# **Town of Long Island**



P.O.Box 263 Long Island, ME 04050 207-766-5820

FAX: 207-766-5400

Email: townoflongisland@myfairpoint.net Website: www.townoflongisland.us

# BUILDING PERMIT APPLICATION# \$\sqrt{58}\$

LOT#_739_	ZONE IR2 LOT SIZE	STREET LOCATIO	N 940 Island Ave.
OWNER/APP	LICANTSamuel Marcisso		
OWNER/APPI	CANT ADDRESS 16 Ruby	Mae Lane, Scarborough, M	∕IE 04074
TELEPHONE	HOME	WORK	CELL 207-807-4747
	Front Street, Rockland, ME		
TELEPHONE	WORK	CELL 207-691-3000	JOB SITE
	prockmarinecompany.com		
NEW A	RINCIPAL STRUCTURE CCESSORY STRUCTURE R SCRIPTION (BRIEF EXPL	ADDITION ALTERATION  _ANATION OF WORK TO I	X_REPLACEMENT  BE DONE):
DIMENSIONS	OF PROPOSED STRUCT	rure <sup>1,191</sup>	
	FOUNDATION TYPE: 0'FULL 8'	4' FROST WALL	PIERSLAB
SETBACKS OF PROPOSED STRUCTURES (MUST BE SHOWN ON "REQUIRED" SITE PLAN)			
	FRONTFT SIDE	S <u>FT/FT</u>	REARFT
	Long Island Build	ing Permit Application -	- Page 1 of 4

BUILDING HEIGHT THE VERTICAL DISTANCE FROM THE AVERAGE OR ROOF BEAMS OF A FLAT ROOF, OR TO THE MEAN GABLE OR HIP ROOF. (MAX 35' ALLOWED)	IGINAL GRADE TO THE TOP OF THE HIGHE LEVEL OF THE HIGHEST GABLE OR SLOPE	EST OF
EXISTING STRUCTURES FT	PROPOSED STRUCTURESFT	
FOR STRUCTURES TO BE OCCUPIED OR FOR AN SERVICED BY PRIVATE SEPTIC SYSTEM:	INCREASE IN THE # OF BEDROOMS TO	BE
# OF EXISTING BEDROOMS # O	OF ADDITIONAL BEDROOMS	
CEO PERMIT CHECKLIST:  SEASONAL CONVERSIONYESNO  SEPTIC REVIEW NEEDEDYESNO  SEPTIC DESIGN NEEDEDYESNO  EXISTING LOT COVERAGEOVER	ON COVERAGEYESNO	
NO BUILDING HEREAFTER ERECTED SHALL BE OCC A CERTIFICATE OF OCCUPANCY SHALL HAVE B OFFICER.		
MINIMUM OF THREE INSPECTION REQUIRED FOR AL  1. FOUNDATIONS (FOOTINGS, WALLS, DRAINAGE  2. FRAMING (PRIOR TO COVERING STRUCTURAL  3. FINAL INSPECTION BEFORE OCCUPANCY	47,000	
SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL SHORELAND CONSTRUCTION MAY REQUIRE MAINE I		
THIS PERMIT APPLICATION DOES NOT PRECLUDE T STATE AND FEDERAL RULES.		BLE
THIS PERMIT WILL BE COME NULL AND VOID IF C		(
I HEREBY CERTIFY THAT I AM THE OWNER OF RECORD AUTHORIZED BY THE OWNER TO MAKE THIS APPLICATIO APPLICABLE LAWS OF THIS JURISDICTION. IN ADDITIO CODE OFFICIAL OR HIS REPRESENTATIVE SHALL HAVE BY SUCH PERMIT AT ANY REASONABLE HOUR FOR THE F	N, 306. T ENTER ALL AREAS COVE	EEN ALL THE RED
PRINTED NAME Permitting With Prock, LLC	OWNER/AUTHORIZED AGENT	
SIGNED Devin Prock	<b>DATE</b> _02/27/2023	
OWNER / AUTHORIZED AGENT  APPROVED BY CODE ENFORCEMENT OFFICER 3/	1/23 YES NO	
0	DATE 3/17/23	
ESTIMATED COST INCLUDING MATERIALS & LABOR	//7 () 2.1	
ESTIMATED COST INCLUDING MATERIALS & LABOR	Ψ	

Long Island Building Permit Application - Page 2 of 4

PERMIT FEE:

(SEE PAGE 4 FOR PERMIT FEE SCHEDULE)

# DEPARTMENT OF ENVIRONMENTAL PROTECTION PERMIT BY RULE NOTIFICATION FORM

(For use with DEP Regulation, Natural Resources Protection Act - Permit by Rule Standards, Chapter 305)

	APPLICANT INFORMATION (Owner)				AGENT INFO	RMATION (	If Applying or	Behalf of Owner)
Name:	Samuel Marcisso			1	Name:	Permitting With Prock, LLC		
Mailing Address:	16 Ruby Mae Lane			N	Mailing Address:	-	ows Mills Rd	
Mailing Address:				٨	Mailing Address:			
Town/State/Zip:	Scarborough, ME 04074			1	Town/State/Zip:	Waldoboro, ME 04572		
Daytime Phone #:	t: 207-807-4747 Ext:				Daytime Phone #:	00=		Ext:
Email Address:	mail Address: sam.marcisso@gmail.com			E	Email Address:	pei	mittingwithpro	ck@outlook.com
			PRO	DJECT IN	NFORMATION			
Part of a larger project? (check 1):	☐ Yes ☑ No	After the Fact? (check 1):	☐ Yes ☑ No	Project in mean low	nvolves work below w water? (check 1):	☐ Yes ☑ No	Name of waterbody:	Casco Boy
Project Town:	Long Island Town Email Address:			wnoflongisland.us	Map and Lot Map 3, Lot 739 Number:		Map 3, Lot 739	
Brief Project Description:	Replaceme	ent of existing pi	er same foot	print.				
Project Location & Brief Directions to Site:	940 Island	Ave., Long Islar	nd, ME 04050	)				
Sec. (3) Intake Pi Sec. (4) Replacel Sec. (6) Moveme Sec. (7) Outfall P Sec. (8) Shoreling	ment of Stru nt of Rocks ipes e Stabilizatio	or Veg.	Sec. (12) Ro Sec. (13) F8 Sec. (15) Po	tate Trans estoration &W Creat ublic Boa	sportation Facilities n of Natural Areas ./Water Qual. Impro t Ramps	Se Se	c. (18) Mainten c. (19) Act. Nea c. (20) Act. Nea	/Permit Extension ance Dredging
for stream crossings	and for pro	jects involving v	vetland fill. Co	ontact the	e Army Corps of En	gineers at th	e Maine Project	Office for information.
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Keep a copy as a record of permit. Email this completed form with attachments to DEP at: <a href="mailto:DEP.PBRNotification@maine.gov">DEP.PBRNotification@maine.gov</a>. DEP will send a copy to the Town Office as evidence of DEP's receipt of notification. No further authorization will be issued by DEP after receipt of notice. A PBR is valid for two years, except Section 4, "Replacement of Structures," are valid for three years. Work carried out in violation of the Natural Resources Protection Act or any provision in Chapter 305 is subject to enforcement.

### **DEP Payment Receipt**

#### noreply@informe.org <noreply@informe.org>

Tue 2/14/2023 8:40 AM

## **Payment Receipt Confirmation**

Your payment was successfully processed.

### **Transaction Summary**

Description		Amount
DEP Payment	Portal	\$288.00
Service Fee		\$2.00
Maine.gov To	tal	\$290.00

#### **Customer Information**

Customer Name Devin Prock

Company Name Permitting With Prock, LLC

 Local Reference ID
 1413400106

 Receipt Date
 2/14/2023

 Receipt Time
 08:40:38 AM EST

#### Payment Information

Payment TypeCredit CardCredit Card TypeMASTCredit Card Number\*\*\*\*\*\*3419Order ID65470028Billing NameDevin R Prock

### **Billing Information**

Billing Address 2793 Winslows Mills Rd

Billing City, State Waldoboro, ME

ZIP/Postal Code 04572 Country US

**Phone Number** 207-530-0881

This receipt has been emailed to the address below.

Email Address permittingwithprock@outlook.com

October 19, 2022

Sam Marcisso 16 Ruby Mae Lane Scarborough, ME 04074 1-207-807-4747

sam.marcisso@gmail.com

Project location: 940 Island Ave. Long Island, ME 04050

To Whom It May Concern:

I, Samuel Marcisso, do hereby authorize Permitting with Prock, LLC to act as my agent in applying for and obtaining all necessary government permits from the Maine Department of Environmental Protection, Town of Long Island, US Army Corps of Engineers or any other state or local permitting agencies relating to the replacement of my dock on my property on Long Island.

Sincerely

Samuel Marcisso



Corporate Name Search

### **Information Summary**

Subscriber activity report

This record contains information from the CEC database and is accurate as of: Tue Feb 14 2023 18:21:22. Please print or save for your records.

Legal Name	Charter Number	Filing Type	Status
VSOSV HOLDINGS, LLC	20223388DC	LIMITED LIABILITY COMPANY (DOMESTIC)	GOOD STANDING
Filing Date	<b>Expiration Date</b>	Jurisdiction	
08/09/2021	N/A	MAINE	

**NONE** 

Clerk/Registered Agent

PAUL F. DRISCOLL P.O. BOX 4600

PORTLAND, ME 04112 4600

New Search

#### Click on a link to obtain additional information.

List of Filings

View list of filings

**Obtain additional information:** 

Additional Addresses

Plain Copy

Certified copy

Short Form without Long Form with

Certificate of Existence (more info)

amendments

amendments

(\$30.00)

(\$30.00)

You will need Adobe Acrobat version 3.0 or higher in order to view PDF files. If you encounter problems, visit the troubleshooting page.



If you encounter technical difficulties while using these services, please contact the Webmaster. If you are unable to find the information you need through the resources provided on this web site, please contact the Division of Corporations, UCC & Commissions Reporting and Information Section at 207-624-7752 or e-mail.

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# Town, State & Federal Permit Applications

### Maine Department of Environmental Protection Natural Resource Protection Act 38 M.R.S.A §§ 480-A to 480-BB Permit by Rule Application

Prepared for:

Samuel Marcisso 16 Ruby Mae Lane Scarborough, Maine 04074

Project Location: 940 Island Ave. Long Island, Maine 04050

Prepared By:
Permitting With Prock, LLC
2793 Winslows Mills Rd
Waldoboro, ME 04572
permittingwithprock@outlook.com
207-530-0881

### Attachment No. 1 - Overview of Proposed Project

The proposed project is located at: 940 Island Ave., Long Island, Maine 04050, which is in Cumberland County.

The objective of this project is to replace the existing pier which was which has reached the point to which it needs to be replaced. The existing pier is still in place and in use but is becoming a safety concern to the applicant. The existing dock measured 33-foot-wide by 35-foot-long with a 12-foot-wide by 3-foot-long approach. The existing pier is supported by treated timber piles and is attached to shore by a concrete abutment. Prock Marine Company left 60-foot of the existing dock which was not damaged in place. The plan is to replace entire pier with all new treated southern yellow pine piles, timber caps, x-bracing, joists, and decking. The new pressure treated timber piles will be driven to refusal or pinned to ledge. The proposed reconstruction of the pier will be in the same location and encompasses the same footprint.

There is no plan for soil disturbance for this project. The proposed project will pose a minimal impact to the intertidal habitat therefore causing no significant loss of habitat

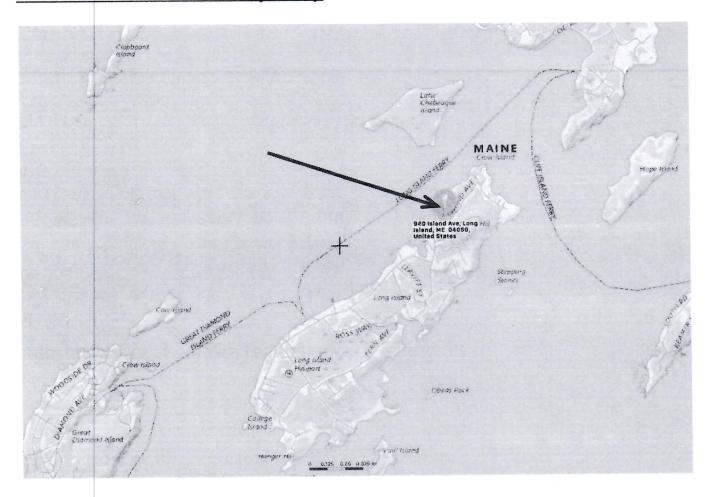
#### Attachment No. 2 - Need / Alternative Analysis

The purpose of replacing the existing pier is to continue to provide dependable, safe, and convenient access to and from the water at the applicant's property at 940 Island Ave., Long Island, ME 04050. Below is a list of the alternatives that were considered for the proposed project.

Alternative 1: Do Nothing

The no action alternative was considered but rejected since the applicant wants to re-install a pier on their property.

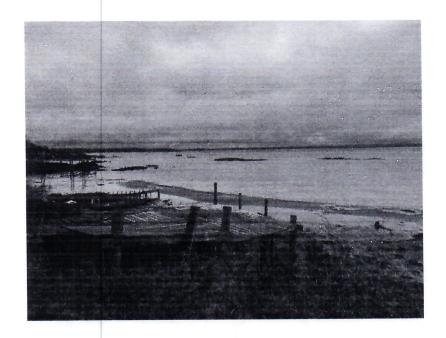
## Attachment No. 3 – USGS Topo Map



# Attachment No. 4 — Photos Proposed Recreational Pier Project:

Samuel Marcisso 940 Island Ave Long Island, ME 04050

The following photographs were taken May 20th, 2022







## Attachment No. 5 & 6 - Plans & Drawings

Sheet S-1 - Aerial Image

Sheet S-2 — Tax Map Location

Sheet S-3 - Plan View Proposed Replacement Pier

Sheet S-4 – Proposed Replacement Pier Elevation View

Sheet S-5 - Proposed Pier Section View

/tmp/AcPublish\_13374/ Drawing file: Marcisso.dwg Feb 14, 2023 - 7:22am

A DATE DES REMSION DESCRIPTION CAUD CHK F

Sam Marcisso Property Legend sam Marcisso Property. Sam Marcisso Property 153 Lafititude: 43°42'4.96"N Longitude: 70° 8'43.65"W 940 Island Ave Long Island, ME 04050 Google Earth

AGENT
Permitting with Prock. LLC 2793 Winslows Mills Rd Weldoboro, ME

Waldoboro, ME
Waldoboro, ME
PROJECT & LOCATION

940 Island Ave. Long Island, ME 04050

Sam Marcisso

 DESIGN
 DRP
 2023
 FILE No.

 CADD
 DRP
 2023
 SCALE
 AS SHOWN

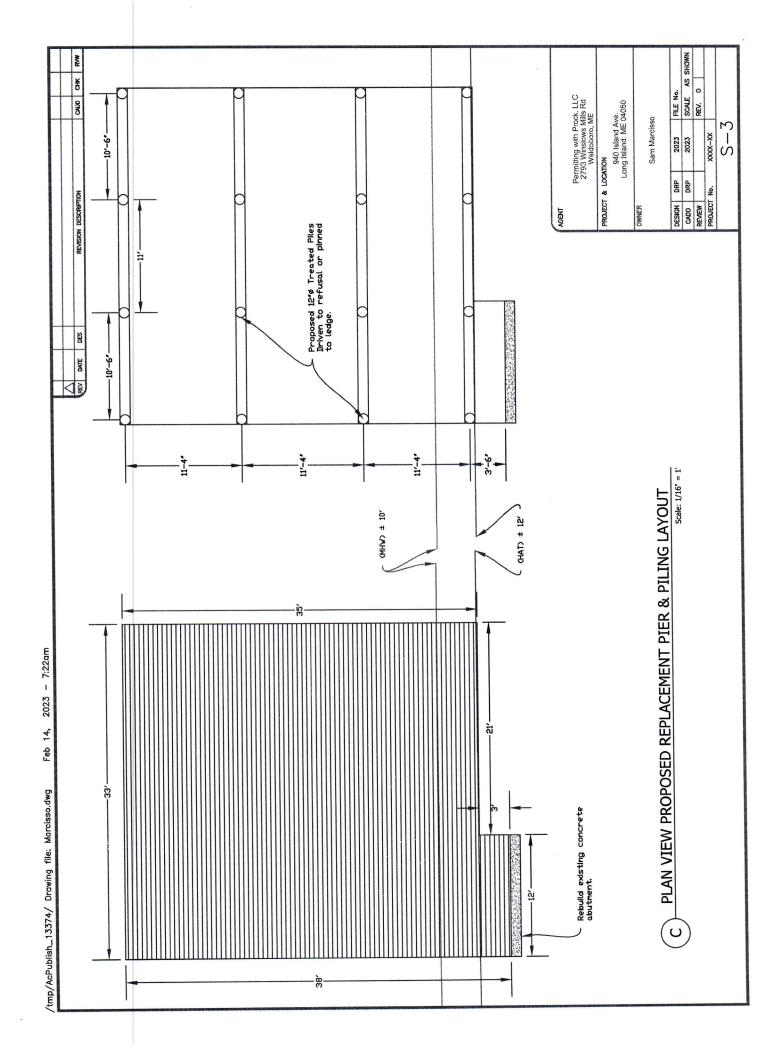
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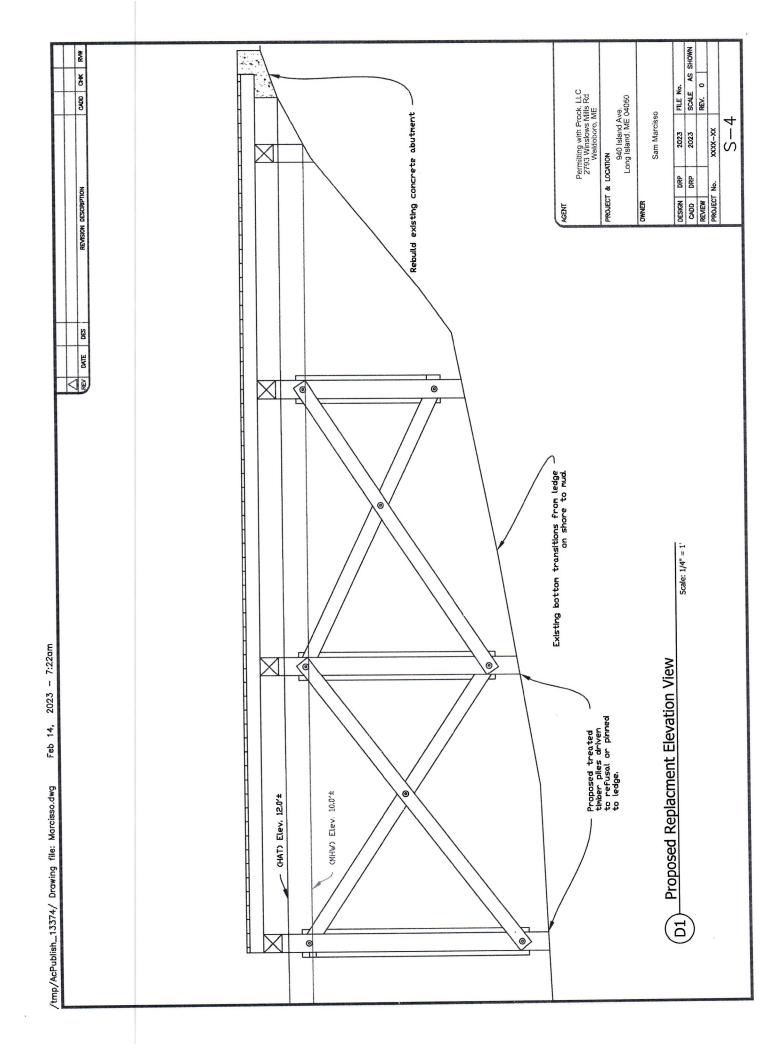
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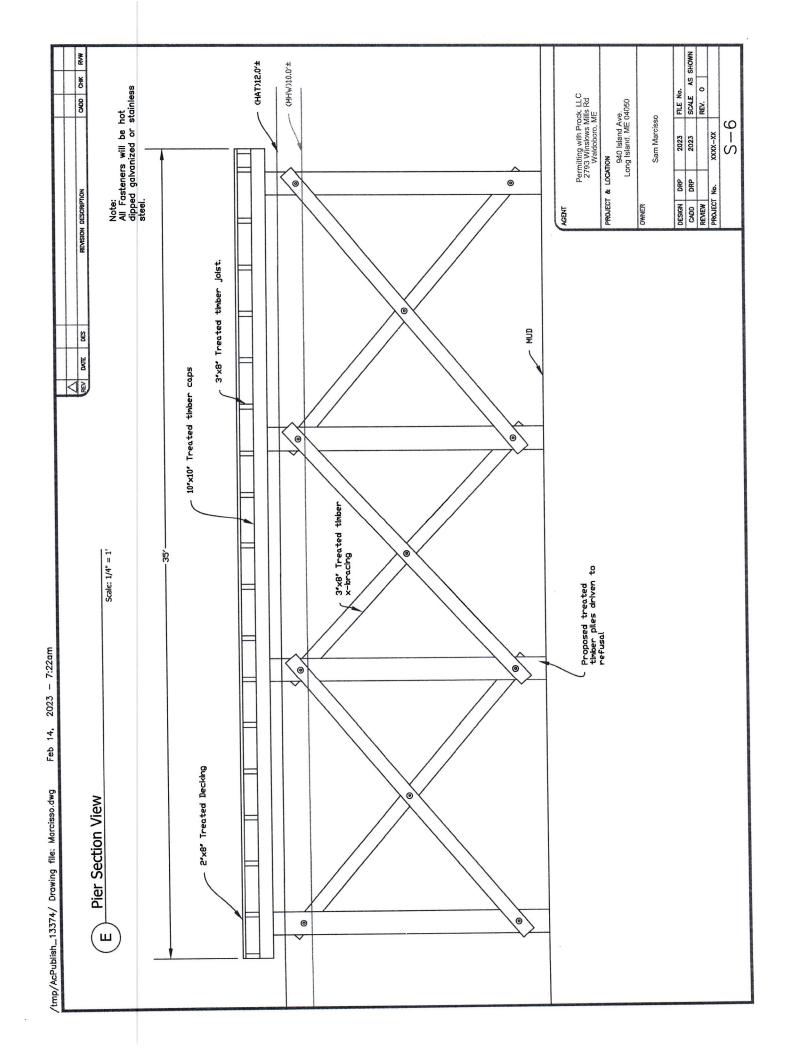
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Aerial View

Scale: 1/16" = 1'







### Attachment No. 7 - Construction Plan

The project site will be at: 940 Island Ave, Long Island, Maine. The contractors and large equipment will gain access to the proposed project site by a barge. Personnel will gain access to the site by using the owner's driveway. Construction will follow the general process described below:

- 1. All material and equipment/materials will arrive by barge.
- 2. The existing pier structure and piles have mostly already been removed to prevent hazard. Disposal of the remaining materials will be provided by Triano of South Portland, ME.
- 3. New treated timber piles will be installed. After piling are installed prefabricated aluminum dock sections will be secured to the piles.
- 4. The existing seasonal gangway and float will be attached to the new pier system.

### Attachment No. 8 - Erosion Control Plan

Following the construction plan of this application (found in Attachment 7), erosion will be minimized during construction.

Erosion and sediment control will be accomplished by the measures that are described below.

1. The contractor will follow "Best Management Practices".

## Attachment No. 9 - Additional Attachments

- o Deeds
- o Tax Map 3, Lot 739
- O Department of Marine Resources (DMR) Timing of Activity Approval

#### QUITCLAIM DEED

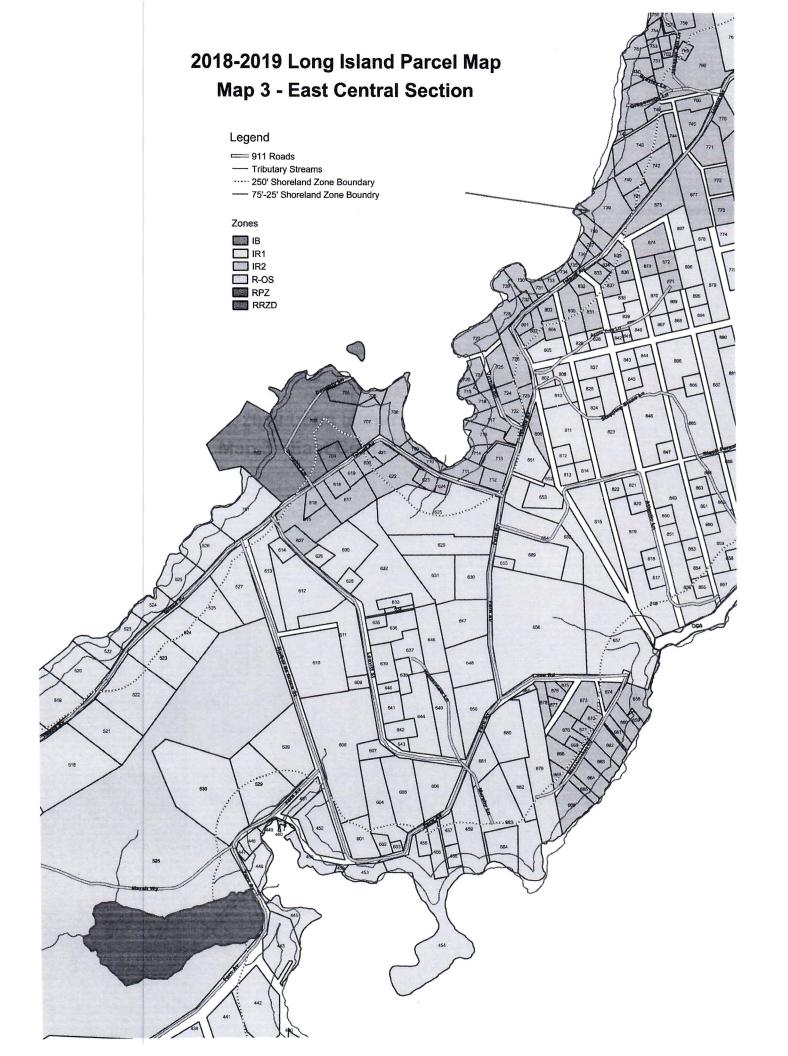
(with Covenant)

DLN: 1002140157625

PHILLIP SOUTER, an individual residing in Cape Elizabeth, Maine, with a mailing address of 4 Keyes Lane, Cape Elizabeth, ME 04107, grants to VSOSV Holdings, LLC, a Maine Limited Liability Company with a principal place of business in Scarborough, Maine, with a mailing address of 16 Ruby Mae Lane, Scarborough, ME 04074, the real property located on Long Island, in the Town of Long Island, Cumberland County, Maine, more particularly described on Exhibit A.

Meaning and intending to convey and hereby conveying the property described in the deed from Leslie E. Ducale, Trustee of the John C. Souter Revocable Trust of 1993 to the Grantor, which deed is dated August 9, 2021 and recorded in the Cumberland County Registry of Deeds in Book 38529, Page 159.

	IN WITNESS WHEREOF, the Granto	r has executed this deed under seal this 12th day of
August	, 2021.	hand Chiscourter
Witnes	\$ // //	Phillip Souter, by Renee Cross, his
	V	Attorney-in-fact
	f Maine of Cumberland, ss	Date: August 12, 2021
		1.08450 12, 2021
attorne;	y-in-fact for Phillip Souter, and acknow	de above-named Renee Cross, duly authorized vledged the foregoing instrument to be her free act
	Kerry E. Kimbali	Notary Public
	State of Maine	Print Name:
	Attorney at Law	Date Commission Expires:



### REQUEST FOR APPROVAL OF TIMING OF ACTIVITY (DMR)

This form is for use in obtaining approval from the **Department of Marine Resources (DMR)** for the timing of certain projects in accordance with Chapter 305 Permit by Rule Standards.

To be f	filled out by applican	t: (Instructions are on the back of this form)
		Samuel Marcisso
1.	Applicant's name:	
	Address:	940 Island Ave.
		Long Island, ME 04050
	telephone:	207-807-4747
2.	I plan to perform the	following activity (please check the appropriate box):
	☐ Sec. 3 Intake pip	
		ent of structures (tidal waters only)
	☐ Sec. / Outlan pip	oes (tidal waters only) ssings (any location if performed between Oct. 2 and July 14)
	☐ Sec. 12 Restorati	on of natural areas (tidal waters only)
	☐ Sec. 15 Public bo	at ramps (tidal waters only)
	☐ Sec. 18 Maintena	nnce dredging (tidal waters only)
3.	Brief description of p	project: [please include the name of the stream or waterbody, if known] to of existing pier encompassing the same footprint on Long Island, Maine
Remo	vai and replacemen	tol existing pier encompassing the same tootprint on Eong Ioland, maine
<del>-</del> ,		
***************************************		
	T 1	activity between the dates of Winter 2023 and Spring 2024
4.	I plan to perform this	s activity between the dates of Winter 2023 and Spring 2024 (end date)
5.	I have included a ma	p showing the location of my project.
		no location map is provided, no approval will be granted by DMR]
6.	Send completed form	DMR Environmental Coordinator P. O. Box 8, West Boothbay Harbor, ME 04575-008
		P. O. Box 8, West Boothbay Harbor, WIE 04373-000
	gency use only:	
The D	Department has review	ed the proposed timing of the activity identified above and:
	approves of the p	roject's timing as proposed. project's timing be changed to occur betweenand
	_	(start date)
	(end date)	
	☐ Other comments:	
1/	) _ //	7 23 l 14 February 2023
Ð	MR Environmental C	ordinator 14 February 2023 Date

# Attachment No. 3 – USGS Topo Map

