

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

Permit No: 05-0006
 Issued Date: **PERMIT ISSUED**
 263A A004001

Location of Construction: 1030 Brighton Ave	Owner Name: Heritage Realty Limited Partnership	Owner Address: 535 Boylston St	Phone: JAN 6 2005
Business Name:	Contractor Name: Maietta Construction	Contractor Address: 154 Pleasant Hill Road Scarborough, ME 04158	Phone: 207/8753873
Lessee/Buyer's Name	Phone:	Permit Type: Demolitions	Zone: B2

Past Use: Commercial building	Proposed Use: Demolition of Ames, Shaws Supermarket, Full Belly Deli, Dollar Store, Daddy's	Permit Fee: \$1,371.00	Cost of Work: \$150,000.00	CEO District: 3
Proposed Project Description: Demolition of Ames, Shaws Supermarket, Full Belly Deli, Dollar Store, Daddy's		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>Demo</i> Type: <i>only</i> <i>1/6/05</i>	
		Signature: <i>WMM</i>	Signature: <i>[Signature]</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: 01/03/2005	Zoning Approval	
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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 checked="" type="checkbox"/> <i>Demo only</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"/> Date: <i>ok 1/5/05</i>	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: _____	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: _____
	<i>separate permits are required for any new construction</i>		

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
Department of Building Inspections

1-3-2005

Received from Maintenance Dept.

Location of Work 1030 Brighton Ave

Cost of Construction \$ _____

Permit Fee \$ 1371.00

Building (I1) Plumbing (I5) Electrical (I2) Site Plan (U2)

Other DEMO

CBL: 263 AA00Y

Check #: 001219

Total Collected \$ 1371.00

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

DEPT. OF BUILDING INSP.
CITY OF PORTLAND, ME.
JAN 3 2005
RECEIVED

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy

City of Portland, Maine - Building or Use Permit

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Permit No: 05-0005	Date Applied For: 01/03/2005	CBL: 263A A004001
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Location of Construction: 1030 Brighton Ave	Owner Name: Heritage Realty Limited Partnership	Owner Address: 535 Boylston St	Phone:
Business Name:	Contractor Name: Maietta Construction	Contractor Address: 154 Pleasant Hill Road Scarborough	Phone (207) 615-3873
Lessee/Buyer's Name	Phone:	Permit Type: Demolitions	

Proposed Use: Demolition of Ames, Shaws Supermarket, Full Belly Deli, Dollar Store, Daddy's	Proposed Project Description: Demolition of Ames, Shaws Supermarket, Full Belly Deli, Dollar Store, Daddy's
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Dept: Zoning Status: Approved Reviewer: Marge Schmuckal Approval Date: 01/05/2005
 Note: Ok to Issue:

Dept: Building Status: Approved Reviewer: Mike Nugent Approval Date: 01/07/2005
 Note: Ok to Issue:

Dept: Fire Status: Approved with Conditions Reviewer: Lt. MacDougal Approval Date: 01/05/2005
 Note: Ok to Issue:
 1) life safety systems shall be maintained for the rest of the complex

Dept: Engineering Status: Open Reviewer: Tony Approval Date:
 Note: PUBLIC WORKS ENGINEERING REVIEW....4/26/04 Ok to Issue:

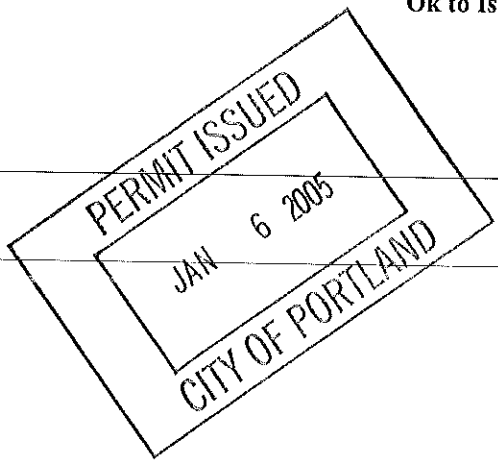
I have reviewed the submittal dated 4/14/04 and offer the following comments:

1. Due to the limited content supplied and received, to date, a detail review of this project can not be accomplished.
2. The applicant's engineer should discuss modifications to the Brighton Avenue frontage with Eric Labelle, the City Engineer. He has some specific requirements as it relates to improvements along Brighton Ave.
3. The applicant needs to be aware that any roadway impacts to Rand Road will require permits and some substantial fees. The fees are large due to the fact that Rand Road is a moratorium roadway.

Dept: Fire Status: Approved with Conditions Reviewer: Lt. MacDougal Approval Date: 05/05/2004
 Note: Ok to Issue:
 1) access shall be from all sides of structure
 2) additional hydts required per meeting with fire protection engineer
 3) Application requires State Fire Marshal approval.

Comments:

01/06/2005-mjn: Jay Reynolds advised ok to issue from a planning prospective.



All Purpose Building Permit Application for Demolition of A Structure

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>PINE TREE SHOPPING CENTER Brighton Ave & Rand Road</u>		
Total Square Footage of Proposed Structure <u>200,000</u>	Square Footage of Lot <u>> 500,000</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>063</u> Block# <u>AA</u> Lot# <u>004</u>	Owner: <u>Portland Pine Tree, LLC 90 Packard Development, LLC One Wells Avenue Newton, MA 02459</u>	Telephone: <u>(617) 965-1966</u>
Lessee/Buyer's Name (If Applicable) <u>LOWE'S</u>	Applicant name, address & telephone: <u>MAIETTA CONSTRUCTION 154 Pleasant Hill Road SCARBOROUGH, ME 04074 883-9546</u>	Cost Of Work: <u>\$150,000.⁰⁰</u> Fee: <u>\$ 1,371.⁰⁰</u>
Current use: <u>VACANT SHOPPING CENTER</u>		
If the location is currently vacant, what was prior use: <u>Retail Shopping Center</u>		
Approximately how long has it been vacant: <u>6 months</u>		
Project description: <u>Demo existing shopping center & build new</u>		
DEMOLITION CALL LIST MUST BE SUBMITTED WITH THIS APPLICATION		
Contractor's name, address & telephone: <u>MAIETTA CONSTRUCTION, INC. 154 Pleasant Hill Road, SCARBOROUGH, ME 04074</u>		
Whom should we contact when the permit is ready: <u>Tony Campbell</u>		
Mailing address: <u>same</u>		

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

JAN 3 2005

RECEIVED

883-9546

615-3873
(cell)
Phone: ~~838-5713~~

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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: <u>Tony Campbell</u>	Date: <u>11/22/04</u>
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This is not a permit, you may not commence ANY work until the permit is issued. This is for residential demolition. Commercial demolition will require other types of permitting along with this permit, please inquire with support staff

8-4
m-f

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED
 Permit Number: 050003
DUED
 JAN 6 2005
 2005
CITY OF PORTLAND
 PORTLAND

This is to certify that Heritage Realty Limited Partnership/Manufacturing Construction
 has permission to Demolition of Ames, Shaws Supermarket, Full Body Deli, Dollar Store, Daddys
 AT 1030 Brighton Ave PORTLAND, OREGON 97232 263A A004001

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 leased or occupied. **CLOSED-IN. 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. WMS
 Health Dept. _____
 Appeal Board _____
 Other _____
 Department Name _____

[Signature]
 Director - Building & Inspection Services
 1/6/05

PENALTY FOR REMOVING THIS CARD

MAIETTA CONSTRUCTION, INC.

154 Pleasant Hill Road
 SCARBOROUGH, MAINE 04074

LETTER OF TRANSMITTAL

(207) 883-9546
 FAX (207) 883-7019

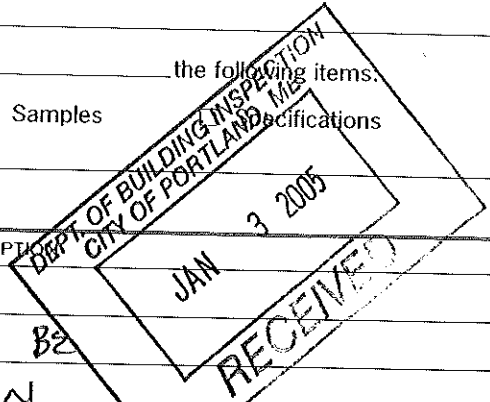
TO City of Portland

DATE	12-31-04	JOB NO.
ATTENTION	CODE ENFORCEMENT	
RE:	PINE TREE SHOPPING CENTER	

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

Shop drawings Prints Plans Samples

Copy of letter Change order _____ Specifications



COPIES	DATE	NO.	DESCRIPTION
1	12/31/04		DEMO PERMIT FEE
1			PICTURE OF BUILDING TO BE
1			DEMO PERMIT APPLICATION
1	12/30/04		CLEARANCE LETTER FOR AMES INTERIOR
1			DEMOLITION NOTICE TO 1) HERITAGE *
			" " 2) FOREST CITY CHEVROLET *
			" " 3) GROUP MAINSTREAM, INC *
			" " 4) APPLEBEES NORTHEAST *
			" " 5) EMERY-WATERHOUSE *

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval
- For your use Approved as noted Submit _____ copies for distribution
- As requested Returned for corrections Return _____ corrected prints
- For review and comment _____
- FOR BIDS DUE _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS

* NOTE - DEMOLITION NOTICES WERE SENT WITH RETURN RECEIPT REQUESTED

COPY TO _____

SIGNED:

Craig E. Budge

If enclosures are not as noted, kindly notify us at once.

City of Portland Inspection Services Division Demolition Call List and Requirements

Site Address: ^{1030 BRIGHTON AVE} Pine Tree Shopping Center

Owner: Portland Pine Tree, LLC

Structure Type: CMU / Brick Retail Mall

Contractor: MAIETTA Construction

<u>UTILITY APPROVALS</u>	<u>NUMBER</u>	<u>CONTACT NAME/DATE CONTACTED</u>
Central Maine Power	1-800-750-4000	^{(Services Admin) 7AM} <u>Kathy Clady 11/30/04 12/14</u>
Verizon	1-800-941-9900	<u>797-1842 11 AM 12/16 4/29/04 12/16</u>
Northern Utilities	797-8002 ext 6241	<u>J BLAD 11 AM 12/16 11/30/04 12/16</u>
Portland Water District	761-8310 ^(730 430)	<u>Franklin 12 AM 12/16 11/30/04</u>
Time Warner Cable Co.	253-2222	<u>James 11/29/04</u>
Dig Safe ***	1-888-344-7233	<u>2004.480.1979 11/22/04</u>

***(After Call, There is a wait of 72 Business Hours before digging can begin)

<u>CITY APPROVALS</u>	<u>NUMBER</u>	<u>CONTACT NAME/DATE CONTACTED</u>
DPW/ Traffic Division	874-8891	<u>(L. Cote) 11/19</u>
DPW/ Forestry Division	874-8389 ^{NIS}	<u>(J. Tarling)</u>
DPW/ Sealed Drain Permit	874-8822	<u>(C. Merritt) 11/29/04</u>
Building Inspections (Insp. Req'd.)	874-8703 ⁸⁻⁹	<u>Miles Kuyarb 11/30/04</u>
Historic Preservation	874-8726	<u>Och Andrews 11/29/04</u>
Fire Dispatcher ^{Call 2 days prior work for scheduling}	874-8576	<u>DZIECIELAWSKI Anoska 11/29/04</u>
DEP - Environmental (Augusta)	287-2651	<u>(S. Antz) Sandy 11/29/04</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

ADDITIONAL REQUIREMENTS:

- 1) Written Notice to Adjoining Owners: Only when written notice has been given by the Applicant to the owners of adjoining lots will a demolition permit be issued. Provide a list of those notified and a copy of the notification sent with your completed application.
- 2) A Photo of the Structure(s) to be demolished must be submitted with your application.
- 3) Certification From an Asbestos Abatement Company that the building is asbestos-free may be required as per state law notification form attached.

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

Signed: [Signature]

Date: 12/29/04

*CAP
Main*



Maine Department of Environmental Protection

Asbestos/Lead Unit
17 State House Station
Augusta, Me 04333-0017

Tel (207) 287-2651 FAX (207) 287-7826



PREVIOUSLY
SUBMITTED
By:
Boston
Environmental
Action

Building Demolition Form (BDF)

A) Pre-Demolition Building Inspection and Abatement Information

Important Notice: This Notification is Required by Law

Maine Law requires that buildings be inspected for asbestos and that asbestos-containing materials be removed from any building prior to demolition. Demolition means the tearing down or intentional burning of a building or part of a building. This includes any institutional, commercial, public, industrial, or residential building. Inspection and/or removal of more than 3 square feet or 3 linear feet of asbestos-containing materials must be performed by an asbestos firm licensed by the ME DEP.

Municipalities are requested to have applicants for demolition permits complete this form prior to the issuance of a demolition permit. The Department also requests that a demolition permit Not be issued to an applicant for a "no" answer to any of the questions below. Please call (207) 287-2651 with any questions.

Please answer all questions:

1. yes no Has the building been inspected by a DEP licensed asbestos consultant?
2. yes no If asbestos was found, has a 10 day notification sent to DEP?
3. yes no n/a Has the asbestos (if any) been removed by a DEP licensed asbestos contractor?

Note: This form constitutes notification to the Department when asbestos is not present in the building being demolished.

B) General Information

property address:	asbestos survey performed by: (name & address)
telephone:	telephone:
property owner: (name & address)	asbestos abatement contractor: (name & address)
telephone:	telephone:
demolition contractor: (name & address)	demolition start date:
	demolition end date:
	building type: (commercial, residential, etc.)
telephone:	

Original to DEP

Once filled out, please fax or mail immediately to DEP

Copy to Municipality

Copy to Owner or Operator

December 30, 2004

Mr. John Cole
Director of Operations
Boston Environmental & Trucking
330 Howard Street
Brockton, MA 0230

Transmitted via email: jcole@bostonenvcorp.com

RE: Clearance Letter – Former Ames Department Store - Interior
Pine Tree Shopping Center, Portland, ME

Dear Mr. Cole:

This letter shall serve as notification to Boston Environmental & Trucking, that R.J. Enterprises, Inc. has completed the interior asbestos containing materials abatement at the Former Ames Department Store located in Portland, Maine.

The work areas have also passed final visual inspections performed by LFR, and all air samples collected by LFR yielded satisfactory results of less than 0.01 fibers per cubic centimeter (f/cc) of air. The above mentioned clearance results are the recommended Environmental Protection Agency (EPA) and State of Maine, Department of Environmental Protection, requirement for "clean" (uncontaminated) air upon completion of an abatement activity. Upon completion of clearance testing LFR informed R.J. Enterprises, Inc. that they could dismantle the containment.

Based on the results of clearance testing performed by LFR the asbestos-containing materials identified in the interior of the building have been removed. The regulated materials, which were being removed by Environ has not been completed. There are approximately 12 ballasts remaining in the building. Once these ballasts are removed, interior demolition may commence.

The exterior asbestos containing materials and the shed towards the rear of the buildings shall be removed prior to complete demolition of the structure.

A formal report with all closeout documentation including waste shipment and air sampling data sheets will be forwarded to Boston Environmental & Trucking at a later date.



DEMOLITION NOTICE

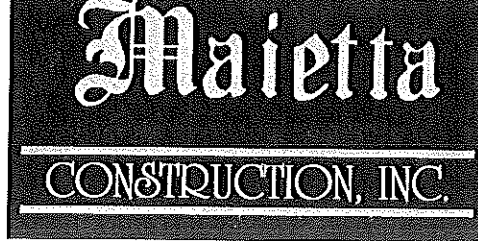
Heritage SPE LLC
535 Boylston Street
Boston, MA 02116

Maietta Construction has made a submission for a demolition permit from the City of Portland as required to demolish the former Ames and Shaws Supermarket Buildings in the Pinetree Shopping Center located at 1030 Brighton Avenue in Portland, Maine. Pursuant to the Demolition Call List and Requirements you are hereby being notified of this demolition because you are an adjoining property owner,

Upon written receipt of the permits, Maietta Construction will proceed to demolish the existing buildings. The demolition work is anticipated to start as early as January, 2005 and continue through May, 2005.

Please contact Maietta Construction at the Pinetree Shopping Center Field Office at 207 774-1048 if you need additional information.


Tony Campbell
Project Manager



DEMOLITION NOTICE

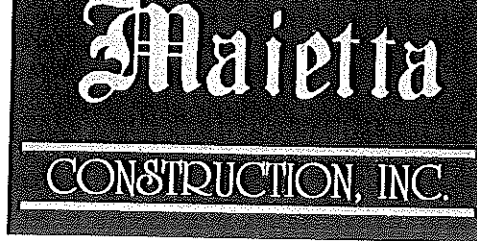
Group Main Stream Inc.
PO Box 1558
Portland, ME 04104

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Tony Campbell *CEB*
Project Manager



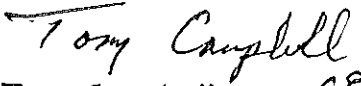
DEMOLITION NOTICE

Applebees Northeast Inc
PO Box 816368
Dallas, TX 75381

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Project Manager



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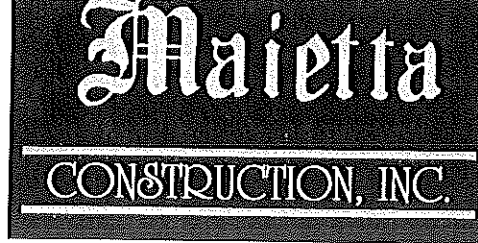
Emery-Waterhouse Company
PO Box 659
Portland, ME 04104

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Tony Campbell CEB
Project Manager



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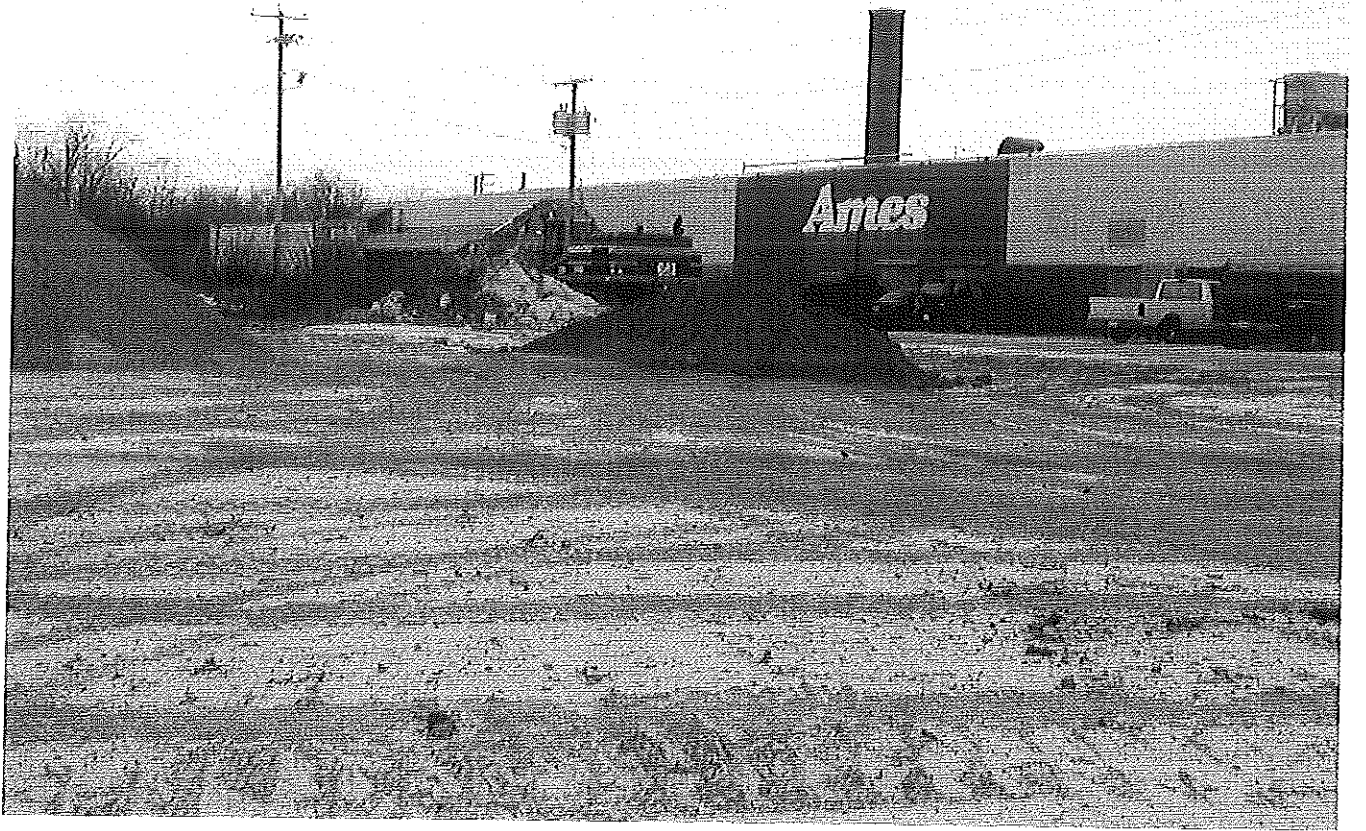
Forest City Chevrolet
1000 Brighton Ave.
Portland, ME 04104

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Tony Campbell *CEB*
Project Manager



BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

Pre-demo

- Footing/Building Location Inspection: Prior to pouring concrete
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

X Guy Boydean
Signature of Applicant/Designee

1/6/05
Date

[Signature]
Signature of Inspections Official

1/6/05
Date

CBL: 263A A-904 Building Permit #: 05-0005