

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

PERMIT ISSUED

Permit Number: 070475  
JUN 8 2007

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

This is to certify that DEVINE DEREK /Harry P has permission to general clean-up of building provide charging for Golf Cart Temp Power for hook-up NOT for building AT 154 COVE SIDE DR 083F A690001

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 procured before this building or part thereof is altered or closed-in. 24 HOUR NOTICE IS REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. \_\_\_\_\_  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

*Jeanie Bonfice* 6/6/07  
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: 07-0475	Issue Date:	CBL: 083F A690001
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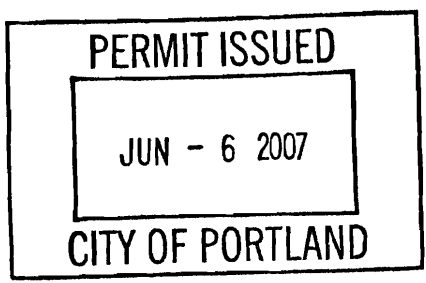
Location of Construction: 154 COVE SIDE DR, <i>Great Diamond</i>	Owner Name: DEVINE DEREK	Owner Address: 410 NORTH MERIDIAN ST # 416	Phone:
Business Name:	Contractor Name: Harry Papkee	Contractor Address: 79 Greenwood Lane Portland	Phone: 2072329159
Lessee/Buyer's Name	Phone:	Permit Type: Demolitions - <del>Building</del> <i>Interior</i>	Zone: <i>IR-3</i>

Past Use: "Old Mine Building" -	Proposed Use: "Old Mine Building" - two dwelling units - general clean-up of building & provide charging for Golf Cart, Temp Power for hook-up NOT for building	Permit Fee: \$30.00	Cost of Work: \$30.00	CEO District: 1
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>U/R</i> Type: <i>SB</i> <i>Interior Demo</i>	

Proposed Project Description: general clean-up of building & provide charging for Golf Cart, Temp Power for hook-up NOT for building	Signature:	Signature: <i>JMB 6/6/07</i>
	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: Idobson	Date Applied For: 05/03/2007	<b>Zoning Approval</b>
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<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 checked="" type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>Ok w/condition</i> Date: <i>6/5/07</i> <i>Am</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 <i>Am</i> Date:
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**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

<b>Permit No:</b> 07-0475	<b>Date Applied For:</b> 05/03/2007	<b>CBL:</b> 083F A690001
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<b>Location of Construction:</b> 154 COVE SIDE DR, Great Diamon	<b>Owner Name:</b> DEVINE DEREK	<b>Owner Address:</b> 410 NORTH MERIDIAN ST # 416	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Harry Papkee	<b>Contractor Address:</b> 79 Greenwood Lane Portland	<b>Phone</b> (207) 232-9159
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Demolitions - Interior	

<b>Proposed Use:</b> "Old Mine Building" - two dwelling units - general clean-up of building & provide charging for Golf Cart, Temp Power for hook-up NOT for building	<b>Proposed Project Description:</b> general clean-up of building & provide charging for Golf Cart, Temp Power for hook-up NOT for building
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<b>Dept:</b> Zoning	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Ann Machado	<b>Approval Date:</b> 06/05/2007
<b>Note:</b> This permit is to clean up the interior of the buldings & provide temporary electrical service.			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) This permit is being issued with the understanding that the future use of the property will be two dwelling units and this use will be established with a construction permit in the future.			
<b>Dept:</b> Building	<b>Status:</b> Approved	<b>Reviewer:</b> Jeanine Bourke	<b>Approval Date:</b> 06/06/2007
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) This permit approves interior cleaning and demolition only, no occupancy is allowed at this time. A separate application for approval shall be submitted for the construction associated with the residential use.			

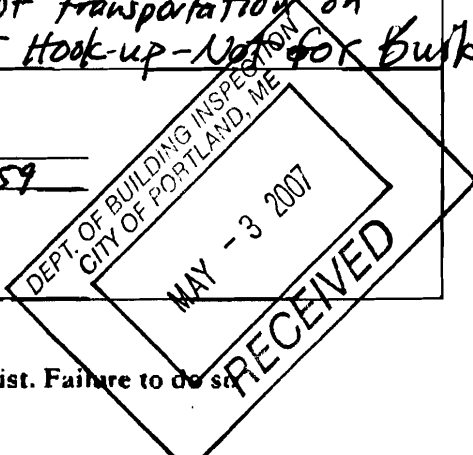
<b>Comments:</b>
5/17/2007-amachado: Need to speak to Marge & Jeanie about this. He needs to establish a use before the permit can be issued.
5/18/2007-amachado: Left message for Derek Devine. Marge says that he needs to establish a use for the property. Storage of material and a golf cart is not a permitted use in the IR3. He needs to inform of us of the use in writing.



# Demolition of a Structure Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>Lot 69 Great Diamond Island Portland, ME 04109</u>		
Total Square Footage of Proposed Structure <u>3,233 sq. ft.</u>		Square Footage of Lot <u>3,233 sq. ft.</u>
Tax Assessor's Chart, Block & Lot Chart#    Block#    Lot# <u>083F - A - 690 - 001</u>	Owner: <u>Derek Devine</u>	Telephone: <u>(617) 515-3591</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Derek Devine (617) 515-3591 410 N. Meridian St., #416 Indianapolis, IN 46204</u>	Cost Of Work: \$ _____ Fee: \$ _____
Current legal use: (i.e. garage, warehouse) <u>proposed use - food/drink vendors</u> If vacant, what was the previous use? <u>old bank - "old Mine building"</u> How long has it been vacant? _____		
Project description: <u>Need electricity hooked up to aid in general clean up of building - provide charging of only means of transportation on the island (plf cart). Temporary Power Hook-up - Not for Building</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>Harry Popke</u>		
Mailing address: <u>79 Greenwood Lane Portland, ME 04103</u>		Phone: <u>(207) 232-9159</u>



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

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

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

Signature of applicant: [Signature] Date: 5/3/07

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

**From:** Ann Machado  
**To:** Jeanie Bourke  
**Date:** 5/17/2007 10:49:30 AM  
**Subject:** Permit for 154 Cove Side Drive, Great Diamond Island

Jeanie -

I started to review permit #07-0475. The permit is to install electricity to the property to clean up the two buildings on the property. Both are vacant at the moment. I have questions about this.

Thanks,

Ann

**From:** "Derek Devine" <DDevine@EatonVance.Com>  
**To:** "Ann Machado" <AMACHADO@portlandmaine.gov>  
**Date:** 6/4/2007 8:13:09 PM  
**Subject:** RE: Establish use of property at 154 Coveseide Drive, Great Diamond

Ann,

I would like to submit this written communication to establish a use for 154 Coveseide Drive, Building 69, Great Diamond Island, per your request. My intentions when purchasing this building in November of 2006, was to rehabilitate this property for residential use with a maximum of two units as previously agreed upon with the Board of Directors of the Diamond Cove Homeowners Association. Certainly, it is my intention to adhere to the full permitting process of the city and also the stringent requirements of the Design Review Board of the Diamond Cove Homeowners Association. I hope this communication meets your requirements for establishing a use for the property and will allow me to bring electricity to the site. Please let me know if I can provide anything further. Thank you for your consideration.

Sincerely,  
Derek Devine  
(617)515-3591

Investment Professional Use Only. Not for Use with the Public." and appropriate disclosure for any attachments ("The attached documents are being provided with the understanding that you will not electronically disseminate, in whole or in part, such documents to other persons. The attached materials are to be used only in client presentations in hardcopy (i.e., printed) format.

-----Original Message-----

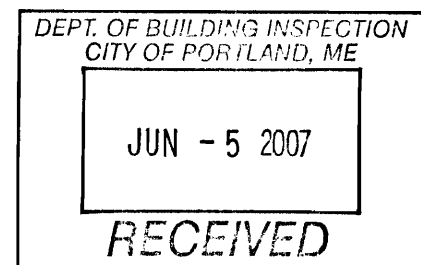
From: Ann Machado [mailto:AMACHADO@portlandmaine.gov]  
Sent: Tuesday, May 22, 2007 9:28 AM  
To: Derek Devine  
Cc: Jeanie Bourke; Marge Schmuckal  
Subject: Establish use of property at 154 Coveseide Drive, Great Diamond

Derek -

As I told you, before we can move the permit forward you need to establish a use for the property. You can do this in an email to me. You can say that the use is going to be residential and that the specific number of units will be determined in a future permit that includes the structural work that will be done. Once we have this in writing then I can move the permit forward out of zoning.

Call or email me if you have any questions.

Ann Machado  
Zoning Specialist  
(207) 874-8709



**From:** Marge Schmuckal  
**To:** Lawrence Clough  
**Date:** 9/15/2006 12:41:59 PM  
**Subject:** Great Diamond Island

Larry,

I have spoken both to Penny and Rick on the matters concerning your future proposal. Penny has already given me some information concerning the conditional contract zone. On page 44, under Conditions and Restrictions, the development is limited to 134 dwelling units. From what I understand, considerably less than that maximum number has already been developed. Therefore you would be able to develop these lots as residential dwelling units.

I have also already passed on the GIS mapping correction which I understand to be in the process of being rectified at this time.

So right now there is no real reason to contact either Penny or Rick. When I receive some further information, or an application from you, we will be able to move forward.

Thank You,  
Marge

diamond.cove@verizon.net

----- Original Message -----

From: Peter D <mailto:diamond.cove@verizon.net>

To: jmb@portlandmaine.gov

Sent: Friday, February 23, 2007 1:58 PM

Subject: Mine Building at Diamond Cove

Hello Jeannie-

Derek Devine is the new owner of Buildings 69 and 70 here at Diamond Cove. He has been working with myself, and Harry Papkee, the electrician who does a lot of work out here, to get some electricity in to the old mine building, so called, so that he can do some basic maintenance and cleanup on the site.

Apparently Derek intends to renovate the buildings, but of course Portland building permits, along with permits from our internal Design Review Board would be required before any sort of major work or renovation would be allowed to commence.

In the meantime, we feel it would be helpful for Derek to have electricity for his cleanup work.

I understand that a demolition permit is necessary before Harry can hook up the power, and that your office has expressed some concern over the possible presence of asbestos or other hazardous material. Derek has asked me to contact you.

I can assure you that all asbestos and other materials were abated back in the initial stages of the rehabilitation work done here at Diamond Cove. The asbestos mitigation was an expressed requirement of the original Site Order, and was in fact completed under a plan called "Specifications for Asbestos Abatement", prepared by Northeast Test Consultants dated August 1986. All requirements stated in this plan had to be, and were, completed before any of the units could be marketed.

The specifics of the site order may be seen at Book 9641, beginning at page 288; recorded 19 July 1991.

Myself, working under the direction of the Board of Directors, and the Design Review Board, monitor very closely any construction activities here at DC and would not allow any major work or modifications to take place without the appropriate City permits and Design Review permits in place.

Please let me know if I may provide any further information on this matter.

Thank you for your consideration.

Best regards

PB

Peter D. Brewitt  
Property Manager  
Dirigo Management Company  
207-766-5804  
diamond.cove@verizon.net

Delete Reply Forward Spam Move...

Previous | Next | Back to Messages

Save Messages Text | Full Reader

Check Mail Compose

Search Mail Search the Web





# Demolition Call List & Requirements

Site Address: \_\_\_\_\_

Owner: \_\_\_\_\_

Structure Type: \_\_\_\_\_

Contractor: \_\_\_\_\_

### Utility Approvals

Central Maine Power

### Number

1-800-750-4000

### Contact Name/Date

Rosemary Kludt / Jan. 2, 2007

Northern Utilities

797-8002 ext 6241

Portland Water District

761-8310

Dig Safe

1-888-344-7233

Confirm # 20070204762 / Jan. 17<sup>th</sup> 2007

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

DPW/ Traffic Division (L. Cote)

874-8891

DPW/ Sealed Drain Permit (C. Merritt)

874-8822

Historic Preservation

874-8726

Fire Dispatcher

874-8576

### Additional Requirements

- 1) Written Notice to Adjoining Owners
- 2) A Photo of the Structure(s) to be demolished
- 3) Certification from an asbestos abatement company

DEP – Environmental (Augusta)

287-2651

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

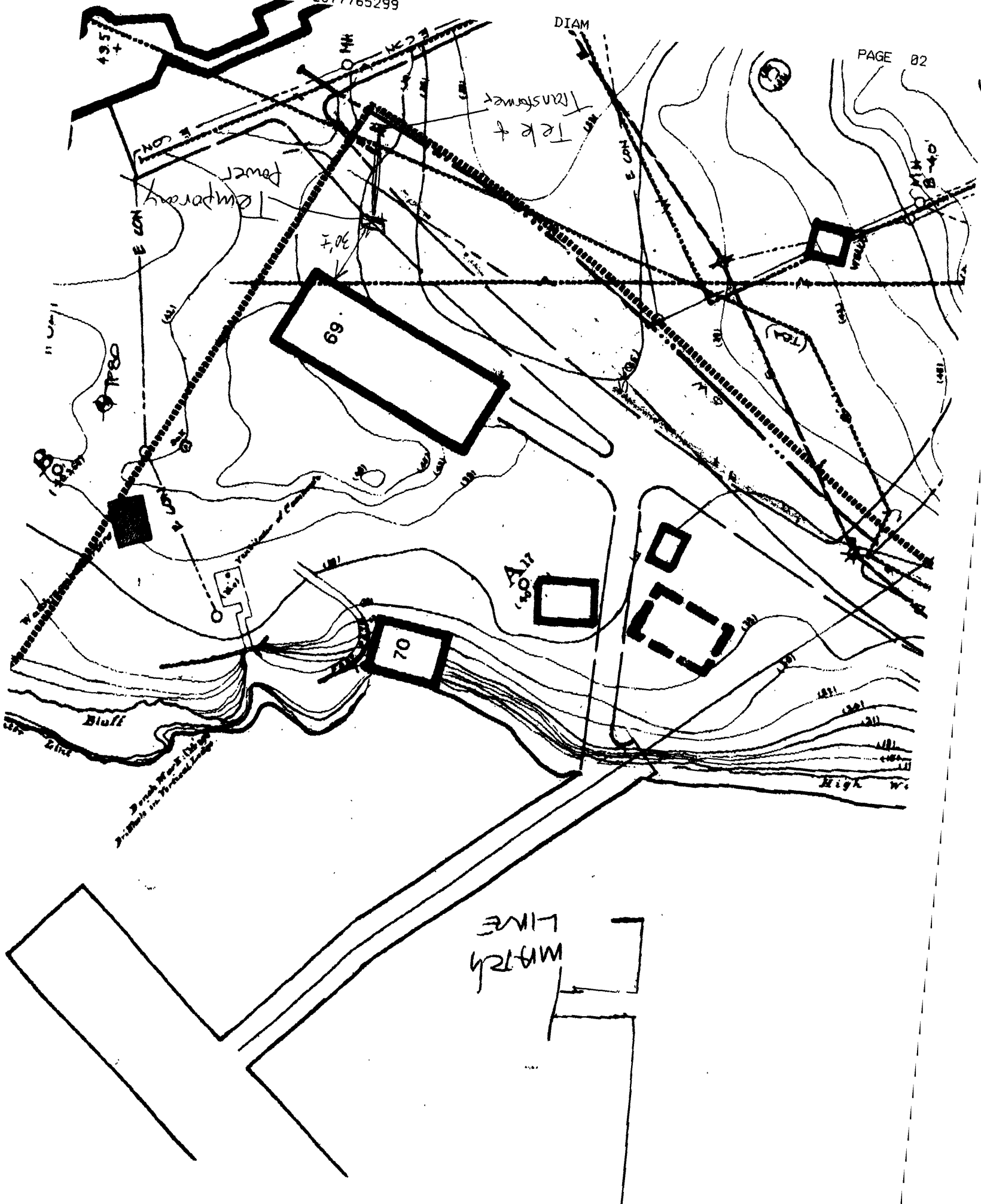
I have contacted all of the necessary companies/departments as indicated above and attached all required documentation.

Signed: \_\_\_\_\_

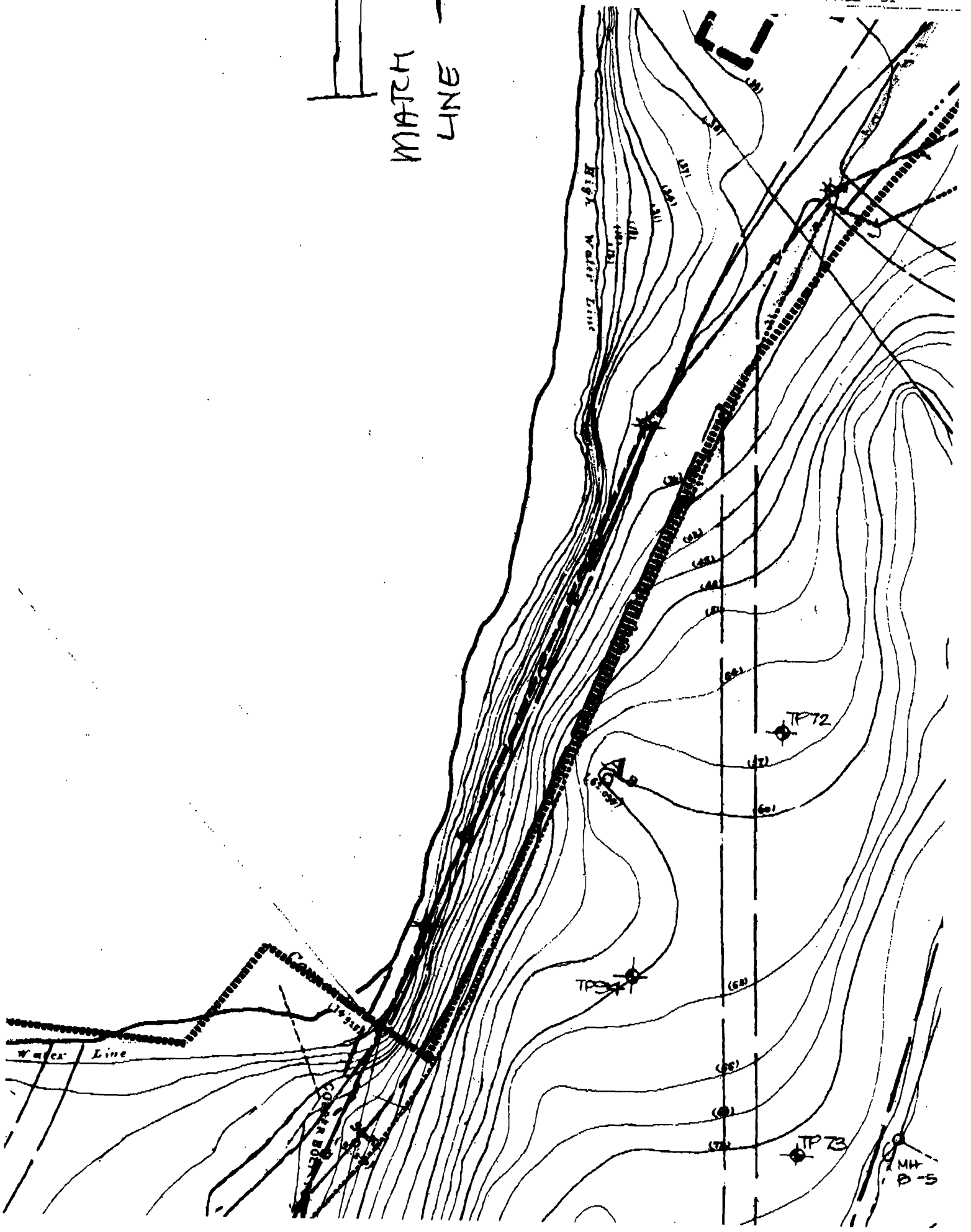
Date: \_\_\_\_\_

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





MATCH  
LINE



SEE SHEET 3 OF 7 FOR CONTINUATION OF LINE

1P-1 Zone  
1P-3 Zone  
N 12°-56'-09" W  
681.34'

N 54°-36'-00" W  
289.12'

N 32°-20'-00" W  
32.00'

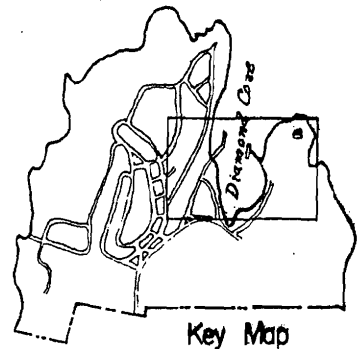
THIS AREA  
SEE NOTE 2

70

69

CONCRETE DRIVE

**NOTE**  
SEE SHEET 1 OF 7 FOR SURVEYORS STATEMENT, SURVEYORS NOTES, LEGEND, LOCATION MAP, BUILDING/LOT TABULATION, GENERAL NOTES, LOCUS DEED REFERENCE, AND DECLARATION LEGEND.



DIAMOND COVE ASSOCIATES.



12 WESTBROOK COMMONS, 2<sup>ND</sup> FLOOR  
WESTBROOK, MAINE 04092  
PHONE: (207) 856-0006 FAX: (207) 856-0007

- 1) THE PURPOSE OF THIS AMENDED PLAN IS TO A) REMOVE THE EXCLUSIVE USE EASEMENT WHICH BENEFITED BUILDINGS 69 & 70 AND B) SHOW THE ACTUAL FIELD LOCATION OF BUILDINGS 69 & 70 AND THE CONCRETE DRIVE. FOR ALL OTHER PLAN INFORMATION OTHER THAN THAT SHOWN ON THE BELOW REFERENCED PLAN, SEE PLAN BOOK 199 PAGE 341.
- 2) FOR FURTHER DETAIL IN THIS AREA, SEE PLAN ENTITLED "LEASEHOLD & SEPTIC EASEMENT AREA, DIAMOND COVE, BUILDINGS 69 & 70" BY SURVEY & GEODETIC CONSULTANTS, INC., DATED: 06/20/02 TO BE RECORDED.



TIMOTHY A. PATCH, RLS NO. 2294  
DATE 7/11/02

SHEET 7 OF 7 FOR CONTINUATION OF LINE

SHEET 7 OF 7 FOR CONTINUATION OF LINE

DATE: 06/20/02	REVISIONS: LOT 69 & 70
<b>DIAMOND COVE</b> Great Diamond Island Portland, Maine <b>AMENDED - 2<sup>ND</sup></b> <b>Plan of Diamond Cove</b>	
Prepared For Record Owner: McKinley Partners Limited Partnership P.O. Box 128 Saco, Maine 04072	
DATE: JUNE 1, 1999	JOB NO: 1420
DRN: CWP	CHK: FIELD BK: 142, 168
SCALE: 1" = 50'	SHEET AMENDED 6 OF 7
FEET METERS 	
 <b>LAND USE CONSULTANTS</b> Land Planners • Engineers • Surveyors 11 Commercial Street, Portland, Maine 04101 207-772-8192	





# EATON VANCE

155 State Street  
Boston, MA 02109



Date: 4-23-07 Time: \_\_\_\_\_

To: Harry Papke

Firm: \_\_\_\_\_

Fax Number: (207) 797-4452

Number of pages(including cover sheet): 5

Comments:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



