#### DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# **CITY OF PORTLAND**



# BUILDING PERMIT

This is to certify that **VENTURES II, BAYSIDE** 

Located At 202 KENNEBEC ST.

Job ID: 2011-07-1798-DEMO

CBL: 034 - - A - 011 - 001 - - - - -

has permission to Demolish an existing building.

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

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED. A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

08/19/2011

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

THIS CORD MEST BE POSTED ON THE STREET SIDE OF THE PROPERTA

PENALTY FOR REMOVING THIS CARD

01090

SCANNED

#### BUILDING PERMIT INSPECTION PROCEDURES

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

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.
- Permits expire in 6 months. If the project is not started or ceases for 6 months.
- If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.
- 1. Pre-Demolition
- 2. Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



Strengthening a Remarkable City, Building a Community for Life . nan or were

Director of Planning and Urban Development Penny St. Louis

Job ID: 2011-07-1798-DEMO Located At: 202 KENNEBEC CBL: 034 - - A - 011 - 001 - - - -

## **Conditions of Approval:**

#### Zoning

- 1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2. This property shall remain a warehouse use as approved by the Zoning Board of appeals. The appeal is valid for six months before it expires if the use has not been established in the new structure. Any change of use shall require a separate permit application for review and approval.
- 3. As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed addition, it may be required to be located by a surveyor.
- 4. The ability to rebuild on the same footprint and building envelope is only active for one year from the date of demolition. It is the responsibility of the owner/contractor/applicant to notify this office **PRIOR** to demolition for a demolition meeting. It is also incumbent upon the owner/contractor/applicant to notify this office as to the exact date that demolition begins and that is when the clock starts on the limited one year window to rebuild.

#### Building

- 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. Dust prevention shall be
  controlled per Chapter 6 of the Municipal Ordinance and demolition per Section 3303 of the IBC
  2009.
- 2 Separate plans may need to be submitted for approval as a part of this process. Demolition permit only. No other construction activities allowed until a separate approved building permit is issued. The foundation hole shall be filled in and the site graded. Demo permit only! Construction requires separate permits.

## **Demo Inspection:**

- Inspector visits site prior to issuance to inspect for hazards
- Record size and location, if applicable (Length, width, and height) 🛹 🏸
- Call or e-mail utilities (See <u>Form</u>) & verify removal of utilities and any hazardous conditions:
  - Cable services
  - Water shutoff Portland Water District 761-8310
  - Electrical service disconnected CMP 866-225-4200 Peb World And
  - Gas service disconnected Unitil 866-933-3821 Rick Bellemare Mob 252-2488 Office 541-2504, Bellemare@Unitel.com
  - Fuel tanks Promot DEA SI. "Removed" OS/19/4 JER
  - Sewer closure Call Public Services, Greg Vining, to verify permit from public works has been issued and inspected.
- Dig safe has been called 888-344-7233
- Lead/Asbestos Environmental Issues
- Clutter/Pests (don't want rodents going in neighbors yards)

John Emerson 574-5465 sold issue. He will werk with contractor;

## Jonathan Rioux - RE: 202 Kennebec St.

From: "Monti, Barbara" <monti@unitil.com>

To: Jonathan Rioux <JRJOUX@portlandmaine.gov>

**Date:** 8/19/2011 10:24 ΛM **Subject:** RE: 202 Kennebec St.

Jonathan,

We are ok on the demo.

Any questions please let me know.

barb

**From:** Jonathan Rioux [mailto:JRIOUX@portlandmaine.gov]

Sent: Friday, August 19, 2011 8:47 AM

To: Monti, Barbara

Subject: RE: 202 Kennebec St.

Morning.

Is this building all-set to demo.?

Jonathan Roux

Code Enforcement Officer/ Plan Reviewer

City of Portland
Planning and Urban Development Department
Inspection Services Division
389 Congress St. Rm 315
Portland, ME 04101
Office: 207.874.8702
Support Staff: 207.874.8703

ernar (drugtem breath, each



# Demolition of a Structure Permit Application



If you or the property owner ower real estate or personal property taxes or user charges on any property wit interests, payment arrangements must be made before permits of any und are accepted.

Location/Address of Construction:	OF FINAL BULL TO
Total Square Footage of Proposed Structure	Square Footage of Lot:
Tax Assersor's Chart, Block & Lot. Chart Block# A. Lot#	Owner: Park VIV CLS I Telephone  Signal IND PILM SULE 413  10 1553 Bu -  10 17 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
Lessee Auver's Name (It Applicable)	Applicant name, address & telephone. Cost Of Work: \$ 5,444,444,444,444,444,444,444,444,444,4
	157764ND 116 2076537510
Current legal use: (i.e. garage warehouse)  If vacant, what was the previous use.  How long has it been vacant.	DONN TO FOUNDATION WACC
Project description. RL.Moule F.	THE BULLDE PLANT AT AT
1 45 J. 20 TLV	Aye 12 1, 200 (Permit # 201 - 44 VIII)
LBA uperal	- which will be
Contractor's name, address & telephone:	7126
Who should we contact when the permit is really address:	ady 68-4 51 - 11 - 12 - 153 -
Electron	nic files in pdf format are also required
	- L
request additional information prior to the issuance	till scope of the project, the Placenia and Development Department may e of a permit. For further information or to download cor is of this form and in-line at www.portlandmaine.gov.or.stop by the Inspection in historia of the ce.
seer animerized by the owner to make this application as in addition if a permit for work described in the applica-	med property, or that the owner of excerd authorizes the proposed work are the Los slus, her authorized agent. I agree to contour to all applicable laws of this meshed in more issued, I certify that the Code Official's authorized représentative shall have the reasonable hour to cut to the provisions of the codes applicable to this peak it.
Signature of applicant:	Date: 7/2019
This is not a permit; you may	not commence ANY work until the permit is issued.



# Demolition Call List & Requirements

CAUT THO	2 7 7		-	
Site Address:	202 KINNEPL.	O	wner BAKDE	Later 1 : "
Structure Type:	Bur will \$	Co	ontractor:	3D V
Utility Appre	ovals FRAME	Number	Contact Nam	e/Date
	ower Large entat pele	1-800-750-4000	BILL IN FOR	CAL 7/2/2 - Kalin
2	86x 433 3621	1-207-541- <b>253</b> 3	Eliza + HA	J. 7/20,20. File
Portland Water I		761-8310	Vivi India	7-0 00 100
Dig Safe		1-888-344 7233	1) 14 - 1-6- +	4 2011 202 1124 Min
After calling Di	g Safe, you must wait 72 b	ousiness hours befo	ore digging can begin	n.
DPW/Traffic D	-		The Land	
	raus Permut (C. Merritt)	874-8822	churs Lat	MESS, 7/2/20 1525
Historic Preserva		874-8726	1 7/	7/20/2011
DFP - Environm	nental (Augusta)	287 2651	11	" -to ic.
Additional R	equirements	· 775	> HOU KINDY	
1) Written r	notice to adjoining owners	•		
2) A photo	of the structure(s) to be dem	noushed		
3) A plot pl	an or site plan of the proper	ry 💉		
4) Ceruticat	uon from an asbestos abatem	nent company		
5) Electroni	c files in pdf format ate also	required in addition	to hard copy	
Permit Fee: \$30	0.00 for the first \$1000.00 c	onstruction cost, \$	10.00 per additional s	\$1000.00 cost
All construction Facility at 910	a and demolition debris ge Riverside Street. <u>Source s</u> xempt from this provision	enerated in Portlan	d must be delivered materials placed in	to Riverside Recycling specifically designated
US EPA Region	I – No Phone call toquired Jus	st mail copy of State n	ομίτισημου to.	
	Region I (51-4) al Building			
I have contacted required docum	d all of the necessary compensation.	panies/department	s as indicated above	and attached all
Signed:	ph	Da	ite: Julie	25
c almos jugarim	etion or to downfoad tals for	rm and other permi	t applications visig the limiting gav	Inspections Livisia to



To: Richard Aronson, President Century Tire Company

185 Kennebec Street, Portland ME 04101

From: Greg Shinberg, Owner's Representative Re: 202 Kennebec Street Demolition Notification

Date July 20, 2011

On behalf of the Owner of 202 Kennebec Street I am writing you to inform you that an application to demolish and rebuild the warehouse located at 202 Kennebec Street will be submitted to the City of Portland Maine today

We understand the need to support and not disturb your adjacent building and property. Please do not hesitate to contact me if you have any questions or concerns at 653 7510.

### Marge Schmuckal - RE: 202 kennebec ST

From: Barbara Barhydt

To: Machado, Ann, Schmuckal, Marge, Shinberg Greg-

Date: 8/5/2011 10.41 AM Subject: RE: 202 kennebec ST

CC: Hanley Jim Jaegerman Alex Knowland Rick

#### Hi Gred

I just met with Penny, Alex and Rick about the proposal for 202 Kennebec this morning. We determined that Section 14-385 is the controlling provision. If you seek to rebuild within the same footprint with no alterations to the site, then a site plan review is not required. You could proceed with your applications for demolition and reconstruction with the Inspection Division.

If you choose to add a curb cut on Kennebec then an administrative authorization review would be required of the curbs, sidewalks, curb cuts and site circulation. The review would be required prior to the issuance of **a** building permit. You may request in writing permission to begin demolition with an application pending from Penny.

Please let us know how you intend to proceed.

Thank you

Barbara

Barbara Barhydt Development Review Services Manager Planning Division 389 Congress Street 4th Floor Portland, ME 04101 (207) 874-8699 Fax. (207) 756-8256

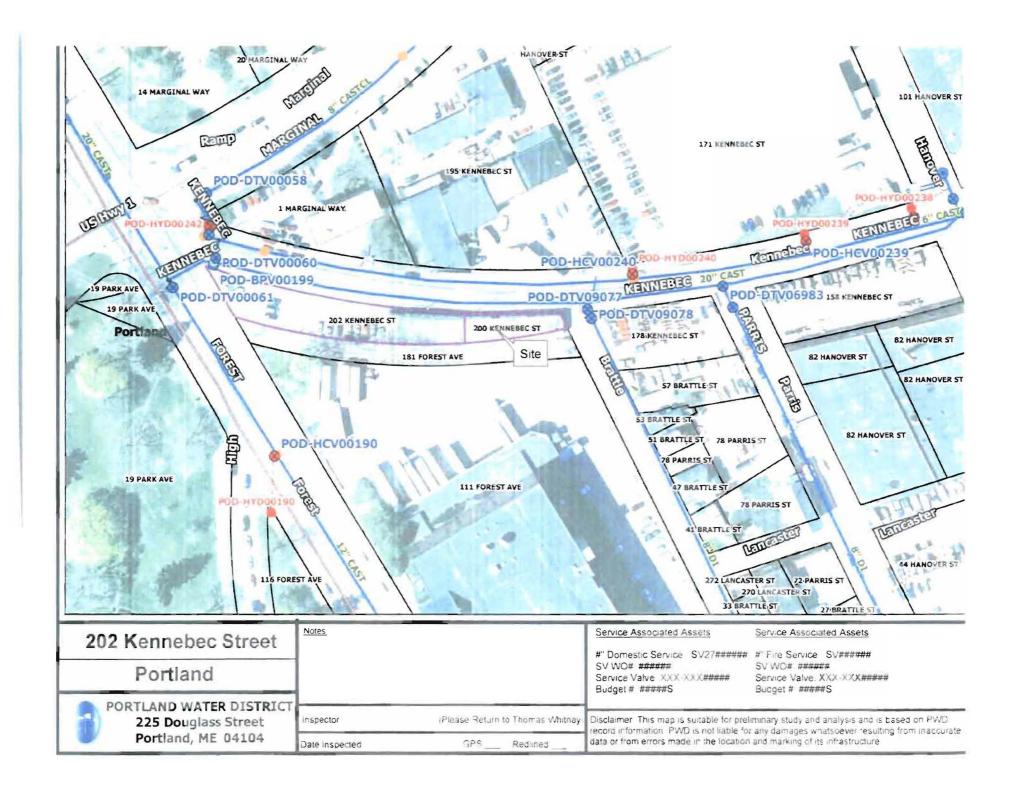
bab@portlandmaine.gov > > "Greg Shinberg" - gls@shinbergconsulting.com > Friday July 29, 2011 3:19 PM

Hi Barbara and Alex.

Recently we received the ZBA approval to construct the warehouse at 202 Kenneber Street. Refore making the decision to seek the ZBA approval we met with you both on May 16th to review the project

It is our understanding that we can now reconstruct the warehouse on the same footprint using the existing foundation and build the structure to the same height and shape and that it would be reviewed by the City Planning Staff level not by the City Planning Board for a Site Plan review







#### ASBESTOS BUILDING DEMOLITION NOTIFICATION



MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION
Lead & Ascestos Hazard Preyention Program
17 State House Station, Augusta, Maine, 04353

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, parity. It is also not required if previous notification of the demonstration has been provided to the DEP as part of an aspestos apatement project notification. *Demolition* means the tearing down or intentional burning of a building or part of a building

From to demoition, building owners must determine if there is any aspectos containing materials; (ACM) in the building. An respector by a DEP-licensed Aspectos Consultant is required for all buildings except single family homes and residential buildings with 2-4 units built after 1980. In leu of an aspection pre-1981 residential buildings with 2-4 units can be surveyed to identify possible ACM by someone knowledgeble about ACM such as a code enforcement officer or building inspector. If materials that may contain aspectos 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 of 2 linear feet of ACM is identified, the ACM must be abated in accordance with the Maine Ashestos Management Requiations by a DEP idensed Ashestos 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 aspestos inspection or survey has not been performed and identified ACM removed.

## Were regulated asbestos-containing building materials found? yes = no

process AL NUBLE T	pre 1981 residental with 2.4 units post 1980 residential with 2.4 units other.			
espestos survey/inspectic performed by that els address:	Espestos apatement contractor 2 1373 0 3.14			
retephone Productivity ACC Sec.	re-phone BRUSWICK ME CF. 1			
property diviner: Interne & Eddress)	zemo, tion conflictor iname & alburess.			
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teleprofie CMS/ MAD NY 12-28- 1.	tetephone			
demonder start date	demonstrate and dark			

This demolition notification does not take the piece of the Asbestos Project Notification if appropria

LCERTIFY THAT	THE ABOVE INFORMATION IS	CORRECT	1		
TXE1 21 3429	LE RED.	A.F.	``		
Print Name: Owner/Agent	- H	Sig: Hire	• •		
61 772 7070	172 7-30	7/20/201		34	
Teleprone #	FAX #	Jate			

## R.J. ENTERPRISES INC.

P.O. Box 82 Brunswick, Maine 04011

(207) 3-0344 fax (207) 373 15-4

tjenterper (a suscom maine net

April 27, 2011

ADD 2 0 ...

APR 2 8 2011

ENTERED IN AVE:

Ben Keller Bayside Ventures II LLC 50 Portland Piers, Suite 400 Portland, MF 04101

Dear Mr. Keller:

On April 20, 2011, R.J. Enterprises completed the removal of vinyl asbestos tile and asbestos covered duct from the building to be demolished located at 202 Kennebec Street in Portland, Maine.

The work area was maintained using demolition methods, utilizing critical barriers and negative pressure.

Air sampling conducted at the conclusion of the job indicated an airborne fiber level below the EPA's recommended clearance level of 0.01 fibers per cubic centimeter of air A Visual Evaluation & PCM Clearance Report is enclosed for your review.

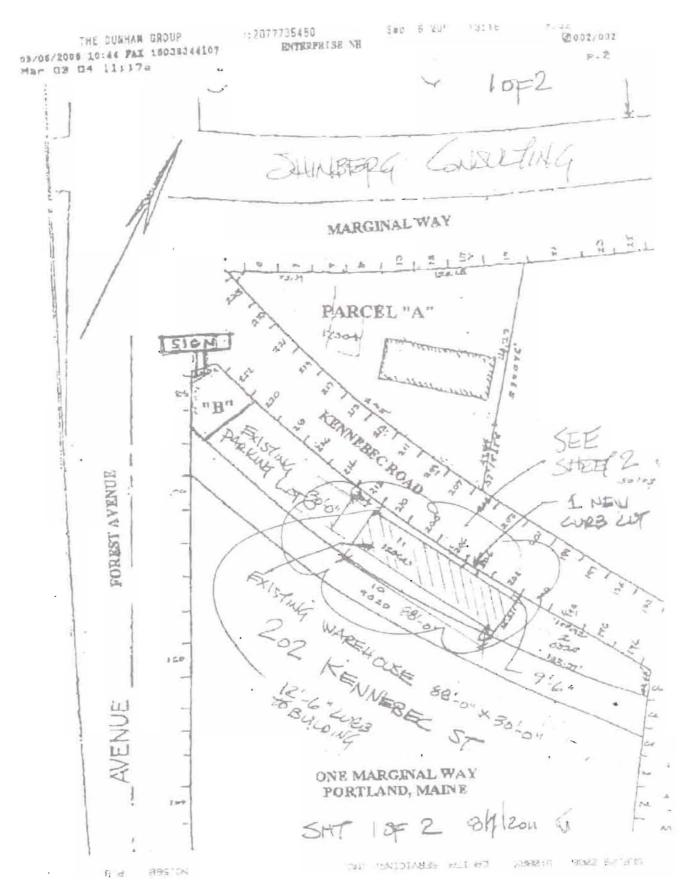
All asbestos work was accomplished according to all, ederal and State rules and regulations using state-of-the-art equipment and techniques.

If there are any question, please do not hesitate to call

Richard F. Giberson

Sincerely.





### Marge Schmuckal - RE: 202 kennebec ST

From: Barbara Barhydt

To: Machado, Ann. Schmuckal, Marge: Shinberg, Greg

Date: 8/5/2011 10 41 AM.
Subject: RE: 202 kennebed ST

CC: Hanley Jim Jaegerman Alex Knowland Rick

#### Hi Greg

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Please let us know how you intend to proceed.

Thank you.

Hi Barbara and Alex:

Barbara

Barbara Barhydt
Development Review bervices Manager
Planning Division
389 Congress Street 4th Floor
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(207) 874-8699
Fax. (207) 756-8256
bab@portlandmaine.gov> -- "Greg Shinberg" - gls@shinbergcensulting.com> Finday July 29-2011 3 19 PM

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It is our understanding that we can now reconstruct the warehouse on the same footprint using the existing foundation and build the structure to the same height and shape and that it would be reviewed by the City Planning Staff level not by the City Planning Board for a Site Plan review.

Please confirm so that we may proceed with obtaining the permits from the Building Inspection Department

Greg Shinberg, Owners Representative for Bayside Ventures II &

Shinberg Consulting, LLC 477 Congress Street, Suite 1012 Portland, Maine 04101 Office 207 772 7070 Fax 207 772 7080 Cell 207 653 7510

www.shinbergconsulting.com

From: Ann Machado [mailto:AMACHADO@portlandmaine.gov]

Sent: Friday, July 29, 2011 2:50 PM

To: Greg Shinberg

Subject: 202 kennebec ST

Greg

I spoke to Marge. She said that you need to check with Barbara or Alex about whether you need any kind of site plan review

Ann

Kar and 5 21 PARLING LOC PROP EXISTING WARPHOUSE

477 Congress St. - Suite 1812 - Portland, ME 04101 Office 207-772-7070 - Fax 207-772-7080 - info@smobergronsulting.com

# City of Portland, Maine - Building or Use Permit Application 389 Congress Street, 04101 Tel. (207) 874-8703. FAX: (207) 8716

Date Applied: 7/27/2011		034 A - 1111 - 00	01		
Owner Name: BAYSIDE VENTURES II		Owner Address: 50 PORTLAND PILR, STE 400 PORTLAND, ME 04101			Phone 207-553-2000
Contractor Name:		Contractor Address.			Phone:
Phone: 207-653-7510		Permit Type: DEMO - Demolision Permit			⊬one: B-2b
Proposed Use:		Lost of Work.			CEO District:
Warehouse demolish existing building separate permit to rebuild warehouse (2011-04-815)		Fire Dept:	Approved Denied A	Efr. se	Inspection: Use Group Type peace Tick 3 = 0.7 Signature.
on:		Pedestrian Activ	uties District (P.A.D.)	,	71
	-		Zoning Approval		
	Special Zo	ne or Reviews	Zoning Appeal	Historic P	reservation
<ol> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building Permits do not include plumbing, septic or electrial work.</li> <li>Building permits are void if work is not started within six (6) months of the date of issuance False informatin may invalidate a building permit and stop all work.</li> </ol>			Variance V	Sot in Di	st or Landmark
			Miscellaneous	Does not Requires	Require Review
		оп	Interpretation	Approved	ı
				Approved Denied	LvyConditions
	Date. /	the Mary 10	Date: 7/-0 /	Date	
	Owner Name:  BYSIDE VENTURES  Contractor Name: (B1)  Phone: 207-653-7510  Proposed Use: Warehouse demolished building separate perchaild warehouse (2) 815)  m: does not preclude the ing applicable State and include plumbing, id if work is not started the date of issuance validate a building	Owner Name: BAYSIDE VENTURES II  Contractor Name: (B1)  Phone: 207-653-7510  Proposed Use: Warehouse demotish existing building separate permit to rebuild warehouse (2011-04-815)  n:  Special Zoundoes not preclude the ing applicable State and include plumbing.  Flood Zoundia include plumbing.  Subdivision of the date of issuance validate a building in the date of issuance	Owner Name: BAYSIDE VENTURES II  Contractor Name: Contractor Name: Contractor Name: Contractor Name: Contractor Name: Contractor Name: Contractor Add Contra	Owner Name: BAYSIDE VENTURES II  Owner Address: SO PORTLAND PURES IE 400 PORTLAND PURES	Owner Name: BAYSIDE SENTERES II  Contractor Name: BAYSIDE SENTERES II  Contractor Address: So PORTLAND PHER. SEE 400 PORTLAND THE SIE 400 PORTLAND PHER. SEE 400

SIGNATURE OF APPLICANT PHONE ADDRESS DATE

#### Donald McPherson - Re: Fwd: Sewer connection 202 Kennebec CBL 034 A011001

From: John Emerson To: McPherson, Donald Date: 8/19/2011 8:59 AM

Subject: Re: Fwd: Sewer connection 202 Kennebec CBL 034 A011001

Don:

I just spoke with Greg Shinberg. We'll meet early next week in an attempt to located the building drains. I'd execute the demo permit with the understanding that we will work with Greg in an attempt to locate the unrecorded drain records.

Thanks:

John

>>> Donald McPherson 8/19/2011 8:41 AM >> -John,

Please reply all so Jon can continue processing.

Thank you, Don

>>> Donald McPherson 8/18/2011 7:47 AM >>> Hi Carol,

I am processing a demo permit for an old whse. Do you have a record of any sewer or sewer closure? The applicant says that the sewer ends a couple hundred feet from this property.

Thank you, Don

Don McPherson Code Enforcement Officer

City of Portland Planning and Urban Development Department Inspection Services Division 389 Congress St. Rm 315 Portland ME 04101 Office. 207.874.8705 Support Staff 207.874.8701 DMcPherson@portlandmaine.gov

#### Donald McPherson - Re: Fwd: Sewer connection 202 Kennebec CBL 034 A011001

From: John Emerson
To: McPherson, Donald
Date: 8/19/2011 8:49 AM

Subject: Re: Fwd: Sewer connection 202 Kennebec CBL 034 A011001

#### Don:

We do not have records for this address. As you can see, from the attached pdf, the sewer main is close to but not in front of the 202 address. As such, before demo commences, have the contractor contact me and we will televise and dye test the building drains to see if we can find the drains. If not, well waive the capped service requirement.

Please call my cell phone # (any time) and I'll be glad to coordinate further

#### Regards:

John 207-318-0239

>>> Donald McPherson 8/19/2011 8:41 AM >>> John,

Please reply all so Jon can continue processing.

Thank you, Don

>>> Donald McPherson 8/18/2011 7:47 AM > >> Hi Carol,

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Thank you, Don

Don McPherson Code Enforcement Officer

City of Portland
Planning and Urban Development Department
Inspection Services Division
389 Congress St. Rm 315
Portland, ME 04101
Office: 207.874 8705
Support Staff: 207.874.8701
DMcPherson@portlandmaine.gov



# Original Receipt

		20
Received from		
Landina of Made		
Cost of Construction	\$	Building Fee:
Permit Fee	\$	Site Fee:
	Certificate	e of Occupancy Fee:
		Total:
Building (IL) Plur	nbing (I5) E	Electrical (I2) Site Plan (U2)
Other		
CBL:		
Check #:		Total Collected s
Please kee	p original	rted until permit issued. receipt for your records.
Taken by:	AND THE	

WHITE - Applicant's Copy YELLOW - Office Copy PINK - Permit Copy



Shinberg Consulting Greg Shinberg 477 Congress Suite 1012 Portland, ME 04101

RE: 202 Kennebec St