

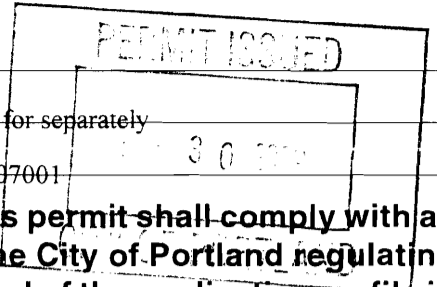
DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BU **PERMIT** ION

Permit Number: 091028

This is to certify that MGW Consulting and Development, LLC construction
has permission to Demolish Single family home for vacant space building permit to be applied for separately
AT 46 BAY ST CE 155 E007001



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 written permission procured before this building or part thereof is lath or other is used-in. 2 HOUSING 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

Jeannette Brouk 9/30/09
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: 09-1028	Issue Date:	CBL: 155 E007001
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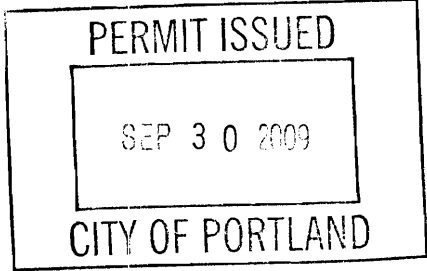
Location of Construction: 46 BAY ST	Owner Name: MGW Consulting and Development,	Owner Address: 46 Irving Street	Phone:
Business Name:	Contractor Name: Cassie Construction	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Demolitions - Building	Zone: R-3

Past Use: Single Family Home	Proposed Use: Vacant Land - Demolish Single family home for vacant space building permit to be applied for separately	Permit Fee: \$60.00	Cost of Work: \$3,500.00	CEO District: 4	220504
---------------------------------	--	------------------------	-----------------------------	--------------------	--------

Proposed Project Description: Demolish Single family home for vacant space building permit to be applied for separately	FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: R3 Type: DEMOLITION Signature: [Signature] Date: 9/30/09 PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____
--	---

Permit Taken By: Ldobson	Date Applied For: 09/17/2009	Zoning Approval
-----------------------------	---------------------------------	------------------------

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..	Special Zone or Reviews <input 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"/> Misc <input type="checkbox"/> MM <input type="checkbox"/> Date: 9/17/09	Zoning Appeal <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: 9/17/09	Historic Preservation <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: [Signature]
--	---	--	---



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: 09-1028	Date Applied For: 09/17/2009	CBL: 155 E007001
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Location of Construction: 46 BAY ST	Owner Name: MGW Consulting and Development,	Owner Address: 46 Irving Street	Phone:
Business Name:	Contractor Name: Cassie Construction	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Demolitions - Building	

Proposed Use: Vacant Land - Demolish Single family home for vacant space building permit to be applied for separately	Proposed Project Description: Demolish Single family home for vacant space building permit to be applied for separately
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 09/17/2009

Note: **Ok to Issue:**

- 1) 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.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 09/30/2009

Note: **Ok to Issue:**

- 1) This building was too dangerous to perform a pre-demolition inspection. It is the responsibility of the owner and contractor to dispose of all hazardous materials per state law.
- 2) 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.
- 3) Demo permit only! Construction requires separate permits.

Comments:

9/18/2009-jmb: Spoke with Carole M. At PS about the sealed drain permit and verification and left vmsg with Unitil Rick .B. To verify gas approval.
 9/21/2009-jmb: Called John E. At PS and left vmsg, spoke with Mike W. As he called, he will get the sealed drain permit
 9/22/2009-jmb: Received call from Rick B. From Unitil, approved to demolish
 9/24/2009-jmb: Received fax from Carole M. For drain permit
 9/29/2009-jmb: Spoke with Mike W. For timeframe on capping drain, will do tomorrow, get inspected, will notify
 9/30/2009-jmb: Called John Emerson at PS, inspection today is approved, ok to issue permit



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>46 Bay Street</u>		
Total Square Footage of Proposed Structure <u>Unknown</u>		Square Footage of Lot: <u>Unknown</u>
Tax Assessor's Chart, Block & Lot: Chart# Block# Lot# <u>155 E 7</u>	Owner: <u>MW Consulting-Develop</u>	Telephone: <u>615-5000</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Mike Wilson 46 Irving Street Portland, Maine 04102</u>	Cost Of Work: \$ <u>3500.00</u> Fee: \$ _____
Current legal use: (i.e. garage, warehouse) _____ If vacant, what was the previous use? <u>Single family home</u> How long has it been vacant? <u>unknown</u> Project description: <u>Demolish SFFH. Rebuild apply Letter Date MW</u>		
Contractor's name, address & telephone: <u>Cassie Construction Int.</u>		
Who should we contact when the permit is ready: <u>Sarah Rebe</u>		
Mailing address: <u>69 Luckys Pass Stoddish, ME 04084</u>		Telephone: <u>207-831-3582</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, 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: SEP 17 2009

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



Demolition Call List & Requirements

Site Address: 46 Bay Street

Owner: M&W Consulting & Development

Structure Type: Single Family

Contractor: Cassie Construction Inc.

Utility Approvals

Utility Approvals	Number	Contact Name/Date
Central Maine Power	1-800-750-4000	Lisa X3773 9/17/09
Northern Utilities	2504 797-8002 ext 6241	Kathleen/Mane X 4538 9/17/09
Portland Water District	761-8310	Stephanie X3095 9/17/09
Dig Safe	1-888-344-7233	Roberta 9/17/09

need to pre-meet first

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
DEP – Environmental (Augusta)	287-2651

Luce Cote 9/17/09
 left message w/ John Emerson 9/17/09
 Delv Andrews 9/17/09
 Andrew Dziegielewski 9/17/09
 left message w/ Eric Hamlin 9/17/09
 left message C 822-6344

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

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 1 (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: 9/17/09

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

Building Inspections Division • 389 Congress Street • Portland, Maine 04101 • (207) 874-8703 • FACSIMILE (207) 874-8716 • TTY (207) 874-8936
 Revised 10-17-08



Strengthening a Remarkable City, Building a Community for Life - www.portlandmaine.gov

**Director of Planning and Urban Development
Penny St. Louis Littell**

**Inspection Services, Director
Tammy Munson**

August 4, 2009

REGULAR AND CERTIFIED MAIL # 7008 0500 0001 4587 8645

MGW Consulting and Development, LLC
46 Irving Street
Portland, Maine 04102

RE: 46 Bay Street
CBL: 155-E-007-001

Dear Mr. Wilson:

This letter is a follow up to our telephone conversation today regarding the filing of the application for demolition of the single family home at 46 Bay Street (the "Property"). The City had sent similar correspondence to the previous owner Fracena Roberts after a meeting on May 28, 2009 at the Property. The inspection revealed that the single family home on the Property is severely dilapidated and structurally unsound. The left rear corner is completely caved in and the roof has collapsed.

Pursuant to the International Existing Building Code 2003 ("IEBC") Section 202, any building with any of the following characteristics shall be deemed a "dangerous building":

2. *Any portion, member, or appurtenance thereof likely to fail, or to become detached or dislodged, or to collapse and thereby injure persons.*
4. *The building, or any portion thereof, is likely to collapse partially or completely because of dilapidation, deterioration or decay.*
5. *The exterior walls or other vertical structural members list, lean, or buckle to such an extent that a plumb line passing through the center of gravity does not fall inside the middle one third of the base.*

The building falls within the above IEBC definition and is a "dangerous building". It is hereby ordered that the building be demolished. See City Code § 6-16; IEBC at § 117.1. Please contact this office on or before August 14, 2009 in order to obtain the necessary permit(s), including, but not limited to, a demolition permit. I am enclosing an application packet for Demolition of a Structure to be filed at our office with all of the required documents and fees.

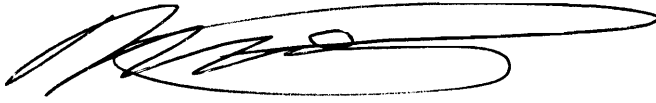
Thursday, September 17, 2009

To Whom It May Concern:

I Mike Wilson purchased the land at 46 Bay Street, Portland Maine and I will be demolishing this property on September 30th.

Please do not hesitate to contact me with any questions.

Michael Wilson 207-615-5000

A handwritten signature in black ink, appearing to read "Michael Wilson", written over a horizontal line.







TWO LIGHTS SETTLEMENT SERVICES, LLC
34 DANFORTH STREET
SUITE 110
PORTLAND, ME 04101
207-761-7277.PHONE 207-761-0838.FAX

FACSIMILE TRANSMITTAL SHEET

TO: *Lannie Dobson* FROM: *Carly Smith, Esq.*

COMPANY: DATE: *9/17/09*

FAX NUMBER: *874-8716* TOTAL NO. OF PAGES, INCLUDING COVER: *3*

PHONE NUMBER: SENDER'S REFERENCE NUMBER:

RE: *Deed - Bay St. - MGW Consulting + Development* YOUR REFERENCE NUMBER:

URGENT FOR REVIEW PLEASE COMMENT PLEASE REPLY PLEASE RECYCLE

NOTES/COMMENTS:

Michael Wilson is the sole member of MGW Consulting + Development.

**QUITCLAIM RELEASE DEED
Maine Statutory Short Form**

Know All Persons by these Presents, that Francena B. Roberts, of 318 Campbell's Pond Road, West Bath, Maine 04530, for consideration paid, grants and releases to MGW Consulting and Development, LLC, a Maine limited liability company, with a mailing address of 46 Irving Street, Portland, Maine 04103, the land in Portland, County of Cumberland, State of Maine, described as follows:

All that property conveyed to Llewellyn Leavitt by the following deeds:

- a. Deed recorded in the Cumberland County Registry of Deeds at Book 1727, Page 496;
- b. Deed recorded in the Cumberland County Registry of Deeds at Book 1862, Page 497; and,
- c. Deed recorded in the Cumberland County Registry of Deeds at Book 1887, Page 488.

Being all that property described in a deed from the City of Portland to Llewellyn A. Leavitt, dated February 26, 1998 and recorded in the Cumberland County Registry of Deeds at Book 13632, Page 136, and being further described in the Portland City Assessor's Plan on file in the Assessor's office in City Hall as 155-E-7-8, 156-B-15 Bay St. 38-48.

Reference is further made to the probate of the Estate of Llewellyn A. Leavitt, Cumberland County Probate Court Docket Number 2000-80 and to a Deed of Distribution recorded in said Registry of Deeds at Book 26738, Page 227.

The remainder of this page has been intentionally left blank.

MAINE REAL ESTATE TAX PAID

Witness my hand and seal this 29 day of July, 2009.

Signed, Sealed and Delivered
in presence of

Witness

Francena B. Roberts
Francena B. Roberts

State of Maine
Sagadahoc, ss.

July 29, 2009

Then personally appeared the above named **Francena B. Roberts** and
acknowledged the foregoing instrument to be her free act and deed.

Before me,

Donna J. Taylor
Notary Public/Attorney at Law

Typed/Printed Name

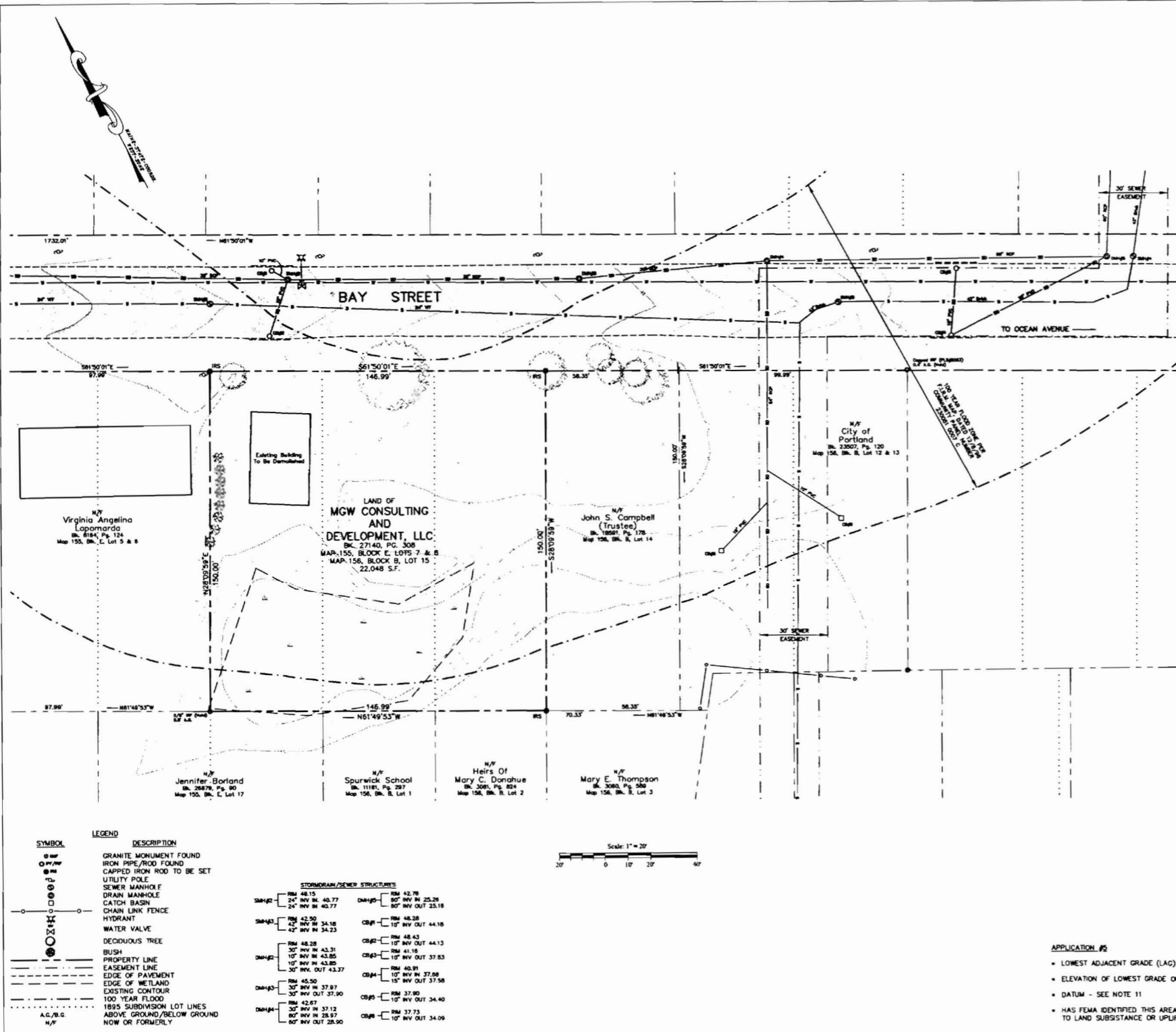
DONNA J. TAYLOR
Notary Public, Maine
My Commission Expires June 18, 2012

SEAL

Received
Recorded Register of Deeds
Jul 30, 2009 03:35:49P
Cumberland County
Pamela E. Lovins



G:\2009\09034A\dwg\Survey.dwg, 9/14/2009 2:33:56 PM



- NOTES:
- OWNER/APPLICANT: MCV CONSULTING & DEVELOPMENT, LLC
46 IRVING STREET
PORTLAND, MAINE 04103
 - ENGINEER: LESTER BERRY, PE #3341
BH2M
28 STATE STREET
GORHAM, MAINE
 - SURVEYOR: ROBERT C. LIBBY JR., PLS #2190
BH2M
 - NETLANDS: MARK HAMPION
MARK HAMPION ASSOCIATES
PORTLAND, MAINE
 - DEED REFERENCE: BK. 27140, PG. 308
 - TAX MAP REFERENCE: MAP 155, BLOCK E, LOTS 7 & 8
MAP 156, BLOCK B, LOT 15
 - ZONING: R-3
 - PROJECT AREA: 22,048 S.F.
 - PROPOSED USE: 2 RESIDENTIAL HOUSES
 - MINIMUM STANDARDS: LOT SIZE - 6500 S.F.
FRONTAGE - 50'
SETBACKS - 25' FRONT, REAR 25' &
8-16' SIDE
 - BENCHMARK: CHISELED MARK IN BOLT ON HYDRANT ON NORTHERLY SIDE OF
BAY STREET. ELEVATION 50.42' NGVD 1929. PROVIDED BY
ENGINEERING DEPARTMENT, CITY OF PORTLAND.
 - BEARING AND NORTH ORIENTATION ARE BASED UPON MAINE
STATE COORDINATE SYSTEM WEST ZONE (NAD 1983) USING
POINTS PROVIDED BY THE ENGINEERING DEPARTMENT, CITY
OF PORTLAND.
 - PLAN REFERENCE: PLAN MADE FOR C. L. GOODRIDGE AND
J. A. BUELOUC DATED MAY 1895 BY
E.C. JORDAN & CO. AND RECORDED IN
THE CUMBERLAND COUNTY REGISTRY
OF DEEDS PLAN BOOK B, PAGE 99.

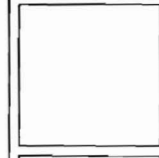
I CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS TECHNICAL STANDARDS OF PRACTICE FOR A STANDARD BOUNDARY SURVEY, WITH THE FOLLOWING EXCEPTIONS:

- NO SURVEYORS REPORT
- NO DEED DESCRIPTION

- APPLICATION #5
- LOWEST ADJACENT GRADE (LAG) TO STRUCTURE - 47.0
 - ELEVATION OF LOWEST GRADE ON PROPERTY - 40.0
 - DATUM - SEE NOTE 11
 - HAS FEMA IDENTIFIED THIS AREA AS SUBJECT TO LAND SUBSTANCE OR UPLIFT - NO

ROBERT C. LIBBY JR. PLS #2190

NO.	DATE	REVISION DESCRIPTION



BH2M
Berry, Huff, McDonald, Milligan Inc.
Engineers, Surveyors
28 State Street
Portland, Maine 04103
Tel: (207) 839-2770
Fax: (207) 839-4250

McDonald, Milligan, Inc.
McDonald, Milligan, Inc.
28 State Street
Portland, Maine 04103

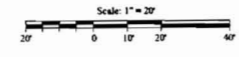
EXISTING CONDITIONS
& STANDARD BOUNDARY
SURVEY
34-48 BAY STREET
PORTLAND, MAINE

DESIGNED	DATE
Dep: [Signature]	Aug. 2009
DRAWN	SCALE
Dep: [Signature]	As Noted
CHECKED	JOB. NO.
L. Berry	09034

SHEET
1
REPRODUCTION OR USE OF THIS
DRAWING WITHOUT THE
APPROVED WRITTEN CONSENT
OF BH2M IS PROHIBITED.

SYMBOL	DESCRIPTION
○	GRANITE MONUMENT FOUND
○	IRON PIPE/ROD FOUND
○	CAPPED IRON ROD TO BE SET
○	UTILITY POLE
○	SEWER MANHOLE
○	DRAIN MANHOLE
○	CATCH BASIN
○	CHAIN LINK FENCE
○	HYDRANT
○	WATER VALVE
○	DECIDUOUS TREE
○	BUSH
---	PROPERTY LINE
---	EASEMENT LINE
---	EDGE OF PAVEMENT
---	EDGE OF WETLAND
---	EXISTING CONTOUR
---	100 YEAR FLOOD
---	1895 SUBDIVISION LOT LINES
---	ABOVE GROUND/BELOW GROUND
---	NOW OR FORMERLY

STORMWATER/SEWER STRUCTURES	RM	IN	OUT
SMH-01	44.15	24"	40.77
SMH-02	42.50	42"	34.18
SMH-03	48.28	30"	43.31
SMH-04	45.50	30"	37.97
SMH-05	42.67	30"	37.12
SMH-06	42.78	80"	25.28
SMH-07	48.28	10"	44.18
SMH-08	44.13	10"	37.83
SMH-09	40.91	10"	37.08
SMH-10	37.90	10"	37.90
SMH-11	37.73	10"	34.09
SMH-12	44.18	10"	44.18
SMH-13	48.43	10"	44.13
SMH-14	40.91	10"	37.08
SMH-15	37.90	10"	37.90
SMH-16	37.73	10"	34.09



September 24, 2009

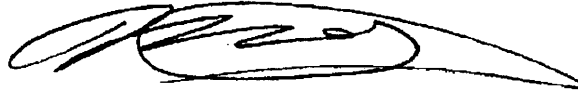
Re: 46 Bay Street, Portland, Me

To: Portland Public Works

I am writing this letter to confirm that I plan re-use the sewer line with in six months form the time I cap it. If I have not, I will provide a new letter to Portland Public Works.

Feel free to contact me with any questions.

Michael Wilson
46 Irving Street
Portland, Me 04103
mwilson@rmsmortgage.com
Cell: 207-615-5000

A handwritten signature in black ink, appearing to read "Michael Wilson", is written over a horizontal line.

STREET EXCAVATION AND/OR SEWER CONNECTION PERMIT

CITY OF PORTLAND, MAINE DEPARTMENT OF PUBLIC SERVICES

PERMIT NO. S000195

THIS PERMIT EXPIRES THIRTY DAYS FROM DATE OF ISSUE

DATE: 09/24/2009

PERMISSION IS HEREBY GIVEN TO

Cassie Const., LLC 69 Lucky's Run

TO OPEN

46 - 46 Bay St

Street/Avenue

FOR THE PURPOSE OF

Demolishing existing building and rebuilding within six months - sealing sewer on private property

SAID WORK SHALL BE PROPERLY DONE ACCORDING TO The Excavation Ordinance, Chapter 25 of the Municipal Code, "STREETS, SIDEWALKS AND OTHER PUBLIC PLACES." and abide by all provisions of Chapter 6, Plumbing Code and Chapter 24, Sewer Use Ordinance, of the Municipal Codes of the City of Portland, Maine. I HAVE READ AND UNDERSTOOD MY RESPONSIBILITIES AS A LICENSED EXCAVATOR AS DESCRIBED IN THE STREET EXCAVATOR ORDINANCE, SECTION 25, ARTICLE VII OF THE MUNICIPAL CODE.

THE WORK IS BEING DONE BY:

CONTRACTOR:

Cassie Const., LLC, 69 Lucky's Run, Standish

PLUMBER:

OWNER:

NOTES:

Michael J. Bobinsky Director of Public Services

This permit does not create in the applicant any permission for him to enter or use the land of another property owner, either temporarily or permanently, for the purpose of connection with the City sewer line. Questions concerning such permission should be referred to Applicant's attorney.

Table with 7 columns: Qty, Description, Rate per Unit, Charge, Paid, Due. Row 1: 0.200 Sealed Drain, \$250.00, Each, \$50.00, \$50.00, \$0.00. Totals: \$50.00, \$50.00, \$0.00

Cash C. Mearns

ALL CONTRACTORS/INDIVIDUALS MUST NOTIFY THE CITY OF PORTLAND, PUBLIC SERVICES DISPATCH AT 874-8493 THE MORNING OF THE EXCAVATION AND ONE HOUR BEFORE COMPACTION White copy - Permittee's • Yellow copy - Billing • Pink copy - File