

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

## BUILDING DEPARTMENT

### PERMIT

Permit Number: 100773

## PERMIT ISSUED

Please Read  
Application And  
Notes, If Any,  
Attached

This is to certify that Dana Fisher Llc /The Thaxter Company

has permission to Demolition of building

AT 231 York St City of Portland 044 E003001 AUG - 2 2010

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 written permission procured before this building or part thereof is lathed or otherwise dressed-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. CAPT. K. Santora  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name \_\_\_\_\_

Carrie Bowe 8/2/10  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

**City of Portland, Maine - Building or Use Permit Application**

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

Permit No: 10-0773	Issue Date:	CBL: 044 E003001
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Location of Construction: 231 York St	Owner Name: Dana Fisher Llc	Owner Address: Po Box 169	Phone: 207-671-5566
Business Name:	Contractor Name: The Thaxter Company	Contractor Address: 55 Bell Street Portland	Phone: 2077753499
Lessee/Buyer's Name	Phone:	Permit Type: Demolitions - Building	Zone: B-1

Past Use: Commercial / Vacant Restaurant	Proposed Use: Commercial / Demolition of building.	Permit Fee: \$110.00	Cost of Work: \$8,500.00	CEO District: 2
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	

\* See Conditions Demolition Only  
 Signature: *[Signature]* Date: *AUG 8/2/10*

Proposed Project Description:  
Demolition of building.

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)  
 Action:  Approved  Approved w/Conditions  Denied  
 Signature: Date:

Permit Taken By: gg	Date Applied For: 06/30/2010	<b>Zoning Approval</b>	
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..</p>	<p><b>Special Zone or Reviews</b></p> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Denied	<p><b>Zoning Appeal</b></p> <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	<p><b>Historic Preservation</b></p> <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied
	<p>PERMIT ISSUED</p> <p>AUG - 2 2010</p> <p>City of Portland</p>	<p><i>with conditions</i></p> <p>Date: <i>8/2/10</i></p>	<p>Date:</p>

**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

**City of Portland, Maine - Building or Use Permit**

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

Permit No: 10-0773	Date Applied For: 06/30/2010	CBL: 044 E003001
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Location of Construction: 231 York St	Owner Name: Dana Fisher Llc	Owner Address: Po Box 169	Phone: 207-671-5566
Business Name:	Contractor Name: The Thaxter Company	Contractor Address: 55 Bell Street Portland	Phone: (207) 775-3499
Lessee/Buyer's Name	Phone:	Permit Type: Demolitions - Building	

Proposed Use: Commercial / Demolition of building.	Proposed Project Description: Demolition of building.
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Dept: Zoning      Status: Approved with Conditions      Reviewer: Marge Schmuckal      Approval Date: 07/01/2010

Note: Ok to Issue:

- 1) This demolition permit does not constitute commencement of the new structure.
- 2) Separate permits are required for the new restaurant construction. It is reminded that significant construction work on the new structure must commence BEFORE August 7, 2010. If no such work has begun by August 7, 2010, the Variance Appeal for parking granted by the Zoning Board of Appeals will lapse and the applicant will either need to reappeal or a permit can not be granted to begin work on the new construction.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building      Status: Approved with Conditions      Reviewer: Jeanine Bourke      Approval Date: 08/02/2010

Note: Ok to Issue:

- 1) 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 2003.
- 2) Demo permit only! Construction requires separate permits.
- 3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Dept: Fire      Status: Approved with Conditions      Reviewer: Capt Keith Gautreau      Approval Date: 07/07/2010

Note: Ok to Issue:

- 1) Any cutting or welding and hot work taking place in a commercial building requires a separate "Hot Work Permit" from the Fire Department.
- 2) Permit is for demolition only. Any construction will require a separate permit. Any cutting and welding done will require a Hot Work Permit from Fire Department.

**PERMIT ISSUED**

AUG - 2 2010

**Comments:**

7/1/2010-mes: WAIT UNTIL PENNY GIVES OK TO TEAR DOWN - SITE PLAN REVIEW CONDITIONS ON NEW BUILDING ARE NOT COMPLETE.

7/23/2010-tmm: HOLD - gas and water not shut off. Permit in hold basket.

7/29/2010-jmb: Filed email from Unutil dated 7/15/10 with the permit documents for verification of discontinued service.

8/2/2010-jmb: Spoke with Greg V. Of PS, he has received a letter of intent for the sewer drain cap and is ok to issue the permit, he will email tomorrow, ok to issue

City of Portland



# CITY OF PORTLAND, MAINE

Department of Building Inspections

## Original Receipt

June 30 2010

Received from Thompson's

Location of Work 231 York St

Cost of Construction \$ \_\_\_\_\_ Building Fee: \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_ Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_

Total: 110.00

Building (IL)  Plumbing (IS) \_\_\_\_\_ Electrical (IZ) \_\_\_\_\_ Site Plan (UZ) \_\_\_\_\_

Other Demo

CBL: 044E003

Check #: MC Total Collected \$ 110.00

**No work is to be started until permit issued.  
Please keep original receipt for your records.**

Taken by: [Signature]

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

# **Jeanie Bourke - 231 York Street - Demolition and Construction of New Restaurant**

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**From:** Philip DiPierro  
**To:** Code Enforcement & Inspections  
**Date:** 7/30/2010 3:26 PM  
**Subject:** 231 York Street - Demolition and Construction of New Restaurant

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Hi all, this project, site plan #09-79900017 at 231 York Street, meets minimum DRC site plan requirements for the issuance of both the demolition and building permits. Please contact me with any questions. Thanks.

Phil

**Jeanie Bourke - 231 York St Portland**

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**From:** "Monti, Barbara" <monti@unitil.com>  
**To:** "Jeanie Bourke" <JMB@portlandmaine.gov>, <smh@portlandmaine.gov>  
**Date:** 7/15/2010 10:44 AM  
**Subject:** 231 York St Portland

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Good morning ladies,

The service to 231 York St was cut at the main on 07/09/10. The meter(s) are scheduled to be removed today.

Any questions please let me know.

barb

Barbara Monti  
Unitil Service Corp  
1075 Forest Avenue  
PO Box 3586  
Portland ME 04104-3586  
Phone: 207-541-2533  
Email: monti@unitil.com

## **Marge Schmuckal - 231 York Street - Popeyes**

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**From:** Marge Schmuckal  
**To:** Penny Littell  
**Date:** 7/1/2010 4:46 PM  
**Subject:** 231 York Street - Popeyes  
**CC:** Jean Fraser; Philip DiPierro

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Penny,

We have a permit application to demo the old Popeyes on York ST. There is a new restaurant that has been approved for that site. It has gotten site plan approval WITH CONDITIONS. Those conditions have not yet been met. The applicant, Tod Dana will probably be writing you asking you to allow the issuance of the demo permit now as he is completing the rest of the conditions.

Just let Inspections know when and if we can release the demo permit.

Thanks,

Marge



# 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>231 York Street</u>		
Total Square Footage of Proposed Structure <u>1200</u>	Square Footage of Lot: <u>4110</u>	
Tax Assessor's Chart, Block & Lot: Chart# <u>044</u> Block# <u>E</u> Lot# <u>003</u>	Owner: <u>DANA FISHER LLC</u> <u>Thomas Dana</u>	Telephone: <u>207-671-5566</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Thaxter Co.</u> <u>55 Bell St. Portland</u> <u>878-5553</u>	Cost Of Work: \$ <u>8,500.</u> Fee: \$ <u>110.00</u>
Current legal use: (i.e. garage, warehouse) <u>VACANT</u> If vacant, what was the previous use? <u>RESTAURANT/Bar</u> How long has it been vacant? _____ Project description: <u>TEAR DOWN BUILDING, REMOVE SLAB, REMOVE RATIO SLAB &amp; FENCE</u>		
Contractor's name, address & telephone: <u>THE THAXTER COMPANY</u> <u>55 BELL ST</u> <u>PORTLAND, ME 04103</u>		
Who should we contact when the permit is ready: <u>STEVE KELTONIC</u>		Telephone: <u>878 5553 X105</u>
Mailing address: _____ _____		

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](http://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: <u>Stephen J Kelton</u>	Date: <u>6/30/10</u>
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**This is not a permit; you may not commence ANY work until the permit is issued.**



## Marge Schmuckal - 231 York St restaurant

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**From:** Marge Schmuckal  
**To:** Jean Fraser; Philip DiPiero  
**Date:** 7/1/2010 12:39 PM  
**Subject:** 231 York St restaurant

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I just received a permit application to demo the old Popeyes building. Can we issue the permit?

*Not yet per planning*




**CITY OF PORTLAND**

**CERTIFICATE OF VARIANCE APPROVAL  
2<sup>ND</sup> UPDATE**

I, Philip Saucier, the duly appointed Chair of the Board of Appeals for the City of Portland, Cumberland County and State of Maine, hereby certify that on the 18th day of February, 2010, the following variance extension was granted pursuant to the provisions of 30-A M.R.S.A. Section 4353(5) and the City of Portland's Code of Ordinances.

1. **Current Property Owner: Dana Fisher LLC**
2. **Property: 231 York Street, Portland, ME CBL: 044-E-3**  
Cumberland County Registry of Deeds, Book 26271 Page 194  
Last recorded deed in chain of Title: 08/13/2008
3. **Variance and Conditions of Variance:**  
To grant relief from section 14-166(c) and 14-332(i) of the Zoning Ordinance to allow no off-street parking spaces for a proposed restaurant instead of the seven (7) off-street parking required.  
To grant a six month extension of the original variance which was originally approved for one year on August 7, 2008 with another six month extension granted on May 21, 2009. This extension will expire on August 7, 2010 which results in a full two year variance approval from the Zoning Board.

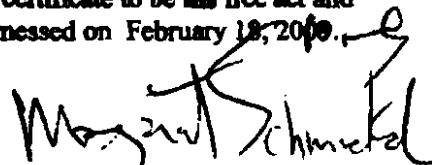
IN WITNESS WHEREOF, I have hereto set my hand and seal this 18th day of February, 2010

  
 \_\_\_\_\_ Chair of  
 City of Portland Zoning Board  
 Philip Saucier  
 (Printed or Typed Name)

STATE OF MAINE  
Cumberland, ss.

Then personally appeared the above-named Philip Saucier and acknowledged the above certificate to be his free act and deed in his capacity as Chairman of the Portland Board of Appeals, with his signature witnessed on February 18, 2010.

Received  
 Recorded Register of Deeds  
 for 15, 2010 11:26:09A  
 Cumberland County  
 Pamela E. Lewis

  
 \_\_\_\_\_  
 (Printed or Typed Name)  
 Notary Public  
 Margaret Schmuckal

**SEAL**

My term expires June 28, 2012

PURSUANT TO 30-A M.R.S.A. SECTION 4353(5), THIS CERTIFICATE MUST BE RECORDED BY THE PROPERTY OWNER IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS WITHIN 90 DAYS FROM FINAL WRITTEN APPROVAL FOR THE VARIANCE TO BE VALID. FURTHERMORE, THIS VARIANCE IS SUBJECT TO THE LIMITATIONS SET FORTH IN SECTION 14-474 OF THE CITY OF PORTLAND'S CODE OF ORDINANCES.

**From:** Jean Fraser  
**To:** DiPierro, Philip; Schmuckal, Marge  
**Date:** 7/1/2010 1:47 PM  
**Subject:** Re: 231 York St restaurant  
**Attachments:** APPR LTR 231 York Street.pdf

Marge,

There are two conditions which you need to sign off on (see approval letter attached):

1. Noise levels of the HVAC (cond iv)
2. Staking out of the building foundation locations (cond vi).

I confirm that they have met condition v. and the rest of the conditions would be after issuance of the building permit.

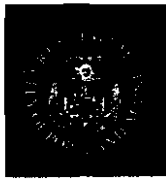
Also they have submitted the 7 sets of plans and the CD so its down to you and Phil as I thought he was awaiting the Perf Guar etc.

I will update HTE once I can into that system (so far today has not opened).

Thanks  
Jean

>>> Marge Schmuckal 7/1/2010 12:39 PM >>>

I just received a permit application to demo the old Popeyes building. Can we issue the permit?



City of Portland, Maine

**Planning & Urban Development Department**  
Penny St. Louis Littell, Director

**Planning Division**  
Alexander Jaegerman, Director

April 30, 2010

Tod Dana  
Dana Fisher LLC  
PO Box 169  
Portland ME 04112

**Project Name:** Demolition and Construction of New Restaurant  
231 York Street

**Applicant:** Dana Fisher, LLC  
**Project ID:** 09-79900017  
**CBL:** 044-E-003-001

Dear Tod Dana/Dana Fisher LLC:

On April 30, 2010, the Portland Planning Authority approved a minor site plan for 231 York Street comprising demolition of the larger existing building on York Street and construction of a new 4044 sq ft restaurant (connected to the small existing structure at the rear of the site); as submitted by the applicant and shown on the approved site plans prepared by Sebago Technics and dated April 21, 2010; building plans prepared by Leland Hulst Architectural Services dated March 8, 2010 (elevations) and September 16, 2009 (1<sup>st</sup> and 2<sup>nd</sup> floor plans); and Photometric Plan prepared by Allied Engineering "Site Lighting Point-by-Point" ES-100 dated January 27, 2010, with the following conditions:

**Specific Conditions of Approval:**

- i. That the applicant shall supply and install four (4) street trees in the vicinity of the project (none on York Street) prior to the issuance of a Certificate of Occupancy, location and species to be agreed with the City Arborist; and
- ii. That the applicant shall supply and install two (2) bike racks or hitches (which will hold 2 bikes each) in the vicinity of the project prior to the issuance of a Certificate of Occupancy, location to be agreed with the City (Public Services and City Arborist); these may be in the ROW or on City land but if so located shall be one of the 2 types described in the City's Technical Standards; and
- iii. That the applicant shall paint the vents and all other roof equipment (excepting those parts which must remain free of paint for maintenance or functional reasons) to match the color of the roof material prior to the issuance of a Certificate of Occupancy; and

- iv. That the cumulative noise levels of the external HVAC and other mechanical equipment shall comply with the noise standards of the BI Zone, and the applicant shall submit documentation to confirm compliance (rated noise levels etc) to the satisfaction of the Zoning Administrator prior to the issuance of a building permit; and
- v. That the applicant shall submit, for review and approval by the Planning Authority prior to the issuance of the building permit, the catalog cut for the lighting shown as "Type "L" on the approved photometric plan Plan ES-100 dated 01/27/2010; if it is not full cut off the applicant shall install full cut off lights at these locations that meet the City's Technical and Design Standards and shall verify that any substitute lamps do not increase the photometric levels in the vicinity of these lamps as shown on the approved photometric plan; and
- vi. That prior to any construction work commencing, a licensed surveyor shall stake out the building foundation locations, for review by the Planning Authority, to confirm that the setbacks and building location are consistent with the approved plans; and
- vii. That there shall be no public seating on the second floor of the new building; and
- viii. That the hours of operation of the restaurant (including exterior lighting) are limited to between 6:00am and 11:00 pm each day; and
- ix. That any new signage would require a separate permit and that prior to demolition the applicant shall obtain a seal drain permit and a demolition permit.

The approval is based on the submitted 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.

#### **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 Chapter 14 of the Portland city Code.
2. This approval does not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.
3. 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.
4. 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. If you need to make any modifications to the approved plans, you must submit a revised site plan application for staff review and approval.
5. The site plan 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.

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.)

The 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 the Planning Division 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 there are any questions, please contact Jean Fraser at 874- 8728.

Sincerely,



Alexander Jaegerman  
Planning Division Director

Attachment: Performance Guarantee Packet

**Electronic Distribution:**

Penny St. Louis Littell, Director of Planning and Urban Development  
Alexander Jaegerman, Planning Division Director  
Barbara Barhydt, Development Review Services Manager  
Jean Fraser, Planner  
Philip DiPierro, Development Review Coordinator  
Marge Schmuckal, Zoning Administrator  
Inspections Division Director  
Gayle Guertin, Inspections Division  
Lisa Danforth, Inspections Division  
Lannie Dohson, Inspections Division  
Michael Bohinsky, Public Services Director  
Kathi Earley, Public Services  
Bill Clark, Public Services  
David Margolis-Pineo, Deputy City Engineer  
Greg Vining, Public Services  
John Low, Public Services  
Jane Ward, Public Services  
Keith Gautreau, Fire  
Jeff Tarling, City Arborist  
Tom Errico, Traffic Engineering Reviewer  
Dan Goyette, Woodard & Curran  
Assessor's Office  
Approval Letter File

**Hard Copy:** Project File



The Thaxter Co.

207-878-5553

fax: 207-878-5424

Email: [steve@thaxtercompany.com](mailto:steve@thaxtercompany.com)

**June 29, 2010**

**Mary Rita Noonan  
31 Brackett Street  
Portland, ME 04102**

**RE: 231 York Street, Portland, Maine**

**Dear Neighbors:**

**In the near future, we will be tearing down the building at 231 York Street, formerly known as The Ice House. As soon as we have an exact date, we will send out a follow up letter.**

**Sincerely,**

**Stephen Keltonic  
Project Manager**



The Thaxter Co.

207-878-5553

fax: 207-878-5424

Email: [steve@thaxtercompany.com](mailto:steve@thaxtercompany.com)

**June 29, 2010**

**Stephen Oliver  
227 York Street  
Portland, ME 04102**

**RE: 231 York Street, Portland, Maine**

**Dear Neighbors:**

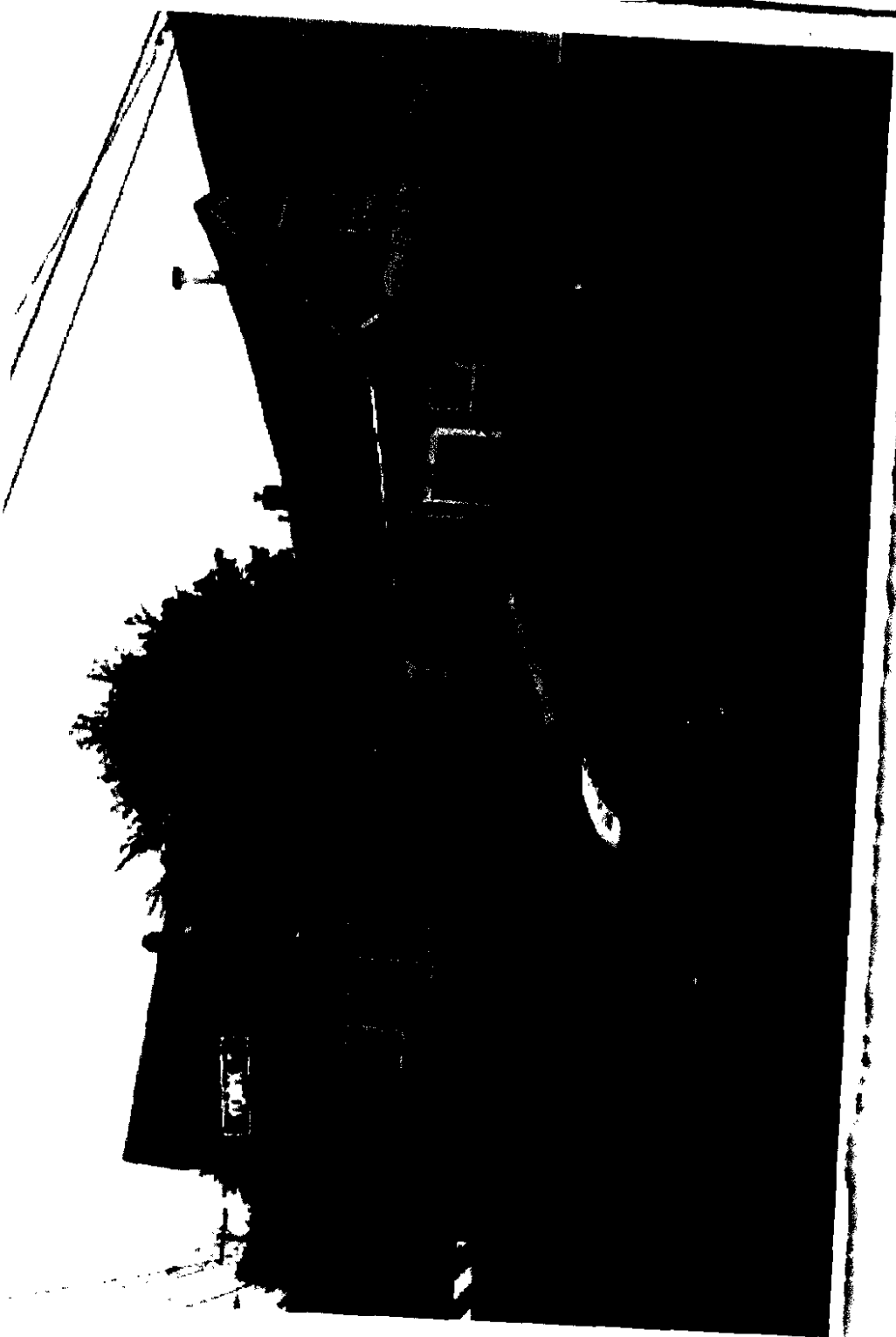
**In the near future, we will be tearing down the building at 231 York Street, formerly known as The Ice House. As soon as we have an exact date, we will send out a follow up letter.**

**Sincerely,**

**Stephen Kelton  
Project Manager**







## Demolition Call List & Requirements

Site Address: 231 YORK STREET

Owner: DANA FISHER LLC

Structure Type: ONE STORY WOOD FRAME

Contractor: THAXTER COMPANY

### Utility Approvals

	Number
Central Maine Power <i>July 9, 2010 Not done yet</i>	1-800-750-4000
Northern Utilities	797-8002 ext 6241
Portland Water District <i>Not done yet</i>	761-8310
Dig Safe	1-888-344-7233

### Contact Name/Date

ELLEN	6/24
BARBARA	6/24
GORDON	6/24

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

DPW/ Traffic Division (L. Cote)	874-8891
DPW/ Sealed Drain Permit (C. Merritt) ✓	874-8822
Historic Preservation	874-8726
Fire Dispatcher	874-8576
DEP – Environmental (Augusta)	287-2651

VVLY COTE	6/24
JOHN EMERSON	6/29
DEB ANDREWS	6/23
RICHARDS	6/23
SANDY MOODY	6/29

### 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

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 contact Troy Moon @ 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: Stephen Keltner

Date: 6/30/10

For more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)



**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](http://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: 231 YORK ST PORTLAND, ME	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.
asbestos survey/inspection performed by: (name & address) ENVIRONMENTAL MANAGEMENT INC PO BOX 391 BRUNSWICK, ME 04011 telephone: 207-729-7549	asbestos abatement contractor NO ASBESTOS WAS FOUND telephone:
property owner: (name & address) DANA FISHER LLL TOY DANA telephone: 207-671-5566	demolition contractor: (name & address) THE THAXTER COMPANY 55 BELL ST. PORTLAND, ME 04103 telephone: 207-878-5459
demolition start date: 7/26/10	demolition end date: 7/29/10

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

I CERTIFY THAT THE ABOVE INFORMATION IS CORRECT		
STEPHEN J KELTON LLC Print Name: Owner/Agent	PROJECT MANAGER Title	<i>Stephen J Kelton</i> Signature
878-5559 X105 Telephone #	207-878-5424 FAX #	6/30/10 Date

Destination	Start Time	Time	Prints	Result	Note
2878220	08-30 14:08	00:02:05	002/002	OK	L1

Note L1: Main Circuit, L2: Sub Circuit, TMR: Timer, POL: Poll, ORG: Original, FME: Frame Erase TX, MIX: Mixed Original, CALL: Manual Communication, CSRC: CSRC, FWD: Forward, PC: PC-FAX, BND: Bind, SP: Special Original, FCODE: F-Code, RTX: Re-Tx, RLY: Relay, MEX: Confidential, BUL: Bulletin, SIP: SIP-Fax, IPADR: IP Address Fax, I-FAX: Internet Fax

Result OK: Communication OK, S-OK: Stop Communication, PV-OFF: Power Switch OFF, TEL: RX from TEL, WG: Other Error, Cont: Continue, No Ans: No Answer, Refuse: Receipt Refused, Busy: Busy, M-Full: Memory Full, LOVR: Receiving length Over, POVER: Receiving page Over, FIL: File Error, DC: Decode Error, MDN: MDN Response Error, DSN: DSN Response Error.



THE THAXTER COMPANY  
55 Bell Street  
Portland, Maine 04103  
Phone (207) 878-5553  
Fax (207) 878-5424

A FAX FROM  
STEVE KELTONIC  
Ext. 105  
steve@thaxtercompany.com

DATE: 6/30/10

NO. OF PAGES, INCLUDING THIS COVER PAGE: 2

TO (NAME): SANDY MOODY

FAX NO.: 6220 287-7751

TO (COMPANY): MAINE DEP

PHONE NO.: 287-7751

RE: DEMOLITION PERMIT APPLICATION

SANDY,  
FOR YOUR REVIEW  
THANKS.  
Steve



**THE THAXTER COMPANY**

55 Bell Street  
Portland, Maine 04103  
Phone (207) 878-5553  
Fax (207) 878-5424

A FAX FROM  
**STEVE KELTONIC**  
Ext. 105  
[steve@thaxtercompany.com](mailto:steve@thaxtercompany.com)

DATE: 6/30/10

NO. OF PAGES, INCLUDING THIS COVER PAGE: 2

TO (NAME): SANDY MOODY

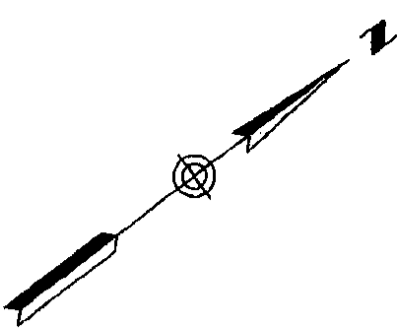
FAX NO.: 6220  
287-7751

TO (COMPANY): MAINE DEP

PHONE NO.: 287 7751

RE: DEMOLITION PERMIT APPLICATION

SANDY,  
FOR YOUR REVIEW  
THANKS,  
Steve



DANFORTH ST

TM 44 LOT E6  
N/F  
MARY RITA NOONAN  
4038/6

SALEM STREET

DPW GPS CONTROL POINT  
T124-27-1287  
N 297086.519  
E 2927405.726

340.62'  
S61°47'19"E

N35°31'  
58.0'

**REFERENCE**

PLAT MAP FOR ELIAS THOMAS ON APRIL 1913 BY E.C. JORDAN & CO.

SECTION OF BRACKETT STREET SHEET NO. 1 OF 3, E.C. JORDAN FILE # 294.

BRACKETT STREET  
PAVED - PUBLIC 50' WIDE

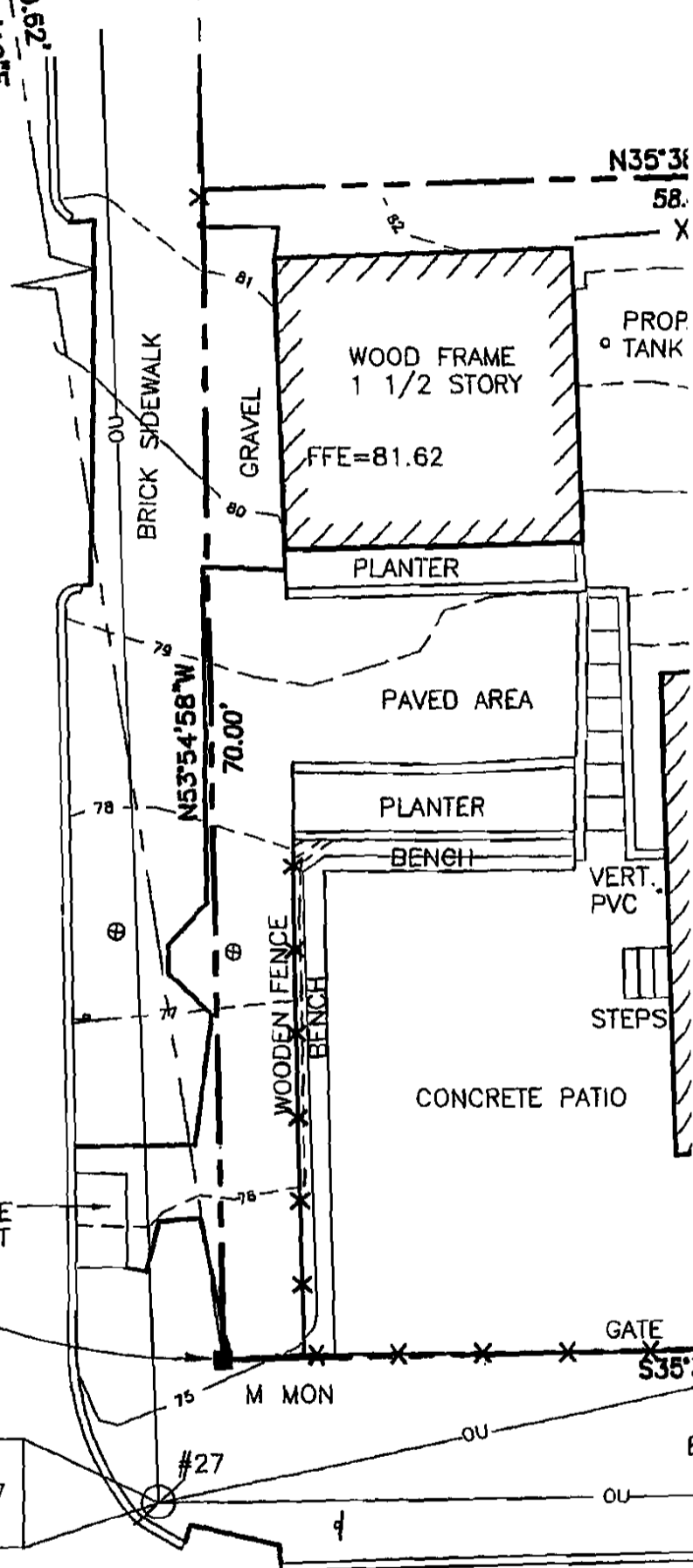
DPW GPS CONTROL POINT  
T124-27-1284  
N 296925.498  
E 2927705.887

GRANITE VAULT

TBM  
PKS UP #27  
EL=75.27

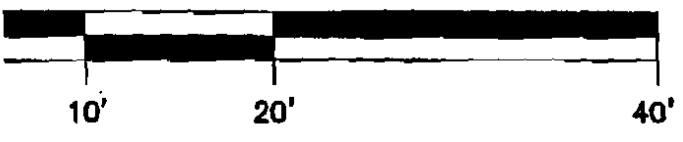
**LEGEND:**

- IRON PIPE OR ROD FOUND
- ⊕ GAS VALVE
- ⊗ WATER VALVE
- ⊘ UTILITY POLE
- MANHOLE
- ⊥ SIGN
- \*—\*— FENCE
- — — CURB
- OU— OVERHEAD UTILITIES
- 100— 1' CONTOUR

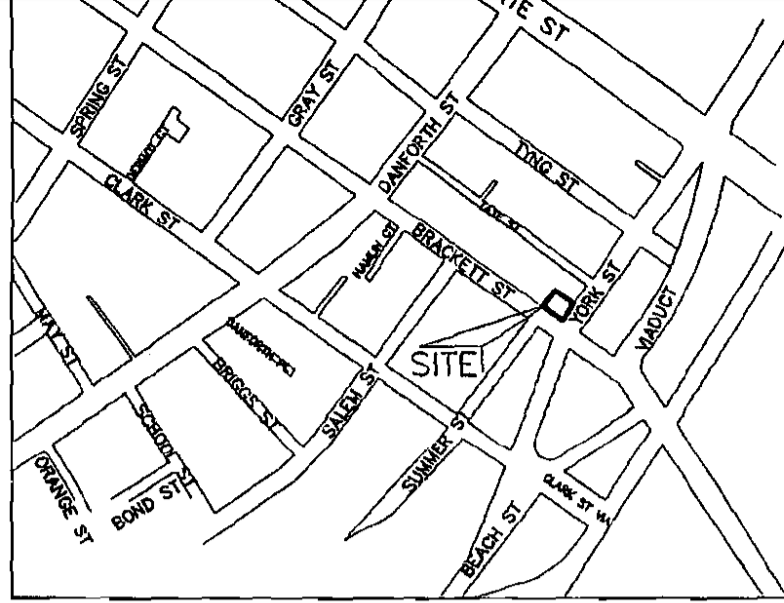


YORK STREET  
PAVED - PUBLIC 66' WIDE

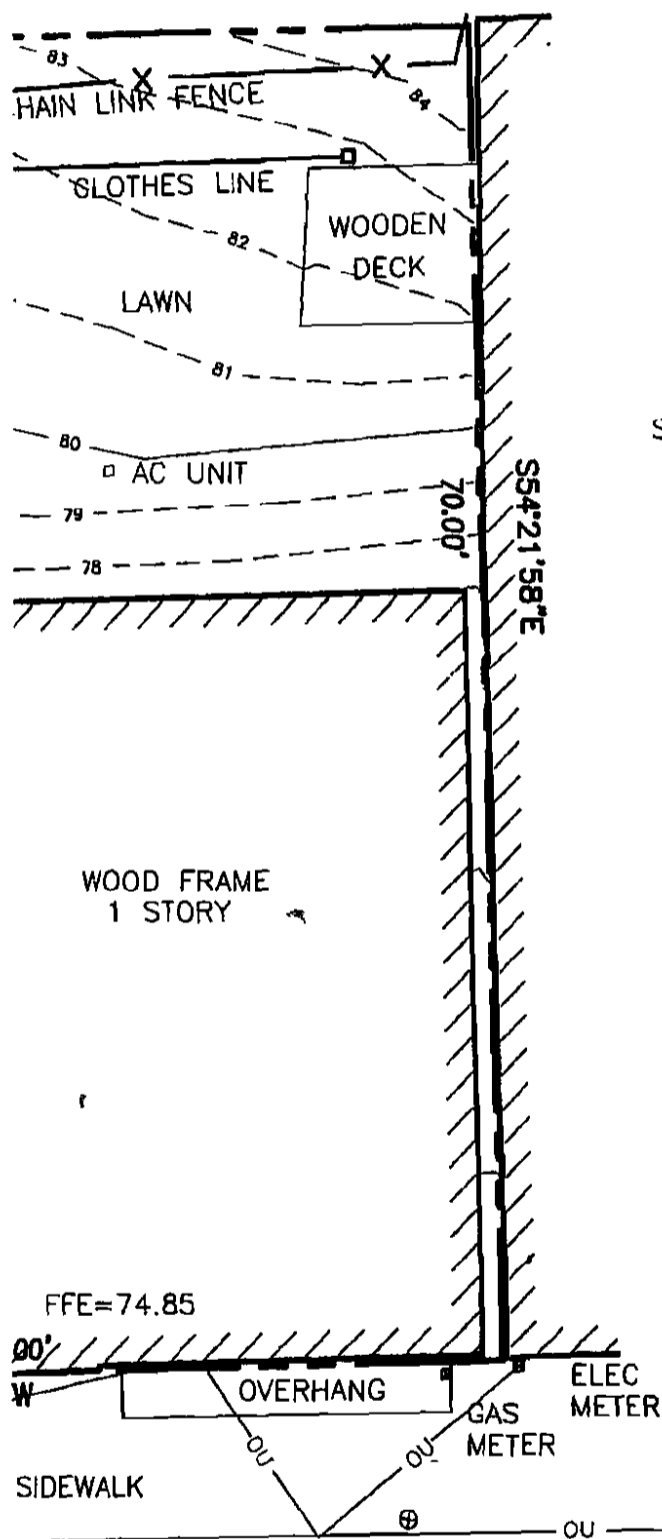
**GRAPHIC SCALE**



ET



LOCATION MAP N.T.S.



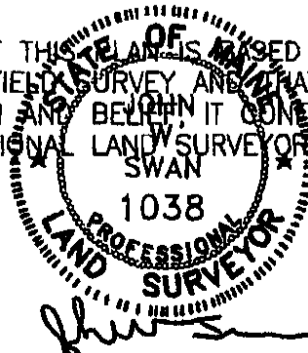
TM 44 LOT E2  
N/F  
STEPHEN OLIVER  
24553/302

NOTES

- OWNER OF RECORD: BERNARD L. ORNE  
TM 44 LOT E3  
14547/161
- BEARINGS ARE BASED ON MAINE STATE PLANE WEST ZONE, NAD 83.
- ELEVATIONS ARE BASED ON NGVD 29.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-888-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION.

CERTIFICATION:

OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.



OCTOBER 03, 2008  
DATE

JOHN W. SWAN, PLS NO. 1038

**BOUNDARY & TOPOGRAPHIC SURVEY**  
ON  
YORK AND BRACKETT ST. PORTLAND, MAINE  
MADE FOR  
**DANA FISHER LLC**  
P.O. BOX 169 PORTLAND, MAINE 04112

---

**OWEN HASKELL, INC.**  
PROFESSIONAL LAND SURVEYORS  
390 U.S. ROUTE ONE, FALMOUTH, MAINE 04105 Phone: 207-774-0424

Drwn By	RRL	Date	Job No.
Trace By	RWC	SEPTEMBER 15, 2008	2008-156
Check By	JWS	Scale	Drwg. No.
Book No.	1061	1" = 10'	1