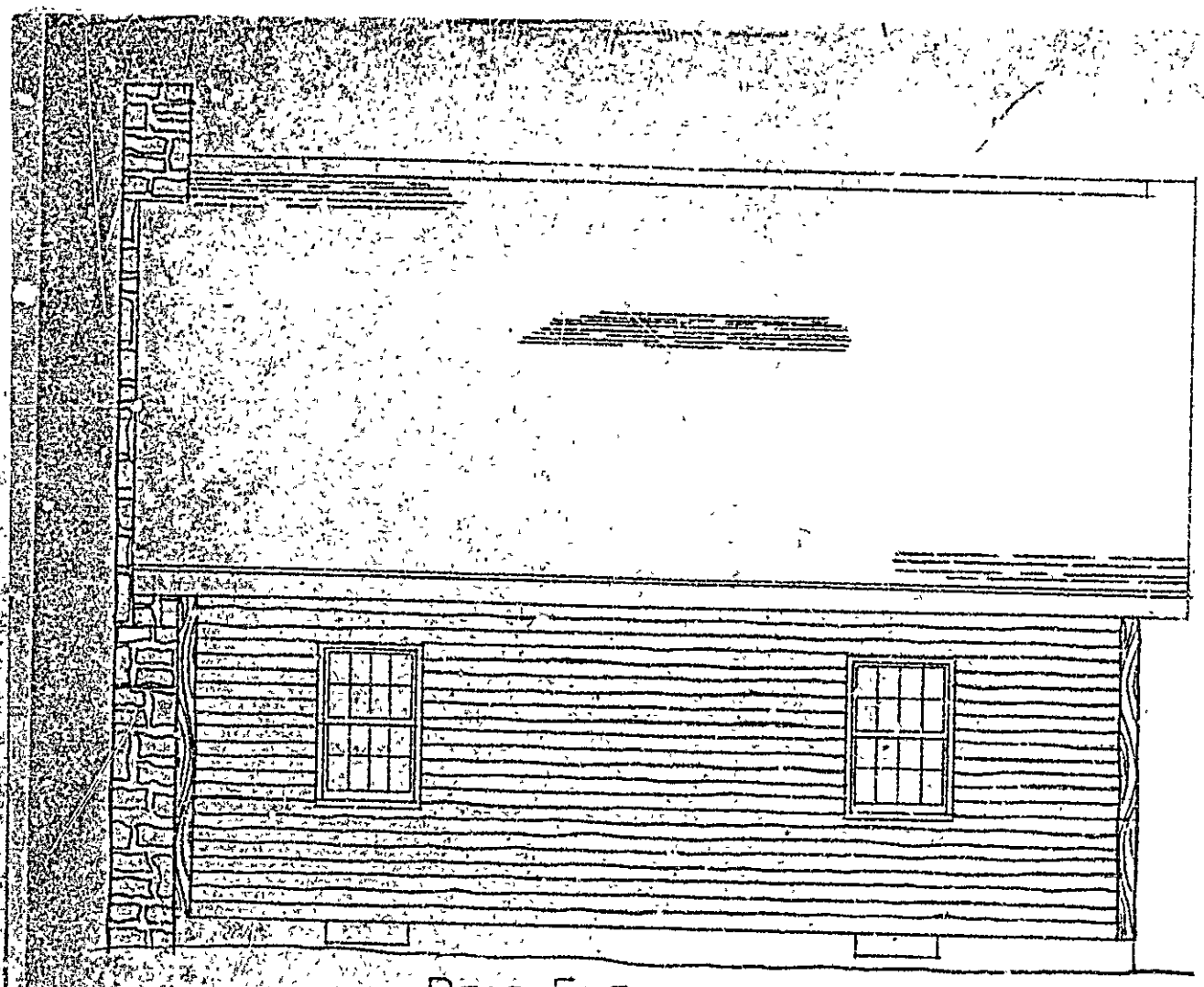
FRONT ELEVATION



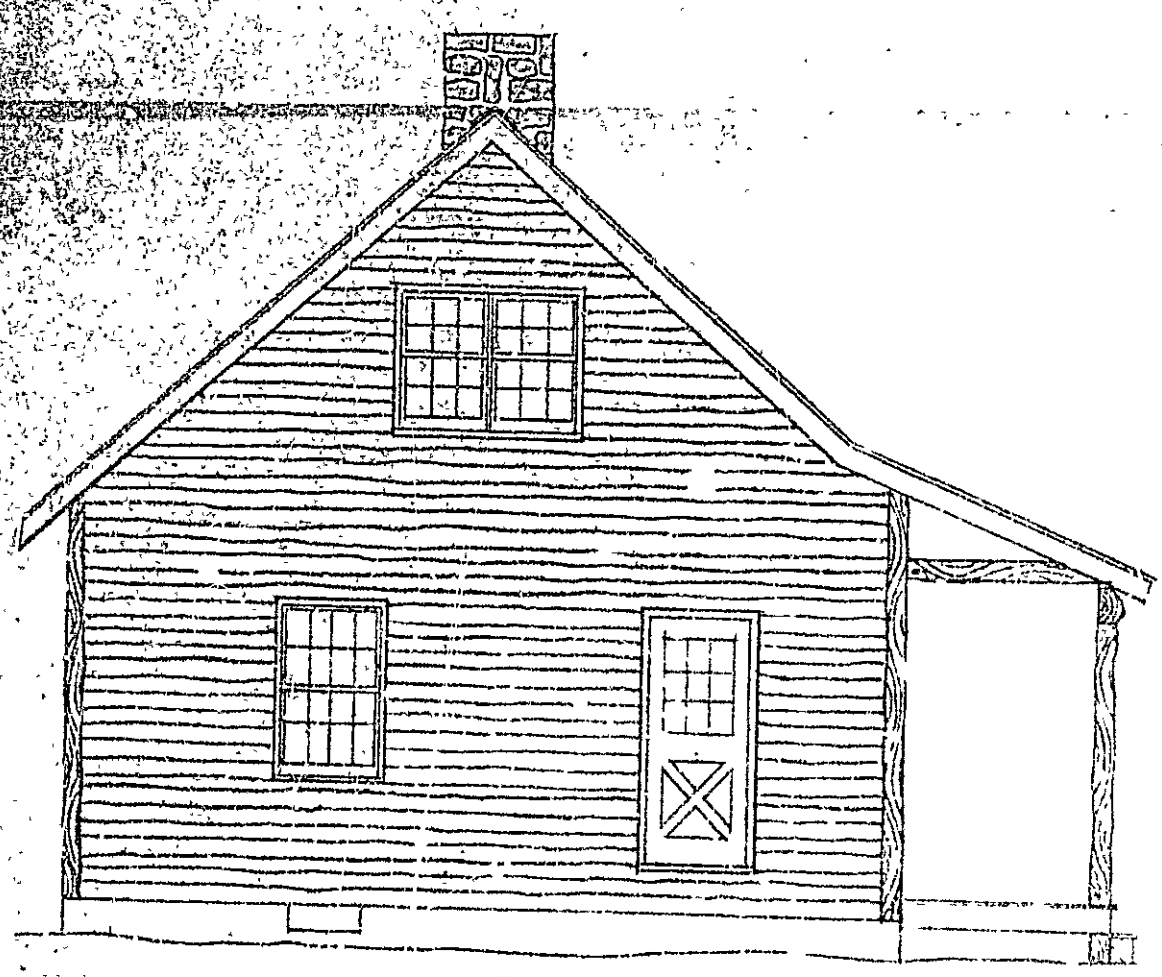
RIGHT ELEVATION

92-G-31 Woodes Rd. P.D.

	PIONEER LOG HOMES
	KILLINGTON - ELEVATIONS 1/4" = 1'-0"
	LAVALLEY BLDG SUPPLY INC



REAR ELEVATION

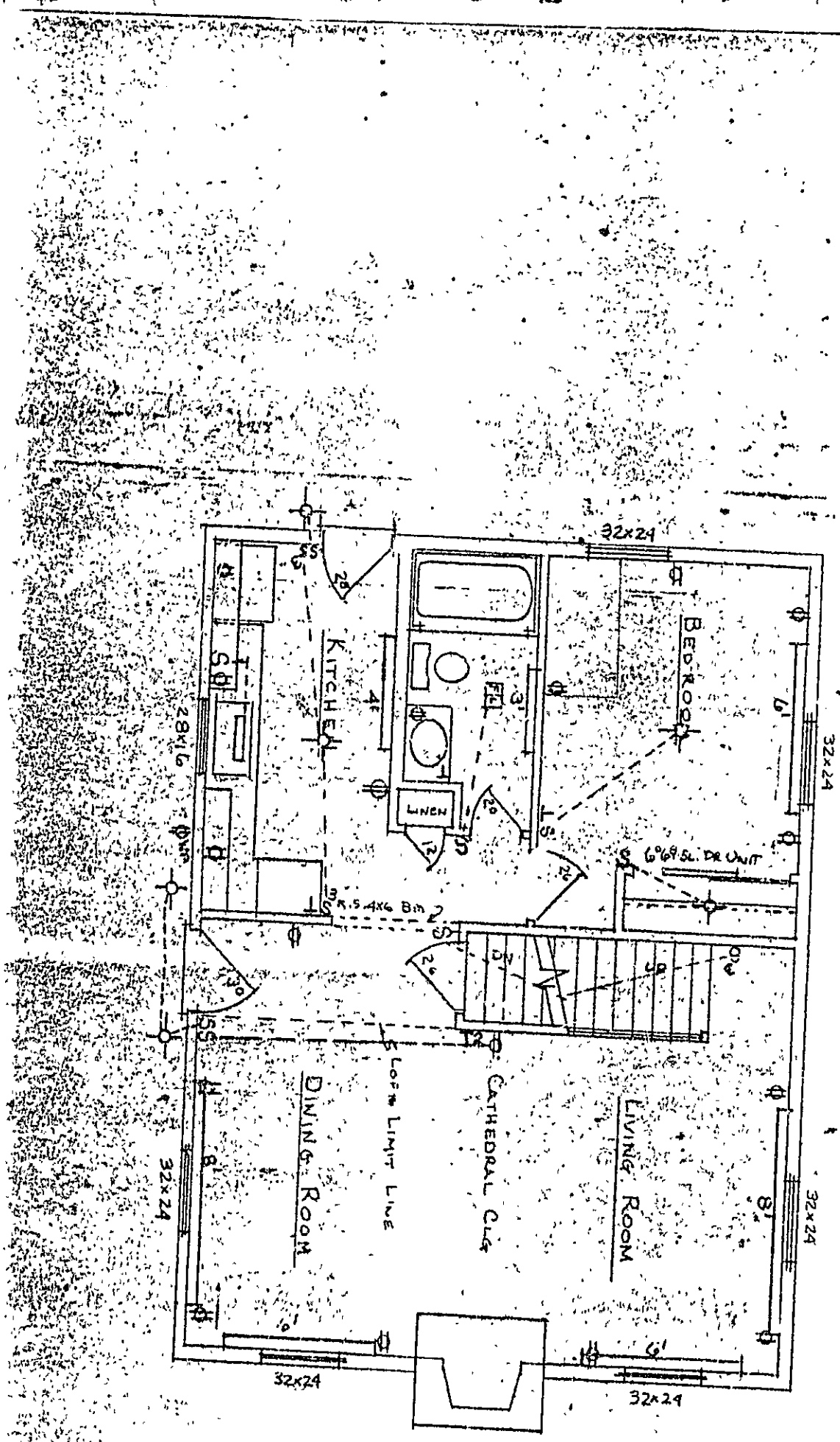


LEFT ELEVATION

PIONEER LOG HOMES

KILLINGTON ELEVATIONS

LaVALLEY BLDG SUPPLY, INC.



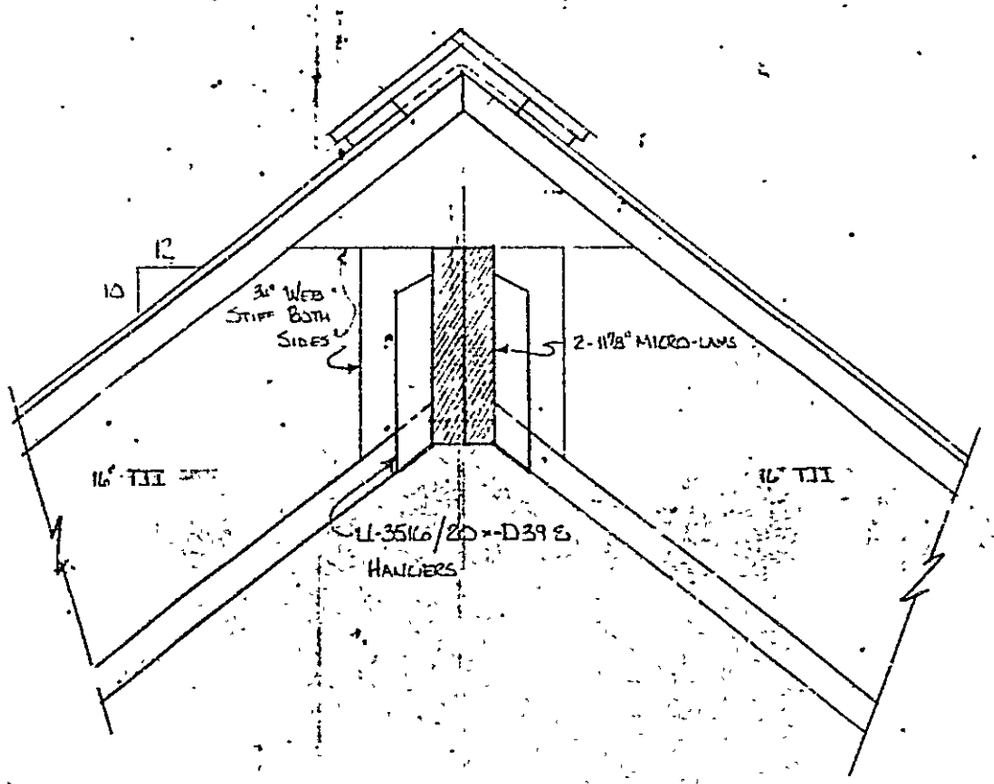
PIONEER LOG HOMES

KILLINGTON - FIRST FLR ELECTRICAL - 1/4" = 1'-0"

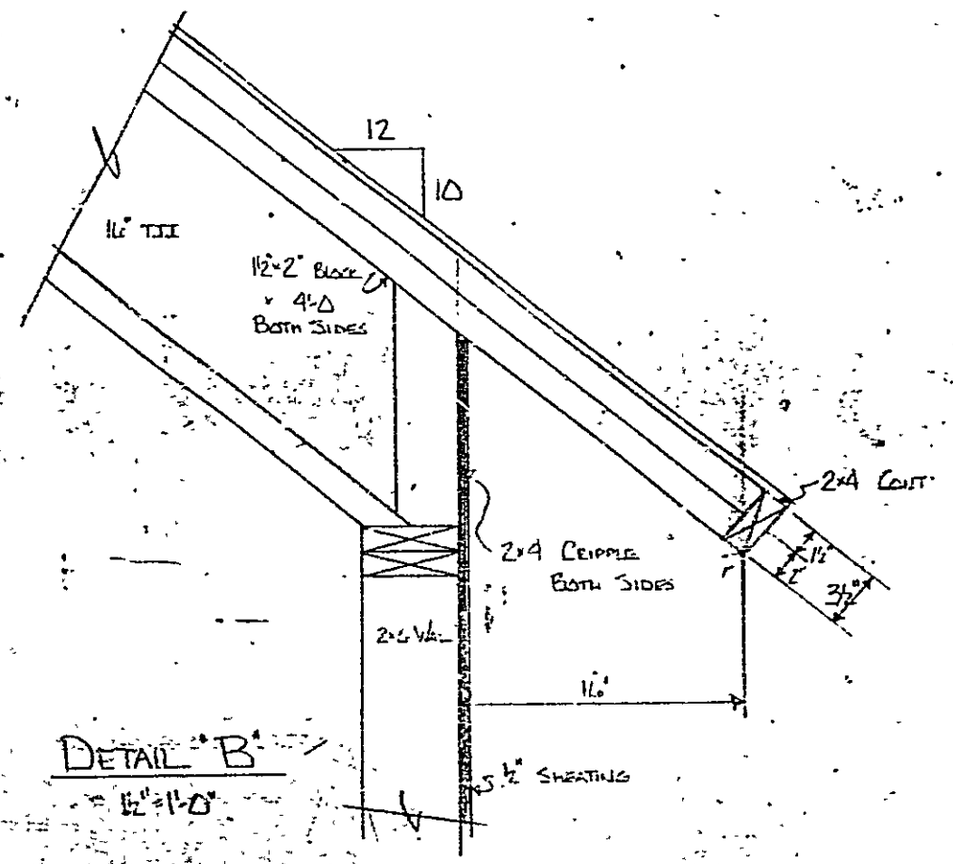
LaVALLEY BLDG SUPPLY, INC

28 x 20 MOCC
BEDROOM
BEDROOM
28 x 20 MOCC

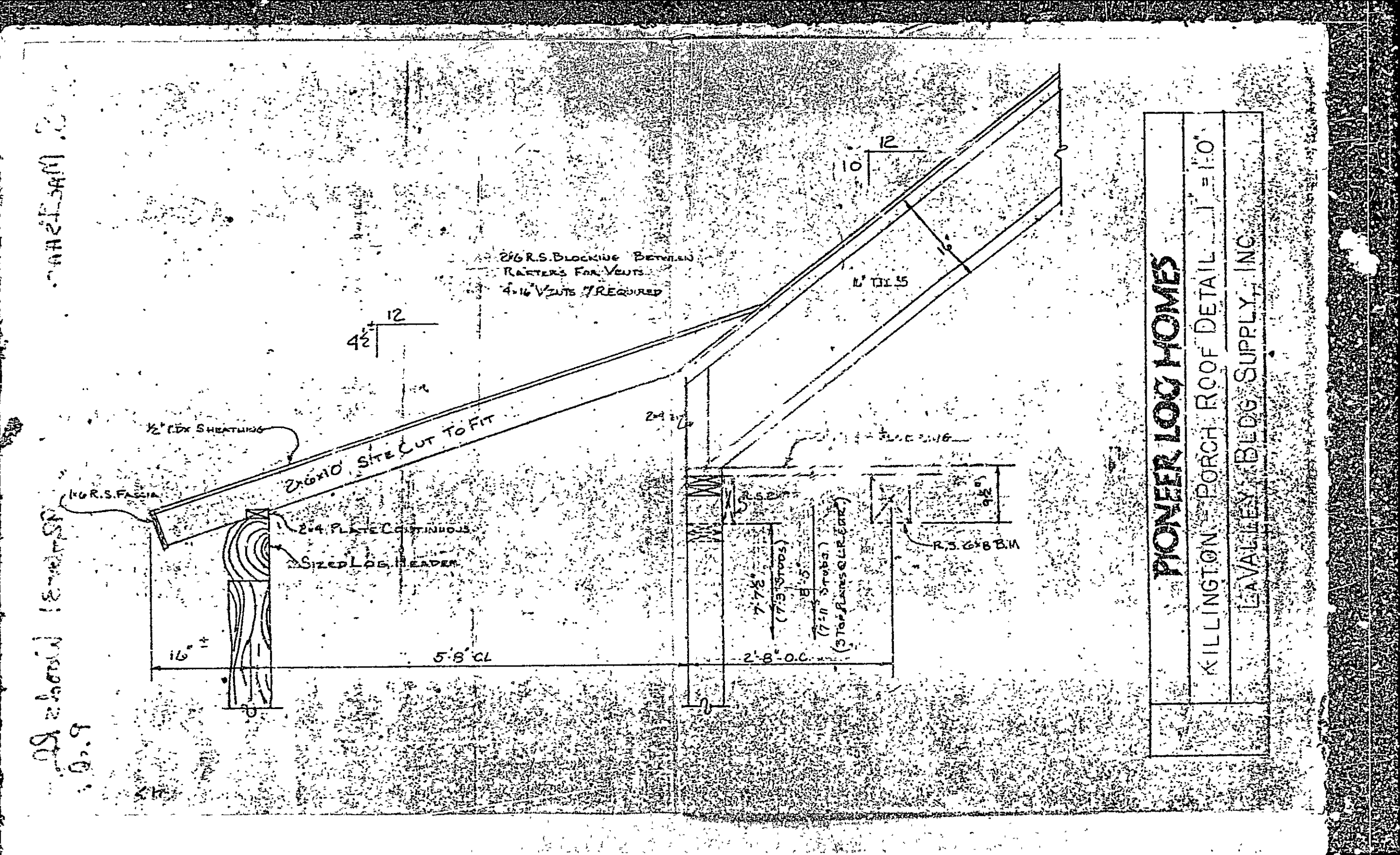
PIONEER LOG HOME
KILLINGTON DETAILS
LAVALLEY BUILDING SUPPLY INC.



DETAIL "A"
1½" = 1'-0"



DETAIL "B"
1½" = 1'-0"


PIONEER LOG HOMES
KILLINGTON PORCH ROOF DETAIL 1" = 1'-0"
LAVALLEY BLDG. SUPPLY, INC.
12
10
12
4½
2x6 R.S. BLOCKING BETWEEN RAFTERS FOR VENTS
4-16" VENTS REQUIRED
16" TJI 55
½" CDX SHEATHING
2x6x10' SITE CUT TO FIT
16 R.S. FASCIA
2-4 PLATE CONTINUOUS
SIZED LOG HEADER
16"
5'-8" CL
2-4
2'-8" O.C.
7'-7½"
(7-3 STUDS)
8'-5"
(7-11 STUDS)
(3 TOP PLATES & LR. ETC.)
R.S. 6x8 B.M.
9'-2"