

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

PERMIT ISSUED

Permit No: 01-0221	Issue Date: MAR 28 2001	CBL: 052 C003001
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Location of Construction: 189 Park Ave	Owner Name: Maine Center For The Blind &	Owner Address: 189 Park Ave	Phone: 207-774-6273
Business Name: n/a	Contractor Name: Bradford Post	Contractor Address: 20 Emerson St. Portland	Phone: 2077619424
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Demolitions	Zone: R-5

Past Use: Maine Center For The Blind Private garage RAZE	Proposed Use: Same FOOT PRINT CONSTRUCT NEW Private garage. 25'x38'	Permit Fee: 162,000.00	Cost of Work: \$23,000.00	#3
Proposed Project Description: Replace existing garage. Installing handi-cap ramp, stairs, and drainage for front entrance of building, per plans. Demolition of existing shed		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <i>if max 5' review with permit card</i>	INSPECTION: Use Group: Type: PERMITTED WITH REQUIREMENTS	

Signature:	Signature:
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	Date:

Permit Taken By: cih	Date Applied For: 03/20/2001	Zoning Approval
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 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.. Mail to Owner when Ready	Special Zone or Reviews <input type="checkbox"/> Shoreland N/A <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan # 2000-0222 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: OK 3/27/01	Zoning Appeal <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:	Historic Preservation <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 Date:
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called 22 march 2001 for more information - \$

PERMIT ISSUED WITH REQUIREMENTS

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

**Site Review Pre-Application
Multi-Family/Attached Single Family Dwellings/Two-Family Dwelling
or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the Information below for Site Plan Review

NOTEIf 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.**

<u>Applicant</u> Northeast Civil Solutions	<u>Application Date</u> 12/07/00
<u>Applicant's Mailing Address</u> 153 U.S. Rt. 1, Scarborough, ME 04074	<u>Project Name/Description</u> Maine Center for the Blind
<u>Consultant/Agent</u> Jim Fisher	<u>Address Of Proposed Site</u> 89 Park Street, Portland
<u>Applicant/Agent Daytime telephone and FAX</u>	<u>Assessor's Reference, Chart#, Block, Lot#</u> 052-2-064 # 883-22
<u>Proposed Development (Check all that apply)</u> <input type="checkbox"/> New Building <input type="checkbox"/> Building Addition <input type="checkbox"/> Change of Use <input type="checkbox"/> Residential <input type="checkbox"/> Office <input type="checkbox"/> Retail <input type="checkbox"/> Manufacturing <input type="checkbox"/> Warehouse/Distribution <input type="checkbox"/> Other(Specify) <u>Center for the Blind renovations</u>	
<u>864 sq. ft. to be removed; 500 sq. ft. to be added.</u> Proposed Building Square Footage and /or # of Units	<u>84,204 sq. ft.</u> Acreage of Site
	<u>R-5</u> Zoning

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) 7 sets of Site Plan packages containing the information found in the attached sample plans and checklist.

(Section 14-522 of the Zoning Ordinance outlines the process, copies are available for review at the counter, photocopies are \$ 0.25 per page)

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/her authorized agent. I agree to conform to all applicable laws of his jurisdiction. In addition, if an approval for the proposed project or use 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 approval at any reasonable hour to enforce the provisions of the codes applicable to this approval.

<u>Signature of applicant:</u> 	<u>Date:</u> 12/07/00
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Site Review Fee: Major \$500.00 Minor 400.00

This application is for site review ONLY, a Building Permit application and associated fees will be required prior to construction

City of Portland
- Inspection Services Division -
Demolition Call List

Site Address: 189 PARK AVE.

Owner: THE IRIS NETWORK

Structure Type: UTILITY SHED

Contractor: AKA. MAINE SCHOOL FOR BLIND
BRADFORD POST - BUILDER

<u>UTILITY APPROVALS</u>	<u>NUMBER</u>	<u>CONTACT NAME/DATE</u>
Central Maine Power	1-800-750-4000	<u>KATHY - 2104189 - 2105105</u> 3/19/01
NYNEX	878-7000	<u>NONE EXISTING</u>
Northern Utilities	797-8002 X6241	<u>NONE EXISTING</u>
Portland Water District	761-8310	<u>NONE EXISTING</u>
Public Cable Co.	775-3431 X257	<u>NONE EXISTING</u>
Dig Safe***	1-888-344-7233	<u>EXCAVATOR WILL CONTACT PRIOR TO DIGGING</u>

***(After call, there is a wait of 72 bus hrs before digging can begin)

<u>CITY APPROVALS</u>	<u>NUMBER</u>	<u>CONTACT NAME/DATE</u>
DPW/Sewer Division(J.DiPaolo)	874-8300 X8467	<u>NO SEWER AT SHED</u>
DPW/Traffic Division(K.Doughty)	874-8300 X8437	<u>NO ISSUE - SEE DRAWINGS</u>
DPW/Forestry Division(J.Tarling)	874-8300 X8389	<u>NO TREES ON SITE</u>
DPW/Sealed Drain Permit(C.Merritt)	874-8300 X8822	<u>NO PLUMBING INVOLVED</u>
Building Inspections(insp required)	874-8300 X8703	<u>DAVID CADDELL - LEFT MESSAGE</u> 3/19
Historic Preservation	874-8300 X8726	<u>JEFFREY HARRIS - OK TO DEMO</u> 3/19
Fire Dispatcher	874-8300 X8676	<u>AMY HAYDEN - OK - 3/19/2001</u>

Written Notice to Adjoining Owners

<u>ASBESTOS</u>	<u>NONE ON SITE</u>	<u>NUMBER</u>	<u>CONTACT NAME/DATE</u>
DEP - Environmental (Augusta)		287-2651 (Ed Antz)	<u>NO ANSWER BUT NO HAZARDOUS MATERIALS ON SITE</u>

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.

SIGNED: Bradford Post
(BRADFORD POST)

DATE: 3/19/2001

BUILDING PERMIT REPORT

DATE: 22 March 2009 ADDRESS: 189 Park Ave. CBL: 052-C-003

REASON FOR PERMIT: RAZE & replace private garage

BUILDING OWNER: The Iris Network YAKA# (653-9424) call

PERMIT APPLICANT: /CONTRACTOR Bradford T. [Signature]

USE GROUP: U CONSTRUCTION TYPE: 5B CONSTRUCTION COST: \$3,000 PERMIT FEES: \$162.00

The City's Adopted Building Code (The BOCA National Building Code/1999 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

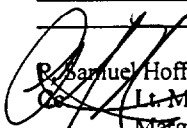
CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: *1, *2, *4, *6, *11, *13, *14, *15, *28, *29, *30, *32, *33, *34, *35, *36

- 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained.
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve.
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts.
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete and masonry.
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed.
8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating.
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level.
12. Headroom in habitable space is a minimum of 7'6".
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/2" maximum rise.
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
15. The Minimum required width of a corridor shall be determined by the most restrictive of the criteria under section 1011.3 but not less than 36".
16. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue.
17. Each apartment shall have access to two (2) separate, remote and approved means of egress.
18. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's.
19. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment.

20. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1999), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
 - In the immediate vicinity of bedrooms
 - In all bedrooms
 - In each story within a dwelling unit, including basements
21. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
22. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
23. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
24. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)
25. Section 25 - 135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
26. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
27. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
- *28. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. **No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.**
- *29. All requirements must be met before a final Certificate of Occupancy is issued.
- *30. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1996).
31. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)
32. Please read and implement the attached Land Use Zoning report requirements.
33. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
34. Bridging shall comply with Section 2305.16.
35. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
36. All flashing shall comply with Section 1406.3.10.
37. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).

All conditions & requirements on the attached site plan Development Review Sheet shall be met.


 R. Samuel Hoffses, Building Inspector
 Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator
 Michael Nugent, Inspection Service Manager

PSH 10/1/00

****This permit is herewith issued, on the basis of plans submitted and conditions placed on these plans, any deviations shall require a separate approval.**

*****THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD. (You Shall Call for Inspections)**

******ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000, DXF FORMAT OR EQUIVALENT.**

*******CERTIFICATE OF OCCUPANCY FEE \$50.00**



SURVEYING ENGINEERING LAND PLANNING
Northeast Civil Solutions
INCORPORATED

December 18, 2000

153 U.S. Route 1
Scarborough
Maine 04074

AL
Marge Schmuckle, Codes Enforcement Officer
City of Portland
389 Congress Street
Portland, ME 04101-3503

tel
207.883.1000
800.882.2227

RE: ~~Minor-Minor~~ Site Plan Application, The Iris Network

fax
207.883.1001

e-mail
ncs@ctel.net

Dear Marge:

On behalf of the The Iris Network, formerly the Maine Center for the Blind and Visually Impaired, we are submitting the attached information for ~~minor-minor~~ site plan review and administrative approval. Pursuant to our meeting and discussions on this project, we have prepared the Site Plan detailing the proposed work to be completed.

There will be no change of use of the site; it will continue to be used as a center to assist the needs of visually impaired people throughout the area. We propose three principal changes to the site: ① removal of an existing shed which is currently attached to the northwesterly corner of the northerly building; 2) redesign of the entryway to facilitate a ramp meeting ADA standards for access to the building; 3) placement of a storage shed on an existing concrete pad (to replace a shed that was removed in 1998 because of disrepair).

The shed to be removed was originally constructed over a paved portion of the parking lot. Upon removal of the shed the area will be re-designated as a handicapped parking section. Given that the shed was originally attached to what are two external walls of the original brick building, no external changes to this portion of the building are proposed.

The entryway is to be remodeled to allow better access to the building. A short stairway and ramp will be constructed in conjunction with a trench drain system for stormwater management. Details are outlined on the Site Plan. The shed to be placed on site will sit in the exact footprint of a shed that was recently removed due to disrepair.

None of these changes will create any additional impervious surface area. Removal of the existing shed will enhance the facility by allowing for additional handicapped-designated parking spaces. The new shed will move storage away from the building itself. No other changes are proposed; the parking area is not

Marge Schmuckle
City of Portland
December 18, 2000
Page 2 of 2

affected (other than increasing the number of ADA spaces available); landscaping is unaffected due to all work being completed on already impervious surfaces; building capacity will not to change relative to this construction.

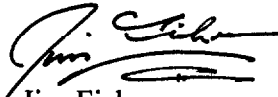
Total area of the site is 84,204 square feet. The shed to be placed on site is approximately 500 square feet. The shed to be removed encompasses approximately 864 square feet. The only easements found in the direct chain of land title dating from 1908 are for ingress and egress along the existing driveway to the facility. This access is shared by The Iris Network and the owners of the service station to the west of the locus.

Relative to the Portland Code (14-525.3.c), none of these proposed changes will generate any solid waste, nor will it affect public utilities or streets. Surface water run-off will not be affected because no additional impervious surface area will be created. Construction is scheduled to begin as soon as the project is approved, and will be completed as soon as practicable thereafter. A small trench will be excavated to construct the dry well (as shown on the plan); other than this, all areas requiring construction are at or above grade on already impervious surface. No other permits appear to be necessary in conjunction with this project.

Design and construction costs associated with the project are relatively minor and are scheduled to be financed internally. A copy of the most current deed indicating right and title to the property is attached, as is the Site Plan and an architectural plan detailing the proposed entryway changes. Finally, no natural areas or sites of historical significance will be disturbed by this project.

If you have any questions, please contact me at any time. Thank you for reviewing this application.

Sincerely,



Jim Fisher
President

Attachments

JF:jm



CITY OF PORTLAND

January 16, 2000

Mr. Jim Fisher
Northeast Civil Solutions
153 U.S. Route 1
Scarboro, Me. 04074

re: 189 Park Avenue Site Plan approval.

Dear Mr. Fisher:

On January 16, 2001, the Portland Planning Authority approved the site plan application for construction of an entry-way, a replacement shed, and parking and drainage improvements.

The proposed site plan was found to be in conformance with the site plan ordinance of the City Land Use Code.

Please note the following provisions and requirements for all site plan approvals:

1. 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.
2. While no performance guarantee will be required, a \$300 engineering inspection fee is required prior to issuance of a building permit.
4. Prior to construction, a preconstruction meeting shall be held at the project site with the contractor, development review coordinator, Public Work'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 preconstruction meeting.
5. 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 OIKOS PROJECT

A GARDENING & SERVICE PROGRAM FOR YOUTH

CASE STATEMENT

Prepared by
Craig Lapine
59 Roberts Street
Portland, Maine 04102
207/874-4979
CALAPINE@HOTMAIL.COM
March 2001

3/27/01

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THE OIKOS PROJECT

A GARDENING AND SERVICE PROGRAM FOR YOUTH

Oikos is the Greek word for household or home. "Economy" and "ecology" are two of the modern English words derived from that root. The root and its derivatives remind us that what we may see as impersonal systems disconnected from us—our ecosystem, our economy—are in fact homes which we inhabit, which may nurture us, but which we must also care for and help sustain as they sustain us.

Needs Statement

Lives are impoverished when people are estranged from the sources—physical, spiritual, emotional—which sustain them. Lives are enriched when people feel connected to their sustenance. Everyone experiences the affirmation of connectedness and the depredations of estrangement, but feeling disconnected is especially soul depleting for youth. Yet mainstream culture actually fosters disconnectedness by acknowledging youth almost exclusively as passive consumers when most youth want desperately to be active producers: to have consequential work to do, to make a difference in their own lives and the lives of others, and to have the chance to be moral agents rather than merely members of a target market.

The Oikos Project seeks to provide a potent experience which runs counter to consumerism and market values, an experience that will help youth discover their own power and the vital connections between the natural world, their communities, and themselves. By helping youth uncover their connections to the natural and the social systems which sustain them, the Oikos Project is ultimately about knowing what it means to be *home*.

Vision Statement

The Oikos Project seeks to engage young people in the consequential act of helping to sustain themselves and their communities.

Mission Statement

Through gardening, service, and eating and working together, youth of the Oikos Project will be better prepared to be citizens of our democracy, participants in our economy, and stewards of our ecology.

Program Description

The Oikos Project will be a summer and afternoon program for high-school-age youth from Greater Portland. The heart of the program will involve youth raising food in community gardens.

Around the core experience of gardening will spin a dynamic web of activities and undertakings designed to enrich the lives of youth and fulfill the Oikos Project vision. Following are the chief components of the program:

Gardening

Growing will be the heart of the Oikos Project. The Oikos Project will seek to grow 5,000 pounds of produce in its first season. Participants will acquire the range of garden know-how, from composting and soil preparation to starting plants to fertilizing and weeding to pest control to harvest to seed saving and back to the beginning. This hands-on experience with cultivating life will boost self-confidence and help youth make the connections between their food, their lives, and their world.

Service

Since helping young people experience and appreciate their place in the interconnected web of life is central to the Oikos Project vision, youth will have the opportunity to give back to the communities which have sustained them. A portion of Oikos Project food will be dedicated to the emergency food system, and youth will serve in the organizations preparing and distributing that food.

Accountability, Leadership, and Entrepreneurship

Although shares will not at first be sold to the public, produce grown by the Oikos Project will be allotted in a manner similar to a CSA (community-supported agriculture project). That is, percentages of the harvest will be earmarked for certain stakeholders: emergency food providers will receive 60 percent of the yield, the families of Oikos Project youth will receive 20 percent, and the Project itself will retain 20 percent.

With training, youth will administer this CSA arrangement: measuring the harvest, packing and delivering allotments, keeping records, etc. This will provide direct experience running a small business.

Youth will also be empowered to make decisions about the Project's share. They might choose, for example, to use the entire share for community meals or to sell a portion at the Portland Farmers' Market or to sell shares to the public or to do something completely different. This experience in group decision making, accountability, and seeing the consequences of decisions will be invaluable for creating self-sufficiency and for fostering entrepreneurship.

Food Systems and Ecosystems

Population biologist Paul Erlich once quipped, "Let's not forget: the economy is a wholly-owned subsidiary of the ecology." As Oikos Project youth dig into producing and distributing 5,000 pounds of produce, it is important that they not lose sight of the natural systems which make that possible—and the impact that their growing may have on these systems. Therefore an enrichment curriculum on the human food system, and beyond that the ecosystem in which it is rooted, will be an important part of each week's work.

Undoing Racism

The Oikos Project aims to include youth from the range of ethnic, racial, and socio-economic groups in Greater Portland. These youth will be doing important but difficult work, side by side and day after day. These youth will also be in direct contact with many of the inequities and injustices of our society.

These experiences will inevitably give rise to questions and tensions: Why do we live the way we do? How did we get here? Why do some have more than others? Why do you have more or less than me? The Oikos Project will cultivate a culture of critical thinking and social action to face, explore, and work to remedy the ills these youth will be encountering.

Cooperative Community Meals

As the Oikos Project builds a community of connectedness and sustenance it will become a place of celebration and joy. Eating well together from the fruits of our own labors will be one way we express that joy. From July to September, the Project will include weekly community meals. Community meals will include youths' families and guests. Staff, youth, and families will prepare meals cooperatively.

Staffing & Structure

Program Director

As Program Director, Craig Lapine will have direct responsibility for all aspects of administering the Oikos Project, including developing the curriculum, raising funds, and working directly with the youth.

Craig brings to the Oikos Project his deep concern both for issues of sustainability and for youth. For nearly a decade he has worked with youth as a coach, a mentor, and, for eight years, a high school teacher. He has developed and taught a number of innovative curricula related to food and sustainability, including an experiential language arts curriculum for Boston's Food Project. Craig will work full-time on the Oikos Project.

Grower

A grower, employed by the Project for three-quarters of the year, will manage the garden and organize the work of the youth in it. The grower will also be expected to take a leadership role in garden-based lessons.

MOFGA Sponsorship

The Oikos Project will be under the fiscal umbrella of the Maine Organic Farmers and Gardeners Association (MOFGA), a 501c-3 corporation and a national leader on issues of organic agriculture and sustainable culture.

Independent Advisory Board

In addition to the leadership afforded by its fiscal sponsor, Oikos Project has an independent advisory board.

Our Oikos

The Oikos Project will be piloted in Summer 2001 at community gardens in Kennedy Park, a public housing development in Portland's Bayside neighborhood. A more permanent home is being sought in conjunction with the City of Portland.

Conclusion

Sustenance and *consequence*—those are the watchwords of the Oikos Project. By engaging youth in the *consequential* work of *sustaining* themselves and their communities, the Oikos Project seeks to create a deeper sense of self and community and to help youth create their own sense of what it means to be home.

Appendix A: Oikos Project Activity and Curriculum Outline

Summer Session: July 2-August 24, 2001

Theme

- Making Connections

Core Undertakings

- Test and identify urban soils.
- Grow 5,000 pounds of organic produce.
- Serve the youths' own families and community as well as the emergency food system.

Related Projects

- Market stand
- Journal
- Summer almanac publication project

Curriculum Threads

- Food systems
- Soil sciences
- Literacy/language arts

Fall Session: September 10-November 23, 2001

Theme

- Celebration

Core Undertakings

- Complete harvest by September 21

Related Projects

- Final tallies and bookkeeping
- Pumpkin party/Harvest dance
- Journal

Curriculum Threads

- Science of place, food systems cont'd.
- History of place
- Literature of place

Winter Session: January 7-March 29, 2002

Theme

- Reflection, Planning, Action

Core Undertakings

- Recruit 25 youth for Summer 2002.
- Develop and deliver presentations for local, regional, and national audiences.
- Plan gardens/yields for Summer 2002.
- Clear new garden land and begin soil preparation.
- Begin seedlings.

Related Projects

- Journal
- Goal setting

Curriculum Threads

- Leadership
- Writing and public speaking
- Food systems cont'd.

Spring Session: April 8-June 21, 2002

Theme

- Renewal

Core Undertakings

- Clear brush from new garden site.
- Transfer seedlings.
- Celebrate first planting and first harvest.

Related Projects

- Poetry
- Journal

Curriculum Threads

- Soil science cont'd.
- Food systems cont'd.

Appendix B: Oikos Project Allies and Partners

The following organizations and entities are committed to working with the Oikos Project. See attached letters of intent for details.

- Maine Organic Farmers and Gardeners Association • Unity, Maine
- The Food Project • Lincoln, Massachusetts
- The Maine Coalition for Food Security • Portland, Maine
- The City of Portland
- The Portland Housing Authority
- The Urban Soils Working Group (sponsored by the University of Southern Maine) • Gorham and Portland, Maine

RECEIVED JAN 10 1991

Internal Revenue Service

Department of the Treasury

35 Tillary St., Brooklyn, NY 11201

District
Director

Date: JAN 11 1991

Maine Organic Farmers &
Gardeners Association
Box 2176
Augusta, ME 04338-2176
Attn: Nancy Ross

Person to Contact:
Clifton G. Belnavis
Contact Telephone Number:
(718) 780-4501
EIN: 01-6048322

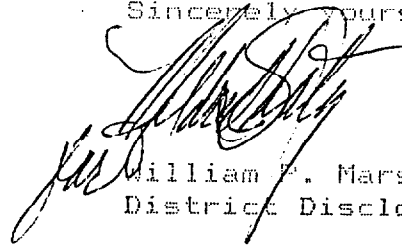
Dear Sir or Madam:

Reference is made to your request for verification of the tax exempt status of Maine Organic Farmers & Gardeners Association.

A determination or ruling letter issued to an organization granting exemption under the Internal Revenue Code of 1954 or under a prior or subsequent Revenue Act remains in effect until exempt status has been terminated, revoked or modified.

Our records indicate that exemption was granted as shown below.

Sincerely yours,



William F. Marshall
District Disclosure Officer

Name of Organization: Maine Organic Farmers &
Gardeners Association

Date of Exemption Letter: August 1979

Exemption granted pursuant to 1954 Code section 501(c)(3) or its predecessor Code section.

Foundation Classification (if applicable): Not a private foundation as you are an organization described in section 509(a)(2) of the Internal Revenue Code.



**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Fire Department Copy**

20000222

I. D. Number

Northeast Civil Solutions

Applicant
153 U.S. Route 1, Scarborough, ME 04074
Applicant's Mailing Address
Jim Fisher
Consultant/Agent
883-1000
Applicant or Agent Daytime Telephone, Fax

12/21/00

Application Date
500 sq. ft. addition
Project Name/Description

189 - 189 Park St
Address of Proposed Site
052-C-004, 3
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):
 New Building Building Addition Change Of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify) **Center for the Blind**

Proposed Building square Feet or # of Units **84,204 sq. ft.** Acreage of Site Zoning **R5**

Check Review Required:

Site Plan (major/minor) Subdivision # of lots _____ PAD Review 14-403 Streets Review
 Flood Hazard Shoreland Historic Preservation DEP Local Certification
 Zoning Conditional Use (ZBA/PB) Zoning Variance Other _____

Fees Paid: Site Plan **\$400.00** Subdivision _____ Engineer Review _____ Date: **12/21/00**

Fire Approval Status:

Approved Approved w/Conditions see attached Denied Reviewer _____
 Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached
 Condition Compliance *U. M. [Signature]* **1/2/01**
 signature date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit Issued	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	_____
	date		expiration date
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	

J. M. C. D. [Signature]
 Fire

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Inspections Office Copy**

20000222
I. D. Number

Northeast Civil Solutions
Applicant
153 U.S. Route 1, Scarborough, ME 04074
Applicant's Mailing Address
Jim Fisher
Consultant/Agent
883-1000
Applicant or Agent Daytime Telephone, Fax

12/21/00
Application Date
500 sq. ft. addition
Project Name/Description

189 - 189 Park St *Ave*
Address of Proposed Site
052-C-00A 3
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):
 New Building Building Addition Change Of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify) **Center for the Blind**
 Proposed Building square Feet or # of Units: **84,204 sq. ft.** Acreage of Site: _____ Zoning: **R5**

Check Review Required:

Site Plan (major/minor) Subdivision # of lots _____ PAD Review 14-403 Streets Review
 Flood Hazard Shoreland Historic Preservation DEP Local Certification
 Zoning Conditional Use (ZBA/PB) Zoning Variance Other

Fees Paid: Site Plan **\$400.00** Subdivision _____ Engineer Review _____ Date: **12/21/00**

Inspections Approval Status:

Approved Approved w/Conditions see attached Denied Reviewer _____
 Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached
 Condition Compliance signature _____ date _____

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit Issued	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	_____
	date		expiration date
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	

Imagery

From: Marge Schmuckal
To: William Needleman
Subject: 189 Park Avenue - Old Maine Center for the Blind

Bill, I have reviewed the plans for this minor site plan project. I have determined that the proposed shed to be placed on the existing foundation would be allowable under section 14-433. That section states that if a principal building existed as of July 19, 1988, then an accessory structure may be located within 5 feet of the rear lot line within an R-5 zone. I have scaled that the existing foundation is 6 feet at the closest point to the rear lot line. I would allow them to use this section of the ordinance to rebuild the old shed on this site as long as a minimum of a 5 foot set back is maintained.

From: William Needleman
To: Marge Schmuckal
Date: Tue, Mar 27, 2001 10:44 AM
Subject: 189 Park, Iris Center

This application is all set.

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Insp Copy**

2000-0222
Application I. D. Number
12/21/2000
Application Date
Park Ave 189
Project Name/Description

Northeast Civil Solutions
Applicant
153 U.S. Route 1, Scarborough, ME 04074
Applicant's Mailing Address

Consultant/Agent
Applicant Ph: 883-1000 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

189 - 189 Park Avenue, Center for the Blind
Address of Proposed Site
052-C-003
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):
 New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) Center for the Blind
500 sq ft add 84,204 sq. ft. R5
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

<input checked="" type="checkbox"/> Site Plan (major/minor)	<input type="checkbox"/> Subdivision # of lots _____	<input type="checkbox"/> PAD Review	<input type="checkbox"/> 14-403 Streets Review
<input type="checkbox"/> Flood Hazard	<input type="checkbox"/> Shoreland	<input type="checkbox"/> Historic Preservation	<input type="checkbox"/> DEP Local Certification
<input type="checkbox"/> Zoning Conditional Use (ZB/APB)	<input type="checkbox"/> Zoning Variance		<input type="checkbox"/> Other _____

Fees Paid: Site Plan \$400.00 Subdivision _____ Engineer Review _____ Date: 12/21/2000

Insp Approval Status: Reviewer Marge Schmuckal

Approved Approved w/Conditions See Attached Denied

Approval Date 03/27/2001 Approval Expiration 03/27/2002 Extension to _____ Additional Sheets Attached

Condition Compliance Marge Schmuckal 03/27/2001
signature date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit Issued	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	_____
	date		expiration date
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
ADDENDUM**

2000-0222

Application I. D. Number

12/21/2000

Application Date

Park Ave 189

Project Name/Description

Northeast Civil Solutions

Applicant

153 U.S. Route 1, Scarborough, ME 04074

Applicant's Mailing Address

189 - 189 Park Avenue, Center for the Blind

Address of Proposed Site

052-Q-003

Assessor's Reference: Chart-Block-Lot

Consultant/Agent

Applicant Ph: 883-1000

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Approval Conditions of Insp

- 1 This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2 The structure shall be no closer than the approximate 6' rear setback that presently exists. The structure shall be replaced on this footprint within 1 year of demolition.