



Demolition of a Structure 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>25 SOMERSET ST</u>		
Total Square Footage of Proposed Structure		Square Footage of Lot: <u>14,880</u>
Tax Assessor's Chart, Block & Lot: Chart# Block# Lot# <u>25 B 02</u>	Owner Name: <u>CITY OF PORTLAND</u> Address: <u>Kathy Alves</u> E-Mail: <u>65 Hanover St</u>	Telephone: <u>874-8895 (C)</u> <u>233-8523 (C)</u>
Lessee Name: (If different than owner) Address: Phone: E-Mail:	Applicant Name: (If different than owner) Address: Phone: E-Mail:	Cost Of Work: \$ <u>100.00</u> Fee: \$ <u>Waived</u>
Current legal use: (i.e. garage, warehouse) <u>ABANDON</u>		
If vacant, what was the previous use? <u>OFFICE / OUT BUILDING</u>		
How long has it been vacant? <u>5 YR. SINGLE STORY GARAGE/RANCH STYLE BUILDING.</u>		
Project description:		
Contractor's name, address & telephone: <u>CITY OF BUILDING</u>		
Who should we contact when the permit is ready:		
Mailing address: <u>KATHY ALVES</u>		Telephone: <u>233-8523</u>
E Mail:		

Electronic files in pdf format are also required

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 or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division 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:	Date: <u>6/26/14</u>
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This is not a permit; you may not commence ANY work until the permit is issued.





SANDY MOODY ST.
282 - FAX
6220

Demolition Call List & Requirements

Site Address: 25 SOMERSET ST

Owner: CITY OF PORTLAND

Structure Type: WOOD

Contractor: CITY OF PORTLAND

Utility Approvals	Number	Contact Name/Date
Central Maine Power <u>N/A</u>	1-800-750-4000	<u>JAMIE - 6/26/14</u>
Unitil <u>N/A</u>	1-207-541-2533	<u>MARK ALLEN - 6/26/14</u>
Portland Water District <u>N/A</u>	761-8310	<u>BARBARA MONTE - 6/26/14</u> <u>CHRISBY 6/26/14</u>
Dig Safe	1-888-344-7233	<u>ANDREW 6/26/14</u>

After calling Dig Safe, you must wait 72 business hours before digging can begin. JULY 1st 2014 200142610437

DPW/ Traffic Division	874-8891	<u>KEVIN THOMAS 6/26/14</u>
DPW/ Sealed Drain Permit	874-8822	<u>CAROL MERRITT 6/26/14</u>
Historic Preservation	874-8726	<u>DEB ANDREWS 6/26/14</u>
DEP - Environmental (Augusta)	287-2651	<u>SANDY MOODY 6/26/14</u>

Additional Requirements

- 1) Written notice to adjoining owners
- 2) A photo of the structure(s) to be demolished
- 3) A plot plan or site plan of the property
- 4) Certification from an asbestos abatement company
- 5) Electronic files in pdf format are also required in addition to hard copy

Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost

All construction and demolition debris generated in Portland must be delivered to Riverside Recycling Facility at 910 Riverside Street. Source separated salvage materials placed in specifically designated containers are exempt from this provision. For more information call @ 874-8467.

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

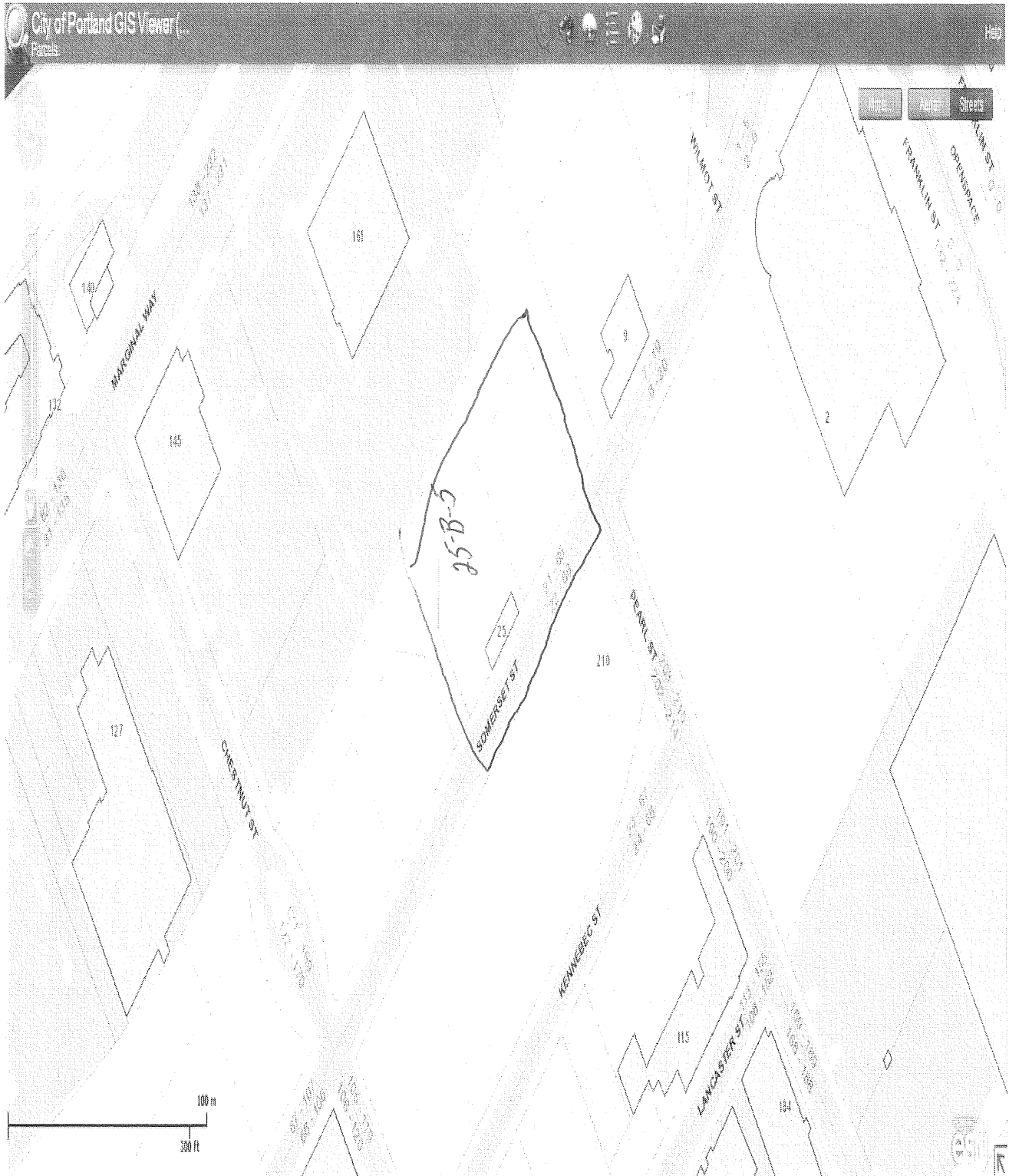
Demo / Reno Clerk
US EPA Region I (SEA)
JFK Federal Building
Boston, MA 02203

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

Signed: [Signature]

Date: 6/26/14

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov



Attention Sandy Moon



ASBESTOS BUILDING DEMOLITION NOTIFICATION

MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION
Lead & Asbestos Hazard Prevention Program
17 State House Station, Augusta, Maine 04333



Maine law requires the filing of the ASBESTOS BUILDING DEMOLITION NOTIFICATION with the Department prior to demolition of any building except a single-family home.

Building owners are required to provide this notification of the demolition of a building to the DEP at least 5 working days prior to the demolition. This notification is not required before the demolition of a single-family residence or related structure (e.g., garage, shed, barn). It is also not required if previous notification of the demolition has been provided to the DEP as part of an asbestos abatement project notification. Demolition means the tearing down or intentional burning of a building or part of a building.

Prior to demolition, building owners must determine if there is any asbestos-containing material(s) (ACM) in the building. An "asbestos inspection" by a DEP-licensed Asbestos Consultant is required for all buildings except single-family homes and residential buildings with 2-4 units built after 1980. In lieu of an asbestos inspection, pre-1981 residential buildings with 2-4 units can be surveyed to identify possible ACM by someone knowledgeable about ACM, such as a code enforcement officer or building inspector. If materials that may contain asbestos are found, then you can either assume they are ACM or hire a DEP-licensed Asbestos Consultant to test the materials.

Whenever more than 3 square feet or 3 linear feet of ACM is identified, the ACM must be abated in accordance with the Maine Asbestos Management Regulations by a DEP-licensed Asbestos Abatement Contractor. This includes materials presumed to be ACM. Check www.maine.gov for a listing of asbestos contractors.

Prior to issuing a local demolition permit, the DEP requests that municipalities have applicants for municipal demolition permits complete this form and fax it to the DEP at 207-287-7826. Municipalities should not issue local demolition permits if the required asbestos inspection or survey has not been performed and identified ACM removed.

Were regulated asbestos-containing building materials found? yes no

property address: <i>25 SOMERSET ST PORTLAND, ME 04102</i>	building description: <input type="checkbox"/> pre-1981 residential with 2-4 units <input type="checkbox"/> post-1980 residential with 2-4 units <input checked="" type="checkbox"/> other: <i>OUT BUILDING 1985/1990</i>
asbestos survey/inspection performed by: (name & address): telephone:	asbestos abatement contractor: telephone:
property owner: (name & address): <i>City of Portland 65 HANOVER ST PORTLAND, ME 04101</i> telephone: <i>233-8523</i>	demolition contractor: (name & address): <i>Sue</i> telephone:
demolition start date: <i>7.2.14</i>	demolition end date: <i>7.2.14</i>

This demolition notification does not take the place of the Asbestos Project Notification if applicable

I CERTIFY THAT THE ABOVE INFORMATION IS CORRECT

Print Name: <i>Sandy Moon</i>	Title: <i>Director of Ops</i>	Signature: <i>[Signature]</i>
Telephone #: <i>233-8523</i>	FAX #:	Date: <i>6.27.14</i>

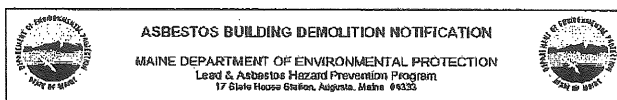
1)
2)

Date/Time: Jun. 27. 2014 10:59AM

File No.	Mode	Destination	Pg(s)	Result	Page Not Sent
1649	Memory TX	92876220	P. 1	OK	

- Reason for error
- E. 1) Hang up or line fail
 - E. 2) Busy
 - E. 3) No answer
 - E. 4) No facsimile connection
 - E. 5) Exceeded max. E-mail size

Attention Sandy Moon



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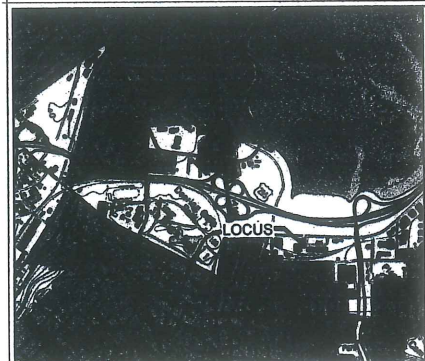
Were regulated asbestos-containing building materials found? yes no

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asbestos survey/inspection performed by: (name & address)	asbestos abatement contractor:
telephones: property owner: (name & address) <i>CITY OF PORTLAND 65 HANOVER ST PORTLAND, ME 04101 telephones: 733-5523</i>	demolition contractor: (name & address) <i>Smc</i>
demolition start date: <i>7.2.14</i>	demolition end date: <i>7.2.14</i>

This demolition notification does not take the place of the Asbestos Project Notification if applicable

I CERTIFY THAT THE ABOVE INFORMATION IS CORRECT

Print Name: <i>[Signature]</i>	Title: <i>Director Ops</i>	Signature: <i>[Signature]</i>
Telephone # <i>233-8523</i>	FAX #	Date <i>6.27.14</i>



VICINITY MAP: (NOT TO SCALE)

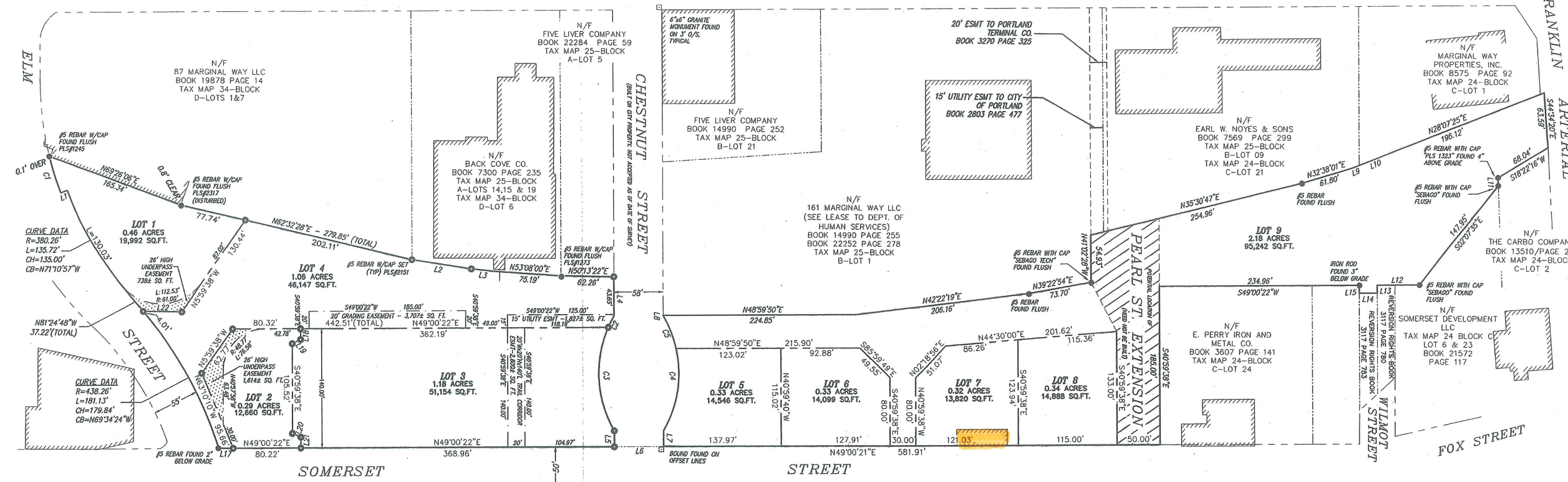
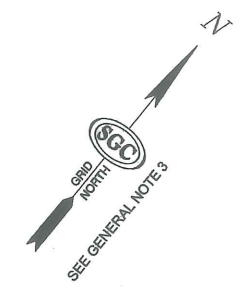
GENERAL NOTES:

- THIS PLAN AND ALL WORK ASSOCIATED WITH IT WAS PERFORMED BY SGC ENGINEERING, LLC PURSUANT TO A PROFESSIONAL SERVICES CONTRACT BETWEEN THE WOODARD & CURRAN AND SGC ENGINEERING, LLC.
- REFERENCE DEED FOR THE LOCUS PARCEL IS THE CITY OF PORTLAND TO DOWNTOWN PORTLAND CORPORATION DATED MARCH 10, 2006 AND RECORDED IN DEED BOOK 23759, PAGE 305 AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- THE BEARINGS SHOWN HEREON REFER TO THE MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE (NAD83) AND ARE BASED ON THE CITY OF PORTLAND CONTROL NETWORK. CONTROL POINT LOCATIONS AND COORDINATE VALUES WERE SUPPLIED BY PORTLAND DEPARTMENT OF PUBLIC WORKS.
- THE LOCUS PARCEL IS COMPRISED OF THE FOLLOWING MAPS BLOCKS AND LOTS: MAP 34-BLOCK D-LOT 3, MAP 25-BLOCK A-LOT 22 AND MAP 24-BLOCK C-LOT 10. ADJUTING PROPERTY OWNER INFORMATION REFERENCED HEREON WAS TAKEN FROM THE CITY OF PORTLAND ASSESSOR'S DATA AS OF THE DATE OF THIS SURVEY.
- THE SURVEYED PREMISES ARE LOCATED IN ZONE C: "AREAS OF MINIMAL FLOODING," AS DEFINED ON FLOOD INSURANCE RATE MAP FOR THE CITY OF PORTLAND, COMMUNITY-PANEL NUMBER 230051 0015 B, WITH AN EFFECTIVE DATE OF JULY 17, 1998.
- THE SURVEYED PREMISES ARE LOCATED IN THE B-7 URBAN COMMERCIAL BUSINESS DISTRICT AS SHOWN ON THE OFFICIAL ZONING MAP FOR THE CITY OF PORTLAND PREPARED JUNE 2008.
- NO SUBSURFACE INVESTIGATION HAS BEEN PERFORMED BY SGC ENGINEERING, LLC. AT THE TIME OF THIS PLAN, SUB-SURFACE UTILITY INFORMATION WAS COMPILED FROM MAP REFERENCE 1 AND 3. DIG-SAFE SHOULD BE CONTACTED PRIOR TO COMMENCING ANY EXCAVATION. (888-344-7233).
- THIS PLAN IS THE RESULT OF A COMPILATION OF MAP REFERENCES 1 THRU 3.

MAP REFERENCES:

- A PLAN ENTITLED "ALTAACSM LAND TITLE SURVEY, LOCATED ON SOMERSET STREET, PORTLAND, MAINE, PREPARED FOR DOWNTOWN PORTLAND COMPANY" BY SGC ENGINEERING, LLC, DATED 08-08-06, UNRECORDED.
- A PLAN ENTITLED "BOUNDARY RETRACEMENT SURVEY, LOCATED ON SOMERSET STREET, PORTLAND, MAINE, PREPARED FOR DOWNTOWN PORTLAND COMPANY" BY SGC ENGINEERING, LLC, DATED 09-17-06, UNRECORDED.
- A PLAN ENTITLED "BAYSIDE TRAIL, EXISTING CONDITIONS PLAN - PHASE 2, PREPARED FOR THE CITY OF PORTLAND PUBLIC WORKS" BY SGC ENGINEERING, LLC, DATED APRIL 2008, AND LAST REVISED R1 ON 06/08/08, UNRECORDED.
- A PLAN ENTITLED "BAYSIDE SURVEY, FORMERLY PORTLAND TERMINAL CO. RAIL YARD, SOMERSET ST. PORTLAND, MAINE" DATED AUGUST 28, 2002, PREPARED BY OEST ASSOCIATES AND ON FILE AT THE CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS, DPW FILE #7817.
- A PLAN ENTITLED "161 MARGINAL WAY EXCHANGE PLAN OF CHESTNUT STREET EXT. AREA, CHESTNUT STREET, PORTLAND, MAINE," DATED JANUARY 20, 2004, PREPARED BY SEBAGO TECHNIQS AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 200, PAGE 38.
- A PLAN ENTITLED "ALTAACSM LAND TITLE SURVEY OF FOX STREET PROPERTY, FOX STREET, PORTLAND, MAINE," DATED JUNE 10, 2004, PREPARED BY SEBAGO TECHNIQS AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 204, PAGE 507.

- A PLAN ENTITLED "STANDARD BOUNDARY SURVEY, SITE PLAN, MARGINAL WAY, PORTLAND, MAINE, MADE FOR SATCO" DATED JUNE 4, 1990, PREPARED BY TITCOMB ASSOCIATES AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 192, PAGE 337.
- A PLAN ENTITLED "STATE AID HIGHWAY NO. 15, PORTLAND (PREBLE-ELM STS.) CUMBERLAND COUNTY," DATED MARCH 1970, PREPARED BY STATE OF MAINE DEPARTMENT OF TRANSPORTATION AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 134, PAGES 18-20.
- A PLAN ENTITLED "LAND OF PORTLAND TERMINAL CO., SOUTH SIDE OF MARGINAL WAY, PORTLAND, MAINE" DATED APRIL 18, 1938 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 24, PAGE 48.
- A PLAN ENTITLED "CHESTNUT STREET EXTENSION, STREET CONSTRUCTION, UTILITY INSTALLATION & LANDSCAPING PLAN AND PROFILE" DATED 9-16-04, PREPARED BY CITY OF PORTLAND, DEPARTMENT OF PUBLIC WORKS, DPW FILE 1004/50.



CURVE TABLE (ALL DISTANCES IN FEET)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	388.26'	44.46'	44.44'	N57°39'42"W
C2	135.00'	15.10'	15.09'	S14°11'05"E
C3	135.00'	126.28'	121.72'	S44°11'05"E
C4	135.00'	99.87'	92.70'	S32°11'45"W
C5	135.00'	41.40'	41.24'	N62°11'44"W

LINE TABLE

LINE	BEARING	DISTANCE (FEET)
L1	S29°02'11"W	8.00'
L2	N57°39'42"W	70.65'
L3	N57°39'42"W	39.17'
L4	S40°58'52"E	45.18'
L5	S40°58'52"E	18.47'
L6	S49°00'22"W	38.00'
L7	N40°58'52"W	18.45'
L8	N40°58'52"W	0.25'
L9	N28°16'27"E	8.71'
L10	N28°04'50"E	36.27'
L11	S17°47'12"E	8.33'
L12	S40°02'22"W	49.60'
L13	S40°47'24"E	9.07'
L14	S49°12'36"W	21.00'
L15	N40°47'24"W	9.00'
L16	N49°00'22"E	30.00'
L17	N49°00'22"E	16.68'
L18	S40°59'38"E	12.58'
L19	S24°00'21"W	11.02'
L20	N74°00'22"E	11.02'
L21	S40°59'38"E	12.58'
L22	S50°11'54"W	48.00'

Summary of Planning Board Subdivision Conditions of Approval as further detailed in December 9, 2008 Approval Letter

- Six (6) months after the Certificate of Occupancy for Lot 3 buildings has been issued, Lots 1 and 2 shall be hydroseeded by the Lot 3 owner/lessee there are active development plans for the lots.
- Remediation requirements are referenced in Maine Department of Environmental Protection Voluntary Response Action Program (VRAP) Action Assurance Letters dated November 21, 2008 and July 25, 2009.
- City shall be responsible for constructing a bituminous sidewalk along Somerset Street, along Lots 5, 6, 7, and 8.

ADDITIONAL PROPOSED EASEMENTS:

- (NOT ALREADY SHOWN OR FULLY SHOWN ON THIS PLAN)
Easements Appurtenant to and Benefiting Lot 2:
- An easement for snow removal activities, in a location over Lot 4 as approved by the City, which shall contain terms and conditions drafted, reviewed, and approved by the City's Corporation Counsel Office.
 - An easement for subsurface piling, pile caps and building foundations generally along the easterly, easterly and southerly property lines of Lot 3 and burdening Lot 4 and the Chestnut Street and Somerset Street rights of way which easement shall contain terms and conditions drafted, reviewed, and approved by the City's Corporation Counsel Office.
 - Geothermal easement, burdening Lot 4, for placement of subsurface geothermal wells and associated underground piping and equipment, with surface level manholes covers benefiting Lots 1, 2 and/or 3 which easement shall contain terms and conditions drafted, reviewed, and approved by the City's Corporation Counsel Office.
- Easements Burdening Lot 2:
- Sidewalk easement for public in areas extending from the City right of way along Somerset Street and Chestnut Street to the edges of the sidewalk along the new Office Building and Garage as located once the buildings are constructed (post construction grant of easement) which easement shall contain terms and conditions drafted, reviewed, and approved by the City's Corporation Counsel Office.
 - Public access, landscaping and walkway easement at the easterly and westerly ends of the Bayside Garage to permit incorporation of open areas into the Bayside trail for landscaping, walking, etc. (post construction grant of easement) which easement shall contain terms and conditions drafted, reviewed, and approved by the City's Corporation Counsel Office and as shown on the Approved Site Plan.
 - Public Access Easement for a trail corridor 20' in width, 20' in height, and 140' in length extending from Lot 4 across Lot 3 to Somerset Street in the location shown on this Plan and to be granted to the City with terms and conditions satisfactory to and approved by the City's Corporation Counsel Office.
- Easements Burdening Lot 4 and Lot 5:
- Public trail easement to be granted to Portland Trails within Lot 4 and Lot 5.

APPROVED BY CITY OF PORTLAND
PLANNING BOARD

CHAIR

DATE

SGC ENGINEERING, LLC
 Civil Design & Survey Engineering
 Environmental & Regulatory Permitting
 Electrical Power Systems Engineering

REGISTRY OF DEEDS
 Received: _____
 at _____
 Filed in Plan Book _____
 Page _____
 ATTEST: _____

APPROVED FOR SUBMITTAL
 FINAL REVISIONS AND APPROVAL FOR SUBMITTAL
 REVISIONS TO EASEMENT NOTES

NO. _____ DATE _____
 1 10/10/08
 2 11/08/08
 3 11/30/08

ONLY VALID WITH ORIGINAL STAMP

SGC ENGINEERING, LLC
 601 County Road
 Portland, Maine 04101
 Tel: 207-871-8100
 Fax: 207-871-8101

PROJECT: 09000
 FILE: S10_09000.DWG

DATE: 10-30-08
 SCALE: 1" = 60'

SHEET 1 OF 1

PREPARED FOR:
DOWNTOWN PORTLAND CORPORATION
 308 CONGRESS STREET, PORTLAND, MAINE 04101