

139-167 CHADWICK STREET

139-167 Chadwick Street

June 15, 1977

Maine Medical Center
Attention Donald Bail
22 Bramhall Street
Portland ME

Dear Mr. Bail

This letter is a followup to my conversation with your Chief Engineer on June 14th and with you about a week ago, on the planting of shrubbery around the parking lot at the above named location - which was your resevoir, and in conjunction with the appeal which was granted on October 29, 1964. This appeal was granted based on the plans filed with us October 22, 1964 which showed trees and shrubbery completely around the lot. The trees, spaced approximately 30 feet apart with a hedge, are completely around the lot. This hedge is shown to be 5 feet high and 6 feet high in certain places. In our letter to the hospital, November 5, 1964, we said no shrubbery or new walls or fences could be higher than 3 1/2 feet on the corners within an area of a triangle formed by a line intersecting the street to the point 25 feet from that corner.

I would suggest someone from the hospital come to this office and check the plans that were submitted so that this lot may come in compliance with the appeal that was granted. We would be more than glad to help you in any way that we can.

If you have any questions on the above, please do not hesitate to call here at this office in City Hall.

Very truly yours

A. Allan Soule
Assistant Director

AAS:cm

746 under
Parking lot location
Chadwick St
139-167 Chadwick St

June 6, 1966

Mr. William Monio
General Manager
Portland Water District
16 Casco Street
Portland, Maine

Dear Mr. Monio:

Pursuant to your request for comment by the Portland Planning Department regarding the Medical Arts Building proposed by Mr. Richard Stride, I submit the following:

- A. The proposed site bounded by Chadwick, Brackett and Vaughan Streets is currently zoned R-6 which provides office space for doctors of medicine and related uses upon authorization by the Board of Appeals.
- B. The suggested site for a Medical Arts Building conforms with the comprehensive planning of this area and closely aligns itself with the orderly development of this neighborhood into one of the leading medical complexes in northern New England.
- C. The Planning Department endorses this proposed development with three qualifications.
 1. The architectural design and treatment lend itself to the continual upgrading of the existing medical center complex.
 2. Parking will be provided in accordance with requirements of the zoning ordinance upon completion of the Medical Arts Building.
 3. Traffic movement to and from any future parking facility be coordinated with this department to facilitate traffic circulations in the area.

I shall be happy to answer any further questions you may have and offer the services of this department should they be needed.

Sincerely yours,

Mr. Bruce Dalton
Planning Director

ju

cc: Vincent DeAlfred
Richard Stride
Gerald Huyberry ✓

ALL OF MATERIAL
DEPT. OF STATE
JUN - 8 1968
RECEIVED

(COPY)

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION #139-167 Chadwick St.,

Date of Issue June 14, 1965

Issued to **Maine Medical Center**
22 Bramhall St.

This is to certify that the building, premises, or part thereof, at the above location, built ~~or altered~~
~~changed as to use under Building Permit No. _____~~, has had final inspection, has been found to conform
substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for
occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Area as shown on plot plan.

APPROVED OCCUPANCY

Off-street parking for
three hundred passenger cars.

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

(Date)

Nelson F. Cartwright
Inspector

Albert J. Sears
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from
owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

A.P.- 139-167 Chadwick St., corner of Bramhall St.

Nov. 5, 1964

Maine Medical Center
Att: Mr. Alfred Popoli, Asst. Director
22 Bramhall Street

cc to: Public Works Department

Gentlemen:

The appeal under the Zoning Ordinance having been sustained, authorization is hereby given for preparing premises at the above named location for the parking of passenger cars as an accessory use to the hospital. Authorization is given on the basis of the plot plans designated as 2882-L-1 and L-2 as filed at this office on October 22, 1964, but subject to the following conditions:

1. Catch basins and manhole are to be constructed in accordance with requirements of the Public Works Department. Morris W. Blanchard, Division Engineer of that department, should be consulted as to such requirements.
2. Artificial lighting of the lot is required to be of such a type and so shaded or screened if necessary that no light source will be visible from outside the area and its access driveways.
3. Under present Zoning Ordinance requirements no obstruction by the way of shrubbery, wall, fence, etc. higher than 3½ feet above the lowest elevation at the curb line may be permitted on a corner lot within the area of a triangle formed by a line intersecting streets at points 25 feet from the corner. It is realized that existing walls and fences may violate this requirement and are conditions over which the Zoning Ordinance has no control. However, nothing should be done by the way of installing new walls, fencing, or shrubbery at any of the street corners of this lot that would increase the non-conforming conditions. Your cooperation is asked in providing conditions at these locations that will interfere as little as possible with the vision of drivers as they approach the street intersections.
4. Mr. Griffin, Public Works Director, has approved the location and width of access to the lot from the street on the condition that traffic be made two way on portions of Chadwick and Bramhall Streets where a one-way pattern now exists. If you have not already done so, it is suggested that you consult Mr. Griffin as to the steps to be taken to have this done.

Very truly yours,

Albert J. Sears
Building Inspection Director

A. J.

A.P.-139-167 Chadwick St., corner of Bramhall St.

Oct. 8, 1964

Maine Medical Center
22 Bramhall Street

cc to: Corporation Counsel

Gentlemen:

Certificate of occupancy for construction at the above named location of an off-street parking lot for approximately 300 cars to serve as required off-street parking for a proposed addition to the hospital at 22 Bramhall Street is not issuable under the Zoning Ordinance because the proposed use is not to be on the same lot as the use to which it is to be accessory as required by Sections 14-C and 18-C-1 of the Ordinance applying to the R-6 Residence Zone in which the property is located.

We understand that you would like to exercise your appeal rights in this matter. Accordingly we are certifying the case to the Corporation Counsel, to whose office in Room 208, City Hall an authorized representative should go to file the appeal.

Very truly yours,

Albert J. Sears
Building Inspection Director

AJS:m

SITE WORK

for the

PARKING AREA ON BRAMHALL RESERVOIR SITE

MAINE MEDICAL CENTER ADDITIONS - 2882
PORTLAND, MAINE

1. GENERAL REQUIREMENTS

a. Lines and Grades -

(1) All lines and grades, together with the furnishing of all stakes, equipment or accessories for the proper performance of all work specified herein shall be established and maintained as part of the specified work and shall be subject to approval by the Owner.

(2) Compute all elevations on the work from the elevation of the datum point indicated on the drawings.

b. Materials and Samples -

(1) Where performance characteristics are made a condition of specified materials, the Contractor, upon the direction of and at the expense of the Owner, shall have physical or chemical tests performed and the results evaluated and submitted to the Owner as a condition for the approval of materials.

2. DESCRIPTION OF WORK

a. Site Work shall consist of work shown on the drawing, herein specified, or both and shall include, but not be limited to, the following:

(1) Stripping and stockpiling topsoil.

(2) Removal and salvage of portions of the existing fence and granite curb, as indicated on the site plan.

(3) Removal and salvage of granite paving blocks in reservoir to the extent required for use in completing the site work, if so directed by the Owner.

S. S. H. L. & W.

Maine Med. Center - 2882

- (4) Demolition of existing Gate House.
- (5) Excavation and rough grading.
- (6) Compaction of fills.
- (7) Bituminous macadam paving, including bituminous curbs.
- (8) Granite curb.
- (9) Installing fence at property line.
- (10) Constructing new stone wall at property line.
- (11) Site storm drainage system.
- (12) Site lighting system.
- (13) Automatic gates at entrance and exit.
- (14) Painted traffic lines.
- (15) Spreading and fine grading topsoil.

3. REMOVAL & SALVAGE OF EXISTING FENCE & CURB

- a. To the extent indicated on the Site Plan the Contractor shall remove and salvage for re-use on the project existing fence and granite curb along Chadwick Street. These materials shall be stored where directed.

4. REMOVAL & SALVAGE OF GRANITE PAVING BLOCKS

- a. The Contractor shall remove and salvage granite paving blocks from the existing reservoir embankment.
- b. Such salvaged blocks shall be laid in the areas indicated on the site plan. Blocks shall be installed up a compacted sand bed two (2) inches in thickness. All joints shall be filled with a dry mixture of one (1) part cement to six (6) parts sand. After joints are filled the block paving shall be moistened with a fine spray.

5. DEMOLITION OF EXISTING GATE HOUSE

a. Contractor shall demolish the existing Gate House at the corner of Vaughan and Brackett Streets. Foundations shall be removed to a minimum depth of three (3) feet below planned finish grade.

6. STRIPPING & STORING TOPSOIL

a. Strip the area of topsoil to its full depth or as directed by the Owner. Avoid admixture of subsoil and debris with topsoil when stripping. Remove tall vegetation or other debris. Herbaceous growth such as sod, which will be incorporated with the soil during operation, need not be removed.

b. Keep topsoil separate from other materials and stockpile in location as may be directed by Owner.

7. EXCAVATION

a. Excavations shall be large enough to provide adequate clearance for the proper execution of the work within them, and shall be carried only to levels required to receive the work.

b. Any excavation under footings, foundations, walls or bases which is carried to a depth greater than shown on drawings, shall be filled with 1500 psi stone concrete at the expense of the Contractor and under no circumstances shall such spaces be backfilled.

c. Any excavation other than that under footings, foundations, walls or bases, which is carried beyond or below the established lines or levels, shall be backfilled by the Contractor at his expense as directed by the Owner in accordance with these specifications.

d. Notify the Owner of every variation of the soil, and of unfavorable conditions encountered in the excavation.

e. Record and report to the Owner ground water elevations where evident when excavating within the area of the buildings.

f. Protect excavated areas, which are to support foundations or other work, against freezing, by means of insulated blankets, salt hay or other approved methods. Where bearing areas under proposed foundations or other work have been subjected to frost penetration, remove affected material to the satisfaction of the Owner. The cost of this additional excavation, required materials and construction necessary to meet the new conditions shall be furnished at no extra cost to the Owner.

g Excavations of trenches for pipes and conduits shall be to a depth approximately 3" above invert grades in earth, and in rock shall be 8" below invert, with broken stone or gravel fill added to bring bottom of trench up to required grade. Excavate trenches to straight lines and unless indicated specified otherwise, shall be 2'-0" wider than outside diameter of complete pipe or conduit. Bottom trimming of trenches will be performed as described under other divisions of the specifications. Trenching shall not advance too far ahead of pipe laying as to result in excessive lengths of open trench.

8. DEFINITION OF EXCAVATION

a. Excavation shall include the removal of all materials of every name and nature, including all earth and rock of any type, which may be required for the installation of all work.

b. No additional compensation will be paid for excavation which extends beyond or below the neat concrete lines of foundations or the established lines, limits and levels for general excavation and rough grading, as shown on the drawings.

9. ROUGH GRADING

a. Perform all rough grading of site within approximate limits of grading as shown on site plan and to heights hereinafter specified. Existing grade varies in its relation to finished grade as shown by existing and finished contours. Visit and examine the site as no extra compensation will be allowed for any additional grading required due to variations between actual and indicated existing grades.

b. Rough grading is defined as the establishment of the subgrade to required depth below finished grades. Subgrade shall be parallel to finish grade as indicated and shall, unless otherwise shown on drawings, be at the following elevations below finished grades:

(1) Lawn and Planting Areas - 6" below finish grade, unless otherwise shown.

(2) Paved Areas - To a depth below finish grade, equal to total pavement thickness, as shown.

c. Remove any soft or otherwise unsuitable material and replace with suitable materials as directed. Remove any rock or boulders to a depth of a minimum of one foot below required subgrade. Fill shall consist of

approved materials free from debris, stumps, large boulders or other unsuitable material secured from sources as herein specified. Place all fill in layers not exceeding twelve inches in depth and compact to a uniform solid mass before additional fill is placed. Fill for road or pavement subgrade shall be thoroughly compacted in layers of not more than 8" with an approved type of mechanical equipment. Perform compaction by mechanical equipment such as sheepfoot roller, wobbly wheel rubber tired roller or vibratory equipment to give the density specified:

d. Where pipes and conduits under paved areas occur, complete and backfill same before earth fill is placed in position.

e. Notify the Owner of every variation of the soil, and of unfavorable conditions encountered in rough grading. Record and report to the Owner, ground water elevations and any other evidence of water encountered through the processes of required rough grading in order that corrective measures may be taken.

10. COMPACTION DENSITY

a. The minimum density to be obtained in compacting soils shall be as follows:

- | | |
|---|---|
| (1) Backfilling of trenches above the level specified | Compaction shall be the same as for the area in which the trenches are located. |
| (2) Fill on lawns and planting areas | 90% of ASTM D-698-58T - Method C |
| (3) Backfill under parking fields and other paved areas | 95% of ASTM D-698-58T - Method C |

b. The ASTM designations given above are as specified under AMERICAN STANDARDS FOR TESTING MATERIALS.

11. MINOR MACADAM PAVING

a. Subgrade -

- (1) This work shall consist of shaping, compacting, trimming and otherwise completing the rough graded subgrade to receive the base course of roads and paving. Remove all vegetation, fill settlements, and remove all soft or unstable material that will not compact readily.

when rolled, and replace with suitable material. Trim the surface of subgrade to proper alignment and cross section and to such elevation that it will be at proper grade after compaction

(2) Compact the subgrade with a self-propelled roller weighing not less than 5 tons. All hollows or depressions which develop under roller shall be filled with acceptable material and shall again be rolled. Repeat this process of shaping, rolling and filling until no depressions exist. Compact any portion of the subgrade not accessible to rollers with hand tampers weighing not less than 80 lbs. per square foot of tamping face.

(3) After final compaction, no vehicular traffic other than that necessary for the completion of the paving work will be permitted on the subgrade. Do not place any base course material until after the subgrade has been inspected and approved by the Architect.

b. Macadam Base Course -

(1) Stone aggregate shall be broken stone of clean, durable, sharp angled fragments of rock, free from thin or elongated pieces, soil or disintegrated stone, dirt or other foreign matter. Aggregate shall conform to the following requirements:

Screen Size (Square Openings)	% Passing
2-1/2"	100
2"	90-100
1-1/2"	35- 70
1"	0- 15
1/2"	0- 5

(2) Binder shall consist of sand and/or screenings free from dirt or other foreign matter and shall be graded as follows:

Screen Size (Square Openings)	% Passing
3/4"	100
1/2"	90-100
100	10- 30

(3) After the subgrade has been properly prepared, spread a course of broken stone evenly so that after rolling, it shall have the required thickness. Material shall be spread with approved equipment and shall not be spread from piles dumped along the road. No segregation of large or fine particles will be allowed, and stone so spread shall be well graded with no pockets or fine material. After stone is spread roll it with a roller weighing not less than 5 tons. Begin the rolling at the sides, continue towards the center and continue the rolling until there is no movement of stone ahead of the roller.

(4) After compaction, binder of sand and/or screenings shall be spread uniformly by an approved mechanical device, swept in by use of drag broom and then rolled. It is the intent to fill the voids and bind this course, but no excess of filler will be allowed. Test the surface with a 16 foot straightedge and any depression over 1/4" in depth shall be satisfactorily eliminated.

(5) Where the base course is in excess of 5" in thickness, the stone shall be spread, rolled and filled in equal layers, each not to exceed 5" in depth.

c. Surface Course -

(1) Upon the completed base course, lay a surface course to conform with the proposed grades and cross sections, consisting of a hot mix, hot laid asphaltic concrete paving, composed of a combination of coarse aggregate, fine aggregate and mineral filler, uniformly coated and mixed with asphalt cement.

(2) The various class aggregates shall meet the following requirements when tested by means of laboratory sieves:

(a) Coarse Aggregate -

<u>Total Passing</u>	<u>% By Weight</u>
1" sieve	100
3/4" sieve	90-100
3/8" sieve	25- 55
No. 4 sieve	0- 15
No. 10 sieve	0- 5

BROWN CONSTRUCTION INC.

GENERAL CONTRACTORS

253 WARREN AVENUE

P. O. BOX 1217

PORTLAND, MAINE

TRANSMITTAL LETTER

TO: City of Portland, Maine - CONTRACT Parking lot - MMC
Dept. of Building Inspection
 ATTN: Albert J. Sears DATE 10/20/64
 REPLY TO: _____

GENTLEMEN:

WE ARE SENDING YOU: HEREWITH UNDER SEPARATE COVER
Brochure SHOP DRAWINGS COLOR SAMPLES SPECIFICATIONS PLANS

NO. OF COPIES	DRWG. NOS.	DATE	DESCRIPTION
1	<i>Helophane Pentap</i>		<i>Helophane Company Inc.</i>
1	<i>Helophane Square Pentap</i>		" " "

ON-AGS

SENT TO YOU FOR THE FOLLOWING: APPROVAL FILE OR DISTRIBUTION
 APPROVED FINAL APPROVAL INFORMATION
 APPROVED AS NOTED REVISE AND RESUBMIT RESUBMIT COPIES

NOTES: Architect has increased number of fixtures
from 4 to 6 within parking area.

SENT BY MESSENGER MAIL _____
 C. C. TO _____

Very truly yours,
 BROWN CONSTRUCTION INC.
 Per *Harry Boyd*

APPLICATION FOR CERTIFICATE OF OCCUPANCY FOR USE OF PREMISES

Portland, Maine October 7, 1964

Location #139-167 Chadwick Street Zone R6 RESIDENCE ZONE

To the INSPECTOR OF BUILDINGS, Portland, Maine

The undersigned hereby applies for a certificate of occupancy to allow the use of the above named premises for Park Lot, as set forth on the attached site plan (made by Smith-Smith-Maines Lundberg & Wheeler whose address is 101 Park Ave. New York 17, N.Y. to show compliance with the Zoning Ordinance according to the intended use and the zone in which the property is located; and in accordance with the following pertinent information:

Owner (name, address and phone number) Maine Medical Center, 22 Bramhall St.

Lessee (name, address and phone number) " " " " " "

Is proposed use to be accessory to a building or other use on this lot? Building
If so, what is use of building or other use Hospital

If off-street parking is sought, what is proposed maximum number of vehicles to be parked--passenger cars? 300, commercial vehicles? none

Have you secured on the site plan the written approval of existing and proposed entrances to and exits from the premises for vehicles over public sidewalks by the Traffic Engineer (Dept. of Pub. Works)?
And, if access to the premises is available from more than one street, have you secured similar approval by the Planning Board? ?

Have you shown on the site plan the true location of all trees on the public street along the frontage of the premises (both streets if a corner lot)? no

Do you propose to remove or disturb any tree on a public street? no
If so, have you secured on the site plan the written approval of the Director of Parks and Recreation?

Signature of Owner Maine Medical Center

\$2.00 fee paid 10-7-64

By Alfred P. J. Ant Director
(duly authorized thereto)
(Roholi)

Appl. sustained 10/29/64

THIS IS NOT A CERTIFICATE OF OCCUPANCY

To: Maine Medical Center
22 Bramhall St.
Portland Maine

COMMENCING the above proposed use of the premises would be IN VIOLATION of the Zoning Ordinance unless a Certificate of Occupancy is first procured from the Department of Building Inspection.

However, improvement of the premises according to the site plan and the above application may now proceed without further authorization, but subject to the conditions indicated below--notice of readiness for final inspection to be given to this department when the premises have been placed in compliance with the requirements: See letter

DATE November 5, 1964

Albert J. Sears
Inspector of Buildings

INSPECTION COPY

6-11-65 Completed RW

Granted 10/29/64

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

CONDITIONAL USE APPEAL

October 1964

lessee Maine Medical Center, owner of property at 139-167 Chadwick Street, corner of
Bramhall Street
under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respect-
fully petitions the Board of Appeals to: permit issuance of certificate of occupancy for
construction at the above location of an off-street parking lot for approximately 300 cars to
serve as required off-street parking for a proposed addition to the hospital at 22 Bramhall
Street under the provisions of Section 14-C of the Zoning Ordinance.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that such use
of the premises will not adversely affect property in the same zone or neighborhood and will not be
contrary to the intent and purpose of the Ordinance.

Maine Medical Center

By *Alfred P. L.*
APPELLANT

DECISION

After public hearing held _____, the Board of Appeals finds that such use of the
premises will not adversely affect property in the same zone or neighborhood and will not be
contrary to the intent and purpose of the Ordinance.

It is, therefore, determined that permit should be issued in this case.

Henry M. Amato
William B. Pugh
Robert J. ...
BOARD OF APPEALS

DATE: Oct. 29, 1964

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF Maine Medical Center

AT 139-167 Chadwick Street

Public Hearing on the above appeal was held before the Board of Appeals.

BOARD OF APPEALS

William Kirkpatrick
Franklin G. Hinckley
Ralph L. Young
Harry M. Schwartz

VOTE	
YES	NO
<i>(X)</i>	<i>()</i>
<i>(X)</i>	<i>()</i>
<i>(X)</i>	<i>()</i>

Record of Hearing

For Appeal
Mr. Carroll Pierce, Treasurer of Medical Center
Mr. Nathan Pierce, Trustee
Mr. Philip Davis, 233 Vaughan
Mr. Summer Clark
Mr. McKenzie 38 Bramhall
Mrs. Simonds 104 West
Mr. Peiman - Hosp Director
Mrs. Fouitt 257 Vaughan

325 Bracket St
Portland Maine
29 Oct 64

Maine Medical Center
Portland Maine

Gentlemen:
You have my support
in your effort to improve
your institution by
constructing a parking lot
at Bramhall and Bracket
Streets.

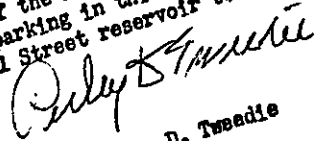
Sincerely
John J. Hammett

Portland, Maine
October 26, 1964

Maine Medical Center
22 Bramhall Street
Portland, Maine

Gentlemen:

I am a property owner at 11 Russell Street.
I approve the attempt of the Maine Medical Center
to provide off street parking in this area by
converting the Bramhall Street reservoir to this
purpose.



Perley D. Tweadie

331 Brackett Street.

Oct. 26, 1964 -

Maine Medical Center,
22 Bramhall St.
Portland, Maine:

Gentlemen:

I am in favor
of the removal of the reservoir
and of, off street parking
for our area. I am a property
owner and will appreciate same.

Mrs. Kenneth C. Brown

9 Russell Street
Portland, Maine
October 27, 1964

To:

The Director of the
Maine Medical Center
Portland, Maine

Dear Sir:

The undersigned, being
owner of the property at #9
Russell Street, Portland, Maine,
and as such, an interested
party to the appeal of the Maine
Medical Center for construction of
an off-street parking lot at
139-167 Chadwick Street, corner
of Bramhall Street.

I wish to state that I am
in favor of the construction of
such an off-street parking lot
at the location stated. I believe
that such construction will

2

be of considerable help in the relief of the vehicle congestion which is presently bothering this section to a great degree.

However, it is presumed that adequate precautions will be taken by the Medical Center to insure that such an off-street parking lot will not later degenerate into a depository of old wrecked cars.

Sincerely yours
Harry J. Blackburn Jr.

NEUROLOGICAL SURGERY
NEUROLOGY

TELEPHONE AREA CODE 207
772-7486

GEORGE L. MALTBY, M. D.
R. L. SIDWELL, M. D.
CARL A. BRINKMAN, M. D.
37 BRANHALL STREET
PORTLAND, MAINE 04102

October 26, 1964


City Zoning Board
City Hall
Portland, Maine

Dear Sir:

I am taking this opportunity to write to you in regard to the request to convert the reservoir area on Chadwick Street to a parking lot for the Maine Medical Center.

I just want to stress that I feel that this is a terrifically important undertaking for all in this area and should do a great deal for this area in an effort to relieve almost intolerable parking problems in this region. In other words, I am very much in favor of it.

Sincerely yours,


George L. Maltby, M.D.

GLM:mw

111 West Street
Portland, Maine
October 26, 1964

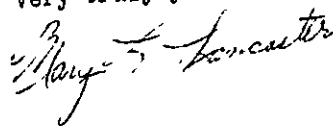
Franklin C. Hinckley, Esq.
Chairman
Board of Zoning Appeals
192 Middle Street
Portland, Maine

Dear Mr. Hinckley:

I am the owner of the property located at 111 West Street, Portland, Maine.

Please be informed that I approve of the proposed use by the Maine Medical Center of the old reservoir as a parking lot.

Very truly yours,



(Mrs.) Mary L. Lancaster

pls

CC - Mr. H. Halsey Davis

Maine Medical Center
22 Bramhall Street
Portland, Maine

October 26, 1964

Gentlemen:

October 29, 1964

the premises at 139-167 Chadwick Street, relating to
corner of Bramhall Street.

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

October 19, 1964

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine on October 29, 1964 at 4:00 p. m. to hear the appeal of Maine Medical Center, lessee of the premises at 139-167 Chadwick Street, corner of Bramhall Street, to permit construction of an off-street parking lot on said premises for approximately 300 cars to serve as required off-street parking for a proposed addition to the hospital at 22 Bramhall Street.

This permit is presently not issuable unless authorized by the Board of Appeals under the provisions of Section 14-C of the Zoning Ordinance.

This appeal is taken under Section 24 of the Zoning Ordinance which provides that such permit may be granted only if the Board of Appeals finds that such use of the premises will not adversely affect property in the same zone or neighborhood and will not be contrary to the intent and purpose of the Zoning Ordinance.

All persons interested either for or against this appeal will be heard at the above time and place, this notice of required public hearing having been sent to the owners of property within 500 feet of the premises in question as required by Ordinance.

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

M

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

CONDITIONAL USE APPEAL

October, 1966

Maine Medical Center, ~~owner~~ ^{lessee} of property at 139-147 Chestnut Street, corner of Bramhall Street
under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respect-
fully petitions the Board of Appeals to: permit issuance of certificate of occupancy for
construction at the above location of an off-street parking lot for approximately 300 cars to
serve as required off-street parking for a proposed addition to the hospital at 22 Bramhall
Street under the provisions of Section 14-C of the Zoning Ordinance.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that such use
of the premises will not adversely affect property in the same zone or neighborhood and will not be
contrary to the intent and purpose of the Ordinance.

Maine Medical Center

By _____

APPELLANT

DECISION

After public hearing held _____, the Board of Appeals finds that such use of the
premises will not adversely affect property in the same zone or neighborhood and will not be
contrary to the intent and purpose of the Ordinance.

It is, therefore, determined that permit should _____
be issued in this case.

BOARD OF APPEALS

ALBERT J. SEARS
INSPECTOR OF BUILDINGS

CITY OF PORTLAND, MAINE
Department of Building Inspection

A.P.-139-167 Chadwick St., corner of Bramhall St.

Oct. 8, 1964

Maine Medical Center
22 Bramhall Street

✓ cc to: Corporation Counsel

Gentlemen:

C
O
P
Y

Certificate of occupancy for construction at the above named location of an off-street parking lot for approximately 300 cars to serve as required off-street parking for a proposed addition to the hospital at 22 Bramhall Street is not issuable under the Zoning Ordinance because the proposed use is not to be on the same lot as the use to which it is to be accessory as required by Sections 14-C and 18-C-1 of the Ordinance applying to the R-6 Residence Zone in which the property is located.

We understand that you would like to exercise your appeal rights in this matter. Accordingly we are certifying the case to the Corporation Counsel, to whose offices in Room 208, City Hall an authorized representative should go to file the appeal.

Very truly yours,

Albert J. Sears
Building Inspection Director

AJS:m

cc. Campbell K. Pierce
H. M. Reynolds
XX [Signature]

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

October 19, 1964

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine on October 29, 1964 at 4:00 p. m. to hear the appeal of Maine Medical Center, lessee of the premises at 139-167 Chadwick Street, corner of Bramhall Street, to permit construction of an off-street parking lot on said premises for approximately 300 cars to serve as required off-street parking for a proposed addition to the hospital at 22 Bramhall Street.

This permit is presently not issuable unless authorized by the Board of Appeals under the provisions of Section 14-C of the Zoning Ordinance.

This appeal is taken under Section 24 of the Zoning Ordinance which provides that such permit may be granted only if the Board of Appeals finds that such use of the premises will not adversely affect property in the same zone or neighborhood and will not be contrary to the intent and purpose of the Zoning Ordinance.

All persons interested either for or against this appeal will be heard at the above time and place, this notice of required public hearing having been sent to the owners of property within 500 feet of the premises in question as required by Ordinance.

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

M



R6-RESIDENCE ZONE 64/1325
APPLICATION FOR PERMIT

Class of Building or Type of Structure

Portland, Maine, October 7, 1964

RECEIVED
OCT 10 1964
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair demolish install the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location #139-167 Chadwick St. Within Fire Limits? _____ Dist. No. _____
Owner's name and address Maine Medical Center, 22 Bramhall St. Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address owners Telephone _____
Architect _____ Specifications _____ Plans no _____ Telephone _____
Proposed use of building _____ No. of sheets _____
Last use _____ Reservoir No. families _____
Material _____ No. stories _____ Heat _____ Style of roof _____ No. families _____
Other buildings on same lot _____ Roofing _____
Estimated cost \$ _____ Fee \$ 5.00

General Description of New Work

To demolish existing "Reservoir" and "Gatehouse"

Do you agree to tightly and permanently close all sewers or drains connecting with public or private sewers from this structure to be demolished, under the supervision and to the approval of the Dept. of Public Works of the City of Portland? Yes.

Land to be used for parking lot, for new construction.

Evacuation letter sent 10-7-64
It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. PERMIT TO BE ISSUED TO owners

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
Is connection to be made to public sewer? _____ If not, what is proposed for sewage? _____
Has septic tank notice been sent? _____ Form notice sent? _____
Height average grade to top of plate _____ Height average grade to highest point of roof _____
Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
Kind of roof _____ Rise per foot _____ Roof covering _____
No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
Framing Lumber-Kind _____ Dressed or full size? _____ Corner posts _____ Sills _____
Size Girder _____ Columns under girders _____ Size _____ Max. on centers _____
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor _____ 2nd _____, 3rd _____, roof _____
On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

No. cars now accommodated on same lot _____ be accommodated _____ number commercial cars to be accommodated _____
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

APPROVED:

H. E. M.

Miscellaneous

Will work require disturbing of any tree on a public street? no
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

Maine Medical Center

CS 301

INSPECTION COPY

by: *Alfred P. P...*

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

October 7, 1964

Maine Medical Center
22 Bramhall St.
Portland Maine

Gentlemen:

(a Reservoir"

With relation to permit applied for to demolish a building or portion of building at Chadwick and Bramhall Sts. it is unlawful to commence demolition work until a permit has been issued from this department.

Section 6 of the ordinance for rodent and vermin control provides: "It shall be unlawful to demolish any building or structure unless provision is made for rodent and vermin eradication. No permit for the demolition of a building or structure shall be issued by the Building Inspector until and unless provisions for rodent and vermin eradication have been carried out under supervision of a pest control operator registered with the Health Department.

The building permit for demolition cannot be issued until the provisions of this section have been satisfied. It is the obligation of owner or demolition contractor or both to take up with the Health Department the matter of complying with this section, being prepared to inform that department what registered pest control operator is to be employed.

Very truly yours,

Albert J. Sears

Albert J. Sears
Director of Building Inspection

AJS/h

Eradication of this building has been completed.

[Handwritten signature]

REC
OCT 10 1964
DEPT. OF BLDG. INF.
CITY OF PORTLAND

Oct. 9, 1964
OK MML