

15-21 Caron St. (lot #15)

212



OK  
ER 6/29/78



Date Issued **6-29-78**  
Portland Plumbing Inspector  
By ERNOLD R GOODWIN

App. First Insp.  
Date  
By

App. Final Insp.  
Date  
By

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



PERMIT TO INSTALL PLUMBING

Address **lot # 15 Garon St.** PERMIT NUMBER **1609**  
Installation For **one family**  
Owner of Bldg **George Christy**  
Owner's Address **Allen Ave.**  
Plumber **Ray Oil-296 Commercial St** Date **6-29-78**

NEW	REF		NO	PR
		SINKS		
		LAVATORIES		
		TOILETS		
		BATH TUBS		
		SHOWERS		
		FRAINS FLOOR SURFACE		
		HOT WATER TANKS		
x		TANKLESS WATER HEATERS	1	2.00
		GARBAGE DISPOSALS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS		
		AUTOMATIC WASHERS		
		DISHWASHERS		
x		OTHER - aqua booster	1	2.00
		base fee		3.00
		TOTAL		7.00

Building and Inspection Services Dept.: Plumbing Inspection , 7.00

Date Issued **3-8-78**  
 Portland Plumbing Inspector  
 By **ERNOLD R GOODWIN**  
 App. First Insp.  
 Date **MAR 9 1978**  
 By **ERNOLD R GOODWIN**  
 Date Chief Insp. Final Insp.

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

**PERMIT TO INSTALL PLUMBING**

Address **Lot # 15 Caron Street** PERMIT NUMBER **1464**  
 Installer For **ONS family**

Owner of Bldg. **Christy & Small**  
 Owner's Address **747 Allen Ave.**

Plumber **H. Walker** Highty Rd. Gorham, 3-8-78

NEW	REPL.			
		SINKS		
		LAVATORIES		
		TOILETS		
		BATH TUBS		
		SHOWERS		
		DRAINS	FLOOR	SURFACE
		HOT WATER TANKS		
		TANKLESS WATER HEATERS		
		GARBAGE DISPOSALS		
		SEPTIC TANKS		1 2.00
		HOUSE SEWERS		
		ROOF LEADERS		
		AUTOMATIC WASHERS		3.00
		DISHWASHERS	base fee	
		OTHER		
			TOTAL	5.00

Building and Inspection Services Dept. Plumbing Inspection



FILL IN AND SIGN WITH INK

0 0567

PERMIT ISSUED

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

JUN 29 1978

CITY of PORTLAND

Portland, Maine, June 29, 1978

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location Lot # 15 Caron St. Use of Building single family No. Stories 2 New Building Existing "
Name and address of owner of appliance George Christy - 247 Allen Avenue
Installer's name and address Gray Oil Co. - 396 Commercial St. Telephone 772-2861

General Description of Work

To install boiler & burner - forced hot water - new

IF HEATER, OR POWER BOILER

Location of appliance basement Any burnable material in floor surface or beneath? no
If so, how protected? Kind of fuel? # 2 fuel oil
Minimum distance to burnable material, from top of appliance or casing top of furnace 18 in. plus
From top of smoke pipe From front of appliance From sides or back of appliance
Size of chimney flue 8 x 8 Other connections to same flue none
If gas fired, how vented? Rated maximum demand per hour
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? yes

IF OIL BURNER

Name and type of burner Texaco - gun Labelled by underwriters' laboratories? yes
Will operator be always in attendance? none Does oil supply line feed from top or bottom of tank? top
Type of floor beneath burner concrete Size of vent pipe 1 1/2
Location of oil storage basement Number and capacity of tanks 2-275 gal.
Low water shut off yes Make McDonald Miller No. 901
Will all tanks be more than five feet from any flame? yes How many tanks enclosed? none
Total capacity of any existing storage tanks for furnace burners 550 gal.

IF COOKING APPLIANCE

Location of appliance Any burnable material in floor surface or beneath?
If so, how protected? Height of Legs, if any
Skirting at bottom of appliance? Distance to combustible material from top of appliance?
From front of appliance From sides and back From top of smokepipe
Size of chimney flue Other connections to same flue
Is hood to be provided? If so, how vented? Forced or gravity?
If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Amount of fee enclosed? 15.00

APPROVED:

Signature of City Inspector: O.K. S. 6/29/78

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

CS 300

INSPECTION COPY

Signature of Installer

Signature of Installer: [Handwritten Signature]

# CERTIFICATE OF APPROVAL

FOR INTERNAL PLUMBING FOR THE TOWN/CITY OF Portland

OWNER

Christina J. Small

ADDRESS

15 [unclear] [unclear] MAINE

Plumbing Installed by

W. H. M. [unclear]

Cert. of App. Number

**No 13216 IC**

Date C.O.A. Issued

11/24/78  
Month Day Year

Date Inspected

11/4/78  
Month Day Year

Date Permit Issued

5-3-78

THE INTERNAL PLUMBING INSTALLED PURSUANT TO THE ABOVE CERTIFICATE OF APPROVAL NUMBER HAS BEEN TESTED IN MY PRESENCE, FOUND TO BE FREE FROM LEAKS, AND WAS INSTALLED IN COMPLIANCE WITH THE MUNICIPAL AND STATE PLUMBING REGULATIONS.

Signature of LPI \_\_\_\_\_

State Office  
Use Only  
Date Received

ORIGINAL--To be sent to: Department of Human Services  
Division of Health Engineering 221 State Street Augusta, Maine 04333

## INTERNAL PLUMBING PERMIT FOR THE TOWN/CITY OF Portland

PERMIT NUMBER

**No 13216 IP**

Town/City Code  
25-70

LPI Number  
11423

License Number  
0776  
Master Plumber

Date Issued  
6/3/78  
Month Day Year

Address of where Plumbing is done

LOT # [unclear]  
315

CAROLYN STREET  
Street, Road Name/Subdivision

ALLEN AVE.  
St. Rd. or Lot

Name of Owner

CAROLYN ST. MARL

ALLEN AVE.  
F.I. M.I. Mailing Address

ALLEN AVE.  
Zip Code

Type of Construction

- 1. New Construction
- 2. Remodeling
- 3. Addition
- 4. Remodeling & Addition
- 5. Replacement of Hot Water Heater
- 6. Hook-up of Mobile Home
- 7. Minor Change
- 8. Other (Specify) \_\_\_\_\_

Plumbing to Serve

- 1. Single (Res)
- 2. Multi-Fam (Res)
- 3. Mobile Home
- 4. Mobile Home without Seal
- 5. Commercial
- 6. School
- 7. Other (Specify) \_\_\_\_\_

SCHEDULE OF FEES  
(See Sect. 1.12 of the Part I Code)

- 1-10 Fixtures \$2.00 each
- 11-30 Fixtures \$1.00 each
- 31-50 Fixtures \$0.50 each
- 21 Fixtures on up \$2.00 each
- Hook-ups \$2.00 each

Note: Hotwater Heater (tank or tankless) is considered a Fixture

Fixture	Quantity	Fixture	Quantity	Fixture	Quantity
Sinks	1	Showers	1	Hot Water Heaters	1
Toilets	3	Urinals	1	Floor Drains	1
Bathubs	1	Clothes Washers	1	Other	1
Lavatories	3	Dish Washers	1	Hook-ups	1

Quantity Fee  
13 26.00

Hook-ups 1 2.00

Administrative fee 3.00

Total of Double Fee 31.00

Double Fee Check

STATE OFFICE USE ONLY

Date Received

Receipt Number            Money Received           

Administrative Code

Signature of LPI \_\_\_\_\_

This "Internal Plumbing Permit" is invalid if work is not commenced within six(6) months from date of issuance. Upon completion of work a "Certificate of Approval" must be obtained.

Original--To be sent to: Department of Human Services, Division of Health Engineering 221 State Street Augusta, Maine 04333

Rev. 11 Rev. 677



**APPLICATION FOR PERMIT**  
**DEPARTMENT OF BUILDING INSPECTIONS SERVICES**  
**ELECTRICAL INSTALLATIONS**

Date May 19 1978  
 Receipt and Permit number 10693

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:

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

LOCATION OF WORK: Lot 15 Caron St.  
 OWNER'S NAME: Christy & Small ADDRESS: Allen Ave.

OUTLETS: (number of)  
 Lights \_\_\_\_\_  
 Receptacles \_\_\_\_\_  
 Switches \_\_\_\_\_  
 Plugmold \_\_\_\_\_ (number of feet)  
**TOTAL** 60 ..... **FEEES** 5.00

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

SERVICES:  
 Permanent, total amperes 200 ..... 3.00  
 Temporary \_\_\_\_\_

METERS: (number of) 1 ..... .50

MOTORS: (number of)  
 Fractional \_\_\_\_\_  
 1 HP or over \_\_\_\_\_

RESIDENTIAL HEATING:  
 Oil or Gas (number of units) \_\_\_\_\_  
 Electric (number of rooms) 7 ..... 7.00

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

APPLIANCES: (number of)  
 Ranges 1 .....  
 Cook Tops \_\_\_\_\_  
 Wall Ovens \_\_\_\_\_  
 Dryers 1 .....  
 Fans \_\_\_\_\_  
 Water Heaters 1 .....  
 Disposals 1 .....  
 Dishwashers \_\_\_\_\_  
 Compactors \_\_\_\_\_  
 Others (denote) \_\_\_\_\_  
**TOTAL** ..... **6.00**

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

INSTALLATION FEE DUE: 21.50

FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT ..... DOUBLE FEE DUE: \_\_\_\_\_

FOR REMOVAL OF A "STOP ORDER" (304-16.b) ..... \_\_\_\_\_

FOR PERFORMING WORK WITHOUT A PERMIT (304-9) ..... \_\_\_\_\_

**TOTAL AMOUNT DUE:** 21.50

INSPECTION:  
 Will be ready on will call, 19\_\_\_\_; or Will Call \_\_\_\_\_

CONTRACTOR'S NAME: Mancini Electric  
 ADDRESS: 179 Sheridan St.  
 TEL.: 774-5829

MASTER LICENSE NO.: 3358 SIGNATURE OF CONTRACTOR: C. Mancini  
 LIMITED LICENSE NO.: \_\_\_\_\_

INSPECTOR'S COPY







CITY OF PORTLAND, MAINE  
Department of Building Inspection

## Certificate of Occupancy

LOCATION Lot 15 to 21 Caron St.

Issued to **George Christy**

Date of Issue **Feb. 20, 1979**

This is to certify that the building, premises, or part thereof, at the above location, built—altered, —changed as to use under Building Permit No. **77/1046**, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

**Entire**

**Single family dwelling**

Limiting Conditions:

**none**

This certificate supersedes  
certificate issued

Approved:

*2/20/79*  
(Date)

*[Signature]*  
Inspector

*[Signature]*  
Inspector of Building

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP ..... 1046

B.O.C.A. TYPE OF CONSTRUCTION .....

NOV 16 1977

ZONING LOCATION R-1 PORTLAND, MAINE, Nov. 14, 1977

CITY OF PORTLAND

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

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

LOCATION Lot 15 Caron Street Fire District #1 [ ] #2 [ ]
1. Owner's name and address ... George Christy -247 Allen Ave. Telephone 797-3441
2. Lessee's name and address ... Telephone ...
3. Contractor's name and address ... Owner Telephone ...
4. Architect Specifications Plans No. of sheets
Proposed use of building dwelling No. families 1
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ 36,000 Fee \$ 144.00

FIELD INSPECTOR-Mr. GENERAL DESCRIPTION

This application is for: @ 775-5451
Dwelling ..xx Ext. 234 Permit to construct single family dwelling
Garage 24 x 36 with breezeway and 2 car garage
Masonry Bldg. as per plans. 7 sheets of plans.
Metal Bldg. Stamp of Special Conditions
Alterations
Demolitions
Change of Use
Other

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

PERMIT IS TO BE ISSUED TO 1 [ ] 2 [ ] 3 [ ] 4 [ ]

Other: .....

DETAILS OF NEW WORK

Is any plumbing involved in this work? ..yes Is any electrical work involved in this work? ..yes
Is connection to be made to public sewer? ..yes If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate 14 ft. Height average grade to highest point of roof 18 ft.
Size, front 36 depth 24 No. stories 2 solid or filled land? solid earth or rock? earth
Material of foundation concrete Thickness, top 10 in bottom 10 in cellar yes
Kind of roof gambrel Rise per foot 5 Roof covering asphalt
No. of chimneys 1 Material of chimneys brick of lining clay Kind of heat electric fuel
Framing Lumber-Kind spruce Dressed or full size? dressed Corner posts 4 x 6 Sills 2 x 10
Size Girder 3/2 x 10 Columns under girders lally Size 3x Max. on centers 8 ft.
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor 2 x 10 -2 x 6 2nd 3rd roof
On centers: 1st floor 16 2nd 3rd roof
Maximum span: 1st floor 12 ft. 2nd 3rd roof
If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated on same lot .., to be accommodated 2 number commercial cars to be accommodated ..
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? ..

APPROVALS BY: DATE MISCELLANEOUS
BUILDING INSPECTION-PLAN EXAMINER Will work require disturbing of any tree on a public street? ..
ZONING: O.R. N.A.C.P. 11/15/77
BUILDING CODE: O.I.S. E.B. 11/14/77 Will there be in charge of the above work a person competent
Fire Dept.: to see that the State and City requirements pertaining thereto
Health Dept.: are observed? ..
Others: ..

Signature of Applicant George E. Christy Phone # 3336
Type Name of above George E. Christy 1 [ ] 2 [ ] 3 [ ] 4 [ ]
Other
and Address

FIELD INSPECTOR'S COPY

NOTES

Feb 27/78 Talked with M. Christy  
by phone & discussed the property  
lines & set backs.

Starting excavation today:  
Mar 18/78. Building deck!  
Erecting outside walls (frame)  
etc.

Mar 29/78. Placing roof  
rafters etc.

April 3/78 Plans examiner  
E. Smith said new floor plans will  
be submitted with additional construction  
details; such as carrying timber &  
screed.

April 7/78 Myself & Mr. Smith checked  
out the work progress.

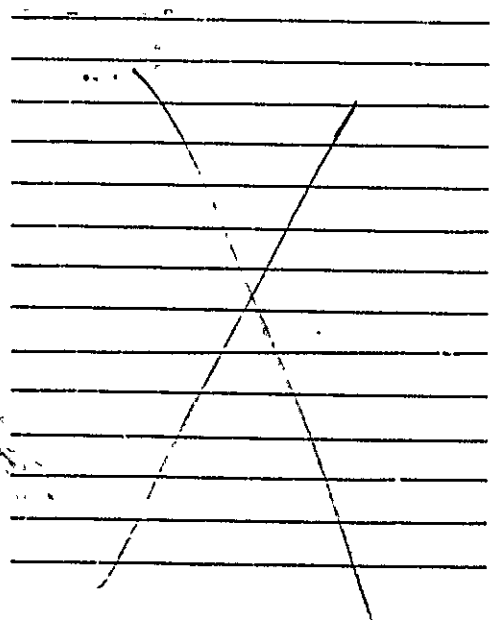
Breezeway of garage is started; I  
reminded Mr. Ketchum the contractors  
for man that we were patiently waiting  
for your floor plans of the addition  
of breezeway & garage etc.

May 2/78 Progressing: Not working today.  
May 9/78 Not working on this today;  
all framed & covered, windows  
placed - roof shingled. No cellar  
concrete yet - all graveled &  
& drains all completed.

May 14/78 Progressing: Interior  
partitions, studs off. Not drywalled yet.

Feb. 14/79 Completed OK to issue  
the C of O.

Permit No. 77/1046  
Location 1410 E. Green St.  
Owner George Christy  
Date of permit 11-14-77  
Approved 11-16-77



CITY OF PORTLAND, MAINE  
MEMORANDUM

TO: John R. Manario, City Manager

FROM: R. Lovell Brown, Director Building & Inspection Services

SUBJECT: 15-21 Caron Street

DATE: 9-9-74

Relating to our recent conversation pertaining to the property at the above address and potential construction of a dwelling house, I have, at your suggestion, checked with the Corporation Counsel to verify if we are now in compliance with any State's Statutes that might be outstanding as to building and I am enclosing their memo dated September 9th, which advises that a "grandfather" clause has now covered the previous problem of lot area versus septic disposal systems as prior statutes had requested DEP approval on.

I have worked with Mr. Christy on this lot very closely and personally observed the lot survey related to existing grade elevations and water tables and after so doing have conferred with Mr. Joseph Beaulieu of the Public Works to see what his feasibility was as far as picking up ground water and ground table water and disposing of it through a storm sewer system of the City's. Mr. Beaulieu felt that the proposed system was one that would clearly work as do I and as does Mr. Christy. In the site work of this particular project I shall take a personal interest to make sure that the work performed as far as the lot drainage is concerned is to my personal satisfaction and I feel assured that the new dwelling will in no way contribute to the water table problem of others in the neighborhood but rather assist in removing the water from this lot and the neighboring one in question.

R. Lovell Brown,  
Director, Building & Inspection Services

RLB:sm

G-2

REFERRAL MEMORANDUM  
HEALTH DEPARTMENT

DATE: 5/12/75

TO: BUILDING INSPECTION  
FROM: HEALTH DEPARTMENT, ENVIRONMENTAL HEALTH  
SUBJECT: 15-21 CARON STREET

CONDITIONS OR DEFECTS:

EXCAVATION SITE - FURTHER EVALUATION  
DEEMED NECESSARY TO DETERMINE IF THE  
CONDITION IS HAZARDOUS TO THE COMMUNITY

Samuel Neer  
SANITARIAN

The responsible department or division is requested to reply on this form and return the form to the Environmental Health Division.

DATE:

REPLY: DON'T THINK SO -  
SEWER WILL BE GOING IN BEFORE  
LONG - Bldg WILL BE BUILT.

[Signature]  
Division or Department Head

Instructions: Sanitarians will complete this form in triplicate retaining one copy for the District file and two copies for the Central file/office. Central office will retain one copy on their file and the original will be sent to the responsible division or City Dept.

DATE: 5/15/75

TO: BUILDING INSPECTION  
FROM: HEALTH DEPARTMENT ENVIRONMENTAL HEALTH  
SUBJECT: 15-21 CARON STREET

CONDITIONS OR DEFECTS:

EXCAVATION SITE - FURTHER EVALUATION  
DEEMED NECESSARY TO DETERMINE IF THE  
CONDITION IS HAZARDOUS TO THE COMMUNITY

Amel Neer  
SANITARIAN

The responsible department or division is requested to reply on this form and return the form to the Environmental Health Division.

REPLY:

DATE:

DO NOT THINK SO -  
SEWER WILL BE COMPLETED BEFORE  
LUNC - @ Bldg WILL BE BUILT.

[Signature]

Division or Department Head

Instructions: Sanitarians will complete this form in triplicate retaining one copy for the District file and two copies for the Central file/office. Central office will retain one copy on their file and the original will be sent to the responsible division or City Dept.

FOR-  
COUNCIL

FROM THE DESK OF

ROBERT LOVELL BROWN

CITY COUNCIL ACTION  
OF OCT 7, 74 WAS —

TABLE TO QETZIST  
MEETING.

WANTED FURTHER INFO.

City of Portland, Maine  
IN THE CITY COUNCIL.

633

FILE. CL  
15-21 CARON ST

**Ordered,** that the City Manager be and hereby is authorized and directed to issue a revocable permit to Christy & Small, Inc. for a drain in Caron Street under the terms and conditions provided in Section 703.7A of the Municipal Code.

RECEIVED  
OCT 10 1974  
DEPT. OF BLDG. INSP.  
CITY OF PORTLAND



6150 CITY OF PORTLAND, MAINE  
MEMORANDUM

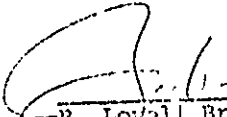
#1633

SEP 24 1974

DATE: 9-24-74

TO: John E. Menario, City Manager  
FROM: R. Lovell Brown, Director Building & Inspection Services  
SUBJECT: In reference to - 15-21 Caron Street - (George Christy-Builder)

With this memo I enclose the letter from Mr. Christy requesting  
Municipal approval of his storm drain as requested by you at our  
meeting of Monday, September 23rd.

  
\_\_\_\_\_  
R. Lovell Brown,  
Director Building & Inspection Services

RLB:m

enc.

RECEIVED

OCT 10 1974

DEPT. OF BLDG. INSP.  
CITY OF PORTLAND

*Christy & Small Inc.*

~~840 BURNING STREET~~  
PORTLAND, MAINE 04103

PHONE 797-3441  
247 Allen Ave.

Sept 24, 1974

City Manager and Municipal Officers  
City Hall  
Portland, Maine

Gentlemen:

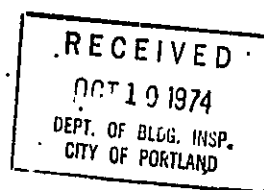
We request approval of the installation of a 4" Surface Drain on the Southeasterly sideline of Caron Street just off the paving between #21 and 45.

This is proposed to be of plastic material and installed 5 ft. below grade with pitch of 2 ft. per 100 ft. and enter Storm Drain at corner of Panoramic Drive.

Responsibility for care and maintenance of Drain to be assumed by the undersigned, and upon transfer of title of the property to the new owner.

Sincerely,

*George E. Christy*  
Christy & Small Inc



**City of Portland, Maine**  
IN THE CITY COUNCIL

**Ordered,** that the City Manager be and hereby is authorized and directed to issue a revocable permit to Christy & Small, Inc. for a drain in Caron Street under the terms and conditions provided in Section 703.7A of the Municipal Code.

RECEIVED  
OCT 10 1974  
DEPT. OF BLDG INSP  
CITY OF PORTLAND

MEMORANDUM

OCT 2 1974

DATE: 10/2/74

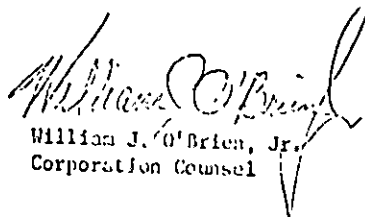
George A. Flaherty, Assistant City Manager

William J. O'Brien, Jr., Corporation Counsel

SUBJECT:

Private Drain on Caron Street

On October 1, 1974, you requested that I determine the grandfather date for valid percolation tests pertaining to the above-referenced proposal. Valid percolation tests performed prior to July 1, 1974, will be recognized until December 31, 1974, provided that the private sewage disposal system is installed in conformance with applicable state regulations. This grandfather date is specified in state regulations applicable to Portland and promulgated by the Division of Health Engineering, State Department of Health, Education and Welfare.

  
William J. O'Brien, Jr.  
Corporation Counsel

WJO/dlh

RECEIVED

OCT 1 1974

ENSP.

END

15-21 Caron Street

Assrs.#388- Lot 4

March 15, 1974

Mr. George Christy  
247 Allen Avenue

cc to: Ernold Goodwin  
Chief Plumbing Inspector

Dear Mr. Christy:

A building permit to construct a single family dwelling at the above location is being issued subject to compliance to the requirements of the Portland BOCA International Building Code and that a complete plan layout of the absorption trench area be submitted to this office for the plumbing inspector before the area is completed or covered over. If it is found that the depth of fill is to be 2 feet or over then the absorption area shall meet the qualifications of the State Plumbing Code, Section 122-H-6 for man made areas. Please advise Mr. Goodwin, the Plumbing Inspector of your intentions for findings on this matter, before proceeding.

Very truly yours,

R. Lovell Brown  
Director Building & Inspection Services

RLB:m



# APPLICATION FOR PERMIT

**PERMIT ISSUED**

MAR 15 1974

00193

CITY of PORTLAND

B.O.C.A. USE GROUP .....

B.O.C.A. TYPE OF CONSTRUCTION .....

ZONING LOCATION R-1 PORTLAND, MAINE, Feb. 12, 1974.

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

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

LOCATION Lot 7 Caron St. (15-21 Caron Street) Fire District #1  #2

1. Owner's name and address George Christy - 247 Allen Ave. Telephone 797-3441

2. Lessee's name and address .....

3. Contractor's name and address same as above Telephone .....

4. Architect .....

Specifications .....

Plans yes No. of sheets 2

Proposed use of building dwelling No. families 1

Last use .....

Material .....

No. stories .....

Heat .....

Style of roof .....

Roofing .....

Other buildings on same lot .....

Estimated contractual cost \$ 30,000. Fee \$ 9.00.

FIELD INSPECTOR—Mr. REITZE GENERAL DESCRIPTION

This application is for: @ 775-5451 To construct 26' x 34' dwelling with breezeway-8x12 and 2 car attached garage

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

Stamp of Special Conditions

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

PERMIT IS TO BE ISSUED TO 1  2  3  4   
Other: .....

### DETAILS OF NEW WORK

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

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

Has septic tank notice been sent? .....

Form notice sent? .....

Height average grade to top of plate 10' Height average grade to highest point of roof 16'

Size, front 34' depth 26' No. stories 1 1/2 solid or filled land? solid earth or rock? .....

Material of foundation concrete- 4' below grade thickness, top .....

bottom .....

cellar yes

Kind of roof pitch Rise per foot 10 Roof covering asphalt shingles

No. of chimneys 1 Material of chimneys br. of lining tile Kind of heat elec. fuel .....

Framing Lumber—Kind hemlock Dressed or full size? dr. Corner posts 4x6 Sills 2x8

Size Girder 6 x 10 Columns under girders lally Size 3 1/2 Max. on centers 8'3"

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

Joists and rafters: 1st floor 2x10 2nd .....

3rd .....

roof 2x8

On centers: 1st floor 16" 2nd .....

3rd .....

roof 16"

Maximum span: 1st floor .....

2nd .....

3rd .....

roof .....

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

height? .....

### IF A GARAGE

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

APPROVALS BY: DATE

BUILDING INSPECTION—PLAN EXAMINER .....

ZONING: OK MRS. 3-5-74

BUILDING CODE: .....

Fire Dept.: .....

Health Dept.: .....

Others: .....

### MISCELLANEOUS

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

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

George Christy

Signature of Applicant George Christy Phone # .....

Type Name of above .....

1  2  3  4

Other .....

and Address .....

FIELD INSPECTOR'S COPY

NOTES

3-26-74 MADE INSPN WITH MR BROOK  
 ON SEWERAGE RER  
 3-28-74 NO WORK BEING ON RAY  
 5-21-74 " " " " RR  
 6-7-74 " " " " RR  
 6-27-74 " " " " RR  
 7-30-74 " " " " RAY R  
 8-8-74 " " " " RAY R

Permit No. 74/196  
 Location 1st & 4th Avenue St  
 Owner George Chasity  
 Date of permit 3-15-74  
 Approved

Ray

VOID

R. Reitz

CITY OF PORTLAND, MAINE  
MEMORANDUM

TO: R. Lovell Brown, Building Inspection

FROM: John E. Menario, City Manager

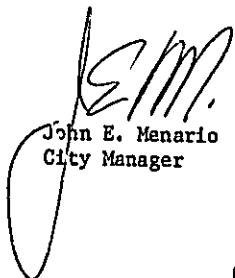
SUBJECT: Caron Street Construction -

DATE: 10/25/74

This will confirm my telephone discussion with you of Tuesday, October 22, in regard to a building permit for Christy & Small on Caron Street.

This will formalize my understanding that the Council does not support this issuance of a building permit on the lot in question on Caron Street, even though the only item before them was requesting permission for a private drain within the public way.

It seems clear to me that the Council's intention is to prevent building. I am aware of the predicament that may create for you, given the knowledge that you feel that all of the required requirements are met; however, let me indicate that if the builder feels aggrieved, then he should take issue with me and I will see to it that the Council is made aware of that position. However, in the meantime, I am indicating that no building permit should be issued until we can provide some method of treating the storm and domestic effluence in that area.

  
John E. Menario  
City Manager

JEM/jd





ROUTING SLIP  
City of Portland, Maine . Executive Dept.

ORDER	NAME	CHECK	ORDER	NAME	CHECK	
<input checked="" type="checkbox"/>	<u>Bob Brown</u>			<u>George Flaherty</u>		Immediate Action
	<u>John Menario</u>			<u>Neal Allen</u>		Necessary Action
	<u>Louis Hann'gan</u>			<u>Worth Landers</u>		Investigate & Report
	<u>Clark Neily</u>			<u>Donald Megathlin</u>		Submit your recom- mendations or comment
	<u>John DePalma</u>			<u>Jane Durgin</u>		Reply Directly
						Prepare Reply

REMARKS: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

- For your Info.
- For your Approval
- For your Signature
- As Requested
- Return After Use
- For your Files
- For our Files

10/24/74  
Date

Mew  
Name

October 21, 1974  
Portland, Maine 04103

To: Members of the Portland City Council  
All City Departments herein concerned

From: Catherine Carswell  
Valley View Heights Area of Portland  
North Deering

Re: Drainage Problems relating  
to building permits etc.

It is my personal opinion that the scientific approach should be followed before any new building of homes is attempted in this area mentioned above.

The residents of this area should be guaranteed that their health and safety will not be jeopardized by poor drainage from septic tanks.

I understand that you'll be taking this matter up at your meeting tonight. I'll be unable to be present at this meeting of the Council and would request that you make this communication part of your official record.

Unless major changes in the method of waste disposal and, unless the drainage problem has appreciably improved, I request that you take necessary steps to guard the public health and safety of the residents of this area.

Sincerely,

*Catherine Carswell*  
Catherine Carswell  
26 Panoramic View Drive  
Portland, Maine 04103  
797-2169

RECEIVED

OCT 24 1974

DEPT. OF BLDG. INSP.  
CITY OF PORTLAND

FILE G.L.  
#15-21 CARON ST.  
LOT 15

CITY OF PORTLAND, MAINE  
MEMORANDUM



DATE: 10/3/74

TO: Caron Street - Christy McGee Problem File  
FROM: George A. Flaherty, Assistant City Manager  
SUBJECT: Meeting - Re: Storm Drain - September 23, 1974

A meeting was held in the City Manager's office with the following present: John E. McNario, William J. O'Brien, R. Lovell Brown, Joseph Beaulieu, George Flaherty.

The City Manager stated that the purpose of this particular meeting was to discuss the suggestion that the builder, Mr. Christy, would be allowed to construct a storm drain and that this storm drain would enter the City storm water sewer system; and if in fact this provides a solution to this particular problem.

Mr. Brown briefed those present that the developer plans to run a storm drain along the street line in an area of the sidewalk esplanade. This he explains would allow the construction of an under drain around the proposed foundation of the building which Mr. Christy is now proposing to build and would drain this area by allowing the ground water to be channeled off into the city storm sewer located at the foot of this street.

The City Manager asked the following question: Is the lot buildable without the drain? Mr. Brown answered that the drain was his idea.

The Manager questioned, is the storm drain located in the City street? Mr. Brown's answer was no.

The City Manager stated that it appears that this proposal now contemplates the construction of a storm drain in the area of the street right of way. Joe Beaulieu stated, yes, but the drain would be like a house connection and the City of Portland does not generally accept the responsibility for this particular type of sewer installation.

Mr. Beaulieu noted that if the City was to construct a standard storm drain in the street the cost would be approximately \$30 per foot or estimated somewhere between 8 and 10 thousand dollars.

The Manager again asked if the lot was a buildable lot and what the status of the various State laws concerning septic tank systems has on this particular lot.

Mr. Brown stated that the lot is now buildable without a drain, that the approved subdivision was approved July 1957 and thus the 20,000 square foot lot size does not apply since the passage of a law at the special session of the legislature grandfathered in these subdivisions which have been approved in prior years.

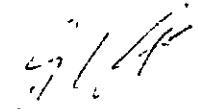
Caron Street - Christy-McGee Problem File  
October 3, 1974  
Page 2

The Manager asked what about the new law concerning soil analysis? Mr. Brown stated that this new law does not become effective until December of 1974 and if the builder is allowed to build prior to that date this law would not be in effect. However, if the permit was issued after December of 1974 then the new soils analysis would be applicable.

The Manager raised another question concerning if the lot is buildable why do we offer as a solution the construction of a private drain which will only add to our problems. He also questioned that the City Council should give their approval to the acceptance of this proposed private drain.

He further went on to direct the Building Inspector, R. Lovell Brown, to have Mr. Christy submit a request in writing requesting that he be allowed to construct a private drain and this question would be brought to the City Council for necessary action.

The Manager also advised Brown to inform him when he was ready to bring this item to the City Council. He stated that he feels that the municipal officers must give their approval on this matter concerning the proposed drain installation.

  
George A. Flaherty  
Assistant City Manager

GAF/cb

cc: John E. Menario, City Manager  
William J. O'Brien, Corporation Counsel  
R. Lovell Brown, Building Inspections Director  
Joseph Beaulieu, Sewer Division Chief

RECEIVED

OCT 9 1974

DEPT. OF BLDG. INSP.  
CITY OF PORTLAND

March 25, 1973  
Portland, Maine 04103

To: Portland City Council & City Manager  
Planning Board  
Building Inspector  
Sanitation Department

From:  
Mr. & Mrs. William McGee  
20 Caron Street  
Portland, Maine 04103

Building Permits  
Re: Health & Property Problems  
Due to Lack of Proper Drainage

Gentlemen:

We hereby register our strong opposition to the issuance of building permits for residential property which necessitates the installation of septic tanks for the disposal of waste and sewage on upper Caron Street.

The water table is extremely high in this area and further discharge of such waste and sewage could become a threat to health and property of residents of this area.

ADDITIONAL RESIDENTIAL PROPERTY IN THIS AREA SHOULD NOT BE ALLOWED UNTIL UP-TO-DATE, SATISFACTORY PRECAUTIONS ARE TAKEN TO ASSURE RESIDENTS THAT THEIR PRESENT PROBLEMS OF FLOODING AND SEEPAGE WILL NOT BECOME COMPOUNDED.

At present, we have to use a sump pump in our cellar frequently and the frog pond across the street from our home on Caron Street is a nuisance. Mosquitoes and black flies attracted to this damp area are a nuisance.

It appears that a building is to be constructed next to the frog pond on Caron Street. In our opinion, this will tend to cause additional problems unless the proper engineering of disposal is conducted.

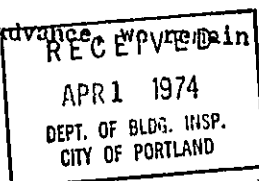
An ounce of prevention is worth a pound of cure. Preventative health engineering, in our opinion, must be undertaken before damage to our property and increased health threats are compounded.

We urge you to coordinate your departmental efforts and to exert the necessary pressure to protect homeowners who pay high taxes and who are responsible citizens.

We have been in touch with council members and city departments. We hereby ask the City Council to take this matter up at the next regular council meeting and inform us as to just what we can expect in the way of assurance that our health and property rights will not become violated.

In the meantime, we hereby request the City manager's Department to do whatever is necessary to avoid unnecessary hardships on either of the property owners.

Thanking you in advance, we remain



Sincerely, William McGee  
Sarah E. G.

CITY OF PORTLAND, MAINE

Department of Building Inspection

2172

15-21 Caron Street

Assrs. 288- Lot 4

March 15, 1974

cc to: Arnold Goodwin  
Chief Plumbing Inspector

Mr. George Christy  
247 Allen Avenue

Dear Mr. Christy:

C  
O  
P  
Y

A building permit to construct a single family dwelling at the above location is being issued subject to compliance to the requirements of the Portland 1968 Building Code and that a complete plan for the absorption trench area be submitted to the plumbing inspector before the area is excavated over. If it is found that the depth of the trench is less than the absorption area shall be the qualifications of the State Plumbing Code, Section 122-45 for wet areas. Please advise Mr. Goodwin, the plumbing inspector of your intentions for findings on this matter before proceeding.

Very truly yours,

R. Lovell Brown  
Director Building Inspection Services

RLB:m

March 13, 1974  
R.F. D.  
Westbrook, Maine

15-21 Caron Rd.  
(1715)

Mr. Robert Brown  
Building Inspector  
City of Portland  
City Hall  
Portland, Maine

Subject: Percolation Test--Wechs lot, Caron Rd., Portland,  
Maine  
Date: October 14, 1971

Dear Mr. Brown:

The lot on which the subject percolation test was made has the appearance of being low, actually the lot is at the same elevation as the surrounding lots before they were built upon. The lots on both sides and rear were built up when the houses were built, causing the drainage from those lots to collect in this vacant lot because the street, Caron Road, also was built up creating a dam across the front of this lot.

The percolation holes were dug to a depth of 3' and no water was encountered. I recommended filling to a depth of 2' and thus satisfying the requirements of Sec 122 H-3 of the 1970 State Plumbing Code which requires the bottom of absorption trenches to be at least 2' above the ground water table. Two feet of fill will bring the lot up to the level of the surrounding lots and prevent the accumulation of surface water, thus satisfying the requirements of Section 122 H-4.

My professional judgment is that because of the sandy soil, if the above recommendations are followed, a more than satisfactory absorption system can be installed. The builder, George Christy, has encountered this situation many times and has always managed to cope with it successfully. The quality of the houses he has built is a testament to this and his overall conscientiousness.

Very truly yours,

*Arthur P. McDermott*

Arthur P. McDermott  
P.E. #1307

RECEIVED

MAR 14 1974

DEPT. OF BLDG. INSP.  
CITY OF PORTLAND

FORM FOR REPORTING PERCOLATION TEST

Name \_\_\_\_\_ Address \_\_\_\_\_ Telephone Number \_\_\_\_\_  
 Owner William Mack 48 Carter St., Portland 797-3287

Type \_\_\_\_\_ Address \_\_\_\_\_ Telephone Number \_\_\_\_\_  
 Building LD # 9 Croton Road \_\_\_\_\_

Number of apartments \_\_\_\_\_ Bedrooms per apartment \_\_\_\_\_

Proposed size of septic tank (gallons) \_\_\_\_\_ Soil Type Sand

Read depth from ground level down to surface of water.

	1	2	3	4
Hole # _____				
Depth _____	<u>7' 0"</u>	<u>7' 0"</u>	<u>7' 0"</u>	<u>7' 0"</u>
First Reading _____	<u>5:00</u>	<u>5:01</u>	<u>5:02</u>	<u>5:03</u>
Time _____	<u>5:04</u>	<u>5:04</u>	<u>5:04</u>	<u>5:04</u>
Last Reading _____	<u>5:20</u>	<u>5:21</u>	<u>5:22</u>	<u>5:23</u>
Time _____	<u>5</u>	<u>5</u>	<u>5</u>	<u>5</u>
Rate (minutes per inch)				

	5	6	7	8
Hole # _____				
Depth _____				
First Reading _____				
Time _____				
Last Reading _____				
Time _____				
Rate (minutes per inch)				

5  
min

Test performed by Arthur P. MacCormick Oct. 14, 1971  
 (Signature) (Date)

Note:  
 Indicate hole locations on back or sheet.  
 If more holes are required, use additional sheet.  
 For test procedure, consult sheet SE 80, or Appendix C of the Plumbing Code.  
 For private house, deliver results to Local Plumbing Inspector.  
 For commercial establishments, mail results to  
 Health Engineering  
 Department of Health and Welfare  
 State House, Augusta, Maine 04330



CITY OF PORTLAND, MAINE

Department of Building Inspection

15-21 Caron Street

ABERS.#388- Lot 4

March 15, 1974

✓ cc to: Ernold Goodwin  
Chief Plumbing Inspector

Mr. George Christy  
247 Allen Avenue

Dear Mr. Christy:

A building permit to construct a single family dwelling at the above location is being issued subject to compliance to the requirements of the Portland BOCA International Building Code and that a complete plan layout of the absorption trench area be submitted to this office for the plumbing inspector before the area is completed or covered over. If it is found that the depth of fill is to be 2 feet or over than the absorption area shall meet the qualifications of the State Plumbing Code, Section 122-H-6 for man made areas. Please advise Mr. Goodwin, the Plumbing Inspector of your intentions for findings on this matter before proceeding.

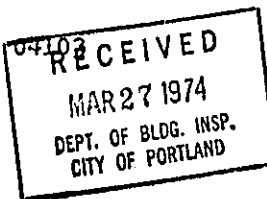
Very truly yours,

R. Lovell Brown  
Director Building & Inspection services

RLB:m

C  
O  
P  
Y

March 25, 1973  
Portland, Maine 04103



Portland City Council & City Manager  
Planning Board  
Building Inspector  
Sanitation Department

From:  
Mr. & Mrs. William McGee  
20 Caron Street  
Portland, Maine 04103

Building Permits  
Re: Health & Property Problems  
Due to Lack of Proper Drainage

Gentlemen:

We hereby register our strong opposition to the issuance of building permits for residential property which necessitates the installation of septic tanks for the disposal of waste and sewage on upper Caron Street.

The water table is extremely high in this area and further discharge of such waste and sewage could become a threat to health and property of residents of this area.

ADDITIONAL RESIDENTIAL PROPERTY IN THIS AREA SHOULD NOT BE ALLOWED UNTIL UP-TO-DATE, SATISFACTORY PRECAUTIONS ARE TAKEN TO ASSURE RESIDENTS THAT THEIR PRESENT PROBLEMS OF FLOODING AND SEEPAGE WILL NOT BECOME COMPOUNDED.

At present, we have to use a sump pump in our cellar frequently and the frog pond across the street from our home on Caron Street is a nuisance. Mosquitoes and black flies attracted to this damp area are a nuisance.

It appears that a building is to be constructed next to the frog pond on Caron Street. In our opinion, this will tend to cause additional problems unless the proper engineering of disposal is conducted.

An ounce of prevention is worth a pound of cure. Preventative health engineering, in our opinion, must be undertaken before damage to our property and increased health threats are compounded.

We urge you to coordinate your departmental efforts and to exert the necessary pressure to protect homeowners who pay high taxes and who are responsible citizens.

We have been in touch with council members and city departments. We hereby ask the City Council to take this matter up at the next regular council meeting and inform us as to just what we can expect in the way of assurance that our health and property rights will not become violated.

In the meantime, we hereby request the City Manager's Department to do whatever is necessary to avoid unnecessary hardships on either of the property owners.

Thanking you in advance, we remain

Sincerely,

*William McGee*  
*Sarah E. McGee*

March 26, 1974

To: Portland City Council & City Manager  
Planning Board  
Building Inspector  
Sanitation Department

From:  
Mr. & Mrs. William McGee  
20 Caron Street  
Portland, Maine 04103

Re: Questionable Percolation Test  
Lot 4 Caron Street  
Portland, Maine  
October, 1971

Gentlemen:

We would like your cooperation on the subject of a Percolation Test taken October 1971 that we consider to be questionable on Lot 4 Caron St.

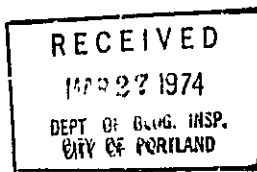
We were told by different city department officials that because no water table level had been listed, there has to be a new percolation test taken and supervised by the city within thirty days. This was on March 6 and a letter was supposedly being sent to Mr. George Christie to that effect. A building permit was issued March 19. We were informed by the city that the engineer who had taken the original test had come in and filled in water table level.

Our question is why we were told by three city officials that it was not acceptable, then 10-14 days later it was.

Thanking you in advance, we remain,

Sincerely,

*William McGee*



CITY OF PORTLAND, MAINE  
MEMORANDUM

John Manario, City Manager

DATE: 3-29-74

Ernold Goodwin, Chief Plumbing Inspector

SUBJECT: Lot 15 - 15-21 Caron Street

A permit was applied for to construct a dwelling on Lot 15, which is 15-21 Caron Street on February 12, 1974 by Mr. George Christy. It was during this time that I was on vacation and Mr. Hoffess, my alternate plumbing inspector informed Mr. Brown that he could not find the records of a percolation test for this particular lot. When I returned from my vacation on March 4th, Mr. Brown and Mr. Hoffess explained to me the situation and in checking my records I found that there was no percolation test in my books. At this time I requested a percolation test report from Mr. Christy and he produced it. This percolation report was made by a professional engineer by the name of Arthur McDermott, PE #1357 and the test was made on October 14, 1971. A copy of the test report was given to Mr. Brown for review and it was noted that the results of the ground water level were not indicated on the test report (because the report did not have a place or show that they were required). Mr. Brown denoted that there was some question in his mind about this and requested the engineer who had taken the test to confirm this information in writing along with any recommendations.

Mr. McDermott supported his information with a letter to Mr. Brown dated March 13th and denoted his findings for water table and soil condition at the time of the test as well as his professional recommendation of the fill conditions required to meet the State Plumbing Code requirements for such an area. On the basis of Mr. Brown's challenge to the engineer and the engineer's letter with professional seal, a permit was issued to build on March 15, 1974.

Ernold Goodwin  
Chief Plumbing Inspector

Gim

cc to: E. Lowell Brown, Director Building & Inspection Services



FROM THE DESK OF

ROBERT LOVELL BROWN

CHIEF TO SEE  
IF STATE LAW  
OF OCT 3, 73  
PUBLIC LAW #411  
IS OVERRIDING

CITY OF PORTLAND, MAINE  
MEMORANDUM

DATE: 9-5-74

TO: Corporation Counsel  
FROM: R. Lovell Brown, Director Building & Inspection Services  
SUBJECT: In reference to - 15-21 Canon Street - Assrs. 388-lot 4

At a recent meeting with the City Manager, John Monario and Assistant City Manager, George Maherty, we discussed the problem of the lot at Canon Street where George Christy proposed to build a dwelling. A little of the background history is that, although a building permit was issued in accordance with the City Ordinances, a Stop Order was put on the building and its construction shortly thereafter because it was found that the DEP had, by way of legislation, provided a law that they would have to have jurisdiction over certain runoff conditions of land for buildings. Since that time the legislature has amended that law so that a grandfather clause, which was applicable sometime in July, allowed buildings and lots that have already been under an approved development plan to be built on without DEP's involvement.

Inasmuch as that time has passed, I have talked with the City Manager and Assistant City Manager on this subject and have made an effort to work with the contractor, Mr. Christy, to supply adequate information to my satisfaction such that he may develop this lot and proceed with a building on it.

Briefly, my plan worked out with Mr. Christy is that a provision will be made to properly drain the lot of any water table that might be incurred and provision is being made to take that water table water from that lot and the adjoining ones by way of an underground drain, which will follow down along the street line and to a storm sewer. We have also talked this over with Mr. Beaulieu of Public Works, who has concurred that our planning is satisfactory and as far as our insurance procedures are concerned we are satisfied that the problem of the water table can be relieved by various methods, such as this and the raising of the building foundation to a newer elevation.

In no way would this construction jeopardize the local neighborhood, and in fact, it would assist the existing problem of some certain areas of pooled water in wet times. The City Manager has requested that I contact you to qualify with me any State requirements (not those of our own ordinances, as we can handle those comfortably), but those that may have to do with any legislative acts, such as the DEP or others that would make our proceeding prohibitive at this time. To my best knowledge we should be clear to go, but confirmation from your department has been requested through this memo and Mr. Monario's request to me to contact you. An early memo from you would be appreciated as we are approaching a season when the contractor must get this work started in the ground before frost season comes and the dwelling can proceed during the winter months.

R. Lovell Brown, Director  
Bldg. & Insp. Services

March 13, 1974  
R.F. D.  
Westbrook, Maine

15-21 Caron St  
(Lot 15)

Mr. Robert Brown  
Building Inspector  
City of Portland  
City Hall  
Portland, Maine

Subject: Percolation Test--Weeks lot, Caron Rd., Portland,  
Maine  
Date: October 14, 1971

Dear Mr. Brown:

The lot on which the subject percolation test was made has the appearance of being low. Actually the lot is at the same elevation as the surrounding lots before they were built upon. The lots on both sides and rear were built up when the houses were built, causing the drainage from these lots to collect in this vacant lot because the street, Caron Road, also was built up creating a dam across the front of this lot.

The percolation holes were dug to a depth of 3' and no water, ledge of clay was encountered. I recommend filling to a depth of 2' and thus satisfying the requirements of Sec 122 H-5 of the 1970 State Plumbing Code which requires the bottom of absorption trenches to be at least 2' above the ground water table. Two feet of fill will bring the lot up to the level of the surrounding lots and prevent the accumulation of surface water, thus satisfying the requirements of Section 122 H-4.

My professional judgement is that because of the sandy soil, if the above recommendations are followed, a more than satisfactory absorption system can be installed. The builder, George Christy, has encountered this situation many times and has always managed to cope with it successfully. The quality of the houses he has built is a testament to this and his overall conscientiousness.

Very truly yours,

*Arthur P. McDermott*

Arthur P. McDermott  
P.E. #1367

RECEIVED

MAR 14 1974

DEPT. OF PUBLIC WORKS  
CITY OF PORTLAND

CITY OF PORTLAND, MAINE  
DEPARTMENT OF BUILDING INSPECTION

NOTICE RELATING TO SEWAGE DISPOSAL

x means copy sent to the parties *JW* Date February 14, 1974  
Location 15-21 Caron Street <sup>A Lot 15</sup> Description 2 story 1 family dwelling with attached 2 car garage  
Owner and Address George Christy, 247 Allen Ave.  
Contractor and Address same  
Actual Area of Lot 10,000 Sq. Ft. Zone R-1  
Area required by Zoning Ord. if sewer were available 10,000 sq. feet

Where septic tank systems are required for sewage disposal, the Zoning Ordinance provides that the least allowable area of the lot shall be determined by the rate of percolation of the soil, this being the capacity of the soil to allow liquids to pass through as determined by tests. The Building Code directs that, where a septic tank is to be used, a building permit shall not be issued unless the proposed method of sewage disposal has been approved by the Director of Health.

Since application for the above permit indicates that connection to a sewer is not possible, it is necessary for the owner or his agent to file a site plan with the Health Department, to explain the method of sewage disposal proposed, and to make arrangements for a percolation test to be made under supervision of that department.

After the rate of percolation has been determined, the Director of Health will notify this department of the area of lot required on the basis of the results of the test. If the lot area required by the tests is equal to or less than the actual area of the lot and not less than the minimum lot area required in the zone in which the property is located for cases where connection to a sewer is available, the building permit can be issued; otherwise the permit cannot be issued unless authorization is secured from the Board of Appeals.

*R. Lowell Brown*  
Director of Building & Inspections

\*\*\*\*\*  
2 copies to Health Director

(This space for Health Department use)

Inspector of Buildings

Rate of Percolation is 5 minutes. On this basis area required by  
Zoning Ordinance is 9100 sq. feet.

Comments in event zoning appeal is filed: *[Signature]*

*HOLD*  
*See letter R.L.B.*  
*3/6/74*



CITY OF PORTLAND, MAINE  
DEPARTMENT OF BUILDING INSPECTION

NOTICE RELATING TO SEWAGE DISPOSAL

x means copy sent to the parties

Date February 14, 1974

Location 15-21 Caron Street Description 2 story 1 family dwelling with attached 2 car garage

Owner and Address George Christy, 247 Allen Ave.

Contractor and Address same

Actual Area of Lot 10,000 Sq. Ft. Zone R-1

Area required by Zoning Ord, if sewer were available 10,000 sq. feet

Where septic tank systems are required for sewage disposal, the Zoning Ordinance provides that the least allowable area of the lot shall be determined by the rate of percolation of the soil, this being the capacity of the soil to allow liquids to pass through as determined by tests. The Building Code directs that, where a septic tank is to be used, a building permit shall not be issued unless the proposed method of sewage disposal has been approved by the Director of Health.

Since application for the above permit indicates that connection to a sewer is not possible, it is necessary for the owner or his agent to file a site plan with the Health Department, to explain the method of sewage disposal proposed, and to make arrangements for a percolation test to be made under supervision of that department.

After the rate of percolation has been determined, the Director of Health will notify this department of the area of lot required on the basis of the results of the test. If the lot area required by the tests is equal to or less than the actual area of the lot and not less than the minimum lot area required in the zone in which the property is located for cases where connection to a sewer is available, the building permit can be issued; otherwise the permit cannot be issued unless authorization is secured from the Board of Appeals.


  
Director of Building & Inspections

\*\*\*\*\*  
2 copies to Health Director

(This space for Health Department use)

Inspector of Buildings

Rate of Percolation is 5 minutes. On this basis area required by Zoning Ordinance is 9,100 sq. feet.

Comments in event zoning appeal is filed: 

HOLD.  
Sc. L. King RLB  
3/6/74

15-21 (Lot 15) Caron Street

March 26, 1974

cc to: City Manager  
cc to: Corporation Counsel

Mr. George Christy  
247 Allen Avenue

Dear Mr. Christy:

Confirming our conversation this date pertaining to the property at the above address this letter is to be accepted as a "Stop Work Order" in accordance with the requirements of the Portland BOCA Building Code under Section 123.

It has been called to my attention by our Corporation Counsel that in October of 1973 the State has repealed certain lot sizes under Chapter 423 of the Maine Revised Statutes annotated Volume 6 titled 12 and Chapter 423A, Section 4807-A and -B respectively which does not give any grandfather clause to existing lots under 20,000 sq. feet. There is under 4807-B an approval of lots of lesser size for single family dwellings subject to the Board of Environmental Protection approval. I am enclosing some zeroed sections from this document for your guidance and as I see it, before construction can proceed and removal of this Stop Order, the criteria denoted under these sections must be qualified and approved and then submitted to me for release of the Stop Order.

On the applications for permits through this office at the bottom it said "will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed." This being a part of the Building Code requirement it is therefore necessary to submit this Stop Order to you until the question of waste disposal can be qualified to satisfaction of the Bureau of Environmental Protection of the State of Maine.

Very truly yours,

R. Lovell Brown  
Director Building & Inspection Services

RLB:m  
attachment

CITY OF PORTLAND, MAINE

Department of Building Inspection

15-21 Caron Street  
Assrs. 388- Lct 4

March 6, 1974

C

Mr. George Christy  
247 Allen Avenue

cc to: Errol Goodwin  
Chief Plumbing Inspector

Dear Mr. Christy:

O  
Your application for a building permit to construct a dwelling at the above address has been reviewed by this office and a permit is not issuable because the percolation test does not meet the full criteria as required by the City of Portland under the State Plumbing Code.

P  
This office is withholding the building permit until such time as a new percolation test is made as soon as the ground is unfrozen and is to be taken by a person qualified for taking percolation tests and performing it in full accordance with the requirements of Section 122 of the Plumbing Code. Attention should be made to Section H-3 referring to Groundwater, in particular, and all such information should be afforded on the percolation test to this office for further review when completed.

Y  
Please note that Section H-3 denotes in part "maximum groundwater table elevation shall be determined during the period of year when groundwater table is at its highest elevation".

Very truly yours,

R. Lovell Brown  
Director Building & Inspection Services

RLB:m

March 13, 1974  
R.F. D.  
Westbrook, Maine

15-21 Caron St.  
(Lot 15)

Mr. Robert Brown  
Building Inspector  
City of Portland  
City Hall  
Portland, Maine

Subject: Percolation Test--Weeks lot, Caron Rd., Portland,  
Maine  
Date: October 14, 1971

Dear Mr. Brown:

The lot on which the subject percolation test was made has the appearance of being low, Actually the lot is at the same elevation as the surrounding lots before they were built upon. The lot on both sides and rear were built up when the houses were built, causing the drainage from these lots to collect in this vacant lot because the street, Caron Road, also was built up creating a dam across the front of this lot.

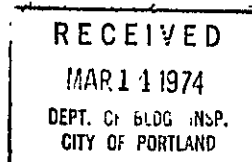
The percolation holes were dug to a depth of 3' and no water, ledge or clay was encountered. I recommend filling to a depth of 2' and thus satisfying the requirements of Sec 122 H-3 of the 1970 State Plumbing Code which requires the bottom of absorption trenches to be at least 2' above the ground water table. Two feet of fill will bring the lot up to the level of the surrounding lots and prevent the accumulation of surface water, thus satisfying the requirements of Section 122 H-4.

My professional judgement is that because of the sandy soil, if the above recommendations are followed, a more than satisfactory absorption system can be installed. The builder, George Christy, has encountered this situation many times and has always managed to cope with it successfully. The quality of the houses he has built is a testament to this and his overall conscientiousness.

Very truly yours,

*Arthur P. McDermott*

Arthur P. McDermott  
P.E. #1367



\*\*\*  
2 cc

Inspe

Zoning

Commem

*See letter of R.F.D.  
3/6/74*

CITY OF PORTLAND, MAINE  
DEPARTMENT OF BUILDING INSPECTION

NOTICE RELATING TO SEWAGE DISPOSAL

Means copy sent to the parties ~~ALST~~ Date February 14, 1974  
Location 15-21 Caron Street Description 2 story 1 family dwelling with attached 2 car garage  
Owner and Address George Christy, 247 Allen Ave.  
Contractor and Address same  
Actual Area of Lot 10,000 Sq. Ft. Zone R-1  
Area required by Zoning Ord. if sewer were available 10,000 sq. feet

Where septic tank systems are required for sewage disposal, the Zoning Ordinance provides that the least allowable area of the lot shall be determined by the rate of percolation of the soil, this being the capacity of the soil to allow liquids to pass through as determined by tests. The Building Code directs that, where a septic tank is to be used, a building permit shall not be issued unless the proposed method of sewage disposal has been approved by the Director of Health.

Since application for the above permit indicates that connection to a sewer is not possible, it is necessary for the owner or his agent to file a site plan with the Health Department, to explain the method of sewage disposal proposed, and to make arrangements for a percolation test to be made under supervision of that department.

After the rate of percolation has been determined, the Director of Health will notify this department of the area of lot required on the basis of the results of the test. If the lot area required by the tests is equal to or less than the actual area of the lot and not less than the minimum lot area required in the zone in which the property is located for cases where connection to a sewer is available, the building permit can be issued; otherwise the permit cannot be issued unless authorization is secured from the Board of Appeals.

  
Director of Building & Inspections

\*\*\*\*\*  
2 copies to Health Director

(This space for Health Department use)

Inspector of Buildings

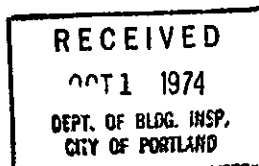
Rate of Percolation is 5 minutes. On this basis area required by Zoning Ordinance is 9100 sq. feet.

Comments in event zoning appeal is filed: RP Jones

test by  
Arthur P. McDermott  
Engineer

Hold  
See letter of R.L.P.  
3/6/74

CITY OF PORTLAND, MAINE  
MEMORANDUM



DATE: 9/26/74

TO: R. Lovell Brown, Building Inspections Director  
FROM: George A. Flaherty, Assistant City Manager  
SUBJECT: Caron Street Problem

This is in reference to our conversation of Friday, September 20, 1974, concerning the problem which relates to a building permit now held in obedience by the City concerning the construction on lot 4 on Caron Street by George Christy.

It is my understanding that you will forward to me a zerox copy of all correspondence concerning this matter as soon as possible.

*GAF*  
George A. Flaherty  
Assistant City Manager

GAF/cb

CITY OF PORTLAND, MAINE  
MEMORANDUM

TO: John E. Manario, City Manager  
DATE: 9-24-74  
FROM: R. Lovell Brown, Director Building & Inspection Services  
SUBJECT: In reference to - 15-21 Caron Street - (George Christy-Builder)

With this memo I enclose the letter from Mr. Christy requesting  
Municipal approval of his storm drain as requested by you at our  
meeting of Monday, September 23rd.

---

R. Lovell Brown,  
Director Building & Inspection Services

RLB:m

enc.

9-24-74

15-21 Caron Street

Meeting with City Manager on 3 P.M., 9-23-74 -

Had a meeting with the City Manager at which time Mr. Joseph Beaulieu of the Public Works Department was present along with Corporation Counsel and Bill O'Brion and Mr. George Flaherty, Assistant City Manager and R. Lovell Brown. The Manager requested that I direct Mr. Christy to give a formal letter to his attention and through me stating that he would like to install a private sewer in a northeasterly direction along Caron Street from approximately No. 21 to 45 Caron Street to collect ground water from his lot at Lot 15 which is between 15 and 21 Caron Street and carry it to the storm sewer which is located approximately 45 Caron Street. That this storm drain would be a private drain to be installed by Mr. Christy at a depth no higher than 5 feet below finished grade. Request should be made to the Manager for council approval and the written understanding that the drain would be maintained by the installer or property owners.

When this is done the Manager wishes to have Mr. Christy present at the afternoon session of a Council meeting and describe in more detail his proposed drain and Mr. Christy will be advised as to when that meeting will take place.

R. L. Brown, Director,  
Building & Inspection Services