Portland Maine Yes. Google's good here.

Christina Stacey <cstacey@portlandr

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 07/26/16

Condo Conversion permit application #1405, 73 Melbourne St.

4 messages

Christina Stacey <cstacey@portlandmaine.gov> Tue, Jul 5, 2016 at 9:22 AM
To: thomas.seekins@siemens.com

Dear Thomas,

I am in the process of reviewing your application for a condo conversion at 73 Melbourne St. There is a required item missing from the application.

The previous tenant, Theodore Parsons, must be notified of the intent to convert to a condominium. It is the city's policy that any tenant who has occupied a unit within the previous 6 months shall be notified, even if the tenant had vacated the unit voluntarily. Mr. Parsons should be sent a notification including the language and information required under Secs 14-568 and 14-569 of the city's ordinance. Please e-mail a copy of the notification to me as well.

Also, could you send copies of the floor plans for both units of the building? The previous renovation permit application contained plans for one of the units, but plans for both units would be helpful so that the code and fire plan reviewers can more easily complete their review of the application.

Please let me know if you have any questions regarding this e-mail.

Kind regards,
Chris

–
Chris Stacey - Zoning Specialist
Department of Permitting & Inspections
City of Portland
389 Congress St.
Portland, ME 04101
(207) 874-8695
cstacey@portlandmaine.gov

Meghan Seekins <mseekins@whitcogroup.com> Tue, Jul 5, 2016 at 12:00 PM
To: cstacey@portlandmaine.gov
Cc: "Seekins, Thomas (SBT US)" <thomas.seekins@siemens.com>

Chris,

Here is the letter I will send out to Theodore Parsons at 72 Cumberland Ave. in Portland. Also, the upstairs unit will be the exact same layout as the downstairs unit.

Theodore Parsons,

This letter is to inform you of our intent to convert 73 Melbourne Street in Portland, Maine into two condos. As a previous tenant in the past six months we are required to notify you of this change. I have included some information below from the City of Portland.

Sincerely,

Meghan and Thomas Seekins

City of Portland Land Use Code of Ordinances Chapter 14 Sec. 14-568 Rev. 4-19-12
Sec. 14-568. Protection of tenants.

CITY OF PORTLAND, MAINE RESURGAM
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Notice of intent to convert. A developer shall give to each tenant written notice of intent to convert at least one twenty (120) days before the tenant is required by the developer to vacate. If a tenant has been in possession c unit within the same building for more than four (4) consecutive years, the notice period shall be increased by tl additional days for each additional year, or fraction thereof, to a maximum of two hundred forty (240) additional The notice shall set forth specifically the rights of tenants under subsections (a) and (b) of this section and sec 569, and shall contain the following statement:

If you do not buy your apartment, the developer of this project is required by law to assist you in finding another place to live and in determining your eligibility for relocation payments. If you have questions about your rights under the law, or complaints about the way you have been treated by the developer, you may contact the Building Inspection Division, Department of Planning and Urban Development, City of Portland, 389 Congress Street, Portland, Maine 04101 (telephone: 874-8703).

If the notice specifies a date by which the tenant is required to vacate, the notice may also serve as a notice of termination under the applicable law of forcible entry and detainer, if it meets the requirements thereof. The notice shall be hand-delivered to the tenant or mailed, by certified mail, return receipt requested, postage prepaid, to the tenant at the address of the unit or such other address as the tenant may provide. The notice shall be effective when actually received. No tenant may be required by a developer to vacate without having been given notice as required herein, except for the reasons specified in the applicable law of forcible entry and detainer, and in accordance with the procedures thereof. The terms of a tenancy, including rent, may not be altered during the notice period, except as expressly provided in a preexisting written lease. If, within one hundred twenty (120) days after a tenant is required by a developer to vacate, the developer records a declaration of condominium without having given notice as required herein, the developer shall be presumed to have converted in violation of this article.

(b) Option to purchase. For a sixty-day period following the giving of notice as required in subsection (a), the developer shall grant to the tenant an exclusive and irrevocable option to purchase the unit of which the tenant is then possessed, which option may not be assigned. If the tenant does not purchase or contract to purchase the unit during the sixty-day period, the developer may not convey or offer to convey the unit to any other person during the following one hundred eighty (180) days at a price or on terms more favorable than the price or terms previously offered to the tenant, unless the more favorable price or terms are first offered exclusively and irrevocably to the tenant for an additional sixty-day period. This subsection shall not apply to any rental unit that, when converted, will be restricted exclusively to nonresidential use. If, within two (2) years after a developer records a declaration of condominium, the use of any such unit is changed such that but for the preceding sentence, this subsection would have applied, the developer shall be presumed to have converted in violation of this article. (Ord. No. 213-81, § 608.4, 11-16-81)

Room 315 - 389 Congress Street- Portland, Maine 04101 (207) 874-8715 - Fax: 874-8716 - TTY: 874-8936

City of Portland Land Use Code of Ordinances
Chapter 14 Sec. 14-569 Rev. 4-19-12

Sec. 14-569. Relocation payments.

If the tenant does not purchase the unit, the developer shall, before the tenant is required by the developer to vacate, make a cash payment to the tenant in an amount equal to the amount of rent paid by the tenant for the immediately preceding two (2) months; provided that this requirement shall not apply to any tenant whose gross income exceeds eighty (80) percent of the median income of the Portland SMSA, adjusted for family size, as determined by the U.S. Department of Housing and Urban Development at the time notice is given as required in section 14-568(a). Additionally, the developer shall, upon demand, provide assistance to the tenant in the form of referrals to other reasonable accommodations and in determining the tenant's eligibility for relocation payments as provided herein. (Ord. No. 213-81, § 608.5, 11-16-81)

On Tue, Jul 5, 2016 at 9:44 AM, Seekins, Thomas <thomas.seekins@siemens.com> wrote:

> This email was sent from my iPhone, please excuse any grammatical errors!
>
> Begin forwarded message:
>
> From: Christina Stacey <cstacey@portlandmaine.gov<mailto:cstacey@portlandmaine.gov>>
> Date: July 5, 2016 at 9:22:39 AM EDT
> To: <thomas.seekins@siemens.com<mailto:thomas.seekins@siemens.com>>
> Subject: Condo Conversion permit application #1405, 73 Melbourne St.
> [Quoted text hidden]
> cstacey@portlandmaine.gov<mailto:cstacey@portlandmaine.gov>
>
> Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.
>
> This message and any attachments are solely for the use of intended recipients. The information contained herein

may include trade secrets, protected health or personal information, privileged or otherwise confidential inforn
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be unlawful. If you are not an intended recipient, you are hereby notified that you received this email in error,
any review, dissemination, distribution or copying of this email and any attachment is strictly prohibited. If yo
received this email in error, please contact the sender and delete the message and any attachment from your
Thank you for your cooperation

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Christina Stacey <cstacey@portlandmaine.gov> Wed, Jul 6, 2016 at 9:54 AM
To: Meghan Seekins <mseekins@whitcogroup.com>

Thank you Meghan. Do you also have the phone number for Mr. Parsons? Is it still the number shown on the old lease (207-210-0404)?

Thanks,
Chris
[Quoted text hidden]

Meghan Seekins <mseekins@whitcogroup.com> Wed, Jul 6, 2016 at 10:27 AM
To: Christina Stacey <cstacey@portlandmaine.gov>

Yes, it is!

Thanks

[Quoted text hidden]