

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT ISSUED

Please Read
Application And
Notes, If Any,
Attached

Permit Number: 091417

JAN 25 2010

This is to certify that ELLIOTSVILLE PLANTATION INC / Tag Constructionhas permission to Phase 1 Interior demolition of existing finish, exposed framing, structural changes or DemoAT 658 CONGRESS ST CB# 045 A001001 **City of Portland**

provided that the person or persons, firm or corporation accounting 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 red-in. 24 HOURS 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. Southern

Health Dept. _____

Appeal Board _____

Other _____

Department Name

James Bonke 1/22/10
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: 09-1417	Issue Date:	CBL: 045 A001001
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Location of Construction: 658 CONGRESS ST (66)	Owner Name: ELLIOTSVILLE PLANTATION I	Owner Address: PO BOX 433	Phone:
Business Name:	Contractor Name: Taggart Construction	Contractor Address: PO Box 255/10 South Street Freeport	Phone: 2078652281
Lessee/Buyer's Name	Phone:	Permit Type: Interior Demo ONLY	Zone: B-3

Past Use: 7 residential dwelling units and two commercial spaces	Proposed Use: Vacant Space - Phase 1 Interior demolition of existing finishes, expose framing, No structural Changes or Demo	Permit Fee: \$420.00	Cost of Work: \$40,000.00	CEO District: 2
Proposed Project Description: Phase 1 Interior demolition of existing finishes, expose framing, No structural Changes or Demo		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>*See Conditions</i>	INSPECTION: Use Group: <i>N/A</i> Type: <i>Interior Demo ONLY</i>	
		Signature: <i>(Signature)</i>	Signature: <i>JMB 1/22/10</i>	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
Signature: _____ Date: _____				

Permit Taken By: Ldobson	Date Applied For: 12/16/2009	Zoning Approval		
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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>Special Zone or Reviews</p> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan exemption of 699 ORS Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>Ok w/ conditions</i> Date: <i>1/22/10</i> <i>JMB</i>	<p>Zoning Appeal</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 Date: _____	<p>Historic Preservation</p> <input checked="" type="checkbox"/> <i>yes</i> 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 <i>Any exterior work requires separate review approval thru Historic Preservation.</i> Date: _____
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PERMIT ISSUED

JAN 25 2010

City of Portland

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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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>660 CONGRESS STREET - PORTLAND</u>		
Total Square Footage of Proposed Structure/Area <u>APPROX 7,320 SF</u>		Square Footage of Lot <u>APPROX 2,185 SF</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>45 - A - 1</u>	Applicant *must be owner, Lessee or Buyer* Name <u>ELLIOTSVILLE PLANTATION, INC</u> <u>c/o ALBIN, RANDALL, & BENNET CPAs</u> Address <u>130 MIDDLE STR, 4th FLOOR</u> <u>PO BOX 445</u> City, State & Zip <u>PORTLAND, ME 04112</u>	Telephone: <u>772-1981</u>
Lessee/DBA (If Applicable) <u>N/A</u>	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>40,000</u> C of O Fee: \$ <u>N/A</u> Total Fee: \$ <u>420</u>
Current legal use (i.e. single family) <u>VACANT</u>		
If vacant, what was the previous use? <u>APARTMENT BLDG</u>		
Proposed Specific use: <u>N/A</u>		
Is property part of a subdivision? <u>NO</u> If yes, please name _____		
Project description: <u>INTERIOR DEMOLITION OF EXISTING FINISHES, PLUMBING, WIRING TO EXPOSE FRAMING. NO STRUCTURAL DEMOLITION OR CHANGES AT THIS TIME. PART 1 OF A TWO PART APPLICATION PROCESS.</u>		
Contractor's name: <u>TACQUART CONSTRUCTION</u>		
Address: <u>PO BOX 255</u>		
City, State & Zip <u>FREEMPORT, ME 04032</u>		Telephone: <u>865-2281</u>
Who should we contact when the permit is ready: <u>CLAIRE BETZ</u>		Telephone: <u>653-8815</u>
Mailing address: <u>SAME AS ABOVE</u>		

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 undersigned, 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: DEC 11, 2009

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

RECEIVED
DEC 11 2009
Dept. of Building Inspections
City of Portland, ME

From: Barbara Barhydt
To: Machado, Ann
Date: 12/29/2009 11:01:57 AM
Subject: demolition permits

Hi Ann:

I just spoke with Penny about two pending demolition permits submitted in Inspections.

We agreed that the stop work order should not be lifted for Louise Murphy's project on State Street and that they need to submit a site plan for review.

To be consistent, we agreed that a demolition permit should not be issued for Quimby's project on Congress Street. Penny asked that you call them and advise them that we need to have a site plan submitted for this project. Once an application is under review, Penny could authorize demolition work. I have not seen the plans, but it may be one that qualifies for an exemption.

Thanks and if you need to discuss this further, let me know.

Barbara

City of Portland, Maine - Building or Use Permit

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

Permit No: 09-1417	Date Applied For: 12/15/2009	CBL: 045 A001001
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Location of Construction: 658 CONGRESS ST	Owner Name: ELLIOTSVILLE PLANTATION IN	Owner Address: PO BOX 433	Phone:
Business Name:	Contractor Name: Taggart Construction	Contractor Address: PO Box 255/10 South Street Freeport	Phone (207) 865-2281
Lessee/Buyer's Name	Phone:	Permit Type: Interior Demo ONLY	

Proposed Use: Vacant Space - Phase I Interior demolition of existing finishes, expose framing, No structural Changes or Demo	Proposed Project Description: Phase I Interior demolition of existing finishes, expose framing, No structural Changes or Demo
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 01/22/2010

Note: Required housing replacement was exempted by order (80-09110) of the City Council, October 19, 2009. **Ok to Issue:**

- 1) The current legal use is seven (7) residential dwelling units and two commercial spaces. The new legal use will be established under a future permit.
- 2) This permit is for internal demolition only. Any new fit up will require a separate permit application and approval.
- 3) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
- 4) 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:** 01/22/2010

Note: **Ok to Issue:**

- 1) Separate permits are required for temporary electrical and heat
- 2) This approves interior demolition of finishes and systems only to expose framing, no structural work allowed. No other construction activities allowed, including plumbing, electrical and heating
- 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:** 01/06/2010

Note: **Ok to Issue:**

- 1) Permit is for interior demolition only. All other work will require separate permits.
- 2) All means of egress to remain accessible at all times

Comments:

1/22/2010-gg: received granted site plan exemption with condition. Put with permit in plan reviewer basket. /gg

12/29/2009-amachado: Received email from Barbara. Not issue demo permit until siteplan is submitted. Once an application is under review then the demo work can probably be authorized. Left vcm for Claire Betze at Taggart Construction.

12/29/2009-amachado: Moving permit forward in the system for review, but I can't sign off until get OK from planning.

12/16/2009-amachado: On hold while wait to hear from planning if they need to sign off on internal demolition. Sent Barbara an email.

Ann Machado - 658-660 Congress Street

From: Ann Machado
To: Barbara Barhydt
Date: 12/16/2009 9:41 AM
Subject: 658-660 Congress Street

Barbara -

We have a permit for interior demolition of this building. This permit covers stripping all interior finishes - sheetrock, plaster, interior trim, moldings, electrical & alarm wiring & plumbing. There will be no structural demolition or changes with this permit. They are considering this phase 1 of the project.

Phase 2 is where they will submit design plans and make the actual changes. They know that they will have to do minor siteplan since it is a change of use of more than 5,000 sf.

The question is, can they do interior demolition without a siteplan application? Do they need sign off from planning at this stage or when they actually start to make the changes?

Thanks.

Ann

*Order 80-09/10
Tab 14 10-5-09*

JILL C. DUSON (MAYOR)
KEVIN J. DONOGHUE (1)
DAVID A. MARSHALL (2)
DANIEL S. SKOLNIK (3)
CHERYL A. LEEMAN (4)

CITY OF PORTLAND
IN THE CITY COUNCIL

JOHN R. COYNE (5)
JOHN M. ANTON (A/L)
DORY RICHARDS WAXMAN (A/L)
NICHOLAS M. MAVODONES (A/L)

**ORDER re: 660 CONGRESS STREET: REQUEST FOR EXEMPTION
UNDER THE HOUSING REPLACEMENT ORDINANCE AS
A PROJECT OF SPECIAL MERIT**

ORDERED, that pursuant to Chapter 14, §14-483(n)(2), the project proposed for 660 Congress Street by Elliotsville Plantation, Inc. is hereby approved as a project of special merit based on the following findings:

- a. The project is consistent with the Comprehensive Plan of the City of Portland; and
- b. The project will provide significant public and civic benefits, including without limitation, social or other benefits which are significant to the community, and particularly desirable at the location proposed.



CREATING HEALTHY BUILDINGS

December 14, 2009

Jeanie Bourke
City of Portland Planning and Development Department
Inspections Division – Room 315
389 Congress Street
Portland, ME 04101

RE: 660 Congress Street
Building Permit Application – Part 1 Interior Demolition

HAND DELIVERED

Dear Jeanie:

As we discussed on the phone, we are working as part of a design-build team, in conjunction with Lachman Architects, on the proposed renovations of the building located at 660 Congress Street.

The building was historically designed and utilized as a double home in the late 1800's. Since that time, the building was renovated into commercial space on the 1st floor and apartments on the 2nd and 3rd floors. It has been vacant for several years and is currently in a state of disrepair.

The interior of the building will be renovated to support an artist-in-residence program. Conceptually, the 1st floor will be used as gallery space and visiting artists will work in studio space located on the 2nd and 3rd floors. Exterior restoration work on the building will be fully coordinated with the Historic Preservation Department and will not likely begin until spring.

Our approach to the project is to assess the building interior and develop the floor plans concurrently. Part 1 of the project will include an assessment of hazardous materials, which has been conducted by ESHA of Westbrook. A copy of the report is attached. Abatement of hazardous materials and demolition of the interior finishes are also proposed. All interior finishes including sheetrock, plaster, interior trim and moldings, electrical and alarm wiring, and plumbing will be stripped in order to expose the framing. It is important to note that the building does not have sprinklers and the fire alarm system is not in working order. No structural demolition or changes are proposed for this phase of construction.

Part 2 of the project will include a comprehensive submission of the design, as required for the building permit. Minor site plan review will be necessary for this project since the total square footage exceeds 5,000 square feet. As we discussed, we will be in contact with you as we work on this portion of the project to determine whether it should be submitted as an amendment or if a new permit application is more appropriate.

The enclosed building permit application addresses part 1 of the proposed project as described herein. A copy of the existing floor plans, hazardous materials assessment, and a check in the amount of \$420 is also attached.

Jeanie Bourke, City of Portland
December 14, 2009

page 2

If you should have any questions during your review, please do not hesitate to call.

Sincerely,



Claire P. Betze, P.E.
Project Manager

Enclosures

cc: Denis Lachman, Lachman Architects
Patrick Gilgallon, EPI



ENVIRONMENTAL SAFETY & HYGIENE ASSOCIATES, INC.

- Indoor Air Quality
- OSHA Compliance
- Asbestos Consulting
- Training
- Lead Consulting
- Industrial Hygiene

ASBESTOS / DETERMINATION REPORT

**660 Congress Street
Portland Maine**

Prepared for:

**Chris Boyd
Taggart Construction
10 South Street
Freeport Maine 04032**

Prepared by:

Environmental Safety & Hygiene Associates, Inc.

ESH Project # 09-279

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ASBESTOS MATERIAL LOCATION DRAWINGS

ASBESTOS ANALYTICAL REPORTS

EXECUTIVE SUMMARY

Environmental Safety & Hygiene Associates, Inc. was retained by Taggart Construction to conduct an asbestos building materials assessment at 660 Congress Street Portland Maine. The site assessment was completed on December 3, 2009.

Asbestos Building Materials Survey

The objective of the assessment was to assess and document the presence of accessible Presumed Asbestos Containing Materials (PACM), polychlorinated biphenyls (PCB's), and mercury containing materials within the boundaries of the facility that may be impacted by building renovation or demolition. In addition, the assessment was conducted in accordance with the requirements of the MDEP, USEPA National Emission Standard for Hazardous Air Pollutants, and the Occupational Safety and Health Administration.

During the survey, the inspection team identified suspect interior PACM's for subsequent sampling and analysis. The assessment by the survey team encompassed the majority of the facility as allowed by access. The asbestos building material survey was conducted in accordance with Maine DEP Chapter 425 Asbestos Management Regulations. The inspection includes collecting bulk samples of accessible suspect materials that are representative of each homogenous area. There were three types of PACM's sampled during this survey:

Surfacing materials; sprayed or applied by trowel and include fireproofing materials and various plasters. At least three bulk samples of surfacing materials were collected from each homogeneous area that was less than 1,000-square feet. Five bulk samples were collected for areas 1,000 to 5,000-square feet, and seven bulk samples were collected for areas greater than 5,000-square feet

Thermal system insulation; including boiler cover, pipe cover, and duct insulation were assessed. The materials were either assumed to be asbestos containing or were sampled as follows; At least three bulk samples of thermal system insulation from each homogenous area or at least one bulk sample from each homogeneous patched area if the section is less than six linear or square feet

Miscellaneous ACM; includes a variety of ceiling tiles, floor tiles, and gypsum board. Sample quantities for miscellaneous ACM follow the same requirements as for the two previously mentioned ACM types.

Bulk samples collected were analyzed by a State-licensed and NVLAP Accredited Asbestos Analytical Laboratory using polarized light microscopy (PLM). Bulk samples were analyzed until a positive result is obtained or all samples have been analyzed. Bulk samples of surfacing materials or thermal system insulation with an asbestos content of less than 10% as determined by PLM were reanalyzed by Point Count Method.

Executive Summary
660 Congress Street
Page Three

Universal Wastes

In addition to the asbestos materials survey, an indeterminate amount of lighting and controls in the form of powder coated straight light bulbs, mercury thermostats, and PCB / DEHP light ballasts were observed above existing ceiling systems and may be present behind wall systems.

Effective July 15th, 2008 commercial entities can no longer dispose of mercury added products in solid waste facilities (Landfills or incineration). Non-leaking PCB ballasts are classified as a special hazardous waste and may be handled and properly disposed by abatement personnel.

NON-PCB light ballasts cannot be disposed of in convention waste streams. Since 1997 manufactures switched to Bis(2-ethylhexyl) phthalate (DEHP) as a replacement to PCB's. DEHP is a list hazardous substance under TSCA. Light ballasts that are not labeled as "PCB's" are also a special hazardous waste, and must be handled and properly disposed by abatement personnel.

Hazard Summary-Created in April 1992; Revised in January 2000

Bis(2-ethylhexyl) phthalate (DEHP) is used in the production of polyvinyl chloride (PVC). It exhibits low toxicity from acute (short-term) and chronic (long-term) exposures. Acute exposure to large oral doses of DEHP can cause gastrointestinal distress in humans. No information is available on the chronic, reproductive, developmental, or carcinogenic effects of DEHP in humans. Animal studies have reported increased lung weights and increased liver weights from chronic inhalation exposure to DEHP. Oral exposure has resulted in developmental and reproductive effects in rats and mice. A study by the National Toxicology Program (NTP) showed that DEHP administered orally increased the incidence of liver tumors in rats and mice. EPA has classified DEHP as a Group B2, probable human carcinogen

Budgetary Cost Estimates

The objective of this facility assessment was to develop and document the presence of accessible Presumed Asbestos Containing Materials (PACM) within the boundaries of the facility that may be impacted by building renovation or demolition. ESHA is providing the enclosed budgetary cost estimates, approximate square footage and locations for the sole purpose of illustrating the potential cost impact to remove the asbestos containing building materials outlined in this report only.

The budgetary cost estimates may have also been prepared to provide projected costs for removal and disposal of various hazardous building components in accordance with the Maine Department of Environmental Protection (MDEP), US Environmental Protection Agency (USEPA), Resource Conservation and Recovery Act (RCRA), and the Occupational Safety and Health Administration (OSHA).

Executive Summary
660 Congress Street
Page Five


Hidden or Inaccessible Materials

The scope of the survey was limited to accessible spaces and areas that the survey team could access with representatives of the Owner. As with any asbestos facility study the limitations are typically based on the buildings history and the people familiar with it and the accessibility of areas or materials.

The possibility for hidden or un-sampled / investigated PACM is a factor to consider resulting from the accessibility of areas and inability to conduct destructive sampling. During any facility operation including general maintenance, renovations, housekeeping or general demolition should suspect PACM be encountered, the Owner should first refer to this report and if conclusive results can't be obtained, additional sampling / analysis must be conducted by a State of Maine Licensed Asbestos Inspector.

ESH Associates appreciates the opportunity to assist you with project, should you have any additional needs or questions please feel free to contact us at anytime.

Sincerely,



Mark Coleman CIE, CMR
President

Taggart Construction, Inc.
 10 South St.
 Freeport, ME 04032
 Project # 09-279

Testing Date: 12/04/2009
 Page 1 of 4

Asbestos Bulk Sample Summary
 660 Congress St. Portland

SAMPLE NUMBER	LOCATION AREA	SAMPLE DESCRIPTION / COLOR	% ASBESTOS
B-1	Basement	Pipe Covering - Gray	45% Chrysotile
B-2	"	"	Stop Positive (Not Analyzed)
B-3	"	"	Stop Positive (Not Analyzed)
B-4	Basement	Mud Pipe Fittings - White	35% Chrysotile
B-5	"	"	Stop Positive (Not Analyzed)
B-6	"	"	Stop Positive (Not Analyzed)
B-7	Basement & 1st Floor	Ductwork Paper - Gray	40% Chrysotile
B-8	"	"	Stop Positive (Not Analyzed)
B-9	"	"	Stop Positive (Not Analyzed)
B-10	Basement	Boiler Gasketing - Brown/Gray	None Detected
B-11	"	"	None Detected
B-12	"	"	None Detected
B-13	Basement	Gypsum Wall Board - Brown/White	None Detected
B-14	"	"	None Detected
B-15	"	"	None Detected
B-16	Basement	Joint Compound - Tan/White	None Detected
B-17	"	"	None Detected
B-18	"	"	None Detected
B-19	Basement	Base Coat Plaster - Brown/Gray	None Detected
B-20	"	"	None Detected
B-21	"	"	None Detected
B-22	Basement	Skim Coat Plaster - Various	None Detected
B-23	"	"	None Detected
B-24	"	"	"
B-25	1st Floor Top Layer & Apt Bathroom	9 x 9 Floor Tile - Black	5% Chrysotile
B-26	"	"	Stop Positive (Not Analyzed)
B-27	"	"	Stop Positive (Not Analyzed)
B-28	Right Side, 1st Floor Mid Layer	Floor Mastic - Black	< 1% Chrysotile
B-29	"	"	2% Chrysotile
B-30	"	"	Stop Positive (Not Analyzed)
B-31	Right Side, 1st Floor	12 x 12 Floor Tile - Top Layer - Black	None Detected
B-31	"	Adhesive - Brown	None Detected
B-32	"	12 x 12 Floor Tile - Top Layer - Black	None Detected
B-32	"	Adhesive - Brown	None Detected
B-33	"	12 x 12 Floor Tile - Top Layer - Black	None Detected
B-33	"	Adhesive - Brown	None Detected

Taggart Construction, Inc.
 10 South St.
 Freeport, ME 04032
 Project # 09-279

Testing Date: 12/04/2009
 Page 3 of 4

660 Congress St. Portland

SAMPLE NUMBER	LOCATION AREA	SAMPLE DESCRIPTION / COLOR	% ASBESTOS
B-63	1st Floor - Through-Out	Skim Coat Plaster - White/Cream	None Detected
B-64	"	"	None Detected
B-65	"	"	None Detected
B-66	1st Floor - Left Side	Linoleum - Tan Speck	None Detected
B-67	"	"	None Detected
B-68	"	"	None Detected
B-69	1st Floor - Entry & Kitchen	Linoleum - Tan Spec	None Detected
B-70	"	"	None Detected
B-71	"	"	None Detected
B-72	1st Floor - Bathroom	2 x 2 Ceiling Tile -	None Detected
B-73	"	"	None Detected
B-74	"	"	None Detected
B-75	1st Floor - Bathroom	Linoleum - Cream	None Detected
B-76	"	"	None Detected
B-77	"	"	None Detected
B-78	Front Stairwell to 3rd Floor & Rear Landing	Linoleum - Black	None Detected
B-79	"	"	None Detected
B-80	"	"	None Detected
B-81	2nd Floor - Front Stairwell & common Hall	Tar Paper - Black	None Detected
B-82	"	"	None Detected
B-83	"	"	None Detected
B-84	Apartment 1A - 4A, 2nd Floor Bath & Kitchen Apartment 1B - 3B, 3rd Floor Bath & Kitchen	Linoleum - Tan Speck	None Detected
B-85	"	"	None Detected
B-86	"	"	None Detected
B-87	2nd & 3rd Common Halls & 3A/4A Baths	Floor tiles - Black	10% Chrysotile
B-88	"	"	Stop Positive (Not Analyzed)
B-89	"	"	Stop Positive (Not Analyzed)
B-90	2nd Floor	Joint Compound - Tan/White	None Detected
B-91	"	"	None Detected
B-92	"	"	None Detected
B-93	2nd Floor	Gypsum Wall Board - Brown/White	None Detected
B-94	"	"	None Detected
B-95	"	"	None Detected
B-96	2nd Floor	Plaster - Base Coat - Brown	None Detected
B-97	"	"	None Detected
B-98	"	"	None Detected

ASBESTOS ANALYTICAL REPORTS

**EMSL Analytical, Inc.**

107 Haddon Ave., Westmont, NJ 08108

Phone: (856) 858-4800 Fax: (856) 858-4960 Email: westmontasblab@EMSL.com

Attn: **Mark Coleman**
Environmental Safety & Hygiene Assoc.
5 Delta Drive
Westbrook, ME 04092

Customer ID: ESH50
Customer PO:
Received: 12/04/09 10:30 AM
EMSL Order: 040929145

Fax:
Phone:
Project: 09-279/660 CONGRESS STREET

EMSL Proj:
Analysis Date: 12/8/2009

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
B8 040929145-0008	BASEMENT				Stop Positive (Not Analyzed)
B9 040929145-0009	BASEMENT				Stop Positive (Not Analyzed)
B10 040929145-0010	BASEMENT	Brown/Gray Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
B11 040929145-0011	BASEMENT	Brown/Gray Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
B12 040929145-0012	BASEMENT	Brown/Gray Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
B13 040929145-0013	BASEMENT	Brown/White Fibrous Heterogeneous	30% Cellulose	70% Non-fibrous (other)	None Detected
B14 040929145-0014	BASEMENT	Brown/White Fibrous Heterogeneous	10% Cellulose	90% Non-fibrous (other)	None Detected

Analyst(s)

Delores Beard (61)
Dave Poitras (57)

Stephen Siegel, CIH, Laboratory Manager
or other approved signatory

Due to magnification limitations inherent in PLM, asbestos fibers in dimensions below the resolution capability of PLM may not be detected. The limit of detection as stated in the method is 1%. The above test report relates only to the items tested and may not be reproduced in any form without the express written approval of EMSL Analytical, Inc. EMSL's liability is limited to the cost of analysis. EMSL bears no responsibility for sample collection activities or analytical method limitations. Interpretation and use of test results are the responsibility of the client. Samples received in good condition unless otherwise noted. This report must not be used to claim product endorsement by NVLAP or any agency of the U.S. Government. The test results meet all NELAC requirements unless otherwise specified.

Samples analyzed by EMSL Analytical, Inc. Westmont 107 Haddon Ave., Westmont NJ AIHA IHLAP 100194, NVLAP Lab Code 101048-0, NYS ELAP 10872, NJ DEP 04006

**EMSL Analytical, Inc.**

107 Haddon Ave., Westmont, NJ 08108

Phone: (856) 858-4800 Fax: (856) 858-4960 Email: westmontaslab@EMSL.com

Attn: **Mark Coleman**
Environmental Safety & Hygiene Assoc.
5 Delta Drive
Westbrook, ME 04092

Customer ID: ESH50
Customer PO:
Received: 12/04/09 10:30 AM
EMSL Order: 040929145

Fax: Phone:
Project: 09-279/660 CONGRESS STREET

EMSL Proj:
Analysis Date: 12/8/2009

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
B22 040929145-0022	BASEMENT	Various Non-Fibrous Heterogeneous		100% Non-fibrous (other)	None Detected
B23 040929145-0023	BASEMENT	Various Non-Fibrous Heterogeneous	2% Hair	98% Non-fibrous (other)	None Detected
B24 040929145-0024	BASEMENT	Various Non-Fibrous Heterogeneous	2% Hair	98% Non-fibrous (other)	None Detected
B25 040929145-0025	1ST FLOOR BATHROOM	Black Non-Fibrous Homogeneous		95% Non-fibrous (other)	5% Chrysotile
B26 040929145-0026	1ST FLOOR BATHROOM				Stop Positive (Not Analyzed)
B27 040929145-0027	1ST FLOOR BATHROOM				Stop Positive (Not Analyzed)
B28 040929145-0028	1ST FLOOR	Black Non-Fibrous Homogeneous		100% Non-fibrous (other)	<1% Chrysotile

Analyst(s)

Delores Beard (61)

Dave Poitras (57)

Stephen Siegel, CIH, Laboratory Manager
or other approved signatory

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Samples analyzed by EMSL Analytical, Inc. Westmont 107 Haddon Ave., Westmont NJ AIHA IHLAP 100194, NVLAP Lab Code 101048-0, NYS ELAP 10872, NJ DEP 04006

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Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
B33-Adhesive 040929145-0033A	1ST FLOOR	Brown Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
B34 040929145-0034	1ST FLOOR	Brown/Black Fibrous Heterogeneous	20% Cellulose	80% Non-fibrous (other)	None Detected
B35 040929145-0035	1ST FLOOR	Brown/Gray Fibrous Heterogeneous	20% Cellulose	80% Non-fibrous (other)	None Detected
B36 040929145-0036	1ST FLOOR	Brown/Black Fibrous Heterogeneous	20% Cellulose	80% Non-fibrous (other)	None Detected
B37 040929145-0037	1ST FLOOR	Red Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
B38 040929145-0038	1ST FLOOR	Red Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
B39 040929145-0039	1ST FLOOR	Gray Fibrous Homogeneous	100% Cellulose	0% Non-fibrous (other)	None Detected

Analyst(s)

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Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
B47 040929145-0047	1ST FLOOR	Brown/White Fibrous Heterogeneous	15% Cellulose	85% Non-fibrous (other)	None Detected
B48 040929145-0048	1ST FLOOR	White/Cream Non-Fibrous Heterogeneous		100% Non-fibrous (other)	None Detected
B49 040929145-0049	1ST FLOOR	Brown/White Fibrous Heterogeneous	40% Cellulose 10% Glass	50% Non-fibrous (other)	None Detected
B50 040929145-0050	1ST FLOOR	Brown/White Fibrous Heterogeneous	60% Cellulose	40% Non-fibrous (other)	None Detected
B51-Floor Tile 040929145-0051	1ST FLOOR REAR APARTMENT	Green Non-Fibrous Homogeneous		92% Non-fibrous (other)	8% Chrysotile
B51-Mastic 040929145-0051A	1ST FLOOR REAR APARTMENT	Black Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
B52-Floor Tile 040929145-0052	1ST FLOOR REAR APARTMENT				Stop Positive (Not Analyzed)

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Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
B56-Floor Tile 040929145-0056	1ST FLOOR REAR APARTMENT				Stop Positive (Not Analyzed)
B56-Mastic 040929145-0056A	1ST FLOOR REAR APARTMENT	Black Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
B57 040929145-0057	1ST FLOOR REAR APARTMENT	Brown/Black Fibrous Heterogeneous	60% Cellulose	40% Non-fibrous (other)	None Detected
B58 040929145-0058	1ST FLOOR REAR APARTMENT	Brown/Black Fibrous Heterogeneous	60% Cellulose	40% Non-fibrous (other)	None Detected
B59 040929145-0059	1ST FLOOR REAR APARTMENT	Brown/Black Fibrous Heterogeneous	60% Cellulose	40% Non-fibrous (other)	None Detected
B60 040929145-0060	1ST FLOOR THROUGHOUT	Brown/Cream Fibrous Heterogeneous	10% Hair	90% Non-fibrous (other)	None Detected
B61 040929145-0061	1ST FLOOR THROUGHOUT	Brown/Cream Fibrous Heterogeneous	10% Hair	90% Non-fibrous (other)	None Detected

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Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos			Asbestos
			% Fibrous	% Non-Fibrous	% Type	
B69 040929145-0069	1ST FLOOR ENTRY & KITCHEN	Tan/White Fibrous Heterogeneous	30% Cellulose 5% Glass	65% Non-fibrous (other)	None Detected	
B70 040929145-0070	1ST FLOOR ENTRY & KITCHEN	Tan/White Fibrous Heterogeneous	30% Cellulose 5% Glass	65% Non-fibrous (other)	None Detected	
B71 040929145-0071	1ST FLOOR ENTRY & KITCHEN	Tan/White Fibrous Heterogeneous	30% Cellulose 5% Glass	65% Non-fibrous (other)	None Detected	
B72 040929145-0072	1ST FLOOR BATHROOM	Brown/White Fibrous Heterogeneous	50% Cellulose 20% Min. Wool	30% Non-fibrous (other)	None Detected	
B73 040929145-0073	1ST FLOOR BATHROOM	Brown/White Fibrous Heterogeneous	50% Cellulose 20% Min. Wool	30% Non-fibrous (other)	None Detected	
B74 040929145-0074	1ST FLOOR BATHROOM	Brown/White Fibrous Heterogeneous	50% Cellulose 20% Min. Wool	30% Non-fibrous (other)	None Detected	
B75 040929145-0075	1ST FLOOR BATHROOM	Brown/White Fibrous Heterogeneous	5% Cellulose 5% Glass 10% Synthetic	80% Non-fibrous (other)	None Detected	

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Analysis Date: **12/8/2009**

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
B82 040929145-0082	FRONT STAIRWELL & COMMON HALL - 2ND FLOOR	Brown/Black Fibrous Heterogeneous	70% Cellulose	30% Non-fibrous (other)	None Detected
B83 040929145-0083	FRONT STAIRWELL & COMMON HALL - 2ND FLOOR	Brown/Black Fibrous Heterogeneous	70% Cellulose	30% Non-fibrous (other)	None Detected
B84 040929145-0084	APT. 1B-3B - 3RD FLOOR - BATH & KITCHENS	Tan/White Fibrous Heterogeneous	25% Cellulose 5% Glass	70% Non-fibrous (other)	None Detected
B85 040929145-0085	APT. 1B-3B - 3RD FLOOR - BATH & KITCHENS	Tan/White Fibrous Heterogeneous	25% Cellulose 5% Glass	70% Non-fibrous (other)	None Detected
B86 040929145-0086	APT. 1B-3B - 3RD FLOOR - BATH & KITCHENS	Tan/White Fibrous Heterogeneous	25% Cellulose 5% Glass	70% Non-fibrous (other)	None Detected
B87 040929145-0087	2ND & 3RD COMMON HALLS & 3A/4A BATHS	Black Fibrous Homogeneous		90% Non-fibrous (other)	10% Chrysotile
B88 040929145-0088	2ND & 3RD COMMON HALLS & 3A/4A BATHS				Stop Positive (Not Analyzed)

Analyst(s)

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Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
B96 040929145-0096	2ND FLOOR	Brown Fibrous Homogeneous	10% Hair	90% Non-fibrous (other)	None Detected
B97 040929145-0097	2ND FLOOR	Brown Fibrous Homogeneous	5% Cellulose	95% Non-fibrous (other)	None Detected
B98 040929145-0098	2ND FLOOR	Brown Fibrous Homogeneous	5% Cellulose	95% Non-fibrous (other)	None Detected
B99 040929145-0099	2ND FLOOR	Tan/White Non-Fibrous Heterogeneous		100% Non-fibrous (other)	None Detected
B100 040929145-0100	2ND FLOOR	Tan/White Non-Fibrous Heterogeneous		100% Non-fibrous (other)	None Detected
B101 040929145-0101	2ND FLOOR	Tan/White Non-Fibrous Heterogeneous		100% Non-fibrous (other)	None Detected
B102-Tile 040929145-0102	3RD FLOOR	Black Fibrous Homogeneous		90% Non-fibrous (other)	10% Chrysotile

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EMSL Proj:
Analysis Date: 12/9/2009

**Test Report: Asbestos Analysis of Bulk Material via EPA 600/R-93/116. Quantitation
using 400 Point Count Procedure.**

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
B108 040929145-0108	3RD FLOOR	Brown/Black Fibrous Heterogeneous	70.00% Cellulose	28.25% Non-fibrous (other)	1.75% Chrysotile

CERTIFICATION# BA-0100

Analyst(s)

Delores Beard (1)

Stephen Siegel, CIH, Laboratory Manager
or other approved signatory

Disclaimer: Some samples may contain asbestos fibers present in dimensions below PLM resolution limits. The limit of detection as stated in the method is 0.25%. EMSL Analytical Inc suggests that samples reported as <0.25% or none detected undergo additional analysis via TEM. The above test report relates only to the items tested. This report may not be reproduced, except in full, without written approval of EMSL Analytical Inc. This test report must not be used by the client to claim product endorsement by NVLAP or any agency of the United States Government. EMSL Analytical Inc., bears no responsibility for sample collection activities, analytical method limitations, or the accuracy of results when requested to separate layered samples. EMSL Analytical Inc., liability is limited to the cost of sample analysis. The test results contained within this report meet the requirements of NELAC unless otherwise noted. Samples received in good condition unless otherwise noted.

Samples analyzed by EMSL Analytical, Inc. Westmont 107 Haddon Ave., Westmont NJ NYS ELAP 10872

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EMSL Proj:
Analysis Date: **12/8/2009**

**Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using
Polarized Light Microscopy**

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
B116 040929145-0116	3RD FLOOR	Brown/White Fibrous Heterogeneous	10% Hair	90% Non-fibrous (other)	None Detected
B117 040929145-0117	3RD FLOOR 1B KITCHEN	Black Non-Fibrous Homogeneous		90% Non-fibrous (other)	10% Chrysotile
B118 040929145-0118	3RD FLOOR 1B KITCHEN				Stop Positive (Not Analyzed)
B119 040929145-0119	3RD FLOOR 1B KITCHEN				Stop Positive (Not Analyzed)
B120 040929145-0120	3RD FLOOR	Brown/White Fibrous Homogeneous	5% Cellulose	95% Non-fibrous (other)	None Detected
B121 040929145-0121	3RD FLOOR	Brown/White Fibrous Homogeneous	5% Cellulose	95% Non-fibrous (other)	None Detected
B122 040929145-0122	3RD FLOOR	Brown/White Fibrous Homogeneous	5% Cellulose	95% Non-fibrous (other)	None Detected

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Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
B130 040929145-0130	2ND & 3RD FLOOR FLOORS	Brown Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
B131 040929145-0131	2ND & 3RD FLOOR FLOORS	Brown Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected

CERTIFICATION# BA-0100 (DB) and BA-0093 (DP)

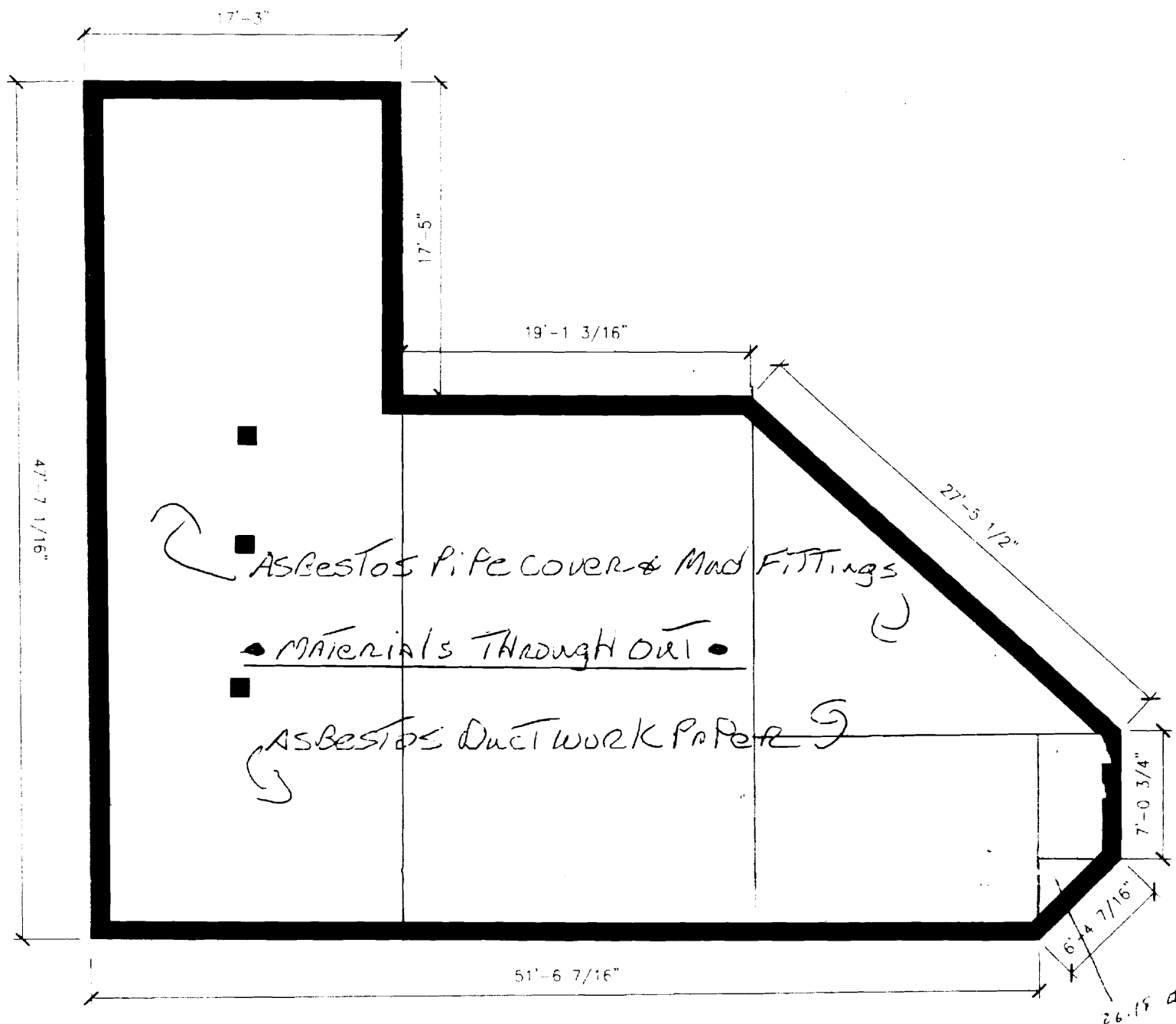
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EXISTING LOWER LEVEL FLOOR PLAN - SCALE: 1/8" = 1'0"

Lachman

Architects and Planners

Architecture
Community Design
Preservation

165 State Street
Portland, Maine 04101
207-773-3833

FASHION TEXTILE AND COSTUME ARTS

AT 660 CONGRESS STREET

EXISTING
FLOOR PLAN

Date: 11/30/2009

Issued for:

SCHEMATICS

E1.0

Lachman
Architects and Planners

Architecture
Community Design
Preservation

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Portland, Maine 04101
207-773-3833

FASHION TEXTILE AND COSTUME ARTS

AT 660 CONGRESS STREET

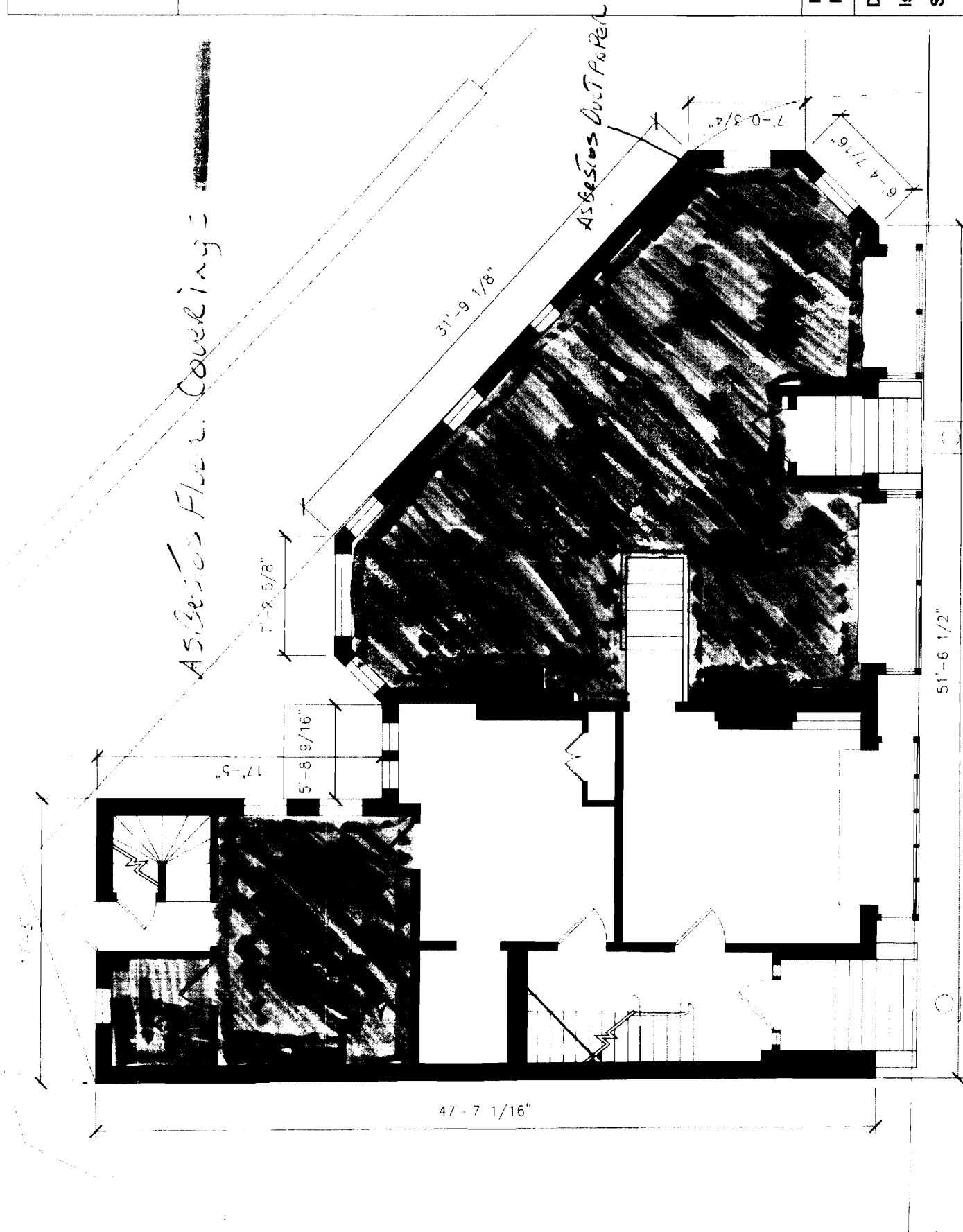
EXISTING
FLOOR PLAN

Date: 11/30/2009

Issued for:

SCHEMATICS

E1.1



EXISTING GROUND LEVEL FLOOR PLAN - SCALE: 1/8" = 10"

Lachman
Architects and Planners

Architecture
Community Design
Preservation

165 State Street
Portland, Maine 04101
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FASHION TEXTILE AND COSTUME ARTS

AT 660 CONGRESS STREET

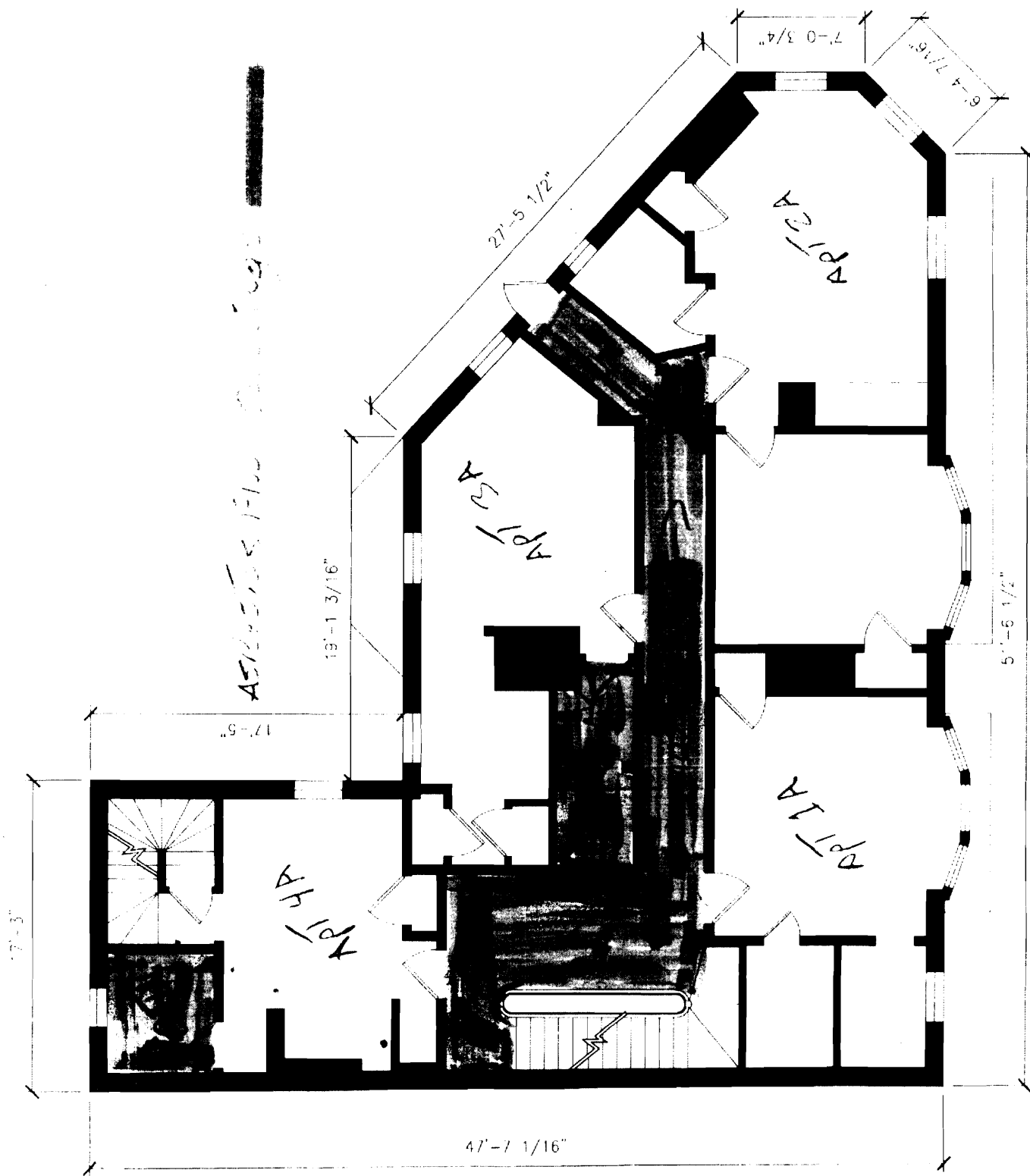
EXISTING
FLOOR PLAN

Date: 11/30/2009

Issued for:

SCHEMATICS

EXISTING SECOND LEVEL FLOOR PLAN - SCALE: 1/8" = 1'0"



E1.2

Lachman
Architects and Planners

Architecture
Community Design
Preservation

165 State Street
Portland, Maine 04101
207-774-3833

FASHION TEXTILE AND COSTUME ARTS

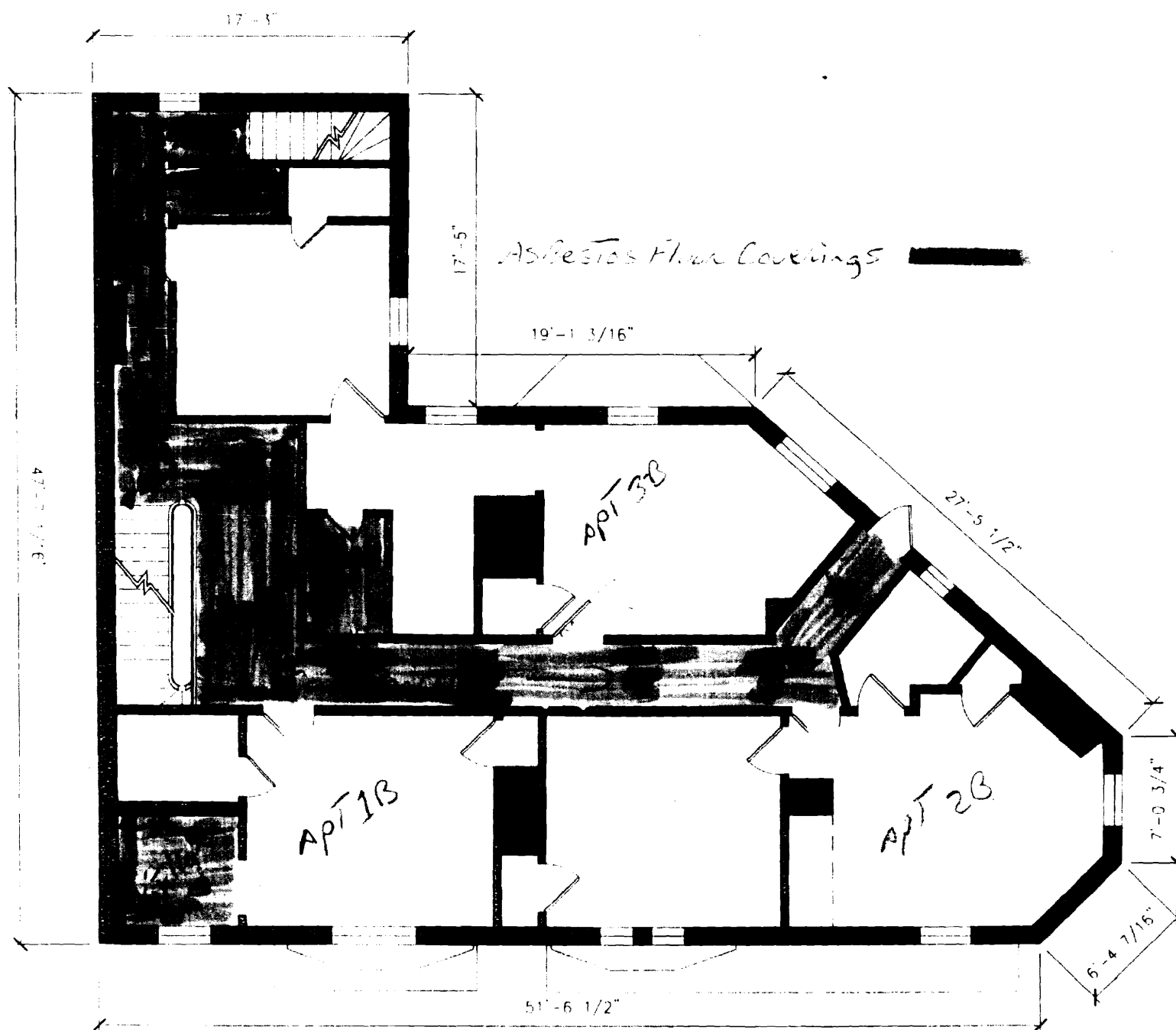
AT 660 CONGRESS STREET

EXISTING
FLOOR PLAN

Date: 11/30/2009

Issued for:
SCHEMATICS

E1.3



EXISTING THIRD LEVEL FLOOR PLAN - SCALE: 1/8" = 1'0"



Application for Exemption from Site Plan Review

Portland, Maine

Department of Planning and Urban Development, Planning Division and Planning Board

#09 5990057

PROJECT NAME: 660 CONGRESS STREET (L58)

PROJECT ADDRESS: 660 CONGRESS STREET - PORTLAND

PROJECT DESCRIPTION: (Please Attach Sketch/Plan of Proposal/Development)

ASBESTOS ABATEMENT AND DEMOLITION OF INTERIOR FINISHES, PLUMBING AND WIRE TO EXPOSE FRAMING. NO WORK PLANNED ON EXTERIOR OR SITE. PART 1 OF A 2 PART APPLICATION PROCESS. SEE ATTACHED CHART/BLOCK/LOT: 45-A-1

CONTACT INFORMATION:

OWNER/APPLICANT

Name: ELLIOTSVILLE PLANTATION, INC.
Address: C/O ALBION, RANDALL & BENNETT
130 MIDDLE STR, 4th FLOOR
PO BOX 445
Zip Code: PORTLAND, ME 04112
Work #: 772-1981
Home #: -
Fax #: -
E-mail: KALMANDI@arbcpa.com

CONSULTANT/AGENT

Name: CLAIRE BETZEL, TAGGART CONSTRUCTION
Address: 10 SOUTH STR, PO BOX 255
FREEPORT, ME
Zip Code: 04032
Work #: 865-2281 x6
Cell Home #: 653-8815
Fax #: 865-2183
E-mail: claire@tagcon.com

Criteria for Exemptions:

(See Section 14-523 (4) on page 2 of this application)

	Applicant's Assessment Y(yes), N(no), N/A	Planning Division Use Only
a) Is the proposal within existing structures?	<u>Y</u>	<u>yes</u>
b) Are there any new buildings, additions, or demolitions?	<u>N</u>	<u>no</u>
c) Is the footprint increase less than 500 sq. ft.?	<u>Y</u>	<u>yes</u>
d) Are there any new curb cuts, driveways or parking areas?	<u>N</u>	<u>no</u>
e) Are the curbs and sidewalks in sound condition?	<u>Y</u>	<u>yes</u>
f) Do the curbs and sidewalks comply with ADA?	<u>Y</u>	<u>yes</u>
g) Is there any additional parking?	<u>N</u>	<u>no</u>
h) Is there an increase in traffic?	<u>N</u>	<u>no</u>
i) Are there any known stormwater problems?	<u>N</u>	<u>no</u>
j) Does sufficient property screening exist?	<u>-</u>	<u>NA</u>
k) Are there adequate utilities?	<u>Y</u>	<u>yes</u>

RECEIVED

JAN 22 2010

Dept. of Building Inspections
City of Portland Maine

Planning Division Use Only

Exemption Granted with conditions Partial Exemption Exemption Denied

See attached conditions

Planner's Signature Barbara Bergholt Date Jan. 19, 2010

PROVISION OF PORTLAND CITY CODE
14-523 (SITE PLAN ORDINANCE)
RE: EXEMPTIONS FROM SITE PLAN REVIEW

Sec. 14-523. Approval required.

No person shall undertake any development without obtaining approval therefore under this article.

- (4) The Planning authority shall exempt from review under all standards in this article developments that meet all of the following requirements:
- a. The proposed development will be located within existing structures, and there will be no new buildings, demolitions, or building additions other than those permitted by subsection b of this section;
 - b. Any building addition shall have a new building footprint expansion of less than five hundred (500) square feet;
 - c. The proposed site plan does not add any new curb cuts, driveways, or parking areas; the existing site has no more than one (1) curb cut and will not disrupt the circulation flows and parking on-site; and there will be no drive-through services provided;
 - d. The curbs and sidewalks adjacent to the lot are complete and in sound condition, as determined by the public works authority, with granite curb with at least four (4) inch reveal, and sidewalks are in good repair with uniform material and level surface and meet accessibility requirements of the Americans with Disabilities Act;
 - e. The use does not require additional or reduce existing parking, either on or off the site, and the project does not significantly increase traffic generation;
 - f. There are no known stormwater impacts from the proposed use or any existing deficient conditions of stormwater management on the site;
 - g. There are no evident deficiencies in existing screening from adjoining properties; and
 - h. Existing utility connections are adequate to serve the proposed development and there will be no disturbance to or improvements within the public right-of-way.

A developer claiming exemption under this subsection shall submit a written request for exemption stating that the proposed meets all of the provisions in standards a-h of this subsection, including an itemized statement by a qualified professional. Upon receipt of such a request, the planning authority will visit the site to verify that the exemption is applicable due to compliance with the standards. The planning authority, after consultation with the public works authority, shall render a written decision within twenty (20) working days after receipt of a written request for exemption that contains all the information required by this subsection. If a full exemption is granted, the application shall be approved without further review under this article, and no performance guarantee shall be required. The planning authority may require full site plan review of a project that meets the criteria of this subsection if it determined that there is a substantial public interest in the project.

In the event that the planning authority determines that standards a and b of this subsection and at least four (4) of the remaining standards have been met, the planning authority shall review the site plan under the review standards in section 14-526 that are affected by the standards in this subsection that have not been met. An application that receives review by the planning board shall receive a complete review under the standards of section 14-526. The planning authority shall notify an applicant in writing that full or partial site plan review is required, the reasons for the decision, and the information that will be required for site plan review.

IMPORTANT NOTICE TO APPLICANT

An Exemption from site plan review does not exempt this proposal from other approvals or permits, nor is it an authorization for construction. You should first check with the Building Inspections Office, Room 315, City Hall (874-8703), to determine what other City permits, such as a building permit, will be required.

January 19, 2010

The request for an exemption to do the Phase I asbestos removal and demolition is granted for Phase I only with the following conditions:

1. A minor site plan application must be submitted for the change of use of 660 Congress Street and for any exterior changes that are proposed for the site. The proposal will be reviewed under the standards of the Site Plan Ordinance.
2. The building is within the Congress Street Historic District and must be reviewed under Portland's Historic Preservation Ordinance.
3. This approval of an exemption from site plan review for Phase I only, does not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.

 1/19/10
Barbara Barhydt
Development Review Services Manager



CREATING HEALTHY BUILDINGS

January 14, 2010

Barbara Barhydt
Development Review Services Manager
City of Portland Planning and Development Department
389 Congress Street
Portland, ME 04101

HAND DELIVERED

RE: 660 Congress Street Project
Application for Exemption from Site Plan Review

Dear Barbara:

As we discussed on the phone, we are working as part of a design-build team, in conjunction with Lachman Architects, on the proposed renovations of the building located at 660 Congress Street.

The interior of the building will be renovated to support an artist-in-residence program. Conceptually, the 1st floor will be used as gallery space, accessible to the public during certain periods, and the 2nd and 3rd floors will consist of studio and work space for the visiting artists. Exterior restoration work on the building will be fully coordinated with the Historic Preservation Department. A workshop was held with the Board on January 6 to receive their input on the planned project.

Our approach to this project is a two part building permit application and review process. Part 1 of the project includes abatement of asbestos and demolition of the interior finishes such as sheetrock, plaster, interior trim and moldings, electrical and alarm wiring, and plumbing to expose the structural framing. No other work will be done as part of this phase of the project. No work will be done to the exterior or with utilities entering the building. The building permit application for Part 1 was submitted on December 14.

Part 2 of the project will include complete renovation of the interior of the building and restoration of the exterior. At this time, we are also expecting that it will include construction of a loading platform and a lift for accessibility at the rear of the building. We would anticipate that an application for Minor Site Plan review would be necessary as a result of this work and look forward to coordinating with you during the application process for this phase of the project.

The enclosed Application for Exemption from Site Plan Review is submitted only for Part 1 of the project as outlined above. In addition to the application, an original signed and stamped existing site plan that was prepared for the property by Owen-Haskell is also enclosed.

Barbara Barhydt, City of Portland Planning
January 14, 2010

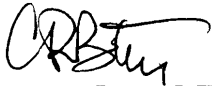
page 2

Thank you for agreeing to review the proposed project in two parts. I would be happy to walk through our enclosed application for part 1 at any time.

We respectfully request that your review be coordinated with the Building Department as we would like to move forward with the approval process for the building permit associated with Part 1 as quickly as possible.

If you should have any questions, please do not hesitate to call.

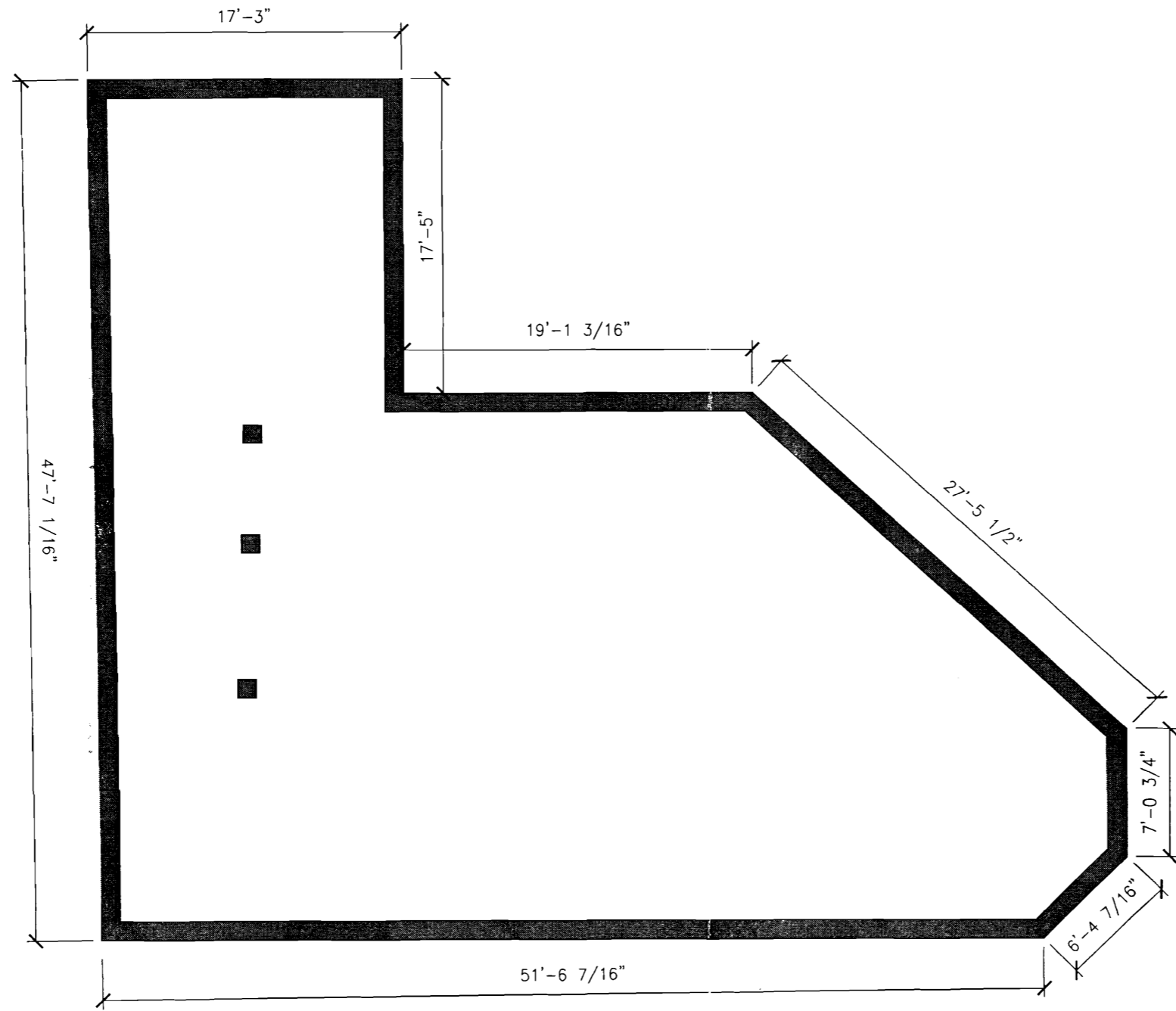
Sincerely,



Claire P. Betze, P.E.
Project Manager

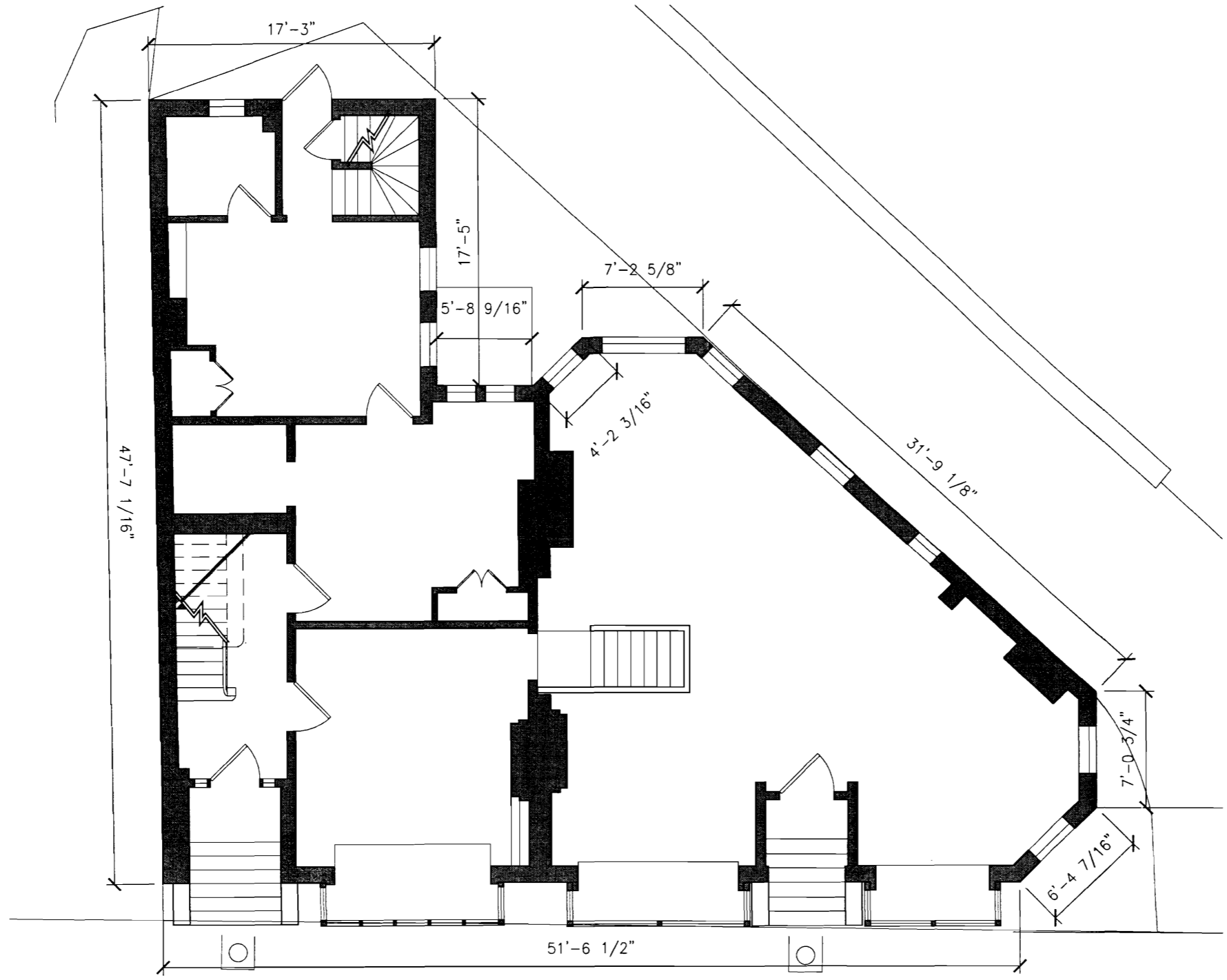
Enclosures

cc: Denis Lachman, Lachman Architects
Patrick Gilgallon, EPI



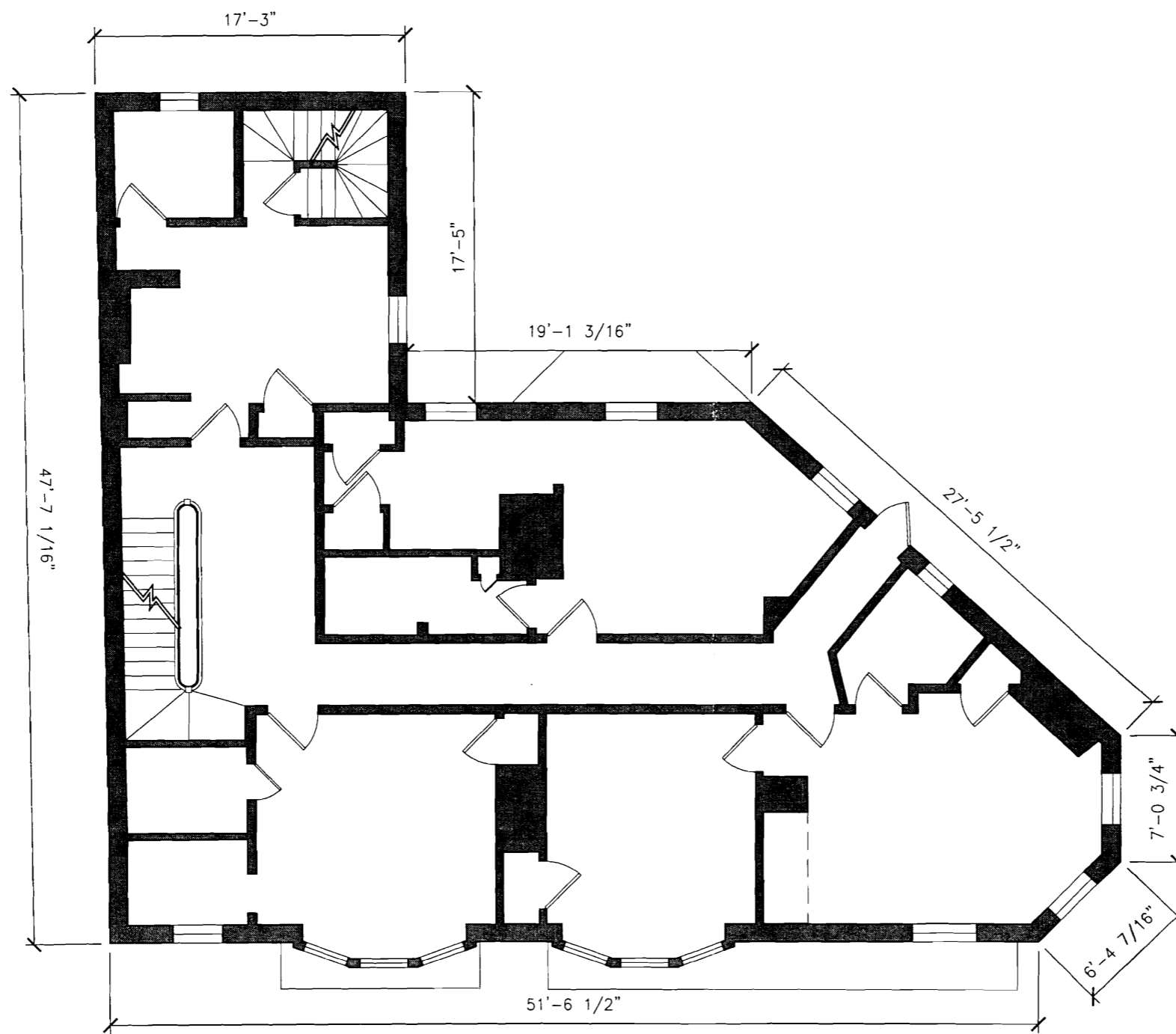
EXISTING LOWER LEVEL FLOOR PLAN - SCALE: 1/8" = 1'0"

<p>Lachman Architects and Planners</p> <p>Architecture Community Design , Preservation</p> <p>165 State Street Portland, Maine 04101 207-773-3833</p>	
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<p>E1.0</p>	



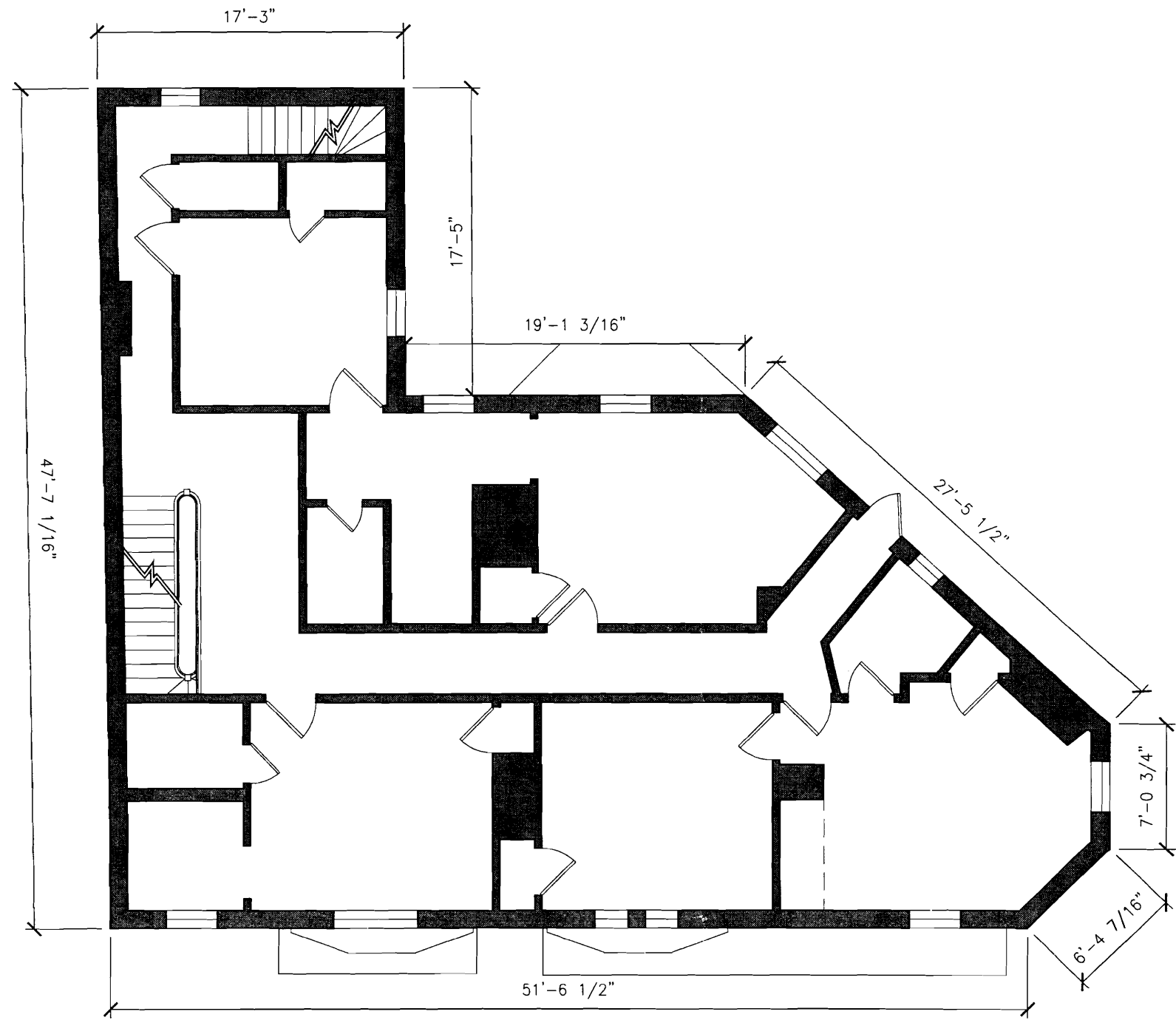
EXISTING GROUND LEVEL FLOOR PLAN - SCALE: 1/8" = 1'0"

<p>Lachman Architects and Planners</p> <p>Architecture Community Design Preservation</p> <p>165 State Street Portland, Maine 04101 207-773-3833</p>	
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<p>E1.1</p>	



EXISTING SECOND LEVEL FLOOR PLAN - SCALE: 1/8" = 1'0"

<p>Lachman Architects and Planners</p> <p>Architecture Community Design Preservation</p> <p>165 State Street Portland, Maine 04101 207-773-3833</p>	
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<p>E1.2</p>	



EXISTING THIRD LEVEL FLOOR PLAN - SCALE: 1/8" = 1'0"

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