

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that LIBERTY BLOCK LLC

Located At 38 PREBLE ST

Job ID: 2012-02-3194-ALTCOMM/INT DEMO

CBL: 037- F-020-001

has permission to Do Interior Demolition Only-phase 1, no structural work approved 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

Fire Prevention Officer

JMB 2/17/12

Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-02-3194-ALTCOMM	Date Applied: 2/1/2012	CBL: 037- F-020-001	
Location of Construction: 38 PREBLE ST	Owner Name: LIBERTY BLOCK LLC	Owner Address: 496 CONGRESS ST, PORTLAND, ME 04101	Phone:
Business Name:	Contractor Name: Wright-Ryan Construction- Michael Barton	Contractor Address: 10 Danforth St., Portland, Me 04101	Phone: 773-3625
Lessee/Buyer's Name: Lighthouse teen shelter	Phone:	Permit Type: BLDG INT DEMO	Zone: B-3
Past Use: Commercial space/vacant at present	Proposed Use: To remain vacant while Phase I of a new use and project are in the works - <u>this permit is for interior demolition only</u>	Cost of Work:	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: <i>N/A</i> Type: <i>Interior Demo</i> Signature: <i>JMB</i>
Proposed Project Description: Phase 1 interior demolition only		Pedestrian Activities District (P.A.D.) <i>2/16/12</i>	
Permit Taken By: <i>Gayle</i>		Zoning Approval	

<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 informatin may invalidate a building permit and stop all work.</p>	Special Zone or Reviews <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan #2011-323 <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>2/1/12</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied To PB - approved Date: 11/22/2011	Historic Preservation <i>within</i> <input type="checkbox"/> Not in Dist or Landmark <input type="checkbox"/> Does not Require Review <input type="checkbox"/> Requires Review <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>2/1/12</i> <i>D. Andrews</i>
	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

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.**

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.



PORTLAND MAINE

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

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2012-02-3194-ALTCOMM

Located At: 38 PREBLE ST

CBL: 037- F-020-001

Conditions of Approval:

Zoning

1. Separate permits shall be required for any new signage.
2. ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
3. This B-3zone has maximum noise allowances. The City of Portland strictly enforces the level of sound generated on the property. Any verified noise violations shall require the owner to take mitigating measures to bring the property and the noise it generates into compliance. HVAC applications SHALL list the dBAs that will be emitted with the unit.
4. This permit is ONLY for interior demolition, considered Phase I. It is understood that a separate permit is required for Phase II which will change the use and do the tenant fit-up for the approved project.

Fire

1. All construction shall comply with City Code Chapter 10. Permit is for demolition only. Any construction will require a separate permit.
2. All construction shall comply with City Code Chapter 10.
3. Any cutting and welding done will require a Hot Work Permit from Fire Department.

Building

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. This approves interior demolition only, no structural work allowed. No other construction activities allowed, including plumbing, electrical and heating without permits or approvals.
3. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
4. Interior renovation of commercial properties requires inspection for hazardous materials and, if found, removal by a licensed contractor per the State of Maine DEP guidelines, FMI, www.maine.gov/dep/rwm/asbestos/pdf/asbinspecforminstructions.pdf

Entered PDF

2012 02 3194

General 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: <u>38 PRAEBLE ST</u>		
Total Square Footage of Proposed Structure/Area <u>14,000</u>	Square Footage of Lot <u>4013</u>	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>037 F020001</u>	Applicant * must be owner, Lessee or Buyer * Name <u>PRAEBLE STREET</u> Address <u>18 PORTLAND ST</u> City, State & Zip <u>PORTLAND, ME 04101</u>	Telephone: <u>(207) 774-0026</u>
Lessee/DBA (If Applicable) <u>WRIGHT-RYAN CONSTRUCTION</u> <u>MAIL TO 10 DANFORTH</u> <u>PORTLAND</u>	Owner (if different from Applicant) Name Address City, State & Zip <u>RECEIVED</u> <u>FEB 01 2012</u> <u>Dept. of Building Inspection</u> <u>City of Portland Maine</u>	Cost Of Work: \$ <u>35,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>370</u>
Current legal use (i.e. single family) <u>COMMERCIAL</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>TEEN SHELFER</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>PHASE I - INTERIOR DEMOLITION ONLY</u> <u>ADDITIONAL INFO REGARDING DESIGN REQUIREMENTS WILL BE PHASE II</u>		
Contractor's name: <u>WRIGHT-RYAN CONSTRUCTION, INC.</u>		
Address: <u>10 DANFORTH ST.</u>		
City, State & Zip <u>PORTLAND, ME 04101</u>		Telephone: <u>(207) 773-3625</u>
Who should we contact when the permit is ready: <u>NICHTEL BARTON</u>		Telephone: <u>SAME</u>
Mailing address: <u>10 DANFORTH ST. PORTLAND, ME 04101</u>		

Phase II will be change of use

Please submit all of the information outlined on the applicable Checklist. 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: [Signature] Date: 01/30/2012

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

From: Jean Fraser
To: Schmuckal, Marge
Date: 2/1/2012 2:13 PM
Subject: Re: 38 Preble Street
CC: Andrews, Deb; Barhydt, Barbara; DiPierro, Philip; Jaegerman, Alex
Attachments: APP LTR Preble Street - 38 (Teen Center) 11-22-11 no atts.pdf

Marge

They can go ahead with the interior demolition (I have spoken with Deb, Barbara and Phil re this).

Please note that they have a number of items to address before a Phase II building permit may be issued:

- Obtaining HP approval
- Sending PI Div info to determine PG and paying PG/Inspection fee
- Meeting the site plan conditions of approval (see attached approval letter)
- Sending me final plans (after HP approval rec'd and to reflect water main connection)

I will write to the applicant to confirm these outstanding items but wanted you to be aware of these and please let us know when the Phase II application comes in.

Thank you
Jean

>>> Marge Schmuckal 2/1/2012 12:33 PM >>>

Our office just received an application for the teen shelter - for interior demolition only. Please let me know whether they can go ahead with this request for Phase I - Phase II will be the change of use and fit-up.

Marge

2012 02 3194

SECTION 01732

SELECTIVE DEMOLITION

PART 1 - GENERAL

1.1 SUMMARY

- A. This Section includes the following:
 - 1. Demolition and removal of selected portions of a building.
 - 2. Patching and repairs.
 - 3. Salvage granite lintels.

1.2 DEFINITIONS

- A. Remove: Remove and legally dispose of items except those indicated to be reinstalled, salvaged, or to remain the Owner's property.
- B. Remove and Salvage: Detach items from existing construction and deliver them to Owner.
- C. Remove and Reinstall: Detach items from existing construction, prepare them for reuse, and reinstall them where indicated.
- D. Existing to Remain: Existing items of construction that are not to be removed and that are not otherwise indicated to be removed, removed and salvaged, or removed and reinstalled.

1.3 MATERIALS OWNERSHIP

- A. Historical items, relics, and similar objects including, but not limited to, cornerstones and their contents, commemorative plaques and tablets, antiques, and other items of interest or value to the Owner, which may be encountered during selective demolition, remain the Owner's property. Carefully remove and salvage each item or object in a manner to prevent damage and deliver promptly to the Owner.

1.4 SUBMITTALS

- A. Proposed Dust-Control and Noise-Control Measures: Submit statement or drawing that indicates the measures proposed for use, proposed locations, and proposed time frame for their operation. Identify options if proposed measures are later determined to be inadequate.
- B. Schedule of Selective Demolition Activities: Indicate the following:
 - 1. Detailed sequence of selective demolition and removal work, with starting and ending dates for each activity.
 - 2. Interruption of utility services. Indicate how long utility services will be interrupted.
 - 3. Coordination for shutoff, capping, and continuation of utility services.
 - 4. Use of elevator and stairs.

5. Detailed sequence of selective demolition and removal work to ensure uninterrupted progress of Owner's on-site operations.
 6. Coordination of Owner's continuing occupancy of portions of existing building and of Owner's partial occupancy of completed Work.
 7. Locations of temporary partitions and means of egress.
- C. Inventory: After selective demolition is complete, submit a list of items that have been removed and salvaged.

1.5 QUALITY ASSURANCE

- A. Refrigerant Recovery Technician Qualifications: Certified by an EPA-approved certification program.
- B. Regulatory Requirements: Comply with governing EPA notification regulations before starting selective demolition. Comply with hauling and disposal regulations of authorities having jurisdiction.

1.6 PROJECT CONDITIONS

- ~~A. Owner will occupy portions of building immediately adjacent to selective demolition area. Conduct selective demolition so Owner's operations will not be disrupted.~~
- ~~B. Conditions existing at time of inspection for bidding purpose will be maintained by Owner as far as practical.~~
- C. Notify Architect of discrepancies between existing conditions and Drawings before proceeding with selective demolition.
- D. Hazardous Materials: It is not expected that hazardous materials will be encountered in the Work.
1. If materials suspected of containing hazardous materials are encountered, do not disturb; immediately notify Architect and Owner. Owner will remove hazardous materials under a separate contract.
- E. Storage or sale of removed items or materials on-site is not permitted.
- F. Utility Service: Maintain existing utilities indicated to remain in service and protect them against damage during selective demolition operations.
1. Maintain fire-protection facilities in service during selective demolition operations.
 2. Elevator.
 3. Electrical.
 4. Plumbing.
 5. Mechanical: heating.

1.7 WARRANTY

- A. Existing Special Warranty: Remove, replace, patch, and repair materials and surfaces cut or damaged during selective demolition, by methods and with materials so as not to void existing warranties.

PART 2 - PRODUCTS (Not Applicable)

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Verify that utilities have been disconnected and capped.
- B. Survey existing conditions and correlate with requirements indicated to determine extent of selective demolition required.
- C. Inventory and record the condition of items to be removed and reinstalled and items to be removed and salvaged.
- D. When unanticipated mechanical, electrical, or structural elements that conflict with the intended function or design are encountered, investigate and measure the nature and extent of the conflict. Promptly submit a written report to the Architect.
- E. Perform surveys as the Work progresses to detect hazards resulting from selective demolition activities.

3.2 UTILITY SERVICES

- A. Existing Services/Systems: Maintain services/systems indicated to remain and protect them against damage during selective demolition operations.
 - 1. Comply with requirements for existing services/systems interruptions specified in Division 1 Section "Summary."
 - 2. Provide not less than 72 hours' notice to Owner if shutdown of service is required during changeover.
- B. Service/System Requirements: Locate, identify, disconnect, and seal or cap off indicated utility services and mechanical/electrical systems serving areas to be selectively demolished.
 - 1. Owner will arrange to shut off indicated utilities when requested by Contractor.
 - 2. Arrange to shut off indicated utilities with utility companies.
 - 3. Where utility services are required to be removed, relocated, or abandoned, provide bypass connections to maintain continuity of service to other parts of the building before proceeding with selective demolition.
 - 4. Cut off pipe or conduit in walls or partitions to be removed. Cap, valve, or plug and seal the remaining portion of pipe or conduit after bypassing.
 - a. Where entire wall is to be removed, existing services/systems may be removed with removal of the wall.

3.3 PREPARATION

- A. Site Access and Temporary Controls: Conduct selective demolition and debris-removal operations to ensure minimum interference with roads, streets, walks, walkways, and other adjacent occupied and used facilities.

1. Comply with requirements for access and protection specified in Division 1 Section "Temporary Facilities and Controls."
- B. Temporary Facilities: Provide temporary barricades and other protection required to prevent injury to people and damage to adjacent buildings and facilities to remain.
1. Provide protection to ensure safe passage of people around selective demolition area and to and from occupied portions of building.
 2. Provide temporary weather protection, during interval between selective demolition of existing construction on exterior surfaces and new construction, to prevent water leakage and damage to structure and interior areas.
 3. Protect walls, ceilings, floors, and other existing finish work that are to remain or that are exposed during selective demolition operations.
 4. Cover and protect furniture, furnishings, and equipment that have not been removed.
 5. Comply with requirements for temporary enclosures, dust control, heating, and cooling specified in Division 1 Section "Temporary Facilities and Controls."
- C. Temporary Shoring: Provide and maintain shoring, bracing, and structural supports as required to preserve stability and prevent movement, settlement, or collapse of construction and finishes to remain, and to prevent unexpected or uncontrolled movement or collapse of construction being demolished.
1. Strengthen or add new supports when required during progress of selective demolition.

3.4 SELECTIVE DEMOLITION, GENERAL

- A. Demolish and remove existing construction only to the extent required by new construction and as indicated. Use methods required to complete Work within limitations of governing regulations and as follows:
1. Proceed with selective demolition systematically, from higher to lower level. Complete selective demolition work above each floor or tier before disturbing supporting members on lower levels.
 2. Neatly cut openings and holes plumb, square, and true to dimensions required. Use cutting methods least likely to damage construction to remain or adjoining construction. To minimize disturbance of adjacent surfaces, use hand or small power tools designed for sawing or grinding, not hammering and chopping. Temporarily cover openings to remain.
 3. Cut or drill from the exposed or finished side into concealed surfaces to avoid marring existing finished surfaces.
 4. Do not use cutting torches until work area is cleared of flammable materials. At concealed spaces, such as duct and pipe interiors, verify condition and contents of hidden space before starting flame-cutting operations. Maintain portable fire-suppression devices during flame-cutting operations.
 5. Maintain adequate ventilation when using cutting torches.
 6. Remove decayed, vermin-infested, or otherwise dangerous or unsuitable materials and promptly dispose of off-site.
 7. Remove structural framing members and lower to ground by method suitable to avoid free fall and to prevent ground impact or dust generation.
 8. Locate selective demolition equipment throughout the structure and remove debris and materials so as not to impose excessive loads on supporting walls, floors, or framing.
 9. Dispose of demolished items and materials promptly.
- B. Removed and Salvaged Items:
1. Clean salvaged items.

2. Pack or crate items after cleaning. Identify contents of containers.
3. Store items in a secure area until delivery to Owner.
4. Transport items to Owner's storage area.
5. Protect items from damage during transport and storage.

C. Removed and Reinstalled Items:

1. Clean and repair items to functional condition adequate for intended reuse. Paint equipment to match new equipment.
2. Pack or crate items after cleaning and repairing. Identify contents of containers.
3. Protect items from damage during transport and storage.
4. Reinstall items in locations indicated. Comply with installation requirements for new materials and equipment. Provide connections, supports, and miscellaneous materials necessary to make item functional for use indicated.

- D. Existing Items to Remain: Protect construction indicated to remain against damage and soiling during selective demolition. When permitted by Architect, items may be removed to a suitable, protected storage location during selective demolition and cleaned and reinstalled in their original locations after selective demolition operations are complete.

3.5 SELECTIVE DEMOLITION PROCEDURES FOR SPECIFIC MATERIALS

- A. Concrete: Demolish in small sections. Cut concrete to a depth of at least 3/4 inch (19 mm) at junctures with construction to remain, using power-driven saw. Dislodge concrete from reinforcement at perimeter of areas being demolished, cut reinforcement, and then remove remainder of concrete indicated for selective demolition. Neatly trim openings to dimensions indicated.
- B. Concrete: Demolish in sections. Cut concrete full depth at junctures with construction to remain and at regular intervals, using power-driven saw, then remove concrete between saw cuts.
- C. Masonry: Demolish in small sections. Cut masonry at junctures with construction to remain, using power-driven saw, then remove masonry between saw cuts.
- D. Concrete Slabs-on-Grade: Saw-cut perimeter of area to be demolished, then break up and remove.
- E. Resilient Floor Coverings: Remove floor coverings and adhesive according to recommendations in RFCI-WP and its Addendum.
1. Remove residual adhesive and prepare substrate for new floor coverings by one of the methods recommended by RFCI.
- F. Roofing: Remove no more existing roofing than can be covered in one day by new roofing and so that building interior remains watertight and weathertight. Refer to Division 7 Section "EPDM Single-Ply Membrane Roofing" for new roofing requirements.
1. Remove existing roof membrane, flashings, copings, and roof accessories.
 2. Remove existing roofing system down to substrate.
- G. Air-Conditioning Equipment: Remove equipment without releasing refrigerants.

3.6 DISPOSAL OF DEMOLISHED MATERIALS

- A. General: Except for items or materials indicated to be reused, salvaged, reinstalled, or otherwise indicated to remain Owner's property, remove demolished materials from Project site and legally dispose of them in an EPA-approved landfill.
 - 1. Do not allow demolished materials to accumulate on-site.
 - 2. Remove and transport debris in a manner that will prevent spillage on adjacent surfaces and areas.
 - 3. Remove debris from elevated portions of building by chute, hoist, or other device that will convey debris to grade level in a controlled descent.
- B. Burning: Do not burn demolished materials.
- C. Disposal: Transport demolished materials off Owner's property and legally dispose of them.
- D. Enter into a contract for the transportation and disposal of all solid waste in accordance with the applicable State, Local and Federal regulations.

3.7 CLEANING

- A. Sweep the building broom clean on completion of selective demolition operation.

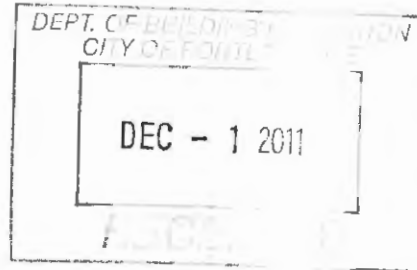
END OF SECTION

CITY OF PORTLAND, MAINE
PLANNING BOARD

Joe Lewis, Chair
Carol Morrisette, Vice Chair
Lee Lowry, III
Stuart G. O'Brien
Michael J. Patterson
David Silk
Bill Hall

November 30th, 2011

Mark Swann
Preble Street
18 Portland Street, PO Box 1459
Portland, ME 04104



RE: **38 Preble Street, Teen Shelter**
Conditional Use Application #2011-323
CBL: 37-F-20

Dear Mr. Swann:

On November 22, 2011 the Portland Planning Board considered the conditional use and site plan applications for the proposed Emergency Teen Shelter on the first and second floors of 38 Preble Street.

The Planning Board reviewed the proposal for conformance with the standards of the Conditional Use Review and Site Plan Ordinance. The Planning Board voted (6-0, Silk recused) to approve the applications with the following motions and conditions as presented below.

CONDITIONAL USE REVIEW

The Planning Board voted 6-0 (Silk recused) that the proposed use for an Emergency Teen Shelter on the first and second floors of 38 Preble Street is in conformance with the Conditional Use Standards as set forth in Sec. 14-218 (b) (4) & Sec. 14-474 c) (2) of the Land Use Code, as presented in Report #25-11, with the following conditions of approval:

- i. That the conditional use shall be limited to the first and second floors of 38 Preble Street ie a total of 6000 sq ft; and
- ii. That the hours of operation of the emergency teen shelter shall be from 8pm to 8am only and that no teens shall be in the building at any other time; and
- iii. The maximum number of teens staying at the shelter at any one time shall be 24; and
- iv. That any security features such as surveillance cameras and external lights shall be maintained at all times, with cameras recording 24/7 and digital images to be retained for a minimum of 7 days; and
- v. That the associated "in-take" functions shall not be located within 38 Preble Street to the extent practicable.

continued

SITE PLAN REVIEW

The Planning Board voted 6-0 (Silk recused) that the proposed use for an Emergency Teen Shelter on the first and second floors of 38 Preble Street is in conformance with the site plan standards of the Land Use Code, subject to the following conditions of approval:

- i. That the detailed locations, specifications and photometric information for all external lighting, cameras, and details of external fencing shall address CPTED principles and be submitted for review and approval by the Planning Authority prior to the issuance of a building permit; and
- ii. That the applicant shall be responsible for making repairs to the Cumberland Avenue sidewalk as identified as being in poor condition in the Memo from Mike Farmer, Department of Public Services, dated November 4, 2011 paras. 2 and 3, details to be submitted for review and approval by the Planning Authority prior to the issuance of a building permit.

The approval is based on the submitted plans and the findings related to conditional use and site plan review standards as contained in Planning Report #25-11 for application 2011-323, which is attached. The standard conditions of approval are listed below.

Standard Conditions of Approval

Please note the following standard conditions of approval and requirements for all approved site plans:

1. The site shall be developed and maintained as depicted in the site plan and the written submission of the applicant. Modification of any approved site plan or alteration of a parcel which was the subject of site plan approval after May 20, 1974, shall require the prior approval of a revised site plan by the Planning Board or the planning authority pursuant to the terms of the Site Plan Ordinance of Portland's Land Use Code.
2. The above approvals do not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.
3. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and seven (7) final sets of plans must be submitted to and approved by the Planning Division and Public Services Dept. prior to the release of a building permit, street opening permit or certificate of occupancy for site plans.
4. The site plan approval and conditional use approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
5. Final sets of plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*.dwg), release AutoCAD 2005 or greater.
6. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
7. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Service's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
8. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

Philip DiPierro, Development Review Coordinator, must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at 874-8632.

Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If you have any questions, please contact Jean Fraser at 874 8728 or jf@portlandmaine.gov

Sincerely,



Joe Lewis, Chair
Portland Planning Board

Attachments:

1. 11.4.2011 DPS Memo from Mike Farmer
2. Planning Board Report #25-11
3. Performance Guarantee Packet

Electronic Distribution:

Gregary Mitchell, Acting Director, Planning and Urban Development Department	Bill Clark, Public Services
Alexander Jaegerman, Planning Division Director	David Margolis-Pineo, Deputy City Engineer
Barbara Barhydt, Development Review Services Manager	Greg Vining, Public Services
Jean Fraser, Planner	John Low, Public Services
Philip DiPierro, Development Review Coordinator	Jane Ward, Public Services
Marge Schmuckal, Zoning Administrator	Keith Gautreau, Fire
Tammy Munson, Inspections Division Director	Jeff Tarling, City Arborist
Gayle Guertin, Inspections Division	Tom Errico, TY Lin
Lannie Dobson, Inspections Division	David Senus, Woodard & Curran
Michael Bobinsky, Public Services Director	Assessor's Office
Kathi Earley, Public Services	Approval Letter File

Hard Copy: Project File

Comments given 11/4/11
Marge Schmuckal - 38 Preble St

11/4/11 → in Grey boxes
can't enter
Comments

From: Marge Schmuckal
To: Jean Fraser
Date: 11/4/2011 10:31 AM
Subject: 38 Preble St
CC: Barbara Barhydt

2011-323
37-F-20
conditional use

Jean,

38 Preble Street is located within a B-3 Zone. There is also a PAD (Pedestrian Activities District) Encouragement Overlay and a Historic Overlay on the property.

The B-3 Zone allows emergency shelters as a conditional use before the Planning Board. Several other office uses and such are allowable by right under the B-3 Zone.

Change of uses in the B-3 Zone does not require a minimum parking analysis.

Separate permits are required through Inspection Services for the change of use (after it has been approved) along with separate sign permit.

Marge Schmuckal
Zoning Administrator

Liberty Block LLC

new water line for Spruffins on corner

Marge Schmuckal - Fwd: re Preble St Teen Shelter mtg on Monday 10.31.2011

From: Jean Fraser
To: Schmuckal, Marge
Date: 10/28/2011 3:01 PM
Subject: Fwd: re Preble St Teen Shelter mtg on Monday 10.31.2011
Attachments: 38 Preble - All except ATT 1.pdf

No meals AT the lighthouse shelter now or future

Marge

Barbara has asked me to bring to your attention their proposals for the basement and top floor as we need to be sure they are permitted under zoning.

The offices on the top floor will be for Preble Street administration and they will use it as it is configured (approx 3600 sq ft).

The basement level is shown on the plans as mostly for "staff" which I interpret as being for the staff of the teen shelter use, plus laundry area.

This will no doubt come up at the Monday meeting so I am just giving you a heads up.

Status Quo -

Resource Center saves breakfast
at School
gender & Age
segregations
14 -> 18 yrs
19 -> 21
up to Age 21

lighthouse teen shelter now on Elm St
few police calls

8:00pm open - close 8:00am
11:00 - lights out

Bed capacity 16 -> 24

12:00 noon to 8:00pm
Jean opens at 8:00am
closes

>>> Jean Fraser 10/28/2011 2:51 PM >>>

Hi smoke outside in little courtyard Staffing - 3 all the time (Eover Night)
+ 5 AT 8pm -> midnight -> 3on
I am suggesting the following general order of items for discussion at the meeting on Monday at 10:30 (4th floor planning) so that - maybe - some of you could leave the meeting early:

- Clarify re the Teen Program generally and how it works including "registration" with HHS and related issues
- The proposed uses and physical alterations at 38 Preble Street
- Clarification of review issues and any procedural questions

Carry over -
letter from Doug to agree
(no license)

Also please note that attending from Preble Street will be Mark Swann (Director), Mark Schmitz (Director of Operations) and Jim Sterling (Architect), ALSO: Chris Bicknell, Teen Services Coordinator, and Gary Vogel, their legal representative. Jon Bradley, Preble Street Associate Director, may or may not attend.

We will be meeting in Penny-now-Greg's office (with Greg's agreement!) - we have it until 12 noon.

I attach again the submitted info (excluding the detailed Maine DHSS docs) for background.

Thanks
Jean

Basement - 3rd floor - Administrative to Agency
not direct services

Parti. operational description back-up

Marge Schmuckal - re Preble St Teen Shelter mtg on Monday 10.31.2011

From: Jean Fraser
To: Barhydt, Barbara; Gardner, Doug; Jaegerman, Alex; Schmuckal, Marge; ...
Date: 10/28/2011 2:52 PM
Subject: re Preble St Teen Shelter mtg on Monday 10.31.2011
CC: Momborquette, Linda
Attachments: 38 Preble - All except ATT 1.pdf

Hi

I am suggesting the following general order of items for discussion at the meeting on Monday at 10:30 (4th floor planning) so that - maybe - some of you could leave the meeting early:

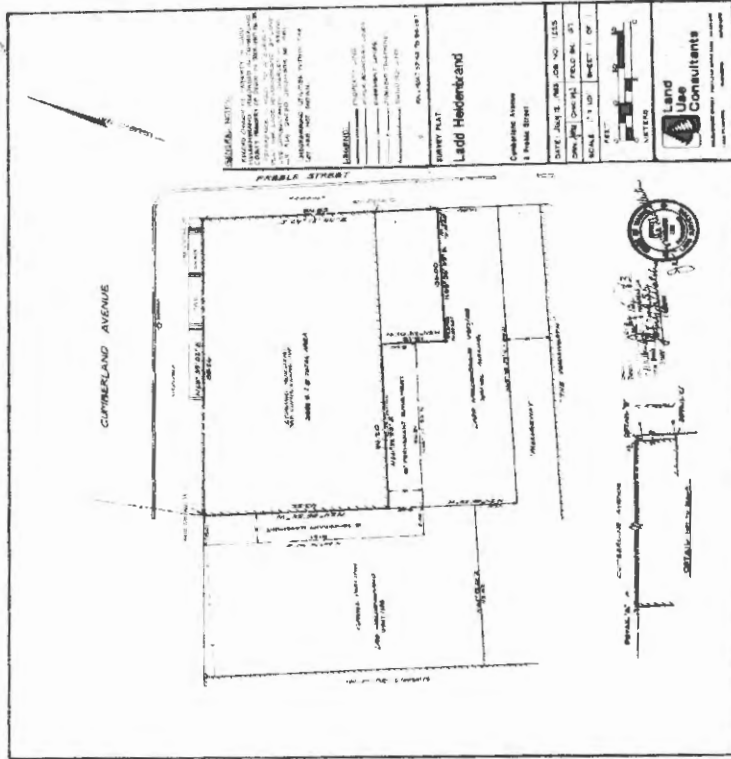
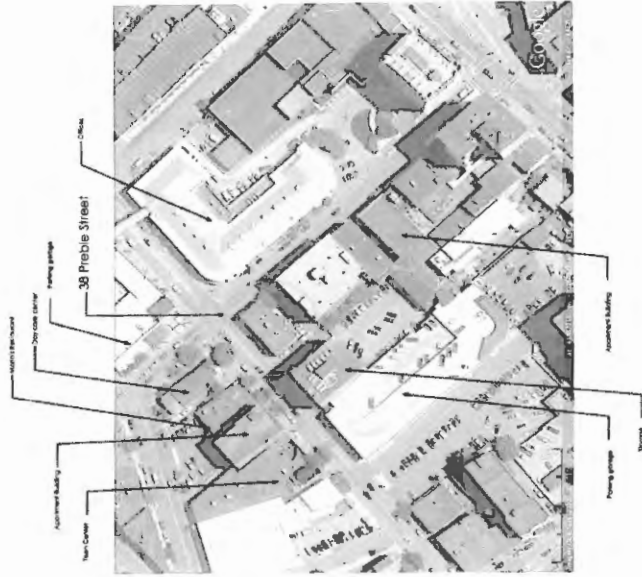
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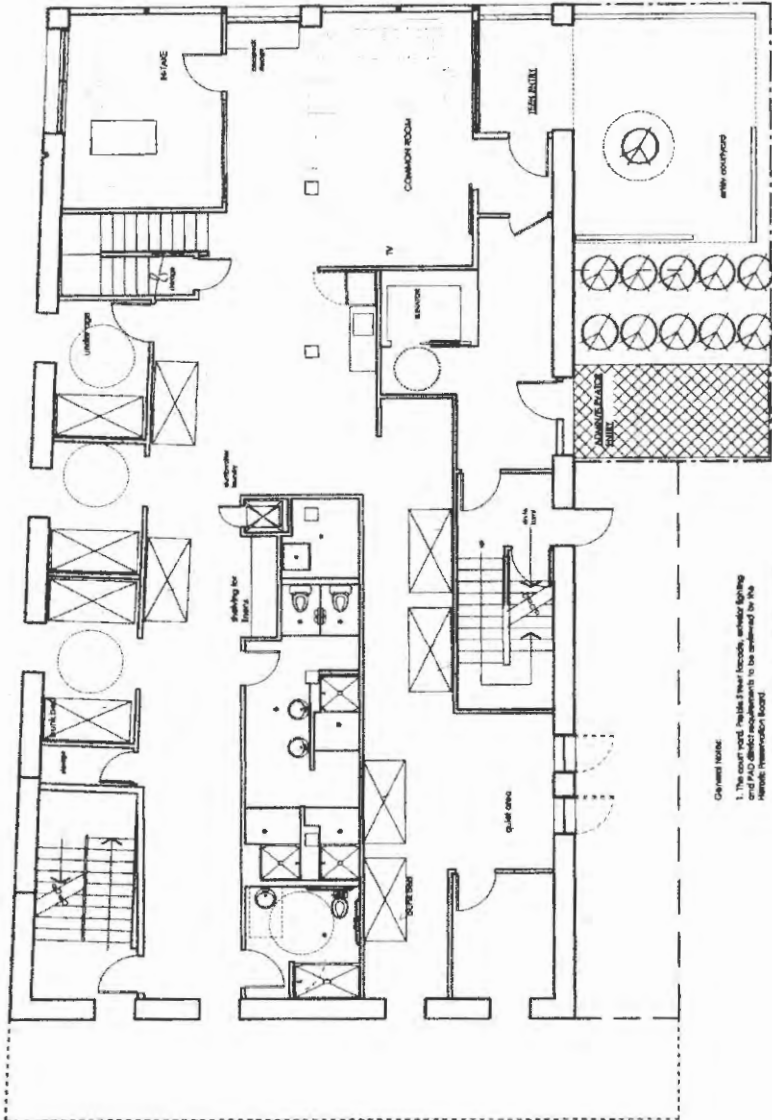


PROPOSED TENN SHELTER
 38 PREBLE STREET
 SURVEY AND LOCATION MAP
 AUGUST 24, 2011
 NOT TO SCALE

PROPOSED TENN SHELTER
38 PREBLE STREET

1ST LEVEL
AUGUST 24, 2011

James Sterling, AIA
ARCHITECT
142 High Street
Portland, Maine
207-773-0037



Client notes:

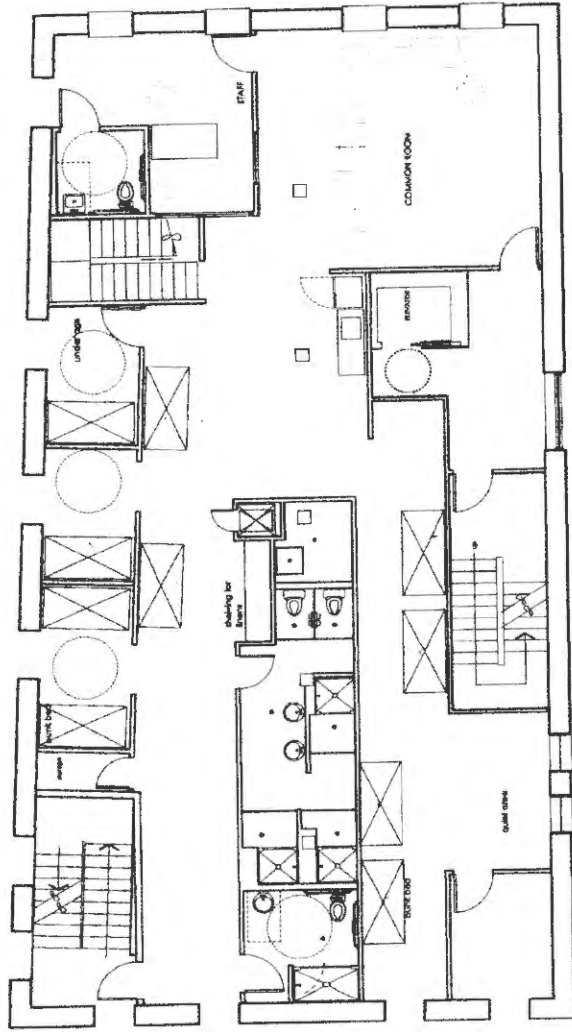
1. The courtyard needs 3' overhanging awnings for shade and lighting. The courtyard needs to be screened by the main transmission board.
2. The screened porch needs to be shaded by the awning. The patio should be shaded by the 10' x 10' awning.
3. One of the rear restrooms will be a toilet for the disabled. The restrooms will be screened with a transmission board and filled with mesh with minor obstructions.
4. Back level will be required for 12 occupants supported by gopher.

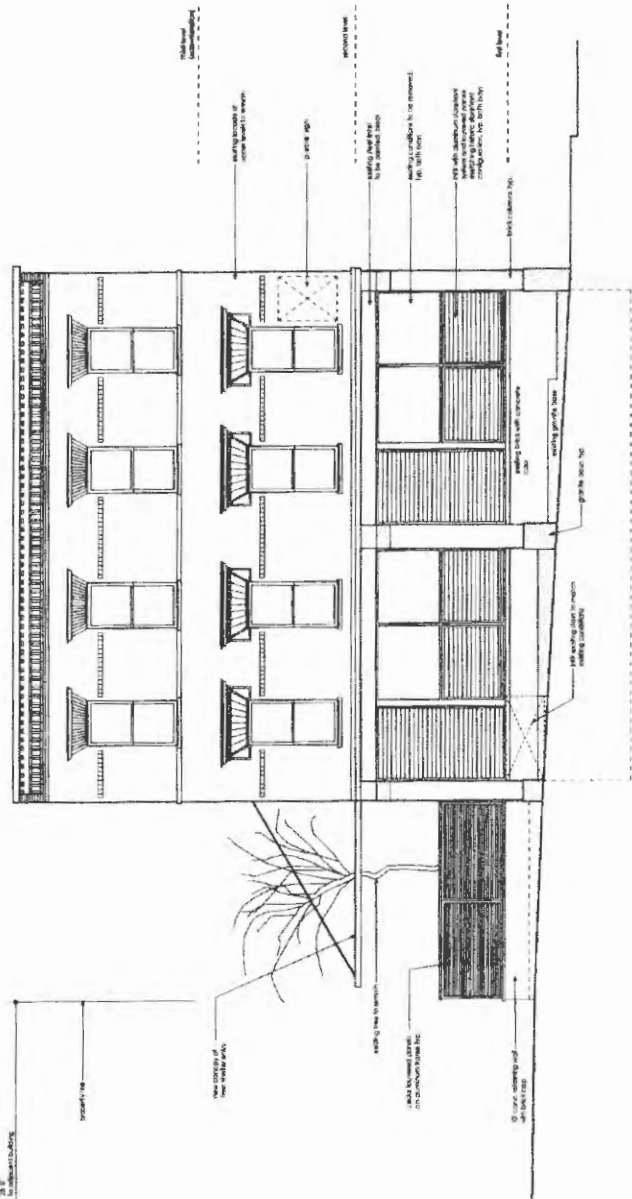
CHARLES W. STERLING

PROPOSED TENN SHELTER
38 PREBLE STREET

2ND LEVEL
AUGUST 24, 2011

James Shepley, AIA
Architect
142 High Street
Portland, Maine
207.777.0007



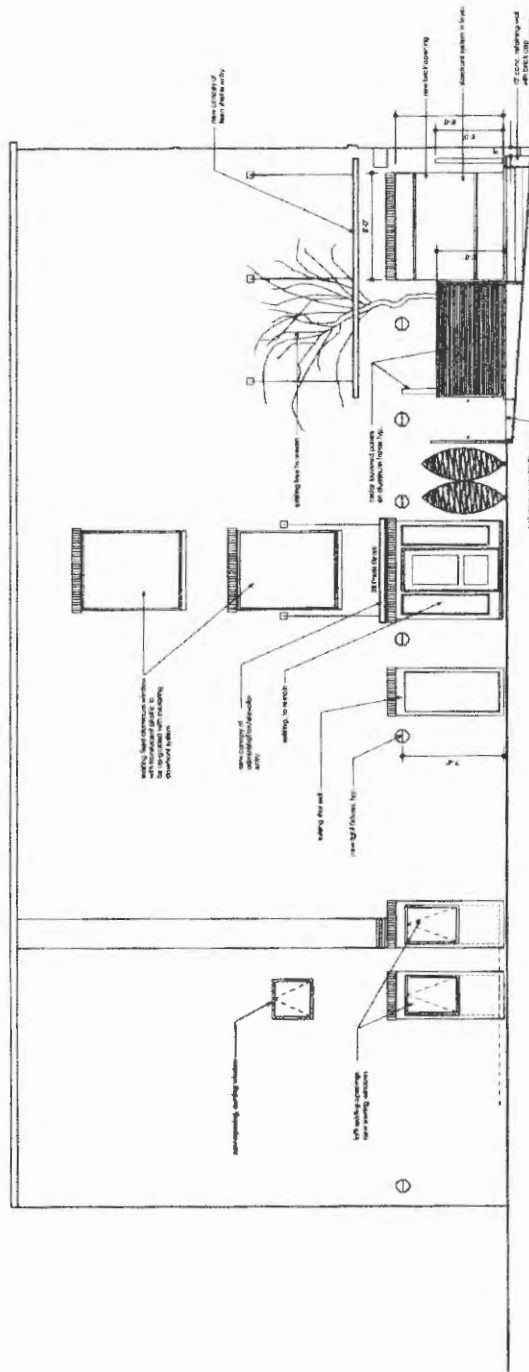


PROPOSED TEEN SHELTER
PREBLE STREET ELEVATION

SEPTEMBER 26, 2011
James Sterling, AIA
Architect
142 High Street
Portland, Maine
207.775.0087



A-107



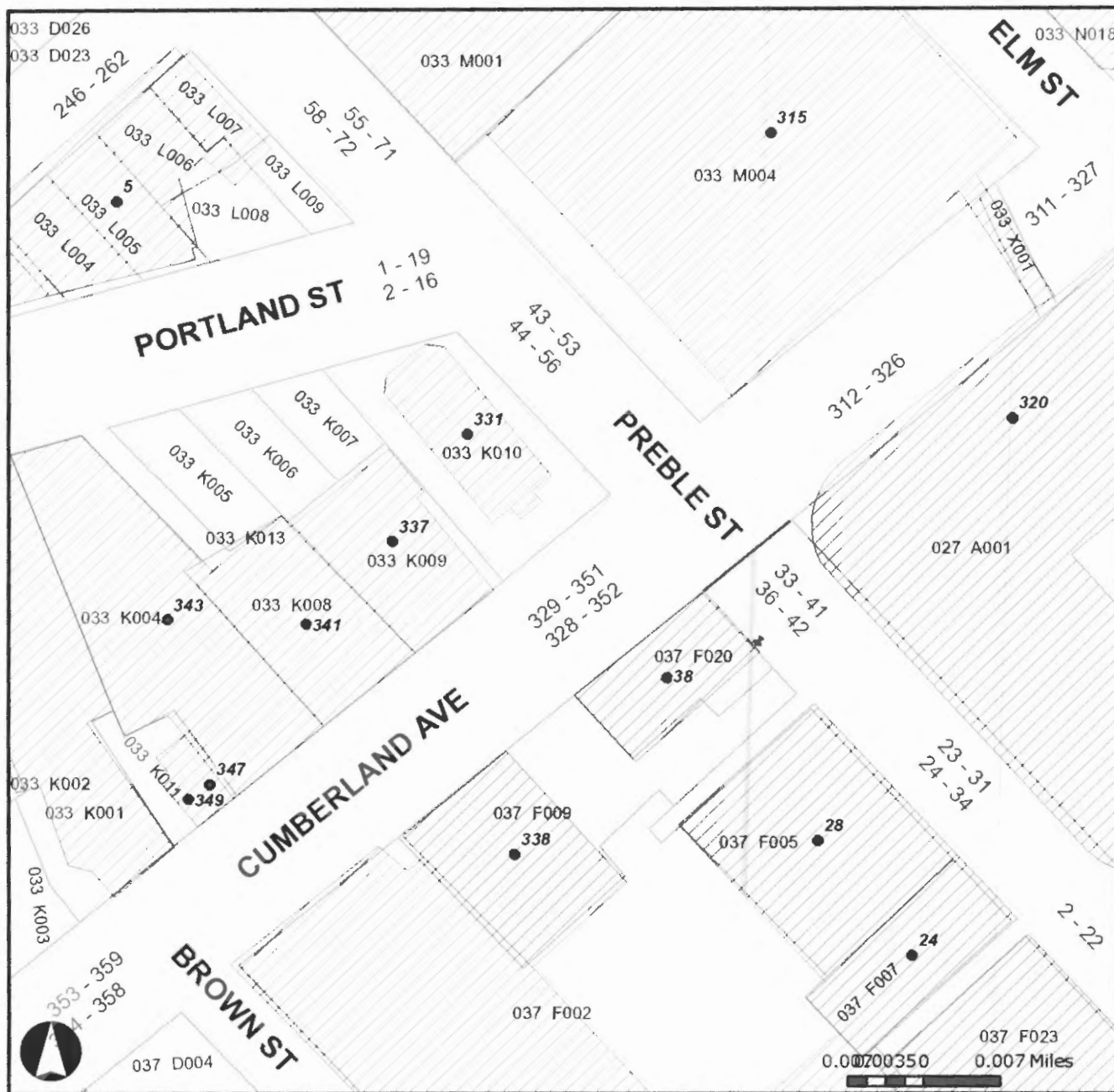
PROPOSED TEEN SHELTER ALLEY [EAST] ELEVATION

SEPTEMBER 26, 2011

Jordan Shreffler, AIA
143 High Street
Portland, Maine
207-772-0327



Map



Address Candidates



Address Candidates



Parcels



Interstate



Parcels



Traveled Ways



Stream



Wetland



Lake/Pond



Jetport



Historic Landmarks



Historic Cemeteries



Historic Landscapes



Historic Districts



ME Towns



Water Body



Ocean

