

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Permit Number: 091308

Please Read
Application And
Notes, If Any,
Attached

This is to certify that POIRIER MARK S & NOEL M POIRIER Mark Poirier
has permission to Change of use from 2 unit residential to 2 unit condo
AT 77 ST LAWRENCE ST CB 0016 E012001

PERMIT ISSUED

DEC - 9 2009

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lath or other work is set-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name

Shane K. Mackley 12/7/09
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 77 ST LAWRENCE ST CBL 016 E012001

Issued to Poirier Mark S & /Mark Poirier Date of Issue 12/29/2009

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. 09-1308, 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

Unit # 2
Floors 2, 3 and loft area

APPROVED OCCUPANCY

Single Family Condominium Unit
Use Group R3 ,Type 5B

Limiting Conditions: This is a change of use only permit and is not intended to certify building code compliance.

This certificate supersedes
certificate issued

Approved:

12/29/09
(Date)

Suzanne Heur
Inspector

Penelope Hitt
Inspector of Buildings

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.

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 09-1308	Issue Date:	CBL: 016 E012001
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Location of Construction: 77 ST LAWRENCE ST	Owner Name: POIRIER MARK S & NOEL M PO	Owner Address: 179 PLEASANT AVE	Phone:
Business Name:	Contractor Name: Mark Poirier	Contractor Address: 77 St Lawrence Portland	Phone: 2073294200
Lessee/Buyer's Name	Phone:	Permit Type: Change of Ownership - Condo Conversion	Zone: R-6

Past Use: 2 Unit Residential	Proposed Use: 2 unit Condo - Change of use from 2 unit residential to 2 unit condo	Permit Fee: \$450.00	Cost of Work: \$550.00	CEO District: 1
Proposed Project Description: Change of use from 2 unit residential to 2 unit condo		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC 2003	
		Signature: <i>[Signature]</i> 12/7/09		
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		

Permit Taken By: Ldobson	Date Applied For: 11/16/2009	Zoning Approval		
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..</p>	<p>Special Zone or Reviews</p> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<p>Zoning Appeal</p> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied	<p>Historic Preservation</p> <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied
	<p>Date: <i>ok with conditions</i> <i>S 12/1/09</i></p>	<p>Date: _____</p>	<p>Date: _____</p>

PERMIT ISSUED

DEC - 9 2009

City of Portland

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

12/29/09

Carbon Monoxide Detector installed per state LAW

Plug in w/ Batteries installed } Floor 1 - unit one } one bedroom.
} Floor 2 + 3 } unit 2 - bedrooms on
} Both floors apt.

All Purpose Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: _____		
Total Square Footage of Proposed Structure <u>4000</u>	Square Footage of Lot <u>4000</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>10</u> Block# <u>1</u> Lot# <u>10</u>	Owner: <u>Mark Wilson</u>	Telephone: <u>202-462-1234</u>
Lessee/Buyer's Name (If Applicable) <u>N/A</u>	Applicant name, address & telephone: <u>Mark Wilson, 123 Main St, 202-462-1234</u>	Cost Of Work: \$ <u>0</u> Fee: \$ _____
Current use: <u>200</u>		
If the location is currently vacant, what was prior use: <u>Commercial</u>		
Approximately how long has it been vacant: <u>2 years</u>		
Proposed use: <u>Residential</u> Project description: _____		
Contractor's name, address & telephone: _____		
Who should we contact when the permit is ready: <u>Mark Wilson</u>		
Mailing address: _____		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>202-462-1234</u>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the code applicable to this permit.

Signature of applicant: <u>[Signature]</u>	Date: <u>4-15-00</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued.
If you are in a Historic District you may be subject to additional permitting and fees with the
Planning Department on the 4th floor of City Hall

RECEIVED
6002
2000
NOV 16 10 58 AM '00
Dept. of Building Inspection
City of Portland, Maine

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 09-1308	Date Applied For: 11/16/2009	CBL: 016 E012001
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Location of Construction: 77 ST LAWRENCE ST	Owner Name: POIRIER MARK S & NOEL M PO	Owner Address: 179 PLEASANT AVE	Phone:
Business Name:	Contractor Name: Mark Poirier	Contractor Address: 77 St Lawrence Portland	Phone (207) 329-4200
Lessee/Buyer's Name	Phone:	Permit Type: Change of Ownership - Condo Conversion	

Proposed Use: 2 unit Condo - Change of use from 2 unit residential to 2 unit condo	Proposed Project Description: Change of use from 2 unit residential to 2 unit condo
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 12/04/2009
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
<ol style="list-style-type: none"> 1) Separate permits shall be required for future decks, sheds, pools, and/or garages. 2) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals. 3) This property shall remain a two (2) family condominium with the issuance of this permit and the subsequent issuance of certificate(s) of occupancy. Any change of use shall require a separate permit application for review and approval. 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. 			
Dept: Building	Status: Approved with Conditions	Reviewer: Tom Markley	Approval Date: 12/07/2009
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
<ol style="list-style-type: none"> 1) This is a Change of Use ONLY permit. It does NOT authorize any construction activities. 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work. 			

Comments:
11/18/2009-mes: I told Mr. Poirer at the counter that I would need more info on the last tenants - when -why -who - He claimed that I already have that info - I checked and do not have that info - Permit is on hold until he can get it to me. Called and left a message
12/4/2009-mes: on 12/2/09 I received an e-mail where attorney Barbara Vestal outlined the tenancy of the building with names and dates. It is sufficient to satisfy meeting the Condo Conversion requirements.

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

 X Those building a new single family dwelling or converting a building to single family dwellings shall install a CO detector in each area within or giving access to bedrooms. That detection must be powered by the electrical service in the building and battery. *CO detector complied SMT each unit - 12/30/09*

 X Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.

Signature of Applicant/Designee

Thomas M. Markley

Signature of Inspections Official

Date

12/7/09

Date

From: "Noel Poirier" <noel@maine.rr.com>
To: <mes@portlandmaine.gov>
Date: 12/2/2009 9:06:23 AM
Subject: FW: 75-77 St. Lawrence Street

Hi Marge,

I just received this from Tom Jewell. Barbara Vestal was the attorney for Cecil Hind's estate and has outlined the prior tenancies in her email below. Please let me know if this is sufficient to complete our application for condo conversion at 75-77 St Lawrence St. Also, to clarify, **Cecil Hinds died on 9/1/2006** per the City Clerks office. We purchased the property in May 2007.

Thank You,

Noel Poirier

-----Original Message-----

From: Thomas F. Jewell, Esq. [mailto:tjewell@jewellandboutin.com]
Sent: Wednesday, December 02, 2009 8:46 AM
To: Mark Poirier
Subject: FW: 75-77 St. Lawrence Street

This follow up email from Barbara includes one small correction from her earlier email.

From: Barbara Vestal [mailto:vestal@chesterandvestal.com]
Sent: Tuesday, December 01, 2009 6:50 PM
To: Tom Jewell
Subject: Re: 75-77 St. Lawrence Street

P.S. -- I have the pr's name wrong -- her first name is Caryl (not Carole) and at that time she was going by her new married name of Tardiff -- so Caryl Tardiff. Barbara

On Tue, Dec 1, 2009 at 6:44 PM, Barbara Vestal <vestal@chesterandvestal.com <mailto:vestal@chesterandvestal.com> > wrote:

Hi Tom. I do not find such a letter in the file and, on further reflection doubt that I wrote such a letter because at the time of purchase Mr. Poirier represented to the seller that he and his wife intended to occupy the property.

Regardless, the occupancy information is as follows: Cecil Hinds was a long-time client of mine and I was familiar with his affairs. Over the last decade, the real estate at 75-77 St. Lawrence Street was occupied by the owner, Cecil Hinds and his wife, Mildred, who predeceased him by a few years. Cecil Hinds died in 2006 or 2007, an occupant of the second and third floors. Cecil rented out the ground floor unit to his long time tenants, Ann & Roy Guimond. Mrs. Guimond died a few years prior to Cecil Hinds. Roy Guimond had moved out prior to Cecil's death, and was an occupant of Springbrook Nursing Home, 300 Spring Street, Westbrook, Maine at the time of Cecil's death. Roy Guimond died before Cecil's estate was distributed. Cecil opted not to rent the apartment after Mr. Guimond moved out, so the ground floor was vacant at the time of Cecil's death. Those two units were the only units in the building. I was the attorney for the personal representative of Cecil Hind's estate. The personal representative, ~~Carole~~ Nelson, opted not to rent out any of the building but

Caryl

rather to sell the property. The real estate may have been distributed to her, as residuary beneficiary, by deed of distribution immediately prior to the sale. The entire property at 75-77 St. Lawrence Street was vacant at the time of transfer to Mark and Noel Poirier.

I trust this answers your questions and is sufficient for your purposes.

Barbara Vestal

On Wed, Nov 25, 2009 at 7:39 PM, Barbara Vestal <vestal@chesterandvestal.com <mailto:vestal@chesterandvestal.com> > wrote: Sure Tom, on Monday. I don't specifically recall the letter, but occupancy shouldn't be a problem. The former tenant had moved into a nursing home as I recall a significant period of time previously, and the rest of the house was vacant, having been occupied by Cecil Hinds who died a few months prior to the sale. I will look for a letter.

Barbara

On Wed, Nov 25, 2009 at 3:31 PM, Tom Jewell <tjewell@jewellandboutin.com <mailto:tjewell@jewellandboutin.com> > wrote: You represented the seller, an estate, that sold the above property to Mark Poirier. Mark recalls that you had prepared a letter addressing the status of tenants, or the lack thereof. I cannot find a copy of that letter, and Mark needs one as he is belatedly applying for a condo conversion permit. Can I trouble you to check your file, see if you have a copy of that letter, and send one to me?

Thomas F. Jewell, Esq.
Jewell & Boutin, P.A.
477 Congress Street, Suite 1104
Portland, Maine 04101
Tel: (207) 774-6665
Fax: (207) 774-1626
tjewell@jewellandboutin.com <mailto:tjewell@jewellandboutin.com>

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--

Barbara A. Vestal, Esq.
Chester & Vestal, PA
107 Congress Street
Portland, Maine 04101
(207) 772-7426 - phone
(207) 761-5822 - facsimile

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Submit with Condominium Conversion Permit Application

Project Data:

Address: 75-77 St. James St.

C-B-L: 10-3-12

Number of Units in Building: _____

*See e-mail
From Barbara
Vestal who
further
documented
the cover/
set*

Tenant Name	Tenant Tel#	Occup. Length	Date of Notice	Eligible for S. Tenancy
Unit 1				
Unit 2				
Unit 3				
Unit 4				
Unit 5				
Unit 6				
Unit 7				
Unit 8				

If more units, submit same information on all units

Length of time building owned by applicant _____

Are any building improvements, renovations, or modifications being made associated with this conversion that requires a building, plumbing, electrical, or heating permit?

YES _____ NO (check one)

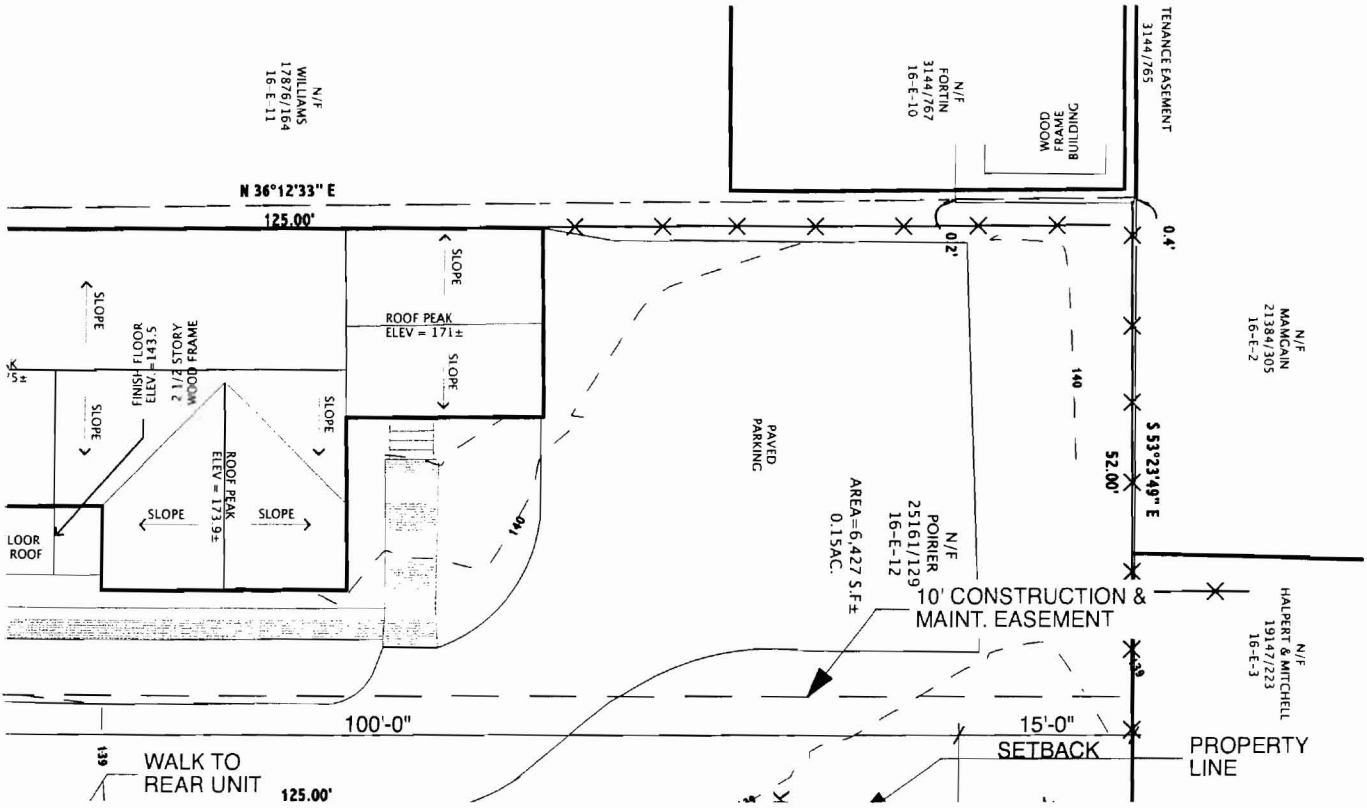
Type and cost of building improvements associated with this conversion that do not require permits:

\$ Exterior walls, windows, doors, roof

\$ Insulation

\$ Interior cosmetics (walls/floors/hallways/refinishing, etc.)

\$ Other (specify)



N/F
WILLIAMS
178/104
16-E-11

N/F
FORTIN
3144/767
16-E-10

N/F
MAMCAIN
21384/305
16-E-2

N/F
POIRIER
25161/129
16-E-12
AREA=6,427 S.F.±
0.15AC.

N/F
HALBERT & MITCHELL
19147/223
16-E-3

N 36°12'33" E
125.00'

TENANCE EASEMENT
3144/765

S 53°23'49" E
52.00'

15'-0" SETBACK

PROPERTY LINE

WALK TO REAR UNIT
125.00'

100'-0"

ROOF PEAK
ELEV = 171±

ROOF PEAK
ELEV = 173.9±

FINISH FLOOR
ELEV = 143.5

LOOR ROOF

WOOD FRAME BUILDING

PAVED PARKING

10' CONSTRUCTION & MAINT. EASEMENT

SLOPE

SLOPE

SLOPE

SLOPE

SLOPE

SLOPE

139

