

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that Vincent & Joanne Connolly

Located At 31 PAYSON ST

Job ID: 2012-10-5214-ALTCOMM

CBL: 066A- C-007-001

has permission to Demolish one story detached Garage

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

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



PORTLAND MAINE

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Director of Planning and Urban Development
Jeff Levine

Job ID: 2012-10-5214-ALTCOMM Located At: 31 PAYSON ST

CBL: 066A- C-007-001

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. This property shall remain a three family dwelling. Any change of use shall require a separate permit application for review and approval.
3. Your present structure is legally nonconforming as to setbacks. If you are to demolish this structure on your own volition, you will only have one (1) year to replace it in the same footprint (no expansions), with the same height, and same use. Any changes to any of the above shall require that this structure meet the current zoning standards. The one (1) year starts at the time of removal. It shall be the owner's responsibility to contact the Code Enforcement Officer and notify them of that specific date.

Building

1. Demolition permit only, no other construction activities allowed until a separate approved building permit is issued. The foundation hole shall be filled in and the site graded.
2. Demo permit only! Construction requires separate permits.
3. Demolition permits are valid for a period of 30 days from the date of issuance. A written request must be submitted and granted for an extension to this time period. Dust prevention shall be controlled per Chapter 6 of the Municipal Ordinance and Demolition per Section 3303 of the IBC 2009.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-10-5214-ALTCOMM	Date Applied: 10/18/2012	CBL: 066A- C-007-001	
Location of Construction: 31 PAYSON ST	Owner Name: VINCENT & JOANNE CONNOLLY	Owner Address: 60 EXETER STREET PORTLAND, ME 04102	Phone: 617-6424
Business Name:	Contractor Name: KEVIN BOUTIN BUILDERS, LLC	Contractor Address: 47 OLD PUMP RD, LYMAN, ME 04002	Phone: (207) 284-3579
Lessee/Buyer's Name:	Phone:	Permit Type: DEMO	Zone: R-5
Past Use: Three Family Dwelling	Proposed Use: Same: Three Family Dwelling - to demolish detached garage which is legally nonconforming to setbacks - to grade with gravel, loam & seed area	Cost of Work: \$6,000.00	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: U Type: DEMOLITION MUBEL'09 Signature:
Proposed Project Description: Demo garage		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Gayle		Zoning Approval	

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>___ Maj ___ Min ___ MM</p> <p>Date: <i>OK with conditions</i> <i>10/18/12</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>9</i></p>
	CERTIFICATION		

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the appication 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

entered electronic file



Demolition of a Structure Permit Application

2012 10 3014

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>31-33 PAYSON ST., PORTLAND, ME</u>			
Total Square Footage of Proposed Structure <u>670</u>		Square Footage of Lot: <u>5,000 SF</u>	
Tax Assessor's Chart, Block & Lot: Chart# <u>66A</u> Block# <u>C</u> Lot# <u>7</u>		Owner: <u>VINCENT CONWOLLY</u>	Telephone: <u>671 6424</u>
Lessee/Buyer's Name (If Applicable)		Applicant name, address & telephone: <u>VINCENT CONWOLLY</u> <u>60 EXETER ST</u> <u>PORTLAND, ME 04102</u>	Cost Of Work: \$ <u>5,900</u> Fee: \$ <u>80</u>
Current legal use: (i.e. garage, warehouse) <u>Garage 3 legal</u> If vacant, what was the previous use? How long has it been vacant? Project description: <u>DEMOLISH GARAGE. GRAVE WITH GRAVEL, LOWN & SEED AREA</u>			
Contractor's name, address & telephone: <u>KROTH BOULIN BUILDERS, LLC</u> <u>47 OLD CAMP RD. LYNN ME 04002</u> <u>284 3579</u>			
Who should we contact when the permit is ready: <u>VIN CONWOLLY</u>			
Mailing address: <u>60 EXETER ST</u> <u>PORTLAND ME 04102</u>		Telephone: <u>671-6424</u>	

Call then mail

Electronic files in pdf format are also required

Please submit all of the information outlined in the Demolition call list. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

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

Signature of applicant: <u>Vincent Conolly</u>	Date: <u>10-17-12</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

RECEIVED

Revised 06-21-2011

OCT 18 2012

Dept. of Building Inspections
City of Portland, Maine



Demolition Call List & Requirements

Site Address: 31-33 PAYSON ST Portland, Me Owner: University Towne Community

Structure Type: Garage Contractor: Kevin Boutin Builders, LLC

Utility Approvals	Number	Contact Name/Date
Central Maine Power	1-800-750-4000	<u>KRISTA 10-17-12</u>
Unitil	1-207-541-2533	<u>MARTIN ALLEN 10-17-12</u>
Portland Water District	761-8310	<u>CECILIA CHAMBER 10-17-12</u>
Dig Safe	1-888-344-7233	<u>KATHY 10-17-12</u>

Ticket 20124207480

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

DPW/ Traffic Division	874-8891	<u>NO NAME 10-17-12</u>
DPW/ Sealed Drain Permit	874-8822	<u>John Emerson 10-17-12</u>
Historic Preservation	874-8726	<u>Web Andrews 10-17-12</u>
DEP – Environmental (Augusta)	287-2651	<u>ERIC HULLON 10-17-12</u> <u>822 6344</u>

Additional Requirements

- 1) Written notice to adjoining owners
- 2) A photo of the structure(s) to be demolished
- 3) A plot plan or site plan of the property
- 4) Certification from an asbestos abatement company
- 5) Electronic files in pdf format are also required in addition to hard copy

Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost

All construction and demolition debris generated in Portland must be delivered to Riverside Recycling Facility at 910 Riverside Street. Source separated salvage materials placed in specifically designated containers are exempt from this provision. For more information call @ 874-8467.

U.S. EPA Region 1 – No Phone call required. Just mail copy of State notification to:

Demo / Reno Clerk
US EPA Region I (SEA)
JFK Federal Building
Boston, MA 02203

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

Signed: Vivian M. Connolly Date: 10-17-12

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov



ASBESTOS BUILDING DEMOLITION NOTIFICATION



MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION

Lead & Asbestos Hazard Prevention Program
17 State House Station, Augusta, Maine 04333

Maine law requires the filing of the ASBESTOS BUILDING DEMOLITION NOTIFICATION with the Department prior to demolition of any building except a single-family home.

Building owners are required to provide this notification of the demolition of a building to the DEP at least 5 working days prior to the demolition. This notification is not required before the demolition of a single-family residence or related structure (e.g., garage, shed, barn). It is also not required if previous notification of the demolition has been provided to the DEP as part of an asbestos abatement project notification. *Demolition* means the tearing down or intentional burning of a building or part of a building.

Prior to demolition, building owners must determine if there is any asbestos-containing material(s) (ACM) in the building. An "asbestos inspection" by a DEP-licensed Asbestos Consultant is required for all buildings except single-family homes and residential buildings with 2-4 units built after 1980. In lieu of an asbestos inspection, pre-1981 residential buildings with 2-4 units can be surveyed to identify possible ACM by someone knowledgeable about ACM, such as a code enforcement officer or building inspector. If materials that may contain asbestos are found, then you can either assume they are ACM or hire a DEP-licensed Asbestos Consultant to test the materials.

Whenever more than 3 square feet or 3 linear feet of ACM is identified, the ACM must be abated in accordance with the *Maine Asbestos Management Regulations* by a DEP-licensed Asbestos Abatement Contractor. This includes materials presumed to be ACM. Check www.maine.gov for a listing of asbestos contractors.

Prior to issuing a local demolition permit, the DEP requests that municipalities have applicants for municipal demolition permits complete this form and fax it to the DEP at 207-287-7826. Municipalities should not issue local demolition permits if the required asbestos inspection or survey has not been performed and identified ACM removed.

Were regulated asbestos-containing building materials found? yes no

property address: 31-33 DAYSON ST PORTLAND, ME 04102	building description: <input checked="" type="checkbox"/> pre-1981 residential with 2-4 units <i>outbuilding</i> <input type="checkbox"/> post-1980 residential with 2-4 units <input type="checkbox"/> other:
asbestos inspection performed by: (name & address) New Meadows Asbestos Inc. P.O. Box 227, Bath, Me 04530 telephone: 207-443-1071	asbestos abatement contractor telephone:
property owner: (name & address) Vivian & Joshua Coleworthy Inc 60 EXETER ST, PORTLAND, ME 04102 telephone: 671 6424	demolition contractor: (name & address) Kevin Boutin Builders Inc 47 OLD PUMP RD., LYMAN, ME 04002 telephone: 284 3579
demolition start date:	demolition end date:

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

I CERTIFY THAT THE ABOVE INFORMATION IS CORRECT

Print Name: Owner/Agent	Title	Signature
Telephone #	FAX #	Date

NEW MEADOWS ABATEMENT, INC.

Specializing in Asbestos Removal

P.O. Box 227, Bath, Maine 04530 • (207) 443-1071 • Fax (207) 443-1613
www.newmeadowsabatement.com

October 5, 2012

To Whom It May Concern:

On October 3, 2012, I inspected a one(1) car garage located at 31-33 Payson Street, Portland, Maine.

In my professional opinion, (25 years experience), there are no asbestos containing materials on or in the garage. Although I am not a licensed inspector, I was in the past and am very familiar with asbestos containing materials.

If you have any questions, please call me at 443-1071.

Sincerely,



Michael S. Lemar
Vice-President
New Meadows Abatement, Inc.

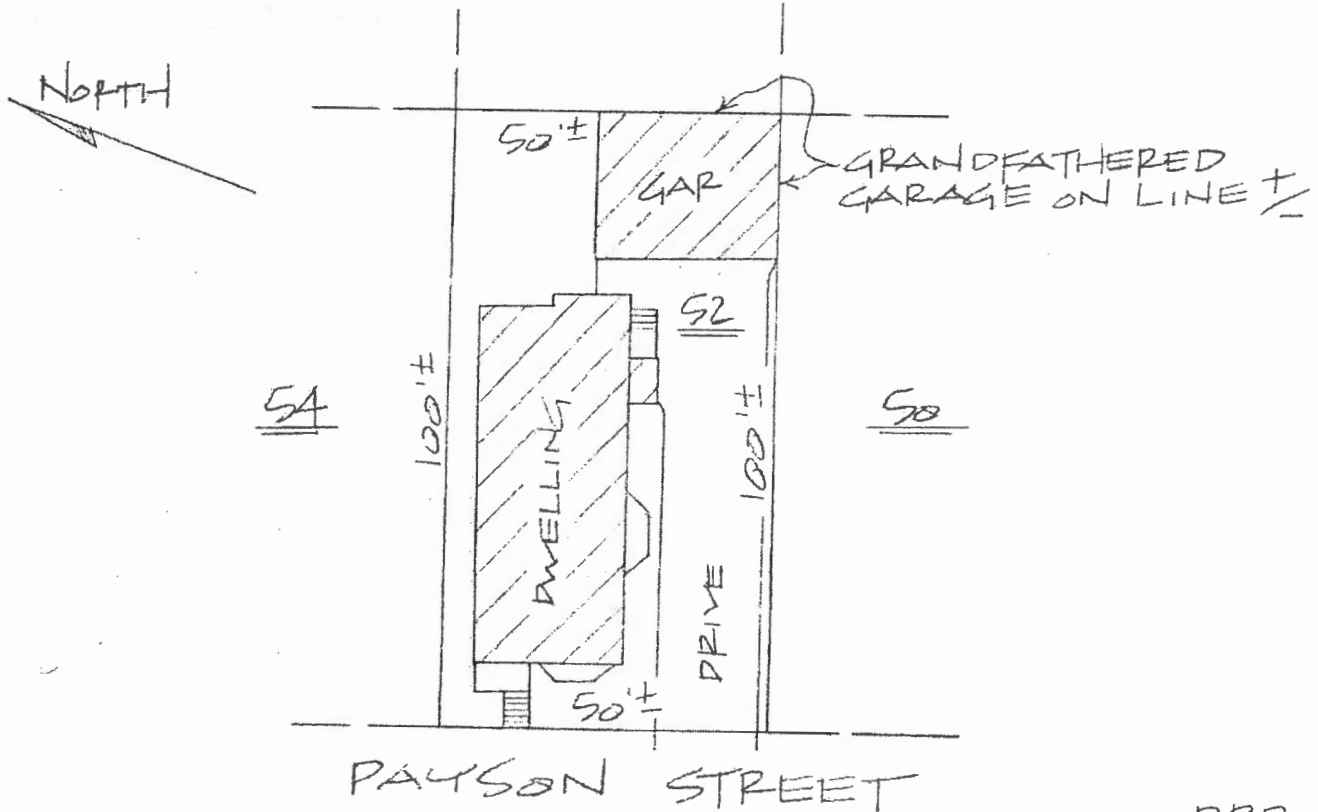
FOR MORTGAGE LENDER USE ONLY

GENERAL NOTES: (1) DISTANCES SHOWN ARE TAKEN FROM PROVIDED TITLE REFERENCES SHOWN BELOW. (2) THE PURPOSE OF THIS INSPECTION IS TO RENDER AN OPINION AS FOLLOWS: A) DWELLING AND ACCESSORY STRUCTURE'S COMPLIANCE WITH RESPECT TO MUNICIPAL ZONING SETBACKS, AND B) FLOOD HAZARD DETERMINATION BY HORIZONTAL SCALING ON BELOW REFERENCED FEMA MAP. (3) THIS INSPECTION EXCEPTS OUT ALL TECHNICAL STANDARDS CURRENTLY SET FORTH BY STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS. (4) THIS INSPECTION IS TO BE USED ONLY BY THE BELOW LISTED LENDER AND IS NOT TO BE USED BY ANOTHER PARTY FOR BOUNDARY LINE LOCATIONS OR LAND TITLE OPINIONS. (5) TITLE OR OWNERSHIP NOT DETERMINED. (6) A BOUNDARY SURVEY SHOULD BE PERFORMED TO RENDER A PROFESSIONAL OPINION PERTAINING TO BOUNDARY LINE LOCATIONS, BASEMENTS, RIGHTS OF WAY, ENCUMBRANCES, ENCROACHMENTS, AND/OR CONFLICTS WITH ABUTTER'S DEEDS. (7) LOCATION/EXISTENCE OF WETLANDS NOT DETERMINED UNLESS SHOWN ON A RECORDED SUBDIVISION PLAN.

REV. 09/22/2009

THIS SKETCH IS NOT TO BE USED FOR CONSTRUCTION PURPOSES, IMPROVEMENTS SHOWN ARE APPROXIMATE.

ADDRESS: 31-33 PAYSON STREET INSP. DATE: 10-5-12
PORTLAND, MAINE SCALE: 1" = 30'



BBB

SEE PROVIDED TITLE REFERENCES FOR APPURTENANCES, IF ANY.

APPLICANT: CONNOLLY FILE#: 21225043
 OWNER: LITROSCAPES CLIENT#: 12-3329
 LENDER: TD BANK, NA
 REQ. PARTY: ATLANTIC COAST TITLE CO, LLC

TITLE REFERENCES: COUNTY: CUMB
 DEED BOOK: 15737 PAGE: 238
 PLAN BOOK: 14 PAGE: 59 LOT: 52

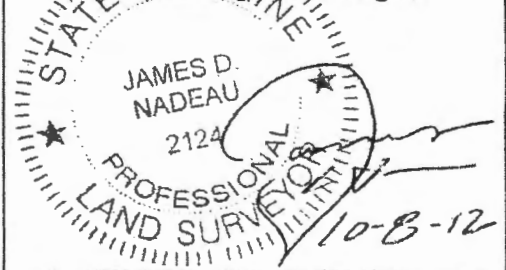
MUNICIPAL REFERENCE:
 MAP: 60A BLOCK: 6 LOT: 7

THE DWELLING DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA PER FEMA COMMUNITY MAP No. 2300251 PANEL: 0013B
 ZONE: C DATE: 12-08-98

THE DWELLING WAS IN COMPLIANCE WITH MUNICIPAL ZONING SETBACK REQUIREMENTS AT THE TIME OF CONSTRUCTION.

Nadeau Land Surveys

Professional Land Surveyors
 Certified Floodplain Managers



918 BRIGHTON AVE. PH. (207) 878-7870
 PORTLAND, ME. 04102 F. (207) 878-7871

THIS INSPECTION IS VALID ONLY WITH A SURVEYOR'S SEAL AND IS NULL & VOID 90 DAYS AFTER INSPECTION DATE.

THIS IS NOT A BOUNDARY SURVEY - NOT FOR RECORDING

10-17-2012


To: Patrick Labreck & Olivia Bruzek
29 Payson St.
Portland, Me 04102

From: Vin & Joanne Connolly
60 Exeter Street
Portland, Me 04102

Re: 31-33 Payson Street, Portland, Me 04102

Just a quick note to let you know that we recently purchased the above property from Nancy Lirtocapes.

Per city requirements we are writing this to inform you that detached garage is in such disrepair that it is not possible to save it. We have filled out a Demolition application with the City to raze it.

Thank You, 
Vin Connolly

10-17-2012


To: Stacy Campbell
P.O. Box 163
Castine, Me 04421
Owner of record of
37 Payson St. Portland, Me 04102

From: Vin & Joanne Connolly
60 Exeter Street
Portland, Me 04102

Re: 31-33 Payson Street, Portland, Me 04102

Just a quick note to let you know that we recently purchased the above property from Nancy Lirtocapes.

Per city requirements we are writing this to inform you that detached garage is in such disrepair that it is not possible to save it. We have filled out a Demolition application with the City to raze it.

Thank You,

Vin Connolly

10-17-2012

To: Micheal Coyne & Tammy Mcilwain
10 Dean St. Portland, Me 04102

From: Vin & Joanne Connolly
60 Exeter Street
Portland, Me 04102

Re: 31-33 Payson Street, Portland, Me 04102

Just a quick not to let you know the we recently purchased the above property from Nancy Lirtocapes.

Per city requirements we are writing this to inform you that detached garage is in such disrepair that it is not possible to save it. We have filled out an Demolition application with the City raze it.

Thank You,

Vin Connolly



10-17-2012

To: Robert G. Hanscomb
84-86 Granite St. Portland, Me 04102

From: Vin & Joanne Connolly
60 Exeter Street
Portland, Me 04102

Re: 31-33 Payson Street, Portland, Me 04102

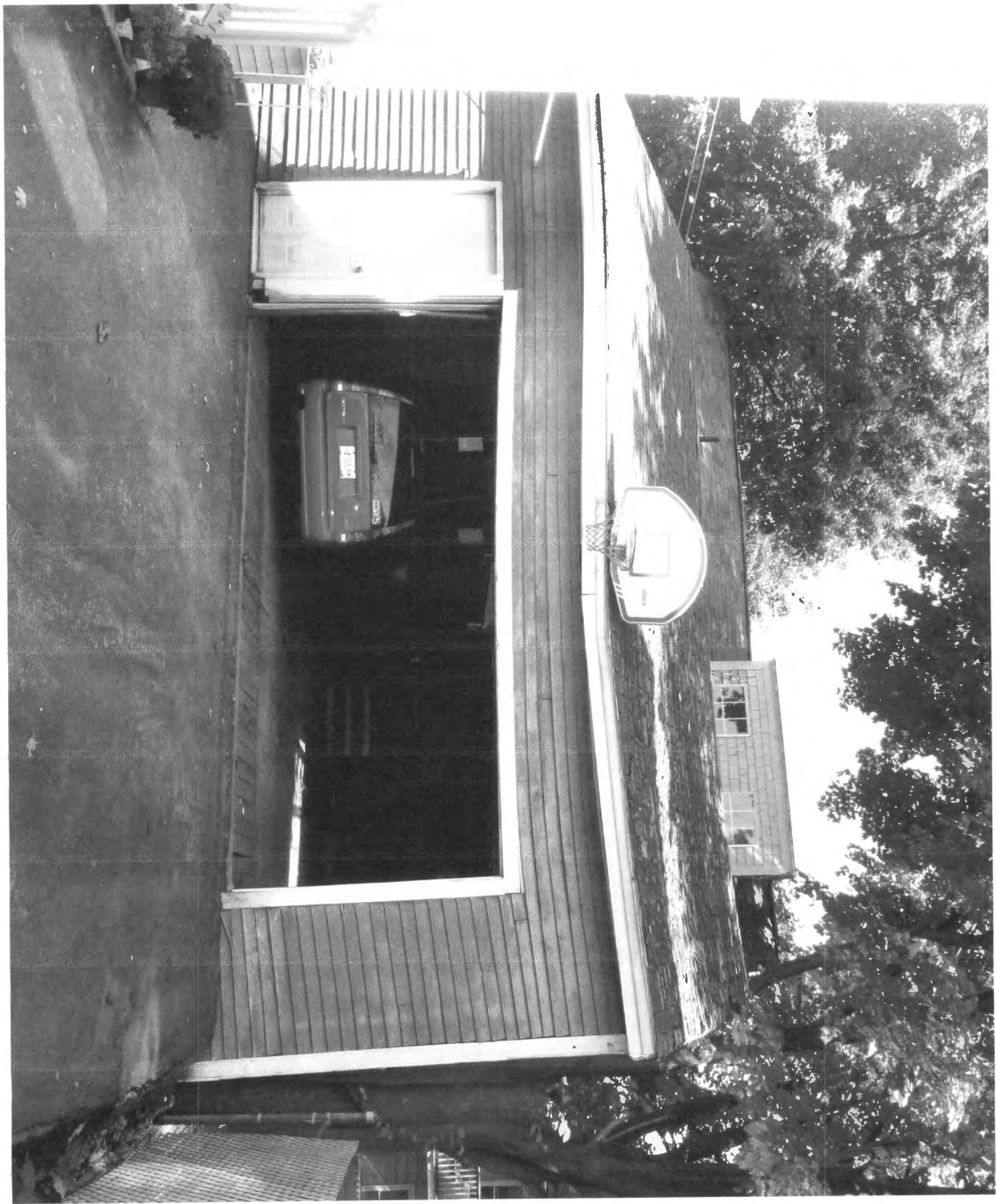
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Thank You,



Vin Connolly





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Receipts Details:

Tender Information: Check , BusinessName: Vin Connolly, Check Number: 2

Tender Amount: 80.00

Receipt Header:

Cashier Id: gguertin

Receipt Date: 10/18/2012

Receipt Number: 49392

Receipt Details:

Referance ID:	8422	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	80.00	Charge Amount:	80.00
Job ID: Job ID: 2012-10-5214-ALTCOMM - Demo garage			
Additional Comments: Vin Connolly, 31-33 Payson St.			

Thank You for your Payment!

Jeanie Bourke - RE: Unitil Demolition Sign offs

From: "Allen, Mark" <allenm@unitil.com>
To: Donald McPherson <dmcpherson@portlandmaine.gov>, George Froehlich <gef@p...>
Date: 10/25/2012 1:43 PM
Subject: RE: Unitil Demolition Sign offs

Correction
31 Payson St.

From: Allen, Mark
Sent: Thursday, October 25, 2012 1:41 PM
To: Donald McPherson; George Froehlich; Jeanie Bourke; Paul Fagone
Subject: Unitil Demolition Sign offs

The follow addresses have been reviewed by Unitil and we are okay with the demolition request.

36 Payson St.
163 Maine Ave.
45 Cumberland Ave.

Unitil Customer Project Coordinator
Mark Allen