

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING PERMIT

PERMIT

Permit Number: 100106

Please Read Application And Notes, If Any, Attached

This is to certify that JOLLOTTA MARY S / J S Jolotta Construction

has permission to Remove existing single family home to create vacant lot

AT 37 GRAFTON ST CB 169 D045001

provided that the person or persons, firm or corporation applying 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 lathed or otherwise finished-in. 24 HOUR NOTICE IS REQUIRED.

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

PERMIT ISSUED

OTHER REQUIRED APPROVALS

Fire Dept. MAR 4 2010

Health Dept.

Appeal Board

Other City of Portland

Department Name

Signature: [Handwritten Signature] 3/1/10
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: 10-0106	Issue Date:	CBL: 169 D045001 <i>246</i>
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Location of Construction: 37 GRAFTON ST	Owner Name: JOLLOTTA MARY S	Owner Address: PO BOX 87	Phone:
Business Name:	Contractor Name: J S Jollotta Construction	Contractor Address: 18 Ridgewood Terrace Limericak	Phone: 2076534200
Lessee/Buyer's Name	Phone:	Permit Type: Demolitions - Building	Zone: RS

Past Use: Single Family Home	Proposed Use: Vacant Land - Remove existing single family home to create vacant land	Permit Fee: \$60.00	Cost of Work: \$4,000.00	CEO District: 4
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Proposed Project Description: Remove existing single family home to create vacant land <i>See permit # 10-0096 for new structure to be built</i>	FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB <i>Demolition ONLY</i>
	Signature:	Signature: <i>JMB 3/1/10</i>
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: Idobson	Date Applied For: 02/05/2010	Zoning Approval
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<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 information 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"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Major <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p><i>OK with conditions</i></p> <p>Date: <i>3/2/10</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 District 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>S</i></p>
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PERMIT ISSUED

MAR - 4 2010

City of Portland

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: 10-0096	Date Applied For: 02/03/2010	CBL: 169 D045001
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Location of Construction: 37 Grafton St	Owner Name: Jollotta Mary S	Owner Address: Po Box 87	Phone:
Business Name:	Contractor Name: Higgins, Tim	Contractor Address: 242 Veranda Street Portland	Phone: (207) 838-5870
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

Proposed Use: New Single Family / This is a permit for a site plan only. A demolition permit will be applied, also an amendment for the new single family,	Proposed Project Description: New Single Family; / This is a permit for a site plan only.
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 02/04/2010

Note: **Ok to Issue:**

- 1) If there are any changes to the site plan prior to construction, this office SHALL be notified to review those changes for compliance PRIOR to construction.
- 2) THE ISSUANCE OF THIS PERMIT IS NOT APPROVAL TO COMMENCE CONSTRUCTION. A SEPARATE PERMIT IS REQUIRED WITH THE STRUCTURAL DETAILS OF THE PROPOSED SINGLE FAMILY. THIS PERMIT IS ONLY FOR THE ZONING AND SITE PLAN REVIEW.
- 3) It is understood that a separate permit for the actual construction of the new single family will be applied for with all supplementary construction documentation under a separate permit application.
- 4) It is understood that before this permit can be issued, a separate permit to remove the existing, dilapidated single family must be removed with a permit.
- 5) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. It is understood that this permit is only for a site plan review and zoning review prior to construction to determine if this project can meet those specific ordinances.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 03/01/2010

Note: **Ok to Issue:**

- 1) Prior to demolishing the foundation the city sewer shall be capped outside of the foundation and inspected by Public Services. Contact Greg Vinning @ 650-9836
- 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 2003.

Dept: DRC **Status:** Approved with Conditions **Reviewer:** Philip DiPierro **Approval Date:** 02/23/2010

Note: **Ok to Issue:**

- 1) Erosion and Sedimentation control shall be established and inspected by the Development Review Coordinator prior to soil disturbance, and shall be done in accordance with Best Management Practices, Maine Department of Environmental Protection Technical and Design Standards and Guidelines. All Erosion and Sedimentation control measures must be inspected and maintained daily. Development Review Coordinator Philip DiPierro can be reached at 874-8632 for the Erosion Control inspection.
- 2) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions. The applicant is responsible for addressing all drainage issues relating to this site, including the installation of stormwater control measures if required, i.e drywells, rain barrels, rain gardens, etc.
- 3) A street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)
- 4) A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext. 8822. The Wastewater and Drainage section of Public Services must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.

Location of Construction: 37 Grafton St	Owner Name: Jollotta Mary S	Owner Address: Po Box 87	Phone:
Business Name:	Contractor Name: Higgins, Tim	Contractor Address: 242 Veranda Street Portland	Phone (207) 838-5870
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

- 5) All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a certificate of occupancy.
- 6) The Development Review Coordinator (874-8632) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.
- 7) Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
- 8) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.

Comments:

2/4/2010-mes: there is currently a dilapidated single family dwelling at the rear of the property. This permit is to flesh out approvals for a new single family dwelling after the existing building is torn down. There will be a supplemental permit for the demolition of the existing building and a subsequent permit with all the structurals for the completion of this permit. It has also been determined that this lot is a lot of record.

3/1/2010-jmb: Received call from Mark Allen at Unitil, they have released the property. Suzanne gave me her pre-inspection information and condition per Greg Vinning at PS.



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>37 GRAFTON ST</u>		
Total Square Footage of Proposed Structure: <u>608</u>	Square Footage of Lot: <u>5700 ±</u>	
Tax Assessor's Chart, Block & Lot: Chart# <u>169</u> Block# <u>0</u> Lot# <u>4B-4C</u>	Owner: <u>MARY JOLLOTTA</u>	Telephone: <u>603 356 4762</u>
Lessee/Buyer's Name (If Applicable): <u>HILLENS BLDGS INC</u>	Applicant name, address & telephone: <u>JS JOLLOTTA CONSTRUCTION</u> <u>18 RIDGEWOOD TERRACE</u> <u>LIMERICK, ME 04048</u>	Cost Of Work: \$ <u>4000.00</u> Fee: \$ _____
Current legal use: (i.e. garage, warehouse) <u>HOME</u>		
If vacant, what was the previous use? _____		
How long has it been vacant? <u>3 MONTH</u>		
Project description: <u>REMOVE EXISTING STRUCTURE</u>		
Contractor's name, address & telephone: <u>JS JOLLOTTA CONSTRUCTION</u>		
Who should we contact when the permit is ready: <u>Joseph Jolotta</u>		
Mailing address: <u>18 RIDGEWOOD TERRACE</u> Telephone: <u>6534200</u> <u>LIMERICK ME 04048</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, 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.

RECEIVED

FEB 5 2010

Dept. of Building Inspections
City of Portland Maine

Signature of applicant: Mary Jolotta Date: 1/12/10

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



Demolition Call List & Requirements

Site Address: 37 GRAFTON ST

Owner: MARY JOLLOTTA

Structure Type: SINGLE FAMILY

Contractor: JS JOLLOTTA CONSTRUCTION

Utility Approvals	Number	Contact Name/Date
<u>OK</u> Central Maine Power <u>SM</u> <u>3-665346</u>	1-800-750-4000	<u>JEN FEEHAN 1/22/10</u>
<u>OK</u> Northern Utilities <u>SM</u>	797-8002 ext 6241	<u>LIZ WAITE 1/22/10</u>
<u>OK</u> Portland Water District <u>SM</u> <u>930 THURSDAY</u>	603-8310	<u>SOWA BRYMAN 1/22/10</u>
<u>OK</u> Dig Safe <u>inform</u> <u>SM</u>	1-888-344-7233	<u>20100504253</u>

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

<u>SM</u> DPW/ Traffic Division (L. Cote)	874-8891
<u>OK</u> DPW/ Sealed Drain Permit (C. Merritt)	874-8822
Historic Preservation	874-8726
Fire Dispatcher <u>call just before</u>	874-8576
DEP - Environmental (Augusta) <u>FA 287 6220</u>	287-2651

LUCY COTE OK 2/3
C MERRITT OK 2/6
SCOTT HANSON SAYS OK
ANDY DZIEGIELWSKY
SANDY MOODY OK 2/3/10

Additional Requirements

- Written notice to adjoining owners
- A photo of the structure(s) to be demolished
- A plot plan or site plan of the property
- Certification from an asbestos abatement company

Boston

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

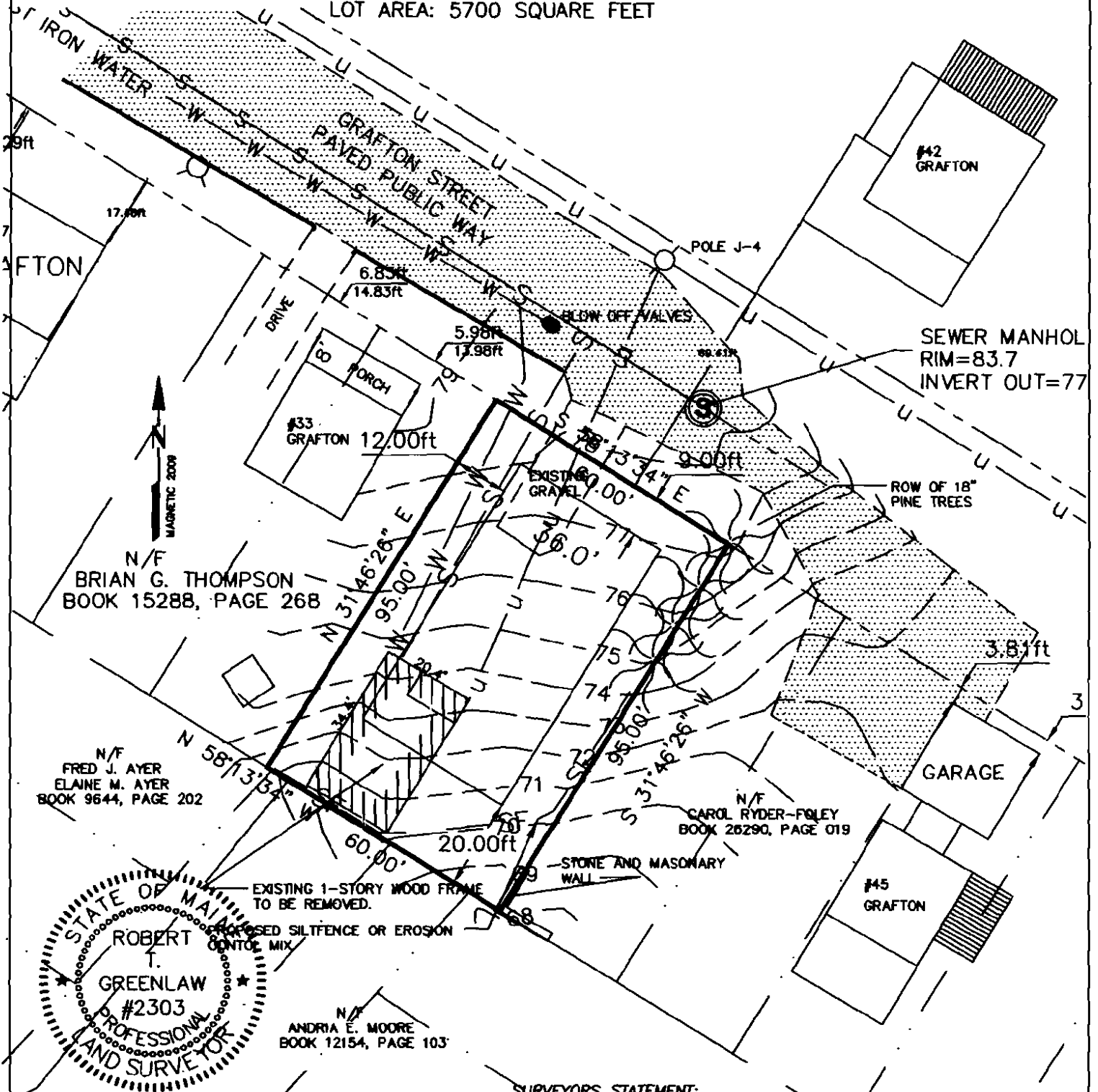
I have contacted all of the necessary companies/departments as indicated above and attached all required documentation.

Signed: Mary Jolotta

Date: 1/29/10

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

SITE PLAN FOR DEMOLITION PERMIT
 37 GRAFTON STREET PORTLAND MAINE
 TAX MAP 169-D-045 & 46
 CURRENT OWNER: MARY S. JOLLOTA
 BOOK 21360, PAGE 097.
 EXISTING DWELLING BUILT: 1908
 SIZE: 702 SQUARE FEET
 LOT AREA: 5700 SQUARE FEET



STATE OF MAINE
 ROBERT T. GREENLAW
 #2303
 PROFESSIONAL LAND SURVEYOR

OCEAN PARK LAND SURVEYING LLC
 P.O. BOX 7285 OCEAN PARK, ME 04063
 207-749-0471 OCEANPARKLLC@GWL.NET

SURVEYORS STATEMENT:

I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING EXCEPTIONS:

- a) NO WRITTEN REPORT
- b) NO NEW DESCRIPTION
- c) NO CORNERS SET

Robert T. Greenlaw

ROBERT T. GREENLAW P.L.S., #2303

DATE: JAN. 24, 2010





Higgins Builders Inc.
242 VERANDA St.
PORTLAND, ME
04103

Michael J. Bobinsky
~~Director~~ of Public Services

Higgins Builders Inc. currently has a property located at #37 Grafton St. C.B.L. 169-0045-46-001 under contract to purchase. Existing structure on property is to be removed by sellers. Higgins Builders intends to use existing sewer on property to service new single family home to be started within 6 months of purchase.

Sewer line is to be capped on private property by sellers.

Higgins Builders Inc.
J. A. Higgins



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 207-287-6220. 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: 37 Grafton Street, Portland Maine 04101	building description: <input type="checkbox"/> pre-1981 residential with 2-4 units <input type="checkbox"/> post-1980 residential with 2-4 units <input checked="" type="checkbox"/> other: Single Family Residence
asbestos survey/inspection performed by: (name & address) Robert Rickett, JR Abatement Professionals Corp. 590 County Rd Westbrook	asbestos abatement contractor N/A
telephone: property owner: (name & address) PO BOX 87 Ms. Mary Jolotta 18 Ridgewood Terrace Limerick Maine 04048 603-356-4752 telephone: JACKSON BARNETT, NH 09846	demolition contractor: (name & address) JS Jolotta Construction 18 Ridgewood Terrace Limerick, Maine telephone:
demolition start date: (mm/dd/yy) 02/16/18	demolition end date: (mm/dd/yy) 02/22/18

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 **Bruce M. Hackett St Abatement Professionals**

Title **Asbestos Inspector**

Signature

Telephone # **207.773.1278**

FAX # **207.772.203**

Date **2/1/18**

1/25/2010

To Whom It May Concern:

This letter is to inform you that Mary Jollotta has sold her property at 37 Grafton Street, in Portland. The contractor (Higgins Builders) intends to build a new house on the property. J S Jollotta Construction will shortly begin removing the old house, as soon as permits are issued. Any questions feel free to call Joe Jollotta at 807-1358 .

Sincerely,



Hand delivered to and received by; BEN BOUDUC 45 GRAFTON



Portland, Maine 04103

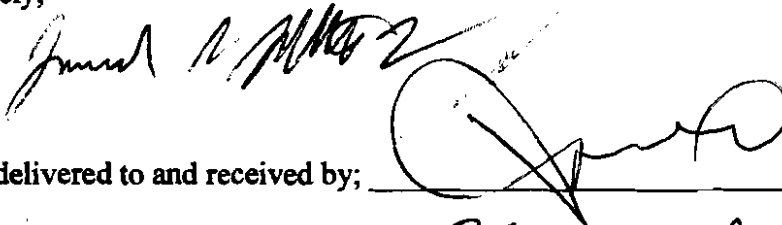
1/25/2010

1/25/2010

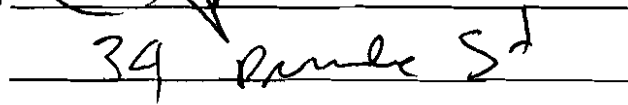
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Sincerely,



Hand delivered to and received by;


34 Park St

Portland, Maine 04103

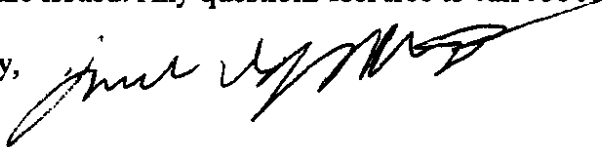
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Sincerely,



Hand delivered to and received by:

Brian Thompson
33 Grafton St

Portland, Maine 04103

1/ /2010

1/25/2010

To Whom It May Concern:

This letter is to inform you that Mary Jollotta has sold her property at 37 Grafton Street, in Portland. The contractor (Higgins Builders) intends to build a new house on the property. J S Jollotta Construction will shortly begin removing the old house, as soon as permits are issued. Any questions feel free to call Joe Jollotta at 807-1358 .

Sincerely,



Hand delivered to and received by;

Andria Moore

44 Providence St.

Portland, Maine 04103

1/25/2010