

City of Portland, Maine - Building or Use Permit Application

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

-New Orleans 11/14/08

Permit No: 08-0068	Issue Date:	CBL: 020 C009001
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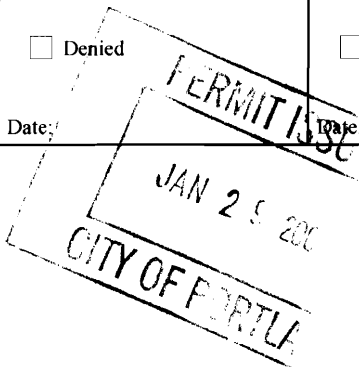
Location of Construction: 127 FORE ST	Owner Name: SHIPYARD BREWING COMPAN	Owner Address: 86 NEWBURY ST	Phone:
Business Name:	Contractor Name: M C Hall	Contractor Address: 1039 Riverside St Portland	Phone 2073182100
Lessee/Buyer's Name	Phone:	Permit Type: Demolitions - Building	Zone:

Past Use: Vacant Warehouse	Proposed Use: Vacant Land - Demolish existing Structure and all adjacent foundation, remove buried foundation from	Permit Fee: \$270.00	Cost of Work: \$25,000.00	CEO District: 1
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: F Type: DEMOLITION ONLY	

Proposed Project Description:
Demolish existing Structure and all adjacent foundation, remove buried foundation from

Signature: _____
Signature: *JMB 1/29/08*
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
Action: Approved Approved w/Conditions Denied
Signature: _____ Date: _____

Permit Taken By: Idobson	Date Applied For: 01/23/2008	Zoning Approval	
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. 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.. 	Special Zone or Reviews <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"/> Date: <i>1/29/08 ABN</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	Historic Preservation <input 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
	 	 JAN 29 2008 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

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Permit No: 08-0068	Date Applied For: 01/23/2008	CBL: 020 C009001
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Location of Construction: 127 FORE ST	Owner Name: SHIPYARD BREWING COMPAN	Owner Address: 86 NEWBURY ST	Phone:
Business Name:	Contractor Name: M C Hall	Contractor Address: 1039 Riverside St Portland	Phone (207) 318-2100
Lessee/Buyer's Name	Phone:	Permit Type: Demolitions - Building	

Proposed Use: Vacant Land - Demolish existing Structure and all adjacent foundation, remove buried foundation from	Proposed Project Description: Demolish existing Structure and all adjacent foundation, remove buried foundation from
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Dept: Zoning	Status: Approved	Reviewer: Ann Machado	Approval Date: 01/29/2008	Note:	Ok to Issue: <input checked="" type="checkbox"/>
Dept: Building	Status: Approved with Conditions	Reviewer: Jeanine Bourke	Approval Date: 01/29/2008	Note:	Ok to Issue: <input checked="" type="checkbox"/>

- 1) Confirmed with Marc at Northern Utilities they are cleared to demolish
- 2) This approves the demolition of the building structure only. The foundation concrete must remain intact until approvals from site plan are granted.
- 3) Demolition permits are valid for a period of 30 days from the date of issuance. A written request must be submitted and granted for an extension to this time period.

Comments:
1/24/2008-amachado: I spoke to Bill Needleman. He said to wait to issue the permit until the performance guarantee has been worked out. I called Mark Hall and told him the demo permit was on hold until planning signed off.
1/29/2008-amachado: Bill Needleman called Jeanie and said we could issue the demo permit.
1/29/2008-amachado: new CBL will be 020 C010 for the Residence Inn.

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED

Permit Number: 080068
JAN 29 2008

CITY OF PORTLAND

This is to certify that SHIPYARD BREWING COMPANY LIABILITY, INC

has permission to Demolish existing Structure, all adjacent foundation, remove buried foundation from

AT 127 FORE ST 020 C009001

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 of 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 when permission is procured before this building or part thereof is altered or closed-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

Signature: Jeanne Bouke 1/29/08
Director, Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

From: William Needelman
To: Aftandilian, Ara; DiPierro, Philip
Date: 1/29/2008 1:23:24 PM
Subject: Re: Demo Permit and PreConstruction Meeting

Ara,

Attached is an email draft of the incremental demo permit for structure only.

We can hand deliver a signed copy tomorrow morning when we meet at 9:00.

Please call with any questions.

Bill

Bill Needelman, AICP
Senior Planner
Planning and Development Department
City of Portland, Maine
389 Congress Street
Portland, Maine 04101-3509

(207) 874-8722 tel.
(207) 756-8258 fax.
wbn@portlandmaine.gov

>>> Ara Aftandilian <aa.summit@prodigy.net> 1/28/2008 12:27:16 PM >>>

I would like to try to schedule a meeting this Wednesday morning if possible for all of us to meet including Maureen McGlone of Gorrill Palmer and Mark Hall, the demolition contractor, to discuss the warehouse demolition and foundation removal work as well as determine what additional information may be required for the official pre-construction meeting. We need to commence the demolition work immediately in order to maintain our schedule and I would hope Mark Hall can pull a demolition permit today as I have confirmed the building demolition work does not involve any site impacts. There would be site impacts associated with the foundation removal work and I would hope we can address this work at the meeting and discuss what additional information the City is looking for prior to commencing that work. The construction site plan set does include the erosion control measures that we would put in place for the foundation removal work.

I know this is short notice but can everyone let me know about Wednesday and Bill, please let me know if this process is acceptable for Mark to pull a demolition permit today.

Thank you.

Ara Aftandilian
Summit Hotel Properties, Inc.
218 Boston Street, Suite 109
P.O. Box 394
Topsfield, MA 01983
tel 978.887.3640
fax 978.887.3644
mob 617.872.7480
aa.summit@prodigy.net

CC: Barhydt, Barbara; Bourke, Jeanie; Hall, Mark; Machado, Ann; McGlone, Maureen



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life ° www.portlandmaine.gov

Planning and Development Department
Lee D. Urban, Director

Planning Division
Alexander Jaegerman, Director

January 28, 2008

Ara Aftandilian
Summit Hotel Properties
218 Boston Street, Suite 109
PO Box 394
Topsfield, MA 01983

RE: 127 Fore Street, Residence Inn, (Project # 2006-0226), (CBL 20-C-009)

Dear Mr. Aftandilian or Representative:

Regarding the Residence Inn project approved by the Portland Planning Board on June 12, 2007. As provided in City Land Use Code Section 14-528, this letter serves as the written permission from the Planning Authority to commence with demolition of a portion of the existing Shipyard Brewery Building prior to posting the site performance guarantee.

The commencement of site work is limited to the extent of work outlined in your email dated January 28, 2008 and is subject to the conditions below:

1. Demolition approved herein is limited to the structure of the rear (southerly) portion of the metal warehouse shown on the existing conditions the "Amended Brewery Site Plan" submitted with the application packet, Gorrill Palmer plan C103
2. Concrete removal shall wait until there is a demolition and site stabilization plan submitted for Planning Authority review and approval
3. Required erosion control measures shall be adhered to as described on the approved Gorrill Palmer plan labeled C405.
4. Prior to commencing the demolition, there must be an on-site meeting with Planning Development Review Coordinator, Phil DiPierro (in addition to any staff meeting requirements outlined by City Inspections and/or Public Works authorities.)

Please be advised that you must obtain a demolition permit from the City's Inspection Division prior to commencing the demolition and obtain any permits that may be required from Public Works for the temporary closing of any sidewalks and any temporary loss of on-street parking.



PORTLAND, MAINE

Strengthening a Remarkable City, Building a Community for Life
www.portlandmaine.gov

Planning and Development Department
Lee D. Urban, Director

Planning Division
Alexander Jaegerman, Director

January 28, 2008

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218 Boston Street, Suite 109
PO Box 394
Topsfield, MA 01983

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Please be advised that you must obtain a demolition permit from the City's Inspection Division prior to commencing the demolition and obtain any permits that may be required from Public Works for the temporary closing of any sidewalks and any temporary loss of on-street parking.

The approval to proceed with the demolition and site work is based on the demolition application and the approved site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval. If there are any questions, please contact the Planning Staff.

Sincerely,

EMAIL DRAFT

Alexander Jaegerman, Planning Division Director

cc: Inspections Department
Barbara Barhydt, Development Review Services Manager
Marge Schmuckal, Zoning Administrator
Phil DiPierro, Development Review Coordinator
Bill Needelman, Senior Planner
Ann Machado, Zoning
Penny Littell, Corporation Counsel
Todd Merkle, Public Works
Approval Letter File

From: Ara Aftandilian <aa.summit@prodigy.net>
To: William Needelman <WBN@portlandmaine.gov>, Philip DiPierro <PD@portlandmaine.gov>
Date: 1/29/2008 11:56:06 AM
Subject: Re: Demo Permit and PreConstruction Meeting

Bill,

I understand Mark Hall is getting the building demo permit today, thank you. We are all available to meet tomorrow morning at 9 am, can you confirm that we are meeting at the planning office at City Hall.

I am also bringing the project manager from Ledgewood (we have selected Ledgewood as the general contractor) for any general project pre-construction issues that come up.

Ara

William Needelman <WBN@portlandmaine.gov> wrote:

Ara,

If I understand your email, you would like us to approve the demo permit for struture only, with foundation removal to wait until you have additional site documentation. Is this your request?

Phil and I can both meet on Wed at 9:00.

Bill

Bill Needelman, AICP
Senior Planner
Planning and Development Department
City of Portland, Maine
389 Congress Street
Portland, Maine 04101-3509

(207) 874-8722 tel.
(207) 756-8258 fax.
wbn@portlandmaine.gov

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mob 617.872.7480
aa.summit@prodigy.net

CC: <mmcglone@gorrillpalmer.com>, Ann Machado <AMACHADO@portlandmaine.gov>, Barbara Barhydt <BAB@portlandmaine.gov>, <mchallrepairs@yahoo.com>

From: Jeanie Bourke
To: Alex Jaegerman ; Barbara Barhydt; Philip DiPierro ; William Needelman
Date: 1/28/2008 1:45:24 PM
Subject: Re: Demo for the Residence Inn

We received the application for demo on 1/23 and the building application for the inn is with Mike Nugent.

Jeanie Bourke
Inspection Services Division Director

City of Portland
Planning & Development Dept./ Inspections Division
389 Congress St. Rm 315
Portland, ME 04101
jmb@portlandmaine.gov
(207)874-8715

>>> William Needelman 01/25 4:39 PM >>>
To All:

Based on the fact that we hold a PG for street work, Alex has agreed to approve the demo prior to finalizing the site PG.

We are asking for the demo plan, site stabilization plan, sed/erosion control, and that they meet with Phil D on site to confirm erosion control.

What demo documents do we have with inspections now? (Jeanie?) I'll check on Monday.

I am assuming that they will jump on this and will try for this meeting on Monday.

Bill

Bill Needelman, AICP
Senior Planner
Planning and Development Department
City of Portland, Maine
389 Congress Street
Portland, Maine 04101-3509

(207) 874-8722 tel.
(207) 756-8258 fax.
wbn@portlandmaine.gov

CC: Ann Machado



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: <u>127 Forest</u>		
Total Square Footage of Proposed Structure 25000 <u>25000 + affected area</u>		Square Footage of Lot <u>34069</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>20 C 9</u>	Owner: <u>Chapin Realty trust</u>	Telephone: <u>207 318 2100</u> <u>207 797 7407</u>
Lessee/Buyer's Name (If Applicable) <u>Summit Hotel Prop.</u> <u>POB 394 Topshald Mass</u> <u>01983</u>	Applicant name, address & telephone: <u>M.C. Hall</u> <u>1039 Riverside St</u> <u>Portland Me 04103</u>	Cost Of Work: \$ <u>25,000</u> Fee: \$ _____
Current Specific use: <u>warehouse - vacant</u> If vacant, what was the previous use? <u>beer storage</u> How long has it been vacant?: <u>1-10-08</u>		
Project description: <u>Remove existing structure and all adjacent foundation</u> <u>Remove buried foundation from 5 story previously leveled</u>		
Contractor's name, address & telephone: <u>M.C. Hall 1039 Riverside St Portland Me 04103</u>		
Who should we contact when the permit is ready: <u>MARK HALL</u>		<u>207 318 2100</u>
Mailing address: <u>Same</u>		Phone: <u>207 878 4468 Fax</u>

Please submit all of the information outlined in the Demolition call list. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

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 codes applicable to this permit.

Signature of applicant: [Signature] Date: 1/23/08

This is not a permit; you may not commence ANY work until the permit is issued.



Demolition Call List & Requirements

Site Address: 125-145 Forest

Owner: Summit Properties

Structure Type: Wan house

Contractor: W.C. Hall

6-850

Utility Approvals

Number

Contact Name/Date

Central Maine Power

1-800-750-4000

Gary Hawks - 12/10/08 11/10/08

Northern Utilities

797-8002 ext 6241

Jilly - 12/10/08 11/10/08

Portland Water District

761-8310

Lonny Alves - 12/10/08 11/10/08

Dig Safe

1-888-344-7233

2008 0203566 11/9/08

Mander

After calling Dig Safe, you must wait 72 business hours before digging can begin.

DPW/ Traffic Division (L. Cote)

874-8891

L. Cote 12 11/12/08

DPW/ Sealed Drain Permit (C. Merritt)

874-8822

Jim S - Todd Muckle 12/10/08

Historic Preservation

874-8726

Deb Hanson -

Fire Dispatcher

874-8576

← call when we start demo

Additional Requirements

- 1) Written Notice to Adjoining Owners
- 2) A Photo of the Structure(s) to be demolished
- 3) Certification from an asbestos abatement company

DEP – Environmental (Augusta)

287-2651

U.S. EPA Region 1 – No Phone call required. Just mail copy of State notification to:

Demo / Reno Clerk
 US EPA Region I (SEA)
 JFK Federal Building
 Boston, MA 02203

*Rated to
Augusta*

I have contacted all of the necessary companies/departments as indicated above and attached all required documentation.

Signed: *McHall*

Date: 1/23/08



Memo

400 Commercial Street, Suite 404, Portland, Maine 04101, Tel (207) 772-2891, Fax (207) 772-3248

Newburyport, Massachusetts Portsmouth, New Hampshire Hamilton, New Jersey East Providence, Rhode Island

www.ransomenv.com

Date: December 4, 2007
To: David Leatherwood & Ara Aftandilian
Company: Norwich Partners LLC
From: Todd Young / Nicholas Sabatine, PG
Subject: Asbestos Survey Shipyard Brewery Warehouse, Portland, Maine
Project No: 076095

Ransom Environmental Consultants, Inc. (Ransom) conducted a limited asbestos-containing materials (ACM) survey at the Shipyard Brewery property located in Portland, Maine. The ACM survey was limited to the interior and exterior of the warehouse portion of the building. The survey was conducted on November 9, 2007 by Ransom representatives Ms. Christina Perry and Mr. Lucas Hathaway. Copies of their certifications are provided as Attachment A.

Asbestos

The scope of the ACM survey included the identification and quantification of accessible suspect building materials on the building interior and exterior. The analytical method used for bulk sample determination of suspect ACM was polarized light microscopy (PLM) with dispersion staining. Samples were analyzed by Amerisci - Boston (Amerisci) located in Weymouth, Massachusetts which is certified to perform bulk and air sample analysis by the National Voluntary Laboratory Accreditation Program (NVLAP) and licensed by the State of Maine as an Asbestos Laboratory.

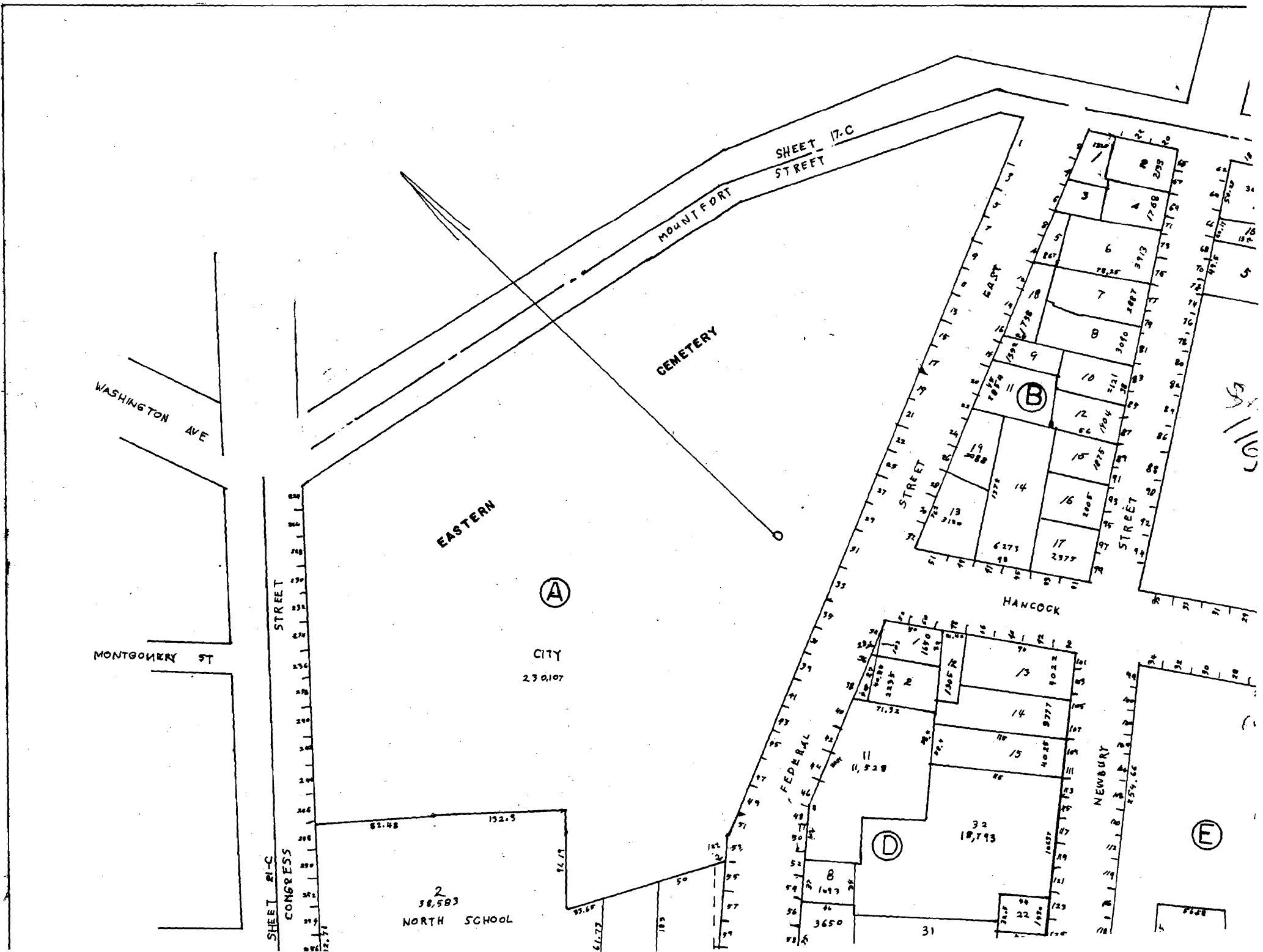
Building materials in the State of Maine become regulated when amounts of asbestos exceed one percent by volume as determined by weight, visual estimation or point count analysis. This ACM survey determined that an exterior black sealant located on the East (Fore Street) Side approximately fifteen feet above the ground contains fifteen percent (15%) chrysotile asbestos. The analytical report from Amerisci is provided as Attachment B.

Removal of this material is not subject to the Maine Department of Environmental Protection (DEP) Asbestos Management Regulations however U. S. Occupational Safety and Health (OSHA) regulations (29 CFR 1926.1101) do apply. OSHA requires that trained personnel remove the ACM using wet methods. Disposal of the ACM is regulated by the Maine DEP and the material must be disposed in a landfill that accepts non-friable asbestos containing waste. There is approximately ten linear feet of the sealant. Ransom estimates the cost for removal would be less than \$500.00. For budgeting purposes Ransom recommends adding a \$500.00

contingency for a total of \$1,000.00 to cover any mobilization or other hidden fees. Please note that this estimate is for informational purposes and is not an estimate for removal services. Ransom has not engaged the services of any asbestos abatement contractor to provide costs estimates. These estimates are based on abatement costs for similar asbestos abatement projects conducted in the State of Maine. If Norwich Partners requires a quote for removal from a licensed asbestos abatement contractor we can make these arrangements.

ACM abatement must be performed using approved methods in accordance with applicable regulations established by the EPA, OSHA and the State of Maine. The State of Maine requires business entities conducting inspections for asbestos-containing materials to disclose to their clients any business relationships they may have with State of Maine licensed Asbestos Abatement Contractors. Ransom has an independent business relationship with all State of Maine licensed Asbestos Abatement Contractors. A copy of Ransom's Asbestos Consultant Independent Business Relationship Disclosure Form is provided as Attachment C.

Ransom is pleased to assist Norwich Partners with this project. If you have any questions concerning this memorandum or if we can be of further assistance please contact us at (207) 772-2891.



WASHINGTON AVE

MONTGOMERY ST

SHEET RI-C
CONGRESS STREET

EASTERN

MOUNTFORT STREET

SHEET STREET 7-C

CEMETERY

(A)
CITY
23 0,107

2
38,583
NORTH SCHOOL

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
1768	1768	1768	1768	1768	1768	1768	1768	1768	1768	1768	1768	1768	1768	1768	1768	1768	1768	1768	1768

HANCOCK

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
1093	1093	1093	1093	1093	1093	1093	1093	1093	1093	1093	1093	1093	1093	1093	1093	1093	1093	1093	1093

FEDERAL

(D)

NEWBURY

(E)

6/11/59