

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

## CITY OF PORTLAND

## BUILDING INSPECTION

## PERMIT

Please Read  
Application And  
Notes, If Any,  
Attached

Permit Number: 051403

PERMIT ISSUED

OCT 5 2005

055 C009001

This is to certify that CANAL STREET LLC /Portland Builders, Inc.

has permission to demolish existing structure for future 40 ft dia

AT 730 CONGRESS ST

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

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission is procured before this building or part thereof is altered or otherwise used-in. HOURS NOTED ARE REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

## OTHER REQUIRED APPROVALS

Fire Dept. Jay Kelley P.F.D. 10-4-05

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

Department Name

*[Signature]* 10/4/05  
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

<b>Location of Construction:</b> 730 CONGRESS ST	<b>Owner Name:</b> CANAL STREET LLC	<b>Owner Address:</b> 1220 LISBON ST	<b>Permit No:</b> 05-1403	<b>Issue Date:</b> OCT 5 2005	<b>CDL:</b> 055 C009001
<b>Business Name:</b>	<b>Contractor Name:</b> Portland Builders, Inc.	<b>Contractor Address:</b> P.O. Box 4902 Portland	<b>Phone:</b> 207 8790118		
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Demolitions	<b>Zone:</b> C-33		

<b>Past Use:</b> Commercial	<b>Proposed Use:</b> Commercial demolish existing structure for future 40 unit bldg.	<b>Permit Fee:</b> \$156.00	<b>Cost of Work:</b> \$15,000.00	<b>CEO District:</b> 2
<b>Proposed Project Description:</b> demolish existing structure for future 40 unit bldg.		<b>FIRE DEPT:</b> <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied Signature: <i>Jay Kelly</i>	<b>INSPECTION:</b> Use Group: <i>B</i> Type: <i>Demo</i> <i>IBC-2003</i> Signature: <i>CLC</i>	
		<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b> Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: <i>10/4/05</i>		

<b>Permit Taken By:</b> dmartin	<b>Date Applied For:</b> 09/27/2005	<b>Zoning Approval</b>		
<ol style="list-style-type: none"><li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li><li>Building permits do not include plumbing, septic or electrical work.</li><li>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..</li></ol>		<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>JMB 9/28/05</i>	<b>Zoning Appeal</b> <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: _____	<b>Historic Preservation</b> <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: <i>JMB</i>

**CERTIFICATION**

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

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

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

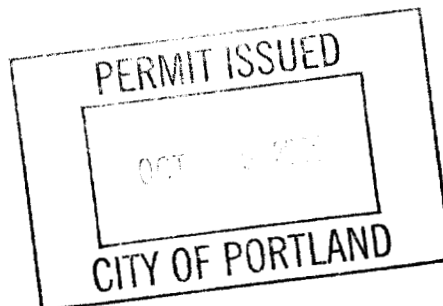
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No:	Date Applied For:	CBL:
05-1403	09/27/2005	055 C009001

Location of Construction: 730 CONGRESS ST	Owner Name: CANAL STREET LLC	Owner Address: 1220 LISBON ST	Phone:
Business Name:	Contractor Name: Portland Builders, Inc.	Contractor Address: P.O. Box 4902 Portland	Phone (207) 879-0118
Lessee/Buyer's Name	Phone:	Permit Type: Demolitions	

Proposed Use: Commercial demolish existing structure for future 40 unit bldg.	Proposed Project Description: demolish existing structure for future 40 unit bldg.
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Dept: Building Note:	Status: Approved	Reviewer: Residential Plan Revie	Approval Date: 10/04/2005 Ok to Issue: <input checked="" type="checkbox"/>
Dept: Fire Note:	Status: Approved	Reviewer: Jay Kelley	Approval Date: 10/04/2005 Ok to Issue: <input checked="" type="checkbox"/>
Dept: Fire Note:	Status: Approved	Reviewer: Lt. MacDougal	Approval Date: 10/20/2004 Ok to Issue: <input checked="" type="checkbox"/>
Dept: Planning Note:	Status: Approved with Conditions	Reviewer: Ethan Macomber	Approval Date: 11/23/2004 Ok to Issue: <input checked="" type="checkbox"/>
1) All conditions of approval have been met except that applicant shall pay required fees for off-site improvements (lights, trees) prior to C of O. Applicant is aware of this condition. Okay to issue full building permit.			



Harvey 756-3134 cell

**City of Portland  
Inspection Services Division  
Demolition Call List and Requirements**

Thurs 3PM Pre conf  
Mainland DemoSite Address: 730-738 Congress St.Owner: Walker Terrace, LPStructure Type: ONE STORY CMU + WOODContractor: Portland Builders Inc**UTILITY APPROVALS****NUMBER****CONTACT NAME/DATE CONTACTED**

Central Maine Power

1-800-750-4000

Jeff 441-154-9409-004 9/22/05

Verizon

1-800-941-9900

Joel 580-2542 9/22/05

Northern Utilities

797-8002 ext 6241

Mark 9/22/05

Portland Water District

761-8310

Kevin Ishihara 9/21/05

Time Warner Cable Co.

253-2222

Helen 9/21/05

Dig Safe \*\*\*

1-888-344-7233

#20053908479 9/22/05

\*\*\* (After Call, There is a wait of 72 Business Hours before digging can begin)

**CITY APPROVALS****NUMBER****CONTACT NAME/DATE CONTACTED**

DPW/ Traffic Division

874-8891

(L. Cote) Lucie 9/22/05

DPW/ Forestry Division

874-8389

(J. Tarling) N/A

DPW/ Sealed Drain Permit

874-8822

(C. Merritt)

Building Inspections ( Insp. Req'd.)

874-8703

Lynne 9/22/05

Historic Preservation

874-8726

Deborah 9/22/05

Fire Dispatcher

874-8576

Ben Diaz 9/22/05

DEP - Environmental (Augusta)

287-2651

U.S. EPA Region I - 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

**ADDITIONAL REQUIREMENTS:**

- 1) **Written Notice to Adjoining Owners:** Only when written notice has been given by the Applicant to the owners of adjoining lots will a demolition permit be issued. **Provide a list of those notified and a copy of the notification sent with your completed application.**
- 2) **A Photo of the Structure(s) to be demolished must be submitted with your application.**
- 3) **Certification From an Asbestos Abatement Company that the building is asbestos-free may be required as per state law notification form attached.**

I have contacted all of the necessary companies / departments as indicated above and attached all required documentation.

Signed: [Signature]Date: 9/26/05

# All Purpose Building Permit Application for Demolition of A Structure

~~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>730 - 738 Congress St.</u>			
Total Square Footage of Proposed Structure <u>10,104</u>		Square Footage of Lot <u>17,632</u>	
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>55</u> <u>C</u> <u>9</u>		Owner: <u>Walker Terrace, LP</u>	Telephone: <u>(207) 871-9811</u>
Lessee/Buyer's Name (If Applicable) <u>Walker Terrace, LP</u> <u>One Longfellow Square</u> <u>Portland, Me 04101</u>		Applicant name, address & telephone: <u>One Longfellow Sq</u> <u>Portland, Maine 04101</u>	Cost Of Work: \$ <u>15,000</u> Fee: \$ <u>126.00</u>
Current use: <u>VACANT</u>			
If the location is currently vacant, what was prior use: <u>gas station</u>			
Approximately how long has it been vacant: <u>2001</u>			
Project description:			
<b>DEMOLITION CALL LIST MUST BE SUMITTED WITH THIS APPLICATION</b>			
Contractor's name, address & telephone: <u>Portland Builders, Inc. P.O. Box 4902 Portland, Me 04112</u> <u>Maidetta Cast. Demolition Contractor 129 Walnut Street S. Portland</u>			
Whom should we contact when the permit is ready: <u>Portland Builders Inc</u> <u>04106</u>			
Mailing address: <u>P.O. Box - 02 Portland, Maine 04112</u>			
Phone: <u>879-0118</u>			

**IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.**

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

Signature of applicant:	Date:
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This is not a permit, you may not commence ANY work until the permit is issued. This is for residential demolition. Commercial demolition will require other types of permitting along with this permit, please inquire with support staff

Pre-Demo  
Monday early 10/3  
Harvey 756-3134





# Memo

**To:** Neighbors of Walker Terrace Development Project

**From:** Maine Workforce Housing, LLC

**CC:**

**Date:** 9/23/2005

**Re:** Construction of Walker Terrace

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**To all:**

As you may know, Maine Workforce Housing is about to begin construction of a 40 unit apartment building on the site of the former Irving Gas Station, bordering Congress, Walker and Carleton Streets. We anticipate demolition of the existing gas station beginning the week of October 3, with construction of the building immediately following that. Hours of construction will start no earlier than 7 am and end no later than 7 pm, but usually earlier. The construction company will be Portland Builders Inc. If you have any questions about the construction, please contact Harvey Klugman at Portland Builders at 879-0118. If you have general questions about the project, please contact Ezra Whipple with Maine Workforce Housing at 871-1080.



**Walker Terrace Construction Notice**  
**List of Noticees**

696 Congress St.	Apts.	1-5
704 Congress St.		
705 Congress St.	Units	1-4
707 Congress St.	Apts.	1,2-R,3-T, Barouch & Co., Channel Point Group
713 Congress St.	Rite Aid	
714 Congress St.		
722 Congress St.		
723 Congress St.		
727 Congress St.	Apts.	1,3,6,7,8,9
737 Congress St.	Sawyer & Co.	
739 Congress St.	Apts.	1,2,4
742 Congress St.		
743 Congress St.		
745 Congress St.		
747 Congress St.		
749 Congress St.		
754 Congress St.	Big Apple	
757 Congress St.		
3 Walker St.	Apts.	1-4
4 Walker St.		
5 Walker St.	Units	1-4
7 Walker St.	Units	1-3
8 Walker St.	Apts.	1,2,3,5,7,8,9,10,11,12,13,14,15
10 Walker St.	Apts.	1A,1B,2A,2B,3
12A Walker St.		
12B Walker St.		
71 Carleton St.		
75 Carleton St.		
77 Carleton St.	Apts.	A-B
78 Carleton St.	Apts.	1-3
83 Carleton St.		
84 Carleton St.	Apts.	1-29
88 Carleton St.	Apts.	1-12
89 Carleton St.	Apts.	1-3
90 Carleton St.		
91 Carleton St.	Apts.	1-3
92 Carleton St.		
92A Carleton St.		
235 Brackett St.	Apts.	1-11
243 Brackett St.	Apts.	1,2
247 Brackett St.		
10 Mellon St.		
11 Mellon St.	Apts.	1-4
15 Mellon St.		

**Abatement Solutions, Inc.**  
**15B Danielle Drive**  
**Windham, Maine 04062**  
**(207) 892-6934**

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## **FAX COVER SHEET**

**DATE: September 22, 2005**

**PAGES: 6**  
**(Including Cover)**

**TO: Portland Builders/Harvey Klugman**

**FAX: 772-8182**

**FROM: Lisa Remillard**

**PHONE: 207-892-6934 Cell # 632-9881**

**FAX: 207-892-5713**

**MESSAGE: Re: Former Stewarts Service Station, asbestos information. If there are any questions feel free to give me a call.**

Thanks,  
Lisa



ABATEMENT SOLUTIONS, INC.  
PO BOX 1226  
GRAY MAINE 04039  
(207) 892-6934  
(207) 892-5713 fax

October 3, 2005

Re: Former Stewart's Service Station on Congress Street in Portland, Maine

To Whom it may concern:

The abatement activities which were done by Abatement Solutions, Inc. started on September 29, 2005 and was completed on September 30, 2005. The abatement activities that were performed was the removal of approximately 139 Linear Feet of Roof Flashing on the perimeter of two of the three roofs and the flashing around the chimney of the middle roof, there was also ACM around twelve pipe penetrations on the roofs and that was removed and disposed of. Our work was in accordance with the findings that were conducted by Environmental Management, Inc. out of Brunswick, Maine. We were furnished with a copy of the lab results and after several conversations with Clayton Collins the inspector who performed the onsite inspection of the building we abated the areas that came back positive for asbestos per EMI's results.

Enclosed with this letter you will see a "Release of Regulated Area Clearance" which was filled out and signed by a licensed Air Monitor with the State of Maine. I have also enclosed for your records the Daily Project Summary and the Daily Project On-Site Time Summary forms so that you can see our actual time on site. These are also records which we have to have on our files per DEP Regulations with the State of Maine. Our last day on the job site we did get a visit from DEP and the enforcement officer went up onto the roof and was satisfied with what he saw, you will see that documented on the Daily Project Summary.

If there is anyway that Abatement Solutions, Inc. can be of service to you in any future projects please let us know. Thank you for the opportunity to do business with your company.

Thank you,

*Rosie Benillard*  
Division Manager

**ABATEMENT SOLUTIONS, INC.**  
**ASBESTOS**  
**RELEASE OF REGULATED AREA CLEARANCE**

Date: 9-30-05 Air Monitor: Richard Gable  
Site Address: Stewart Service Station License #: \_\_\_\_\_  
Project #: AA534

☐ Friable - 100 Sq/Ln Ft. or less

☒ Non-Friable

☐ Visual Only

☐ Wrap & Cut

☒ Exterior

Roofing

**Visual Clearance**

- ☒ Surfaces from which ACM removed observed and touched. No visible ACM observed.
- ☒ Floors, walls, other surfaces observed. No ACM.
- ☒ Permanent features, pipes, conduits ducts, etc. observed. No ACM.
- ☒ Examine Decon, waste load-out, etc. No ACM.
- ☐ N/A Examine for possible seepage through poly barriers and that poly barriers are intact and containment is dry.
- ☒ Document in Project Log Book the time of day in which regulated area passed visual clearance and time of day air sampling began.

**Air Sampling**

- ☐ High volume pump calibrated to no more than 16 liters/minute and documented in Log Book on Pump Calibration Form. Total of 2,452 liters air minimum.

Pump #1 Start Time \_\_\_\_\_

Pump #1 Finish Time \_\_\_\_\_

Pump #2 Start Time \_\_\_\_\_

Pump #2 Finish Time \_\_\_\_\_

- ☐ Minimum of 2 samples for less than 100 Sq/Ln Ft.
- ☐ Samples labeled per instructions for labeling in Project Log Book
- ☐ Chain of Custody (C.O.C) Form completed and signed. (Located in Project Log Book)

Independent Licensed Sample Analysis performed by \_\_\_\_\_

- ☐ Copy of air clearance results showing satisfactory clearance by PCM methodology obtained from \_\_\_\_\_
- ☐ Air Clearance results delivered to Project Log Book. Site Supervisor informed of results and permitted to de-mobilize site.
- ☐ Air Monitor or Project Supervisor reminded to perform Final Visual Inspection after Removal of Containment. Final Inspection to be documented in Project Log Book with signature of Final Inspector attesting that regulated area is free of visible debris.

Signature: Richard Gable

Air Monitor

Print Name

License #

**RAS Construction Services, Inc.**

P.O. Box 460  
Gray, Maine 04039  
207-892-3391 - phone  
207-892-5713 - fax

**Daily Project On-Site Time Summary**Project Name: Stewards Service StationProject #: AA 534

Supervisor Name*	Employee Name	Date	ACTUAL ON-SITE Start Time	ACTUAL ON-SITE Time Out
Rick Grube		9/29/05	7:00	3:30
	Dave Defiore	9/29/05	7:00	3:30
Rick Grube		9/30/05	7:00	3:30
	Dave Defiore	9/30/05	7:00	3:30

\* Supervisor must fill out and return to shop at the end of each day.

RAS Daily On-Site Log

RAS Masters/RAS Daily On-Site Log

09/25/03

**Abatement Solutions, Inc.**

P.O. Box 1226  
Gray, Maine 04039  
(207)892-3391 Phone  
(207)892-5713 Fax

**DAILY PROJECT SUMMARY**

Date: 9/29/05 ☐ Lead ☐ Asbestos ☐ Mold  
Project Number: AA534  
Project Name: Stewarts Service Station  
Total Number of ASI Personal: 2 Supervisor On-site: Rick Gault  
Total Hours Worked Today: \_\_\_\_\_ Percent of Project Complete: \_\_\_\_\_  
Truck #: \_\_\_\_\_ Mileage Start: \_\_\_\_\_ Mileage End: \_\_\_\_\_

**Today's Work Progress**

(This information is used for billing purposes and it must be accurate and in detail.  
Every day must be documented even if there are no issues)

7:00 - arrived on site. Started set  
up.  
9:30 - Started abatement.  
12:00 - 12:30 took lunch.  
12:30 - Continued abatement/wrapping  
material.  
1:30 - Lady in apartment building  
concerned with project. Lisa notified.  
3:30 - Departed site.

Abatement Solutions, Inc.

P.O. Box 1226  
Gray, Maine 04039  
(207)892-3391 Phone  
(207)892-5713 Fax

DAILY PROJECT SUMMARY

☐ Lead

☒ Asbestos

☐ Mold

Date: 9-30-95 Project Number: A4534  
Project Name: Stewart Service Station  
Total Number of ASI Personal: 2 Supervisor On-site: Rick Gault  
Total Hours Worked Today: \_\_\_\_\_ Percent of Project Complete: \_\_\_\_\_  
Truck #: \_\_\_\_\_ Mileage Start: \_\_\_\_\_ Mileage End: \_\_\_\_\_

Today's Work Progress

(This information is used for billing purposes and it must be accurate and in detail.  
Every day must be documented even if there are no issues)

7:00 - arrived on site. Set-up  
equipment.  
7:50 - Started abatement (penetrations).  
12:00 - 12:30 took lunch.  
2:00 - Finished abatement. Started  
tear down, conducted visual inspection.  
3:00 - Departed site.

12:15 - 12:40 - John Bucci on site  
No inspection.