

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that

Located At 746 STEVENS AVE

Job ID: 2012-06-4349-DEMO

CBL: 145-B-042-001

has permission to demo building

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 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**

*JMB* 7/20/12  
\_\_\_\_\_  
**Code Enforcement Officer / Plan Reviewer**

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY**

**PENALTY FOR REMOVING THIS CARD**



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life • [www.portlandmaine.gov](http://www.portlandmaine.gov)*

Acting Director of Planning and Urban Development  
Gregory Mitchell

Job ID: 2012-06-4349-DEMO

Located At: 746 STEVENS AVE

CBL: 145- B-042-001

## **Conditions of Approval:**

### **Building**

1. 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 2003.

### **Fire**

1. Permit is for demolition only and shall comply with City Code Chapter 10.
2. Fire extinguishers are required per NFPA 1.
3. Any cutting and welding done will require a Hot Work Permit from Fire Department.

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

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

Job No: 2012-06-4349-DEMO	Date Applied: 6/28/2012	CBL: 145- B-042-001	
Location of Construction: 746 STEVENS AVE	Owner Name: UNIVERSITY OF NEW ENGLAND	Owner Address: 11 HILLS BEACH RD BIDDEFORD, ME 04005	Phone: 283-0170
Business Name:	Contractor Name: Allied Cook Construction	Contractor Address: PO BOX 1396, Portland, Maine 04104	Phone: (207) 602-2253
Lessee/Buyer's Name:	Phone:	Permit Type: DEMO	Zone: R-5
Past Use: Professional offices per last approved permit	Proposed Use: To demolish structure to make way for the new dental/patient care building	Cost of Work: \$5,000.00	CEO District:
		Fire Dept: 7/16/12 Signature: <i>By award</i> (50)	Inspection: Use Group: N/A Type: Demolition only Signature: <i>JMB</i>
Proposed Project Description:		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Gayle		<b>Zoning Approval</b>	

<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><b>Special Zone or Reviews</b></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><input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM</p> <p>Date: <i>7/21/12</i></p>	<p><b>Zoning Appeal</b></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><b>Historic Preservation</b></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>[Signature]</i></p>
	<b>CERTIFICATION</b>		

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

7-17-12 OK to demo after unitil signoff.

Ⓕ ⌘ Advised G.C. of sewer disconnect responsibility

7/20/12 unitil OK JMB

Contract 208

2012 06 4349

66



# 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: 746 Stevens Avenue		
Total Square Footage of Proposed Structure 39,500sf	Square Footage of Lot: 256,650sf	
Tax Assessor's Chart, Block & Lot: Chart#      Block#      Lot# 145          B              42	Owner: University of New England	Telephone: 283-0170
Lessee/Buyer's Name (If Applicable) <b>RECEIVED</b>  <b>JUN 28 2012</b>	Applicant name, address & telephone:	Cost Of Work: \$ <u>5,000</u>  Fee: \$ <u>70</u>
Dept. of Building Inspections City of Portland, Maine Current legal use: <u>Inst. garage, warehouse</u> <u>Institutional</u> <i>Professional offices (not permitted use)</i> If vacant, what was the previous use? _____ How long has it been vacant? _____ <b>Project description:</b> This building is being removed to allow for the construction of a Patient Care Center. <i>Mail,</i>		
Contractor's name, address & telephone: <u>Allied Cook Construction, PO Box 1396, Portland Maine 04104</u>		
Who should we contact when the permit is ready: <u>Alan Thibeault</u>		
Mailing address: <u>Univ. of New England</u> Telephone: <u>602-2253</u> <u>11 Hills Beach Rd, Biddeford, ME 04005</u>		

**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](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: <i>Alan Thibeault</i>	Date: 06/14/12
---	----------------

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



# Demolition Call List & Requirements

Site Address: 746 Stevens Ave.

Owner: Univ. of New England

Structure Type: Wood

Contractor: Allied Cook Construction

Utility Approvals	Number	Contact Name/Date
Central Maine Power	1-800-750-4000	<u>Sue, 6/26/12</u>
Unitil	1-207-541-2533	<u>Barbara, 6/27/12</u>
Portland Water District	761-8310	<u>Jared, 6/27/12</u>
Dig Safe	1-888-344-7233	<u>Mary, 6/27/12</u>

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

DPW/ Traffic Division (L. Cote)	874-8891	<u>L. Cote, 6/27/12 (LM)</u>
DPW/ Sealed Drain Permit (C. Merritt)	874-8822	<u>C. Merritt, 6/27/12</u>
Historic Preservation	874-8726	<u>D. Andrews, 6/27/12 (LM)</u>
DEP – Environmental (Augusta)	287-2651	<u>J. Bucci, 6/27/12</u>

## Additional Requirements

- ✓ 1) Written notice to adjoining owners *mailed 6/27/12*
- ✓ 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 contact Troy Moon @ 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

*mailed 6/27/12*

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

Signed: *Ally Schmitt*

Date: 6/27/12

or 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)



# 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](http://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: 746 Stevens Ave. Portland, Me	building description: pre-1981 residential with 2-4 units post-1980 residential with 2-4 units X other
asbestos survey/inspection performed by: (name & address) BIOS environments 17 Patrick Drive, Westbrook, Me telephone 854-5262	asbestos abatement contractor BIOS Environments 17 Patrick Drive, Westbrook, ME telephone 854-5262
property owner: (name & address) Univ. of New England 11 Hills Beach Rd, Biddeford, ME telephone 283-0170	demolition contractor: (name & address) Allied Cook Construction PO Box 1396, Portland, Me telephone 772-2888
demolition start date 07/09/12	demolition end date 07/27/12

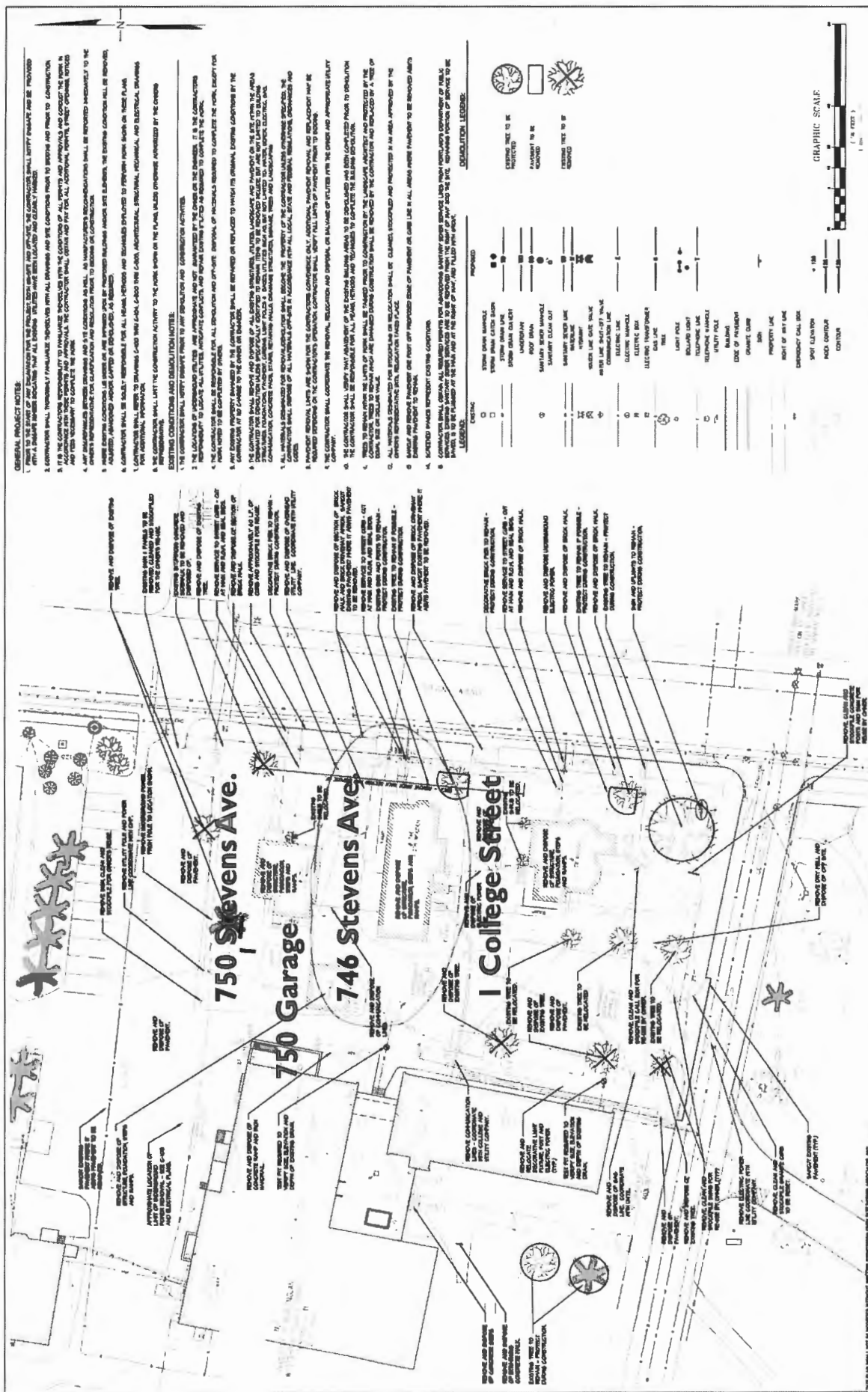
*This demolition notification does not take the place of the Asbestos Project Notification if applicable*

I CERTIFY THAT THE ABOVE INFORMATION IS CORRECT		
Alan Thibeault, AVP for Planning		
Print Name: Owner/Agent	Title	Signature
602-2253		06/14/12
Telephone #	FAX #	Date

mailed 6/27/12







- GENERAL PROJECT NOTES:**
1. PERMITS TO DEMOLISH AND RECONSTRUCT MUST BE OBTAINED FROM THE CITY OF PORTLAND, MAINE. THE CONTRACTOR SHALL NOTIFY NEIGHBORS AND BE PROVIDED WITH A LIST OF NEIGHBORS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL NEIGHBORS AND PROVIDING THEM WITH A LIST OF NEIGHBORS.
  2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF PORTLAND, MAINE.
  3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF PORTLAND, MAINE.
  4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF PORTLAND, MAINE.
  5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF PORTLAND, MAINE.
  6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF PORTLAND, MAINE.
  7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF PORTLAND, MAINE.
  8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF PORTLAND, MAINE.
  9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF PORTLAND, MAINE.
  10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF PORTLAND, MAINE.
  11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF PORTLAND, MAINE.
  12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF PORTLAND, MAINE.
  13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF PORTLAND, MAINE.
  14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF PORTLAND, MAINE.
  15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF PORTLAND, MAINE.
  16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF PORTLAND, MAINE.
  17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF PORTLAND, MAINE.
  18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF PORTLAND, MAINE.
  19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF PORTLAND, MAINE.
  20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF PORTLAND, MAINE.

**Site Design Associates**  
 Consulting Engineering & Land Planning  
 217 Main St., Portland, Maine 04101  
 Tel: (207) 875-1111

**PROJECT:** PATENT CASE CENTER  
 1000 MAIN ST., PORTLAND, MAINE  
 EXISTING CONDITIONS & DEMOLITION PLAN

**DESIGN DEPT:** DRANK DEPT.  
**CHD:** TWS  
**DATE:** JAN 2019  
**SCALE:** 1" = 30'  
**REV:** C-100

**CLIENT:** PORT CITY ARCHITECTURE  
 65 BERRY STREET, PORTLAND, MAINE 04101

NO.	DATE	BY	CHKD	APPV	REV	DATE
D	1/21/19				TWS	TWS
C	1/21/19				TWS	TWS
B	1/21/19				TWS	TWS
A	1/21/19				TWS	TWS

STATUS: BY CHD/APPV

**Asbestos Building  
Demolition  
Notification**

State of Maine  
Department of Environmental Protection  
Lead & Asbestos Hazard Prevention Program  
17 State House Station, Augusta, ME 04333  
TEL (207) 287-2651 FAX (207) 287-6220

**FORM  
D**  
Page 1 of 2  
2011

**Notice**

Prior to demolition, building owners must determine if there is any asbestos-containing material(s) (ACM) in the building. An "asbestos inspection" by a MDEP-licensed Asbestos Consultant is required for all buildings regardless of construction date, 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 your project involves the demolition of a single family residence or a residential building with less than 5 units, please answer the following questions to determine whether you need to have your inspection performed by a MDEP-licensed Asbestos Consultant:

- Does this demolition/renovation project involve more than ONE residential building at the same site with the same owner?  Yes  No
- Is this building currently being used, or has it **EVER** been used, as a commercial, government, daycare, office, church, charitable or other non-profit place of business?  Yes  No
- Is this building to be demolished as part of a highway or road-widening project?  Yes  No
- Is this building part of a building cooperative, apartment or condo building?  Yes  No
- Is this building used for military housing?  Yes  No
- Have other residences or non-residential buildings at this site been scheduled to be demolished now, or in the future, as part of a larger project?  Yes  No
- Is more than ONE building to be lifted from its foundation and relocated?  Yes  No
- Will this building be intentionally burned for the purpose of demolition or fire department training?  Yes  No

**If you answer "no" to all the questions above, your building can be inspected by a knowledgeable non-licensed person as applicable.**

**Any "yes" answers to the above questions requires an inspection by a MDEP-licensed Asbestos Consultant.**

**Important Notice**

Before you can demolish any building, including single-family residences, all asbestos materials must be removed from the building. The removal of those materials must be done by a MDEP-licensed Asbestos Abatement Contractor, except single-family homeowners may remove some asbestos under certain circumstances (Contact MDEP for more information).

With the exception of a single family home, building owners are required to submit the Asbestos Building Demolition Notification to the MDEP at least five (5) working days prior to the demolition **EVEN IF NO ASBESTOS** is present.

**Asbestos Building  
Demolition  
Notification**

State of Maine  
Department of Environmental Protection  
Lead & Asbestos Hazard Prevention Program  
17 State House Station, Augusta, ME 04333  
TEL (207) 287-2651 FAX (207) 287-6220

**FORM  
D**

Page 2 of 2  
2011

**Inspection/Survey Results:**

Were asbestos-containing building materials identified or presumed positive?  Yes  No

If Yes, is the removal of ACM subject to MDEP asbestos regulations?  Yes  No

If No, explain WHY NOT: \_\_\_\_\_

property address:  <u>746 Stevens Avenue</u> <u>Portland, Maine</u>	building description: <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> pre-1981 residential with 2-4 units <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> post-1980 residential with 2-4 units <input checked="" type="checkbox"/> other:
asbestos survey/inspection performed by: (name & address)  <u>Environmental Safety &amp; Hygiene Assoc., Inc.</u> <u>17 Patrick Drive, Westbrook, Maine</u> telephone: <u>207.854.2711</u>	asbestos abatement contractor  <u>BIOS Environments</u> <u>17 Patrick Drive, Westbrook, Maine</u> telephone: <u>207.854.5262</u>
property owner: (name & address)  <u>University of New England</u> <u>11 Hills Beach Road, Biddeford, Maine</u> telephone: _____	demolition contractor: (name & address)  <u>TBD</u> telephone: _____
demolition start date: <u>TBD</u>	demolition end date: <u>TBD</u>

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/dep/rwm/asbestos/index.htm](http://www.maine.gov/dep/rwm/asbestos/index.htm) for a listing of asbestos contractors.


Prior to issuing a local demolition permit, the MDEP requests that **municipalities** have applicants for municipal demolition permits complete this form and fax it to the MDEP at 207-287-6220. Municipalities should not issue local demolition permits if the required asbestos inspection or survey has not been performed and identified ACM removed.

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

I CERTIFY THAT THE ABOVE INFORMATION IS CORRECT

Mark P. Coleman  
Print Name: Owner/Agent

\_\_\_\_\_ Title

 Signature

207.854.2711  
Telephone #

\_\_\_\_\_ FAX #

June 27, 2012  
Date



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life • [www.portlandmaine.gov](http://www.portlandmaine.gov)*

Receipts Details:

**Tender Information:** Cash  
**Tender Amount:** 70.00

Receipt Header:

**Cashier Id:** gguertin  
**Receipt Date:** 6/28/2012  
**Receipt Number:** 45441

Receipt Details:

Referance ID:	7070	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	70.00	Charge Amount:	70.00
Job ID: Job ID: 2012-06-4349-DEMO -			
Additional Comments: Alan Thibeault			

Thank You for your Payment!

## Marge Schmuckal - UNE use research for the Stevens Ave property

---

**From:** Marge Schmuckal  
**To:** ALEX JAEGERMAN; Barbara Barhydt ; Shukria Wiar  
**Date:** 1/26/2012 10:22 AM  
**Subject:** UNE use research for the Stevens Ave property

---

Hi,  
This is what I found:

1 College Ave/740 Stevens Ave: The most recent permit was in 1958 and the permit claims it was for a "dwelling" - I assume that is for 1 dwelling. It was not further characterized.

746 Stevens Ave: The most recent permit was for professional offices as a use ( Sept., 1994)

750 Stevens Ave: the most recent permit was approved for "student housing".

I hope this helps everyone

Marge

**Marge Schmuckal - Re: UNE Demolition permits**

**From:** Alex Jaegerman  
**To:** Barbara Barhydt; Marge Schmuckal; Philip DiPierro; Shukria Wiar  
**Date:** 7/2/2012 1:59 PM  
**Subject:** Re: UNE Demolition permits  
**CC:** Danielle West-Chuhta; Greg Mitchell

I do not recall a letter of non-applicability for housing replacement. However, we have determined that there are two dwellings that are being displaced by the project under the conditional use standards, one to be demolished on Stevens Ave. and one on College Street to be used as a student study and waiting area for the parking shuttle. The other two buildings were determined to be in institutional use prior to June 1, 1983, which is well before the Housing Replacement date of July 1, 2002, so the result is the same for those buildings, i.e. they do not count toward residential loss as per the ordinance. The Housing Replacement ordinance requires loss of three or more qualified dwellings within 5 years, so the loss of these two dwellings does not trigger this ordinance.

This finding should be captured in writing, either a letter to UNE or a memo to file. If time urgent, we can prepare that quickly, but it seems there are other hurdles to overcome. If they ask for a demo permit prior to performance guarantee, we should discuss that.

Alex.

Alexander Jaegerman, FAICP  
Planning Division Director  
389 Congress Street, Suite 400  
Portland, ME 04101

Phone: (207)874-8724

>>> Shukria Wiar 7/2/2012 1:33 PM >>>  
Hello:

I have drafted the approval letter for the UNE project and have forwarded to the PB Chairperson for sign off. We will forward that to you when it is finalized. As for the approval regarding the Housing Ordinance, I am not familiar with such an approval letter and will discuss with Barbara when she gets back from vacation.

Planning Division cannot sign off on the demo since we have not received final plans and a performance guarantee has not been posted yet. These items need to be in place before we sign off. Having said this, the applicant can request authorization for site work prior to posting the performance guarantee under Section 14-532. The letter can be addressed to Alex with a full description as to what work they want to do.

Thanks.

Shukria

>>> Marge Schmuckal 7/2/2012 1:03 PM >>>

I have three demo permits for the exiting buildings that UNE wants to demolish to make way for the dental building. I have never received an approval from planning that the Replacement Housing Ordinance was not in effect for these buildings. Can I get a copy of that approval?

Also is it alright for us to issue the building permits for demo?  
Marge

**Jeanie Bourke - 746 & 750 Stevens Avenue**

---

**From:** "Monti, Barbara" <monti@unitil.com>  
**To:** Donald McPherson <dmcpherson@portlandmaine.gov>, George Froehlich <gef@p...>  
**Date:** 7/20/2012 12:19 PM  
**Subject:** 746 & 750 Stevens Avenue  
**CC:** "athibeault@une.edu" <athibeault@une.edu>, "Bellemare, Richard" <bellema...

---

Good afternoon all,

We are all set on these two buildings for demo. Still need to check on 1 College Street.

Any questions please let me know.

barb

Barbara Monti  
Unitil Service Corp  
1075 Forest Avenue  
PO Box 3586  
Portland ME 04104-3586  
Phone: 207-541-2533  
Email: monti@unitil.com