

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that SS Morrill, LLC

Located At 2 PRINCETON ST

Job ID: 2011-10-2456-DEMO

CBL: 435- D-017-001

has permission to Demo building for vacant land

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

\_\_\_\_\_  
**Fire Prevention Officer**

\_\_\_\_\_  
**Code Enforcement Officer / Plan Reviewer**

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY

PENALTY FOR REMOVING THIS CARD

## BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life • [www.portlandmaine.gov](http://www.portlandmaine.gov)*

Director of Planning and Urban Development  
Penny St. Louis

Job ID: 2011-10-2456-DEMO

Located At: 2 PRINCETON ST

CBL: 435- D-017-001

## **Conditions of Approval:**

### **Zoning**

1. This permit is being approved on the basis the submitted information along with a letter from Greg Mitchell, acting director of Planning and Urban Development . Any deviations shall require a separate approval before starting that work.
2. Separate permits are required for the re-development of the property.

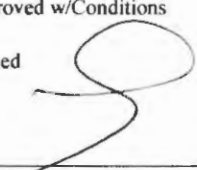
### **Building**

This is an after the fact permit. Please see attached agreement.

**City of Portland, Maine - Building or Use Permit Application**

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

Job No: <b>2011-10-2456-DEMO</b>	Date Applied: <b>10/13/2011</b>	CBL: <b>435- D-017-001</b>	
Location of Construction: <b>2 PRINCETON ST</b>	Owner Name: <b>SS MORILLS, LLC</b>	Owner Address: <b>1385 HANCOCK ST QUINCY, MA 02169</b>	Phone: <b>885-2414</b>
Business Name:	Contractor Name: <b>Marc Gagnon</b>	Contractor Address: <b>415 Congress Suite 202 ST PORTLAND MAINE 04112</b>	Phone: <b>(207) 699-2572</b>
Lessee/Buyer's Name:	Phone:	Permit Type: <b>DEMO</b>	Zone: <b>C-36</b>
Past Use: <b>Vacant single family dwelling</b>	Proposed Use: <b>To demolish the vacant single family dwelling</b>	Cost of Work: <b>\$5,000.00</b>	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: <b>12-3</b> Type: <b>DEMO</b>
		Signature: 	Signature: 
Proposed Project Description: <b>Remove Residential Structure and Foundation</b>		Pedestrian Activities District (P.A.D.)	
Permit Taken By: <b>Lannie</b>		<b>Zoning Approval</b>	

<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 informatin may invalidate a building permit and stop all work.</p>	<p><b>Special Zone or Reviews</b></p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>___ Maj ___ Min ___ MM</p> <p>Date: <b>ok with conditions</b> <b>9/24/11</b></p>	<p><b>Zoning Appeal</b></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><b>Historic Preservation</b></p> <p><input checked="" type="checkbox"/> Not in Dist 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: </p>
	<b>CERTIFICATION</b>		

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



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**Planning & Urban Development Department**  
Gregory A. Mitchell, Acting Director

February 17, 2012

FEB 24 2012

Landmarc Construction  
Marc C. Gagnon, President  
415 Congress Street, Suite 202  
Portland, Maine 04112

**Re: Demolition of Structure at 84 Morrill/2 Princeton Street**

Dear Marc:

This letter will serve as the agreement we have been discussing in our recent meetings regarding the above-referenced matter. As you know, demolition of the two (2) residential structures at the above-referenced properties has resulted in the application of the provisions of the City's Housing Preservation and Replacement Ordinance, §§ 14-483, *et seq.* It is my understanding that in order to comply with these requirements you have chosen to replace the two (2) demolished units as specifically allowed under §§ 14-483(g) and (h). See attached letters from you. Please note that failure to construct the replacement units will result in you having to make two (2) \$50,000 adjusted contributions to the Housing Trust Fund as described in § 14-483(i).


If you agree with the aforementioned terms, please sign the "seen and agreed" line below and return an original copy to me as soon as possible.

Sincerely,

Greg Mitchell  
Planning & Urban Development Department, Acting Director

Encl.

cc: Tammy Munson, Building Inspections Division Director  
Alex Jaegerman, Planning Division Director  
Danielle P. West-Chuhta, Associate Corporation Counsel

Seen and Agreed:   
**Marc Gagnon, Landmarc Construction**



# Landmarc Construction

February 13, 2012

Greg A. Mitchell, Acting Director  
Planning and Urban Development Department  
City of Portland  
389 Congress Street  
Portland, Maine 04101

FEB 24 2012

**RE: 2 Princeton Street  
Alternative Housing Replacement**

Dear Greg,

As you know, we disagreed with the City about the applicability of the City's Housing Replacement Ordinance with respect to the removal of the two structures on the above properties partially based on their existing condition and use at time of removal. However, in the spirit of working with the City to resolve this difficult issue, we respectfully request your approval to partner with a third party to construct a new single-family residential unit in Portland. This proposal is intended as a housing offset and to resolve this matter, so that my demolition permit for 2 Princeton Street can be issued which should fully resolve the City's requirements in this regard.

I propose the Bay House Residences, a 94 unit residential complex located on Hancock and Auburn Street in Portland. Anyone of these units being constructed meets the criteria of the House Trust Fund Code of Ordinances. My partner and Owner of the property is Demetri Dasco of The Village at Ocean Gate, LLC (V.O.G.).

Landmarc Construction has been hired by V.O.G. as their Construction Manager to build and manage the project from start to finish. Please let me know how I can help you expedite the process for approval and if you have any specific questions. I can be reached by cell phone anytime, 232-2830. I appreciate your consideration and your team's willingness to work with me again on this issue. Thank you.

Sincerely,  
LANDMARC CONSTRUCTION

Marc C. Gagnon  
President

Copy: Demetri Dasco-VOG  
Tony McDonald



# Demolition of a Structure Permit Application

C-36

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>2 PRINCETON ST</u>		
Total Square Footage of Proposed Structure <u>1,200</u>	Square Footage of Lot: <u>3915 SQ/FT</u>	
Tax Assessor's Chart, Block & Lot: Chart# <u>435-D</u> Block# <u>-</u> Lot# <u>17</u>	Owner: <u>SS MORILLS, LLC</u>	Telephone: <u>207-885-2414</u>
Lessee/Buyer's Name (If Applicable) <u>N/A</u>	Applicant name, address & telephone: <u>MARC GAGNON</u> <u>LANDMARC CONSTRUCT.</u> <u>415 CONGRESS ST.</u> <u>207-699-2572</u>	Cost Of Work: \$ <u>15,000.00</u> Fee: \$ <u>20</u>
Current legal use: (i.e. garage, warehouse) <u>VACANT</u> If vacant, what was the previous use? <u>RESIDENCE</u> How long has it been vacant? <u>4 YEARS</u>		
Project description: <u>REMOVE AND DISPOSE 2 EXISTING WOOD FRAME RESIDENTIAL STRUCTURES &amp; FOUNDATIONS. STRUCTURES ARE NON HABITABLE AND DANGER.</u>		
Contractor's name, address & telephone: <u>MARC GAGNON</u> <u>415 CONGRESS ST - 699-2572</u>		
Who should we contact when the permit is ready: <u>MARC GAGNON</u>		
Mailing address: <u>415 CONGRESS ST</u> Telephone: <u>699-2572</u> <u># 202</u> <u>PORTLAND, ME 04102</u>		

Electronic files in pdf format are also required

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](http://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: <u>Marc Gagnon</u>	Date: <u>10/9/2011</u>
--	------------------------

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

RECEIVED

OCT 13 2011

Dept. of Building Inspections  
City of Portland, Maine

11.17.11



# Demolition Call List & Requirements

Site Address: 2 PRINCETON ST

Owner: SS MORRILLS, LLC

Structure Type: WOOD FRAME

Contractor: LANDMARC CONSTRUCTION

Utility Approvals	Number	Contact Name/Date
Central Maine Power - METER # <u>108-624</u>	1-800-750-4000	<u>GATLE - 10.4.11 / KATIE</u>
Unitil	<u>122</u> 1-207-541-2533	<u>BARBARA / RAY 10.5.11</u>
Portland Water District	761-8310	<u>HEATHER - 10/5/11</u>
Dig Safe	1-888-344-7233	<u>THERESA - 10.4.11 / DS#</u> <u>2011-410-4416</u>

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

DPW/ Traffic Division (L. Cote)	874-8891	<u>WGT / ERIC LEBEL 10/5/11</u>
DPW/ Sealed Drain Permit (C. Merritt)	874-8822	<u>CAROL / ERIC LEBEL 10/5/11</u>
Historic Preservation	874-8726	<u>N/A</u>
DEP - Environmental (Augusta)	287-2651	<u>N/A</u>

## Additional Requirements

DPW ENGINEERING - HAROLD DOWN

- 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~~
- 5) Electronic files in pdf format are also required in addition to hard copy

Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost

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: Marc C Date: \_\_\_\_\_

or more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)



# PORTLAND MAINE *Assessor's Office*

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

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This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

### Current Owner Information:

**CBL** 435 D017001  
**Land Use Type** SINGLE FAMILY  
**Property Location** 2 PRINCETON ST  
**Owner Information** SS MORRILLS LLC  
 ONE WELLS AVE  
 NEWTON MA 02459  
**Book and Page** 23133/112  
**Legal Description** 435-D-17-18  
 PRINCETON ST  
 MORRILL ST  
 7515 SF  
**Acres** 0.173

### Current Assessed Valuation:

<b>TAX ACCT NO.</b>	44310	<b>OWNER OF RECORD AS OF APRIL 2011</b>
		SS MORRILLS LLC
<b>LAND VALUE</b>	\$62,100.00	ONE WELLS AVE
<b>BUILDING VALUE</b>	\$86,300.00	NEWTON MA 02459
<b>NET TAXABLE - REAL ESTATE</b>	\$148,400.00	
<b>TAX AMOUNT</b>	\$2,712.76	

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).

### Building Information:

Card 1 of 1

**Year Built** 1947  
**Style/Structure Type** RANCH  
**# Stories** 1  
**Bedrooms** 3  
**Full Baths** 1  
**Total Rooms** 6  
**Attic** NONE  
**Basement** FULL  
**Square Feet** 1152



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### Sales Information:

Sale Date	Type	Price	Book/Page
9/9/2005	LAND + BUILDING	\$240,000.00	23133/112
10/5/1989	LAND + BUILDING	\$0.00	88/8940

[New Search!](#)

## Services

- Applications
- Doing Business
- Maps
- Tax Relief
- Tax Roll
- Q & A

[browse city services a-z](#)

[browse facts and links a-z](#)



Best viewed at 800x600, with Internet Explorer



## **Notice of Structure Demolition**

Please be advised we have scheduled the demolition and removal of two wood framed residences and their foundations located at **2 Princeton Street and 84 Morrill Street.**

We hereby give notice to you that Landmarc Construction shall perform the work granted by the City of Portland Planning and Urban Development Department.

The work shall commence on or about the week of October 10, 2011 and shall last approximately 3-4 days.

Any persons who require further information regarding this work shall contact the persons listed below:

Marc C. Gagnon  
Landmarc Construction  
415 Congress Street | Suite 202  
Portland, ME 04112  
Office: 207.699.2572

or

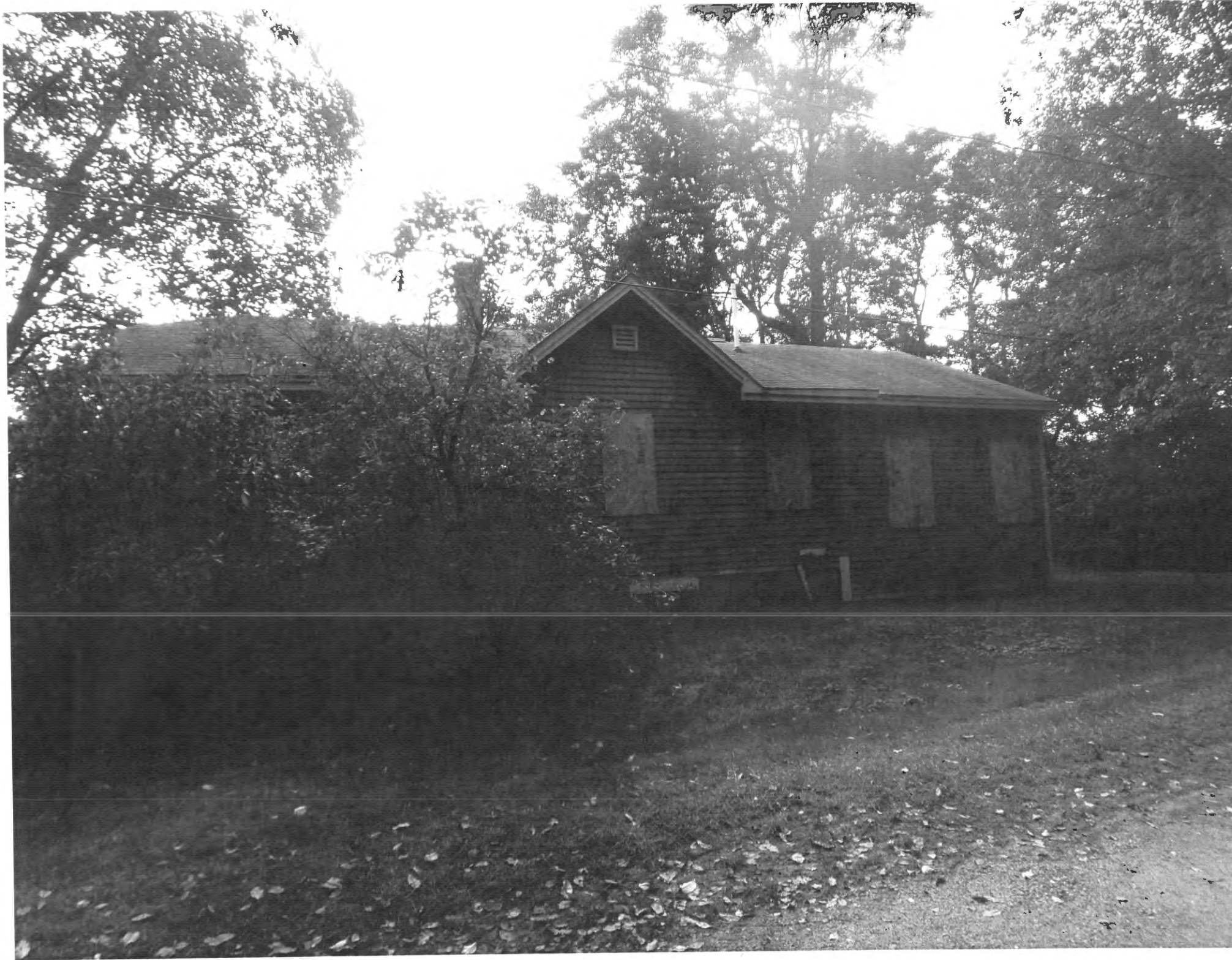
Nick Adams  
Code Enforcement Officer  
Planning & Urban Development Department  
Inspection Services Division  
389 Congress St. Rm. 315  
Portland, Maine 04101  
Office: 207.874.8789

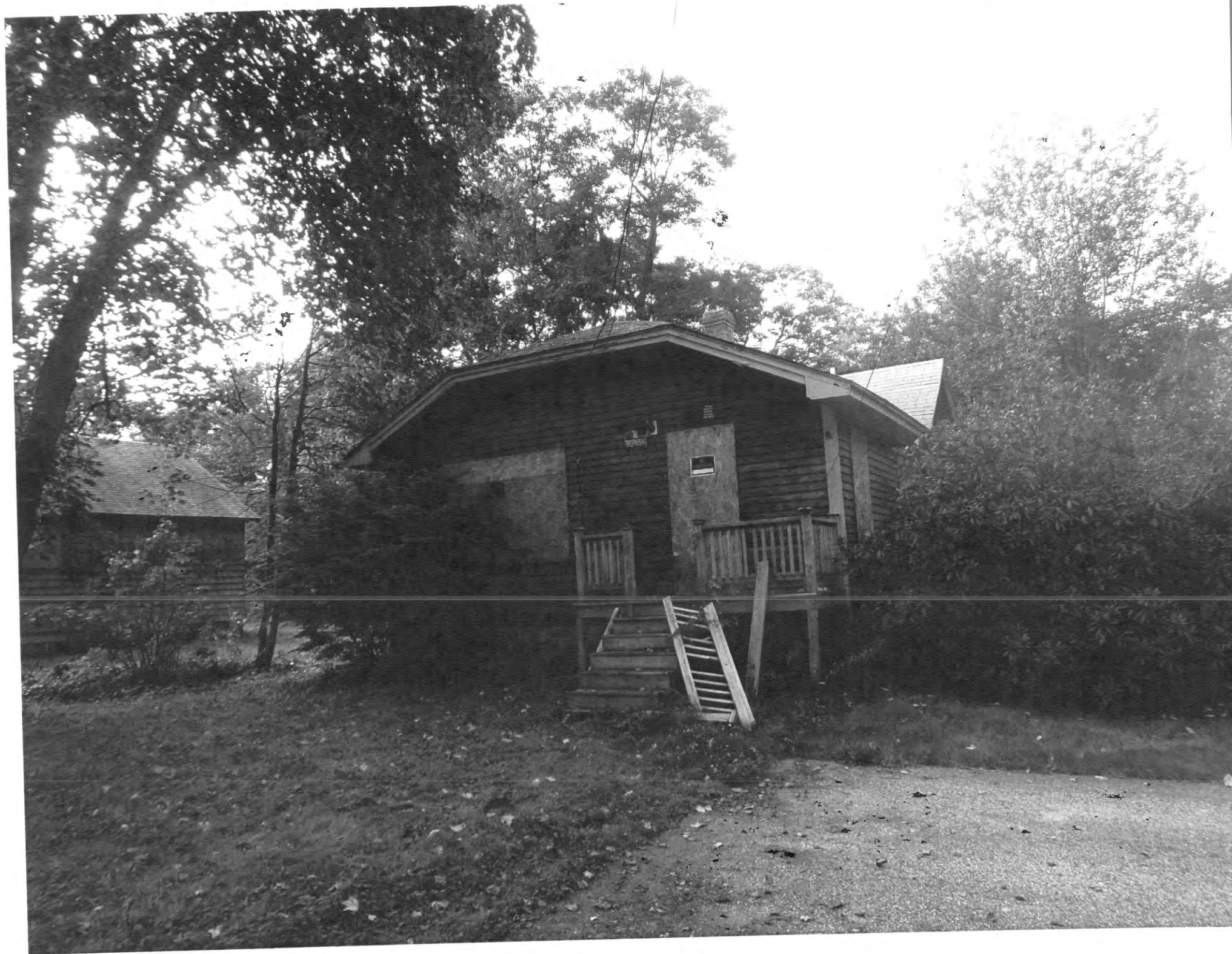
Thank you.

Dated: October 5, 2011

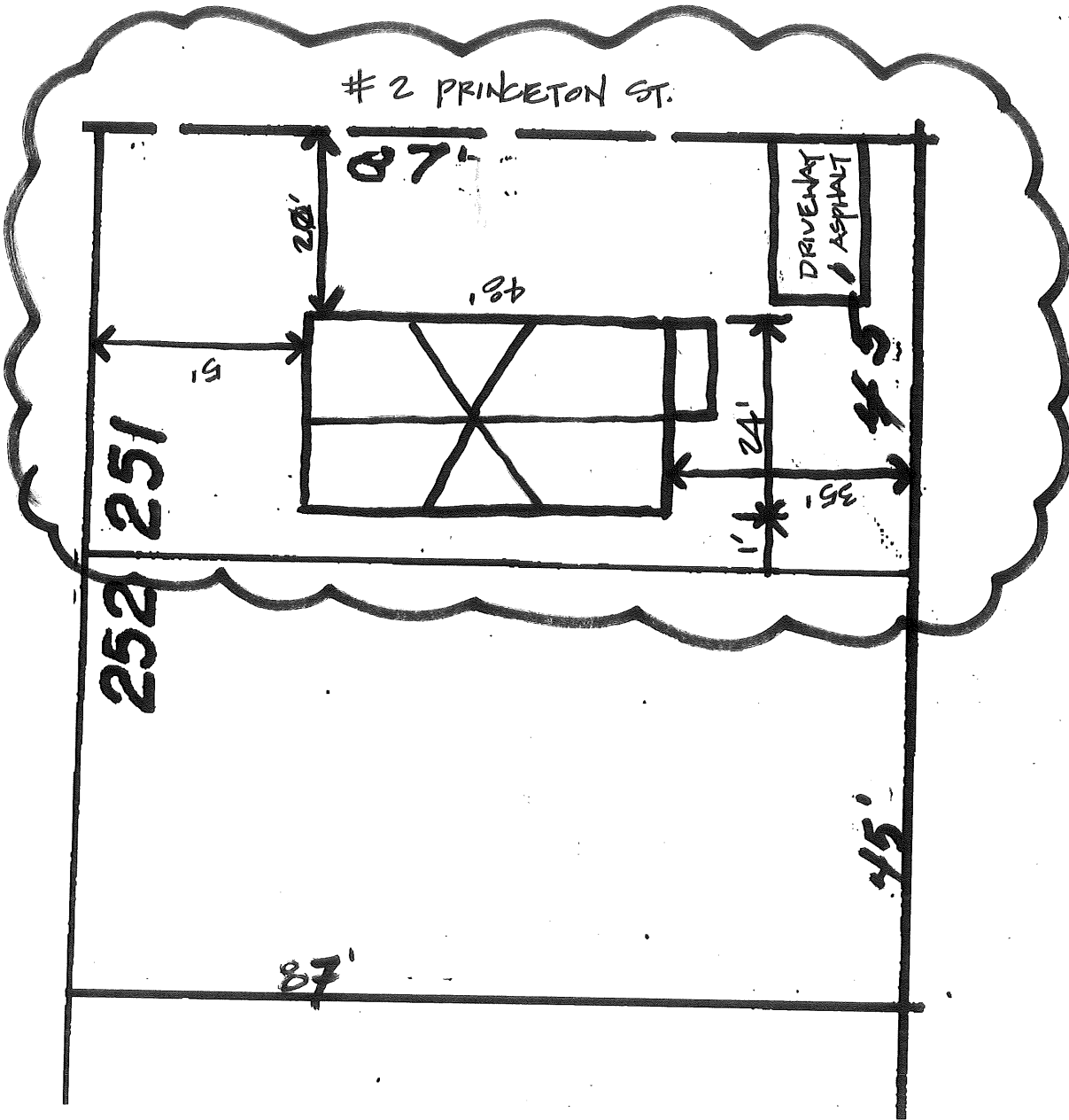








PRINCETON ST.



MORRILL ST.



# CITY OF PORTLAND, MAINE

Department of Building Inspections

## Original Receipt

10-5 20 11

Received from Land Merc-

Location of Work 2 Princeton St.

Cost of Construction \$ \_\_\_\_\_ Building Fee: \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_ Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_

Total: 70

Building (IL)  Plumbing (I5) \_\_\_\_\_ Electrical (I2) \_\_\_\_\_ Site Plan (U2) \_\_\_\_\_

Other Demo

CBL: 435-D-17

Check #: 002024 Total Collected \$ 70

**No work is to be started until permit issued.  
Please keep original receipt for your records.**

Taken by: S. J. O.

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Permit Copy