

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

Location of Construction: 1 Cambridge St/Cornell St		Owner: City of Portland		Phone:		Permit No: 990077	
Owner Address:		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: Wm. A Renaud Jr., Trucking		Address: Inc. 119 Knights Pond Rd S. Berwick 03908		Phone: *384-5111		Permit Issued: PERMIT ISSUED FEB 2 1999 CITY OF PORTLAND	
Past Use: Vacant/Commercial		Proposed Use: Vacant Land		COST OF WORK: \$ 55,230		PERMIT FEE: \$ 295.00	
Proposed Project Description: Demolish Buildings		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type: MOCA 95		Zone: CBL: IL 151A-A-013	
		Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>		Zoning Approval: <i>OK with conditions</i> Special Zone on Review: <input type="checkbox"/> Shoreland <i>HA</i> <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"/>	
Permit Taken By: MG		Date Applied For: January 26, 1999		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Signature: _____ Date: _____	

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..

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 provisions of the code(s) applicable to such permit

January 26, 1999

SIGNATURE OF APPLICANT _____ ADDRESS: _____ DATE: _____ PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation
 Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

Date: *[Signature]*

CEO DISTRICT **2**
~~XXXX~~
 KC/TM

COMMENTS

1/28/99 Toured Bldg w/ Bob Evans - signs of asbestos or vermin
See attached letter from Bob regarding Hypoceanus Material

2/12/99 - Bldg demo'd - ~~SD~~ site filled in -
rough graded & adding seed & hay while on site.

Met w/ Marge & Contractor to discuss if req. #10
is ok. - she said complied w/ her requirement.

Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____



STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION

ANGUS S. KING, JR.
GOVERNOR

EDWARD O. SULLIVAN
COMMISSIONER

September 24, 1998

Bill Tracey
City of Portland
City Hall, 389 Congress Street
Portland, Maine 04101 - 3503

RE: 1 Cambridge Street (AKA Burt Company)
Demolition of Existing Structures

Dear Mr. Tracey:

This letter is in reference to the property in the City of Portland located at 1 Cambridge Street, this property also being referred to as the "Burt Company Site". This property was designated by the State as an Uncontrolled Hazardous Substance Site on April 12, 1991, and was the location of a Department initiated removal action of hazardous substances around that same time. Since the time of the removal action the property has sat idle, and has been the location of at least one fire. The lack of access control and idleness has made the buildings on the property an attractive nuisance, and the poor condition of the structures from the fire and lack of maintenance have made them a public health hazard. It is the current understanding of the Department that the property has been abandoned by the owner through bankruptcy proceedings, and that the City, in the interest of public safety, desires to demolish the existing structures on Site. However, the City is apprehensive in conducting this activity for fear of potential liability regarding hazardous substance issues at the property.

The Department is in agreement that the structures that exist on site are a public nuisance, and should be demolished as soon as possible. It is also the understanding of the Department that the City has never owned or operated the Site, and that any control or ownership the City would have of the Site would be through tax delinquency proceedings or abandonment. Section 38 M.R.S.A. Section 1367-B states:

"Liability under section 1367 does not apply to the State or any political subdivisions that acquired ownership or control of an uncontrolled hazardous substance site through tax delinquency proceedings pursuant to Title 36, or through any similar statutorily created procedure for the collection of governmental taxes, assessments, expenses or charges, or involuntarily through abandonment, or in circumstances in which the State or political subdivision involuntarily acquired ownership or control by

AUGUSTA
17 STATE HOUSE STATION
AUGUSTA, MAINE 04333-0017
(207) 287-7686
RAY BLDG., HOSPITAL ST.

BANGOR
106 HOGAN ROAD
BANGOR, MAINE 04401
(207) 941-4970 FAX: (207) 941-4584

PORTLAND
312 CANCO ROAD
PORTLAND, MAINE 04103
(207) 822-6300 FAX: (207) 922-6300

PRESQUE ISLE
1235 CENTRAL DRIVE, SKYWAY PARK
PRESQUE ISLE, MAINE 04769-2094
(207) 764-0477 FAX: (207) 764-1507

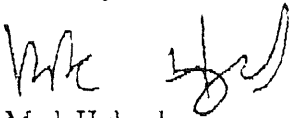
virtue of its function as a sovereign. The exemption from liability provided under this subsection does not apply to the State or any political subdivision that has caused, contributed to or exacerbated a release or threatened release of a hazardous substance on or from the uncontrolled site."

Therefore, in accordance with 38 M.R.S.A. Section 1367-B, the Department would not consider the City liable for the current hazardous substance contamination in the soil and groundwater at the Site, even if the City proceeded with demolition of the existing structures on Site. However, if a spill or release of hazardous substances occurred during demolition of the buildings, such as fuel oil spill from a heating oil tank or a release of asbestos, the City would be required to mitigate this release.

A removal action of hazardous substances was conducted by the Department in 1992; therefore no drums, tanks or containers of hazardous substances stemming from previous manufacturing activities should currently exist on Site. However, the City should take care during demolition since the possibility of encountering fuel oil tanks as well as containers of hazardous substances illegally dumped on site since 1992 exist. Since the Department is anxious to see the City undertake this activity, we are willing to provide personnel to be either on site or on call during demolition to provide guidance if such material is encountered, provided the scheduling of this action is conducted at a mutually convenient time.


I hope this letter addresses the concerns the City has regarding its' liability at the site. However if you have any questions at all regarding this or any other matters at the Site, please feel free to call Brian Beneski of my staff at 287 - 4858 directly or myself at 287 - 7673.

Sincerely,



Mark Hyland
Director, Division of Remediation

CC: Brian Beneski, MEDEP



THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

**Building or Use Permit Pre-Application
Attached Single Family Dwellings/Two-Family Dwelling
Multi-Family or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

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.**

Location/Address of Construction (include Portion of Building): <u>1 CAMBRIDGE STREET, PORTLAND, ME / CORNELL ST</u>			
Total Square Footage of Proposed Structure		Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Number Chart# <u>151A</u> Block# <u>A</u> Lot# <u>013</u>	Owner: <u>CITY</u>	Telephone#:	
Owner's Address:	Lessee/Buyer's Name (If Applicable)	Cost Of Work: <u>\$55,230</u>	Fee <u>\$295</u>
Proposed Project Description: (Please be as specific as possible) <u>DEMOLISH BUILDINGS</u>			
Contractor's Name, Address & Telephone <u>WM. A. RENAUD, JR. TRUCKING, INC., 119 KNIGHTS POND ROAD, SOUTH BERWICK, ME 03908</u>		207-384-5111	Rec'd By <u>MCA</u>
Current Use: <u>VACANT / COMM</u>		Proposed Use: <u>VACANT LAND</u>	

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan/Site Plan

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

4) Building Plans

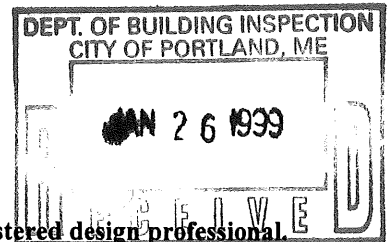
Unless exempted by State Law, construction documents must be designed by a registered design professional.

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

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/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>William A. Renaud, Jr. Pres</u>	Date: <u>01-21-99</u>
---	--------------------------

Building Permit Fee: \$25.00 for the 1st \$1000. cost plus \$5.00 per \$1,000.00 construction cost thereafter.
Additional Site review and related fees are attached on a separate addendum

CALL FOR P/U 384-5111

LAND USE - ZONING REPORT

ADDRESS: 1 Cambridge & Cornell St DATE: 2/1/99

REASON FOR PERMIT: Demolish buildings

BUILDING OWNER: City of Portland C-B-L: 151A-A-13

PERMIT APPLICANT: William A. Renaud, Jr.

APPROVED: With Conditions DENIED: _____
#10

CONDITION(S) OF APPROVAL

1. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
2. The footprint of the existing _____ shall not be increased during maintenance reconstruction.
3. All the conditions placed on the original, previously approved, permit issued on _____ are still in effect for this amendment.
4. Your present structure is legally nonconforming as to rear and side setbacks. If you were to demolish the building on your own volition, you will **not** be able to maintain these same setbacks. Instead you would need to meet the zoning setbacks set forth in today's ordinances. In order to preserve these legally non-conforming setbacks, you may only rebuild the _____ in place and in phases.
5. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
6. Our records indicate that this property has a legal use of _____ units. Any change in this approved use shall require a separate permit application for review and approval.
7. Separate permits shall be required for any signage.
8. Separate permits shall be required for future decks, sheds, pool(s), and/or garage.
9. This is **not** an approval for an additional dwelling unit. You **shall not** add any additional kitchen equipment, such as stoves, microwaves, refrigerators, or kitchen sinks, etc.

10

Other requirements of condition This demolition area shall be ^{graded,} loamed and seeded. Any change of use, such as parking, shall require a separate permit application for site plan review and zoning review. And approvals
Marge Schmuckal Marge Schmuckal, Zoning Administrator
City of Portland

City of Portland
 Inspection Services Division
 Demolition Call List

Site Address: 1 CAMBRIDGE STREET Owner: CITY OF PORTLAND
 Structure Type: Block Contractor: RENAUD TRUCKING

<u>UTILITY APPROVALS</u>	<u>NUMBER</u>	<u>CONTACT NAME/DATE</u>
Central Maine Power	1-800-750-4000	<u>DAVE FOSS 1.20.99</u>
NYNEX	878-7000	<u>CHRISTINE ROBINSON 1.22.99</u>
Northern Utilities	797-8002 X6241	<u>CAROLYN SMALL 1.21.99</u>
Portland Water District	761-8310	<u>SONJA BRENNAN 1.21.99</u>
Public Cable Co.	775-3431 X257	<u>DEBBI GILLESPIE 1.21.99</u>
Dig Safe***	1-888-344-7233	<u>HEATHER PERMIT# 1.999.040.2428 1.20.99</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 ⁸⁸³³ X8467	<u>TODD MERKLE 1.21.99</u>
DPW/Traffic Division(K.Doughry)	874-8300 X8437	<u>LUCY COTE 1.21.99</u>
DPW/Forestry Division(J.Tarling)	874-8300 X8389	<u>JEFF TARLING PERMIT# 1.21.99</u>
DPW/Sealed Drain Permit(C.Merritt)	874-8300 X8822	<u>CAROL MERRITT 111956 1.21.99</u>
Building Inspections(insp required)	874-8300 X8703	<u>Ann W. Small 1/25/99</u>
Historic Preservation	874-8300 X8726	<u>DEB ANDREWS 1.21.99</u>
Fire Dispatcher	874-8300 X8676	<u>DEVOE 1.21.99</u>

Written Notice to Adjoining Owners

<u>ASBESTOS</u>	<u>NUMBER</u>	<u>CONTACT NAME/DATE</u>
DEP - Environmental (Augusta)	287-2651 (Ed Antz)	<u>BRIAN GENESKI 1.22.99</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: [Signature] DATE: 1.26.99