

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 090967

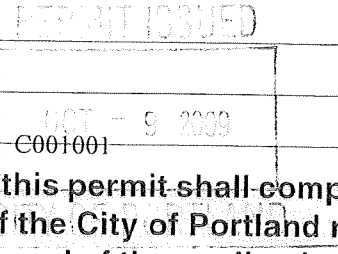
Please Read Application And Notes, If Any, Attached

This is to certify that A & D REALTY LLC % WINSLOW PROPERTY MGMT/TRB De

has permission to Remove 12,480-sq-ft of a building, rebuild end wall

AT 21 AUBURN ST

CBL 375 C001001



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 lathed or otherwise closed-in. 24 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. CAPT. R. Gauthier
Health Dept. _____
Appeal Board _____
Other _____
Department Name

[Signature] 10/9/09
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

SCANNED

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 09-0967	Issue Date:	CBL: 375 C001001
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Location of Construction: 21 AUBURN ST	Owner Name: A & D REALTY LLC % WINSLO	Owner Address: 5 MILITIA DR	Phone:
Business Name:	Contractor Name: TRB Development Group/ William	Contractor Address: 36 Londonderry Turnpike Hooksett	Phone: 6036998500
Lessee/Buyer's Name	Phone:	Permit Type: Demolitions - Building	Zone: B-2

Past Use: Commercial - Retail	Proposed Use: Vacant Space for future build of CVS - Remove 12,480 sq ft of a building, rebuild end wall	Permit Fee: \$2,385.00	Cost of Work: \$228,550.00	CEO District: 5
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>*See Conditions</i>	INSPECTION: Use Group: <i>Demolition ONLY</i> Type:	

Proposed Project Description:
Remove 12,480 sq ft of a building, rebuild end wall

** REMAINING RENOVATION TO CANOPY BY HARDY POND CONST. 797-6006 PL*

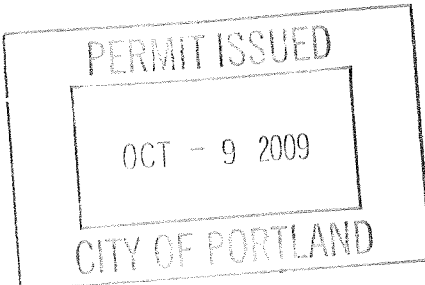
Signature: <i>(KG)</i>	Signature: <i>JMB 10/9/09</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	
Signature:	Date:

Permit Taken By: Ldobson	Date Applied For: 09/04/2009
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Zoning Approval

- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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 checked="" type="checkbox"/> Site Plan #2009-0010 Maj <input checked="" type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>9/8/09</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input checked="" type="checkbox"/> Approved by PLB (drive thru) <input type="checkbox"/> Denied Date: <i>6/9/2009</i>	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>(Signature)</i>
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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: 09-0967	Date Applied For: 09/04/2009	CBL: 375 C001001
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Location of Construction: 21 AUBURN ST	Owner Name: A & D REALTY LLC % WINSLO	Owner Address: 5 MILITIA DR	Phone:
Business Name:	Contractor Name: TRB Development Group/ William	Contractor Address: 36 Londonderry Turnpike Hooksett	Phone: (603) 699-8500
Lessee/Buyer's Name	Phone:	Permit Type: Demolitions - Building	

Proposed Use: Vacant Space for future build of CVS - Remove 12,480 sq ft of a building, rebuild end wall	Proposed Project Description: Remove 12,480 sq ft of a building, rebuild end wall
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 09/08/2009

Note: **Ok to Issue:**

- 1) There shall be Best Management Practices used to protect the Fallbrook Stream in the rear from construction activities and run-off debris.
- 2) Separate permits shall be required for any new signage.
- 3) 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 all conditions imposed on the Site Plan Review Stage Shall Remain In Force.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 10/08/2009

Note: **Ok to Issue:**

- 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
- 2) Demolition permit only. No other construction activities allowed.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Keith Gautreau **Approval Date:** 09/10/2009

Note: **Ok to Issue:**

- 1) This permit is for demolition and rebuilding of end wall only. All other construction will be reviewed on permit 0976.
- 2) Any cutting or welding operations require a separate permit from the Fire dept.
- 3) No means of egress shall be affected by this renovation

Dept: Public Services **Status:** Approved with Conditions **Reviewer:** David Margolis-Pineo **Approval Date:** 06/04/2009

Note: **Ok to Issue:**

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 06/08/2009

Note: **Ok to Issue:**

Dept: Parks **Status:** Approved with Conditions **Reviewer:** Jeff Tarling **Approval Date:** 06/03/2009

Note: **Ok to Issue:**

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Keith Gautreau **Approval Date:** 03/04/2009

Note: **Ok to Issue:**

Location of Construction: 21 AUBURN ST	Owner Name: A & D REALTY LLC % WINSLO	Owner Address: 5 MILITIA DR	Phone:
Business Name:	Contractor Name: TRB Development Group/ William	Contractor Address: 36 Londonderry Turnpike Hooksett	Phone (603) 699-8500
Lessee/Buyer's Name	Phone:	Permit Type: Demolitions - Building	

Dept: DRC **Status:** Approved with Conditions **Reviewer:** Phil diPierro **Approval Date:** 10/08/2009

Note: **Ok to Issue:**

- 1) OK to issue demolition permit, and building permit for proposed H & R Block building renovations. Applicant is required to hold the preconstruction meeting prior to starting any site work.

Dept: Planning **Status:** Approved with Conditions **Reviewer:** Jean Fraser **Approval Date:** 06/09/2009

Note: **Ok to Issue:**



Demolition Call List & Requirements

Site Address: 91 Auburn St.

Owner: A+D Realty LLC

Structure Type: Masonry + Steel

Contractor: TRB Development

Utility Approvals

Utility Approvals	Number	Contact Name/Date
Central Maine Power	1-800-750-4000	<u>Paul Duperre 8-14-09</u>
Northern Utilities	797-8002 ext 6241	<u>Mark Allen 8-14-09</u>
Portland Water District	761-8310	<u>Heather Fields 8-14-09</u>
Dig Safe	1-888-344-7233	<u>T090359724</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 8-14-09</u>
DPW/ Sealed Drain Permit (C. Merritt)	874-8822	<u>Todd Merkle 8-14-09</u>
Historic Preservation	874-8726	<u>Deb Andrews 8-14-09</u>
Fire Dispatcher	874-8576	<u>Capt. Gaurtreau 8-14-09</u>
DEP – Environmental (Augusta)	287-2651	<u>Sandy Moody 8-14-09</u>

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 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: [Signature]
TRB Development Group
Project Mgr

Date: 8-14-09

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



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>91 Auburn St.</u>		
Total Square Footage of Proposed Structure <u>12480 SQ FT</u>		Square Footage of Lot: <u>575,009 SQFT 13.2 Acres</u>
Tax Assessor's Chart, Block & Lot: Chart# <u>375</u> Block# <u>C-1 + C-23</u> Lot#	Owner: <u>A+D Realty LLC</u>	Telephone: <u>781-862-9700</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>TRB Development Group</u> <u>36 Londonderry Turnpike</u> <u>Hooksett, NH 03106</u> <u>(603) 669-8500</u>	Cost Of Work: \$ <u>228,550⁰⁰</u> Fee: \$ <u>2,310</u>
Current legal use: (i.e. garage, warehouse) <u>Commercial - retail</u> If vacant, what was the previous use? _____ How long has it been vacant? _____ Project description: <u>Remove 12,480 SQFT of a building, Rebuild End wall</u>		
Contractor's name, address & telephone: <u>TRB Development Group Inc.</u> <u>36 Londonderry Turnpike Hooksett, NH 03106 (603) 669-8500</u> Who should we contact when the permit is ready: <u>William Bevelacqua</u> Mailing address: <u>SAME</u> Telephone: <u>603 669-8500</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: TRB Development Group Inc
[Signature] Project Mgr. Date: 8-14-09

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



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: "Former" Ice Cream Shop Northgate Plaza 95 Auburn Street Portland, Maine	building description: <input checked="" type="checkbox"/> pre-1981 residential with 2-4 units <input type="checkbox"/> post-1980 residential with 2-4 units <input type="checkbox"/> other:
asbestos survey/inspection performed by: (name & address) Bruce M. Hackett, AI-0325 Abatement Professionals Corp, 690 County Rd. Westbrook, Maine	asbestos abatement contractor
telephone: property owner: (name & address) <small>Winslow Property management Summit Realty Partners 6 Mitta Dr Lexington Ma 02421</small>	telephone: demolition contractor: (name & address)
telephone: demolition start date: (mm/dd/yy)	telephone: demolition end date: (mm/dd/yy)

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

Title Asbestos Insp AI_0325  Signature

Telephone # 207-773-1276

FAX # 207-772-1203

Date 9/2/09



ASBESTOS BUILDING DEMOLITION NOTIFICATION



MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION
Lead & Asbestos Hazard Prevention Program
17 State House Station, Augusta, Maine 04333

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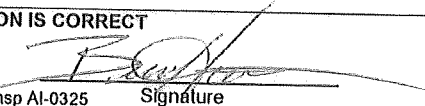
Prior to issuing a local demolition permit, the DEP requests that **municipalities** have applicants for municipal demolition permits complete this form and fax it to the DEP at 207-287-6220. Municipalities should not issue local demolition permits if the required asbestos inspection or survey has not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

Were regulated asbestos-containing building materials found? yes no

property address: H & R Block - Northgate Plaza 91 Auburn Street Portland, Maine	building description: <input checked="" type="checkbox"/> pre-1981 residential with 2-4 units <input type="checkbox"/> post-1980 residential with 2-4 units <input type="checkbox"/> other:
asbestos survey/inspection performed by: (name & address) Bruce M. Hackell, AI-0325 Abatement Professionals Corp, 590 County Rd. Westbrook, Maine	asbestos abatement contractor
telephone: property owner: (name & address) <small>Winslow Property management Summit Realty Partners 5 Kibbita Dr Lexington Ma 02421</small>	telephone: demolition contractor: (name & address)
telephone: 781-674-2020 x.219	telephone:
demolition start date: (mm/dd/yy)	demolition end date: (mm/dd/yy)

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. Hackell, Sr. Title Asbestos Insp AI-0325  Signature

Telephone # 207.773.1276 FAX # 207.772.1203 Date 8/31/09



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.

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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: "Former" Hollywood Video - Northgate Plaza 97 Auburn Street Portland, Maine	building description: <input checked="" type="checkbox"/> pre-1981 residential with 2-4 units <input type="checkbox"/> post-1980 residential with 2-4 units <input type="checkbox"/> other:
asbestos survey/inspection performed by: (name & address) Bruce M. Hackett, AI-0325 Abatement Professionals Corp, 590 County Rd. Westbrook, Maine	asbestos abatement contractor
telephone: property owner: (name & address) <small>Winslow Property management Summit Realty Partners 5 Millis Dr Lexington Ma 02421</small>	telephone: demolition contractor: (name & address)
telephone: 781-674-2020 x 214	telephone:
demolition start date: (mm/dd/yy)	demolition end date: (mm/dd/yy)

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, Sr. Title Asbestos-Insp AI-0325 Signature

Telephone # 207.773.1276 FAX # 207.772.1203 Date 8/31/09

Jeanie Bourke - Sealed Drain

From: Carol Merritt
To: Jeanie Bourke; Tammy Munson
Date: 10/1/2009 8:57 AM
Subject: Sealed Drain

Sealed drain inspected this morning at 91 Auburn St - TRB Const. - inspected by Frank Rubino

375 C023

From: Philip DiPierro
To: Code Enforcement & Inspections
Date: 10/8/2009 9:57:44 AM
Subject: Northgate Plaza Project, Auburn Street

Hi all, this project (site plan # 2009-0010) meets minimum DRC site plan requirements for the issuance of the demolition permit, and building permit for the proposed H & R Block building. Please note, the contractor is required to hold the preconstruction meeting prior to starting any site work. Please see UI for sign off.

Let me know if you have any questions. Thanks.

phil

CC: Fraser, Jean

Location of Construction: 21 AUBURN ST	Owner Name: A & D REALTY LLC % WINSLO	Owner Address: 5 MILITIA DR	Phone:
Business Name:	Contractor Name: TRB Development Group/ William	Contractor Address: 36 Londonderry Turnpike Hooksett	Phone (603) 699-8500
Lessee/Buyer's Name	Phone:	Permit Type: Demolitions - Building	

B. Re Lot C-23 Refurbishment of existing building for H&R Block:

That the plan is in conformance with the site plan standards of the Land Use Code subject to the following conditions:

i. That in the event the applicant or his successor sell Lot C-23, a permanent easement that secures additional parking spaces (the number being as necessary to meet zoning requirements in place at that time) located in the Plaza for the dedicated use of Lot C-23, shall be submitted for the City's Associate Corporation Counsel review and approval prior to the sale; and

ii. That the applicant shall submit a revised lighting proposal, including catalog cuts, pole heights and associated photometric plan, for review and approval by the Planning Authority prior to issuance of a building permit; and

iii. All signage (both free standing and wall mounted), whether included in the approved plan set or not, shall be subject to separate sign permits and approvals.

Comments:

9/8/2009-mes: This requires an ok from planning before issuing permit WAIT FOR PLANNING SIGN -OFF

9/18/2009-JF: The Site Plan for this is known as 125 Auburn St (#2009-0010); it has been approved but final plans and Perf Guarantee are not quite resolved but imminent.

Planning are aware that this will have 2 permits; one for Demo and one for new build of CVS; PLEASE PROGRESS BP REVIEW on Demo as the outstanding issues re site plan are minor and could wait for the CVS new build permit to be resolved.

9/25/2009-jmb: Left vcmg with Rick B. At Unitil for confirmation of gas discontinuance

10/5/2009-jmb: Spoke with Barbara at Unitil as Rick B. Is on vacation to confirm gas has been discontinued. She will personally speak with Rick either today or tomorrow.

10/8/2009-jmb: received drc approval, called Unitil for approval and left a message. Dale with TRB said the gas meters have been removed but the gas is continuing into the remaining buildings

10/9/2009-jmb: Received approval from Unitil Rick B.

Location of Construction: 21 AUBURN ST	Owner Name: A & D REALTY LLC % WINSLO	Owner Address: 5 MILITIA DR	Phone:
Business Name:	Contractor Name: TRB Development Group/ William	Contractor Address: 36 Londonderry Turnpike Hooksett	Phone (603) 699-8500
Lessee/Buyer's Name	Phone:	Permit Type: Demolitions - Building	

- 1) On June 9, 2009, the Portland Planning Board considered the proposal for a 12,900 sq ft CVS Pharmacy with drive-thru service at the north end of Northgate Plaza, and the refurbishment of the existing building at 125 Auburn Street for H&R Block. The Planning Board reviewed the proposal for conformance with the B2 Conditional Use Standards and Site Plan Ordinance. The Planning Board voted 4-0 (Odokara, Lewis and Tevanian absent) to approve the application with the following motions and conditions as presented below.

CONDITIONAL USE AND SITE PLAN REVIEW

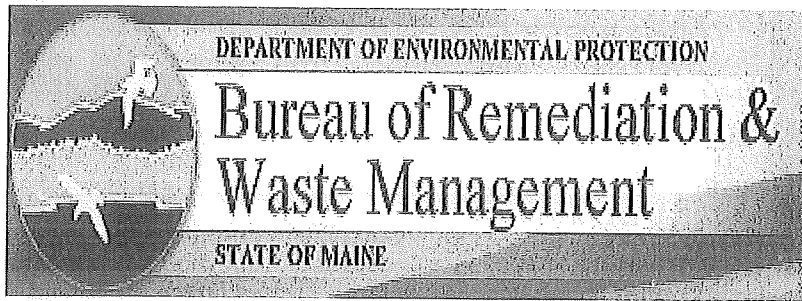
On the basis of the application, plans, reports and other information submitted by the applicant, findings and recommendations contained in the Planning Board Report # 24-09, relevant to Portland's Site Plan Ordinance, Conditional Use Standards and other regulations, and the testimony presented at the Planning Board and other findings, the Planning Board voted 4-0 (Odokara, Lewis and Tevanian absent):

A. Re Lot C-1 Northgate Plaza/ CVS Expansion/ Drive thru:

That the plan is in conformance with the site plan standards of the land use code, and the proposed conditional use for a drive-thru adjacent to a residential use or zone is in conformance with the standards of the Land Use Code, Section 14-183 for the B2 zone, subject to the following conditions:

- i. That the applicant shall submit copies of the required permits from the MDEP prior to the issuance of a building permit; and
- ii. The applicant shall provide documentation, prior to the issuance of a building permit, that the submitted Maine Traffic Resources Drive Through Survey took place during a peak month in terms of seasonal activity and traffic activity at the drive-through. If the supporting documentation indicates that the reported queue estimate is insufficient, the applicant shall submit revised proposals to mitigate or provide adequate stacking, to be reviewed and approved by the Planning Authority prior to the issuance of a building permit; and
- iii. That the final plan set shall incorporate the submitted Plan of the Drive-thru/Crosswalk Details, dated June 8, 2009 which confirms details of measures and design elements (e.g. signage, sidewalk material, bollards, etc.) along the frontage of the shopping center that would warn pedestrians of potential vehicle conflict; and
- iv. The applicant shall be responsible for contributing \$2,500.00 towards the installation of pedestrian "count-down" signal heads for the shopping center driveway at the Auburn Street/Site Drive intersection, prior to the issuance of a Certificate of Occupancy; and
- v. That the Landscape Plan shall be revised and submitted for review and approval prior to the issuance of a building permit; such revisions to include raising the fence along the rear of the site to 8 feet and extending it 60-75 feet in an easterly direction to screen the Cyr property; tree and other planting along the proposed fencing; and two to three trees in the linear rain garden if compatible with the storm water plan; and
- vi. That the applicant shall submit a revised lighting proposal, including catalog cuts, pole heights and associated photometric plan, for review and approval by the Planning Authority prior to issuance of a building permit; and
- vii. That the applicant shall install wooden guard rails around the rain gardens. The wooden guard rails may allow a reasonable number of openings to allow pedestrian access; and
- viii. All signage, whether included in the approved plan set or not (both free standing and wall mounted) shall be subject to separate sign permits and approvals; and
- ix. That the pharmacy drive-thru hours shall be limited to 7am to 11pm everyday.





Demolitions and Asbestos

1) Overview

In Maine, building demolitions happen on a regular basis. Many of the demolitions occur in older buildings that are likely to contain some asbestos products, particularly in or on heating (HVAC), wall, floor, and ceiling systems. These demolition projects may be happening without the proper protection of employees, the general public, and the environment. It is important to remember that state and federal laws require that owners have buildings inspected and have any asbestos products properly removed prior to demolition. The Maine DEP is forwarding this information to municipal officials in an effort to increase awareness of and compliance with applicable rules, resulting in less asbestos exposure to the general public, demolition site personnel, and environment.

2) What Can Municipalities Do To Help?

Municipalities can greatly assist the people of Maine and the Department by joining with the DEP and the US EPA to ensure that asbestos is properly managed during demolitions. *Specifically, municipalities can hand out appropriate information, issue demolition permits only to persons, who can demonstrate that they will properly handle the asbestos, and mail or fax the building demolition (BDF) report form to the Department.*

The following check-off list can be used.

- A) _____ Provided "Asbestos Fact Sheet" to Applicant
- B) _____ Had applicant fill out "Building Demolition Form" (BDF)
- C) _____ Did not issue Demolition Permit to Applicant not answering "Yes" to three questions on BDF Form (OPTIONAL BUT SUGGESTED)
- D) _____ Municipality faxed (or Mailed) BDF Form to DEP at 287-7826

3) What Are The Rules?

Simply stated state and federal asbestos rules and regulations require that buildings be inspected for asbestos products and have them removed prior to demolition. The inspection and removal operations must be performed by DEP-licensed companies under regulated and controlled conditions.

4) Using The Building Demolition Report Form

The purpose of this form is to ensure that an applicant has the correct information to properly remove asbestos from a building prior to demolition. The form has two parts which need to be filled out by the applicant. The first section of the Form, Per-Demolition Building Inspection.

Portland (Southern Maine Regional Office): 207-822-6300; 888-769-1036
Maine Department of Environmental Protection

What is asbestos?

Asbestos is a general term for several kinds of natural mineral fibers that have been used to strengthen and fireproof materials for nearly 4,000 years. The fibers are recovered from asbestos ore mined primarily in Canada, Russia, and South Africa. In addition to being good insulators, asbestos fibers are strong, flexible, fireproof, and very resistant to chemical attack.

What products contain asbestos?

Asbestos is found in a wide variety of products. It has been used to manufacture nearly 3,500 products such as pipe insulation, boiler covering, sprayed-on acoustical plaster, vinyl floor products, rigid siding, cement pipe, gaskets, paints, paper, textiles, and friction materials like disc brakes. Buildings constructed before 1980 are very likely to contain some asbestos products.

Is asbestos a health or environmental problem?

The presence of asbestos in such a wide variety of consumer products means that most Americans have been exposed, over time, to this mineral to one degree or another.

For the vast majority of Americans who have never worked with asbestos, the exposure received in their lifetime should have no significant health effects. However, for those exposed to large amounts of asbestos for significant periods of time, there may be serious health consequences.

Prolonged high exposure to asbestos fibers has been shown to cause asbestosis (lung scarring), lung cancer, mesothelioma, and several internal cancers such as cancers of the stomach and larynx. People who have been exposed to asbestos who also smoke have a much greater chance of disease than nonsmokers.

Is all asbestos potentially dangerous?

Asbestos products are potentially dangerous if they release asbestos fibers to the air where the fibers can enter the body through the lungs.

Friable asbestos, such as pipe and boiler covering and spray-on insulation, is the asbestos of primary concern. It easily releases asbestos fibers into the air when crushed, handled or disturbed. Asbestos that is in good condition or in a form that does not easily release fibers is much less of a hazard. This means that well-maintained asbestos or asbestos tightly bound into materials like vinyl or cement is much less likely to release asbestos fibers.

What are the laws regarding asbestos?

In Maine, the asbestos regulations apply to any work that impacts greater than 3 square feet or 3 linear feet of asbestos. The Maine "Asbestos Management Regulations" require that the Department be notified prior to removal or repair of asbestos that companies performing inspection, monitoring, design, training, asbestos analysis or abatement be licensed with the Department, and that certain work practices be followed to protect employees and the public. Also, individuals working for the licensed companies must be trained and certified with the Department.

Engineering controls, such as polyethylene "containments", negative pressure ventilation, and wet methods, are basic requirements in the asbestos regulations of both the Maine DEP and the U.S. Occupational Safety and Health Administration (OSHA). Engineering controls minimize the potential for asbestos fiber release in and out of the asbestos work area. The importance of utilizing proper engineering controls on an asbestos project can not be overemphasized.

Maximum allowable employee exposures are regulated by OSHA and personal protective equipment (suits, respirators, etc.) and hygiene standards are prescribed. Protective equipment is to be used only in conjunction with engineering controls and not as a "stand-alone" defense against inhalation of asbestos fibers.

Who regulates asbestos?

Several state and federal agencies regulate asbestos in Maine including:

- Maine Department of Environmental Protection (DEP): Primary asbestos contact in Maine. Responsibilities include regulating licensing, notification, training, storage, transportation, disposal and work practices for removal, inspection, design, monitoring, and analysis of asbestos. Telephone number: 287-2651.

- Federal Environmental Protection Agency (EPA). Regulations include the Asbestos-Containing Materials in Schools Rule (ASHERA - 40 CFR Part 763), the National Emissions Standards for Hazardous Air Pollutants (NESHAP - 40 CFR Part 61), and the Worker Protection Rule (Subpart G to 40 CFR Part 763). The Maine DEP is delegated to implement the ASHERA and NESHAP rules in Maine. EPA telephone numbers are available from the DEP.
- Federal OSHA: responsibilities include regulating employee exposure to asbestos in the workplace through the asbestos construction and industry standards (29 CFR Parts 1926 and 1910). Telephone number: (207) 780-3178.

Asbestos Inspections Required Prior to Demolitions and Renovations

In Maine, improper demolition activities may be the greatest single source of asbestos exposure to the general public and to trades people working on the project. Prior to demolition or renovation of a building, the owner must ensure that the work will not disturb more than 3 square feet or 3 linear feet of asbestos-containing material (ACM). Owners of buildings, other than residential buildings with less than 5 units, must have a DEP-licensed Asbestos Consultant inspect the building (or area) for asbestos. Residential buildings with 2-5 units can be surveyed for likely asbestos-containing materials by knowledgeable non-licensed people (e.g. building inspectors and CEO's who have asbestos-awareness training); any materials likely to contain asbestos must be tested by a DEP-certified inspector or assumed to be ACM.

If ACM is identified in a building that will be demolished, or any building materials are assumed to be ACM, these materials must be removed by a DEP-licensed Asbestos Abatement Contractor before the demolition. Similarly, if any ACM is identified or assumed in areas of a building that will undergo renovation; the ACM must be removed by a DEP-licensed Asbestos Abatement Contractor before the renovation occurs. Intact asbestos-containing flooring and roofing may be left in place during demolition of a building if the demolition is performed by a DEP-licensed Asbestos Abatement Contractor using large equipment in accordance with the Maine "Asbestos Management Regulations".

Demolition Notification

State and federal regulations require that building owners notify the DEP at least 5 working days prior to demolition of a building (other than single-family residences). This notification is required **even if no asbestos is identified in the building**. Forms are available from DEP and your local code enforcement office.

Please note: OSHA regulates asbestos anytime an employer/employee relationship exists. OSHA worker protection rules exist and must be followed for abatement activities. Contact the local OSHA office with questions.

What if I have additional questions about asbestos?

The DEP regulates most asbestos activities in Maine and acts as an asbestos information clearinghouse. For more information about asbestos, contact the Asbestos Hazard Prevention Program in the Bureau of Remediation & Waste Management at 207/287-2651 or visit the web site at www.maine.gov/dep/rwm/asbestos/index.htm

Written correspondence should be sent to:
 Lead & Asbestos Hazard Prevention Program
 Maine Department of Environmental Protection
 17 State House Station
 Augusta, ME 04333-0017

Pre-Abatement Requirements:

A. Renovation and Demolition Inspections. Prior to conducting a renovation or demolition activity that impacts any building material likely to contain asbestos (such as those used in roofing, flooring, siding, ceiling, and wall systems) or any component likely to contain asbestos (such as heating, ventilation, air conditioning, and plumbing systems), the owner or operator must have an inspection conducted for the presence of asbestos-containing materials. In lieu of inspection, the owner or operator may presume that building materials and components contain asbestos that requires that these materials be abated in accordance with these rules.

A DEP-certified Asbestos Inspector must perform the inspection. The inspection must identify all asbestos-containing materials that could be impacted during the renovation or demolition activity, must be completed prior to submission of notification to the Department, must be in writing, and must be on-site and made immediately available to the Department upon request.

Residential dwellings constructed before 1981 that consist of two (2) to four (4) units must be evaluated for building materials and components that are likely to contain asbestos. This evaluation may be performed by a DEP-certified Asbestos Inspector or by a person familiar with asbestos-containing building materials. If building materials and/or components likely to contain asbestos are found, these must be removed in accordance with these regulations prior to demolition except as allowed in section 7.B of this rule or must be tested by a DEP-certified Asbestos Inspector to demonstrate that they are not ACM.

Single family residences, and residences constructed after 1980 that consist of two (2) to four (4) units, are exempt from the inspection provisions of this section.

Specific building materials that do not require inspection, sampling, and analysis for asbestos include: wood, fiberglass, glass, plastic, metal, laminates, and gypsum board when joint compound was used only as a filler and not as a layered component, and exterior caulking and glazings. Also, building materials do not need to be inspected when written documents exist confirming that no asbestos was used in the materials that will be impacted, or that the materials were previously inspected by a DEP-certified Asbestos Inspector and affirmatively determined through sampling and analysis to not be ACM.

NOTE: To maintain compliance with Maine law, if more than 3 square feet or 3 linear feet of ACM is present, this ACM must be removed prior to the demolition, except that intact packing, gaskets, roofing, and flooring may be left in place when the demolition is performed by large equipment in accordance with these rules. Homeowners are encouraged to conduct a walk through of their single family homes to identify suspect asbestos-containing materials, such as thermal system insulation, ceiling tile, exterior cementitious siding, rigid panels, and resilient floor covering, and hire a consultant or contractor if suspect materials are observed. The Department can provide, upon request, more information regarding common asbestos-containing materials in buildings.



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 207-287-7826. 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:	building description: <input type="checkbox"/> pre-1981 residential with 2-4 units <input type="checkbox"/> post-1980 residential with 2-4 units <input type="checkbox"/> other:
asbestos survey/inspection performed by: (name & address)	asbestos abatement contractor
telephone: property owner: (name & address)	telephone: demolition contractor: (name & address)
telephone: demolition start date:	telephone: demolition end date:

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

Title

Signature

Telephone #

FAX #

Date

conditioning, and plumbing systems), the owner or operator must have an inspection conducted for the presence of asbestos-containing materials. In lieu of inspection, the owner or operator may presume that building materials and components contain asbestos that requires that these materials be abated in accordance with these rules.

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36 Londonderry Turnpike
Hooksett, New Hampshire 03106
Phone: (603) 669-8500
Fax: (603) 626-0939
www.trb-group.com

General Contractor / Design Builder / Consultant

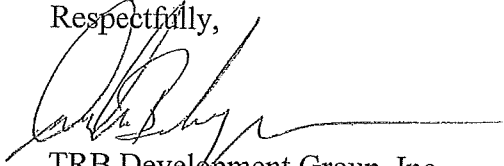
August 14, 2009

Dear Neighbors of Northgate Plaza,

Shortly, TRB Development Group will begin construction of a new CVS Pharmacy at the Northgate Plaza. Building the new CVS requires that part of the building presently located at Northgate Plaza be removed. TRB Development will be removing the building from Hollywood Video to H&R Block.

If you have any questions, please call.

Respectfully,



TRB Development Group, Inc.
William A. Bevelaqua



Gifford's
signature shop

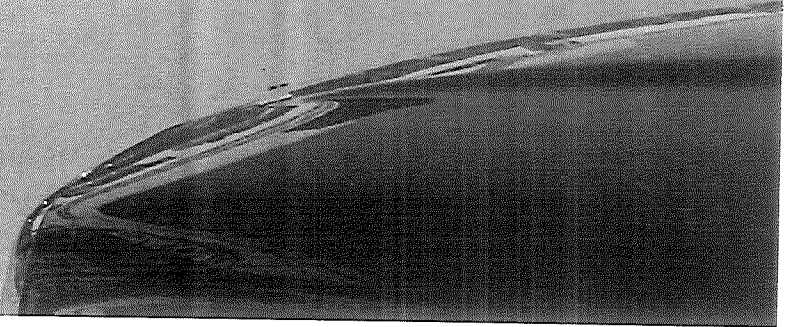
H&R BLOCK

Wal-Mart

CVS Pharmacy

1
PHOTO

CVS Pharmacy







HOLLYWOOD

VIDEO





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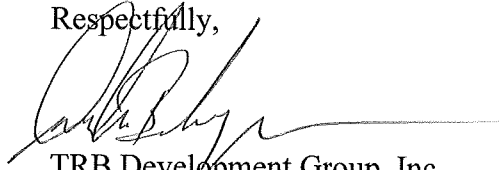
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Respectfully,



TRB Development Group, Inc.
William A. Bevelaqua

We Build Trust.

S000196

THIS PERMIT EXPIRES THIRTY DAYS FROM DATE OF ISSUE

DATE: _____

PERMISSION IS HEREBY GIVEN TO _____

08/25/2008

NAME

ADDRESS

TO OPEN _____

TRB Development Group

38 Londonderry Turnpike

Street/Avenue

FOR THE PURPOSE OF 01 - 01 Auburn St

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:

NAME

ADDRESS

PLUMBER:

TRB Development Group, 38 Londonderry Turnpike, Hooksett

NAME

ADDRESS

OWNER:

NAME

ADDRESS

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.

Qty	Description	Rate per	Unit	Charge	Paid	Due
0.200	Sealed Drain	\$250.00	Each	\$50.00	\$50.00	\$0.00
Totals:				\$50.00	\$50.00	\$0.00

Cash
C. Merrill

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

GRAND OPENING

CVS/pharmacy

Gift Baskets
Prizes
Popcorn
Burgers
Starbucks Coffee



Refreshments
Pet Photos
Give-aways
Coupons
Promotions

Northgate Merchants:

CVS/pharmacy



*You Are Cordially Invited
to Our Celebration!*

Saturday, June 5, 2010

11:00 AM - 2:00 PM

Northgate Plaza

111 Auburn St, Portland ME

Project Built By:

TRB
DEVELOPMENT GROUP, INC.

We Build Trust.

General Contractor - Design Builder - Consultant

36 Londonderry Turnpike, Hooksett NH 03106

Phone: (603) 669-8500 Fax: (603) 626-0939

www.trb-group.com



375 C 001