

Box 2273-2291 Congress St.

Decent : 16, 1969

Maine Credit Union League,
593 Forest Avenue

cc: Everett Dobson & Sons,
26 Providence Ave.
Falmouth, Maine

Gentlemen:

Before a Certificate of Occupancy can be issued by this Department, the following must be completed:

1. Permit for installation of incinerator and oil-fired furnace.
2. Permit for installation of air condition units and venting of toilet rooms.
3. Exit lights on means of egress as listed in our letter of January 29, 1969.
4. A 6" solid stop inside boiler room door or a fire wall with fire door separating incinerator garage area from boiler room.
5. Fencing as shown on plot plan.

When the above is completed please phone this office for a final inspection so that we may issue the Certificate of Occupancy as required by law.

Very truly yours,

RFC/h

Field Inspector



I-1 INDUSTRIAL ZONE

APPLICATION FOR PERMIT

PERMIT NO. 405
7-11-69Class of Building or Type of Structure MasonryPortland, Maine Nov. 22, 1968
Completed 4/17/69

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair demolish in all 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 2273-2291 Congress Street Within Fire Limits? _____ Dist. No. _____
Owner's name and address Maine Credit Union League, 583 Forest Avenue Telephone 772-5833
Lessee's name and address _____ Telephone _____
Contractor's name and address Robert Everett Dobson & Sons, 26 Providence Ave Falmouth Telephone 781-2919
Architect _____ Specifications yes Plans yes No. of sheets 20
Proposed use of building offices No. families _____
Last use _____ No. families _____
Material brick No. stories 1 Heat _____ Style of roof pitch Roofing _____
Other buildings on same lot _____
Estimated cost \$159,778. Fee \$320.00
Pr 4/17/69

General Description of New Work

To construct 1-story brick building, 49' x 73' as per plans

This application is preliminary to get settled the question of zoning appeal. In the event the appeal is sustained the applicant will furnish complete information estimated cost and pay legal fee.

Appeal sustained 12/12/68.

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 contractor

Details of New Work

Is any plumbing involved in this work? yes Is any electrical work involved in this work? yes
Is connection to be made to public sewer? no If not, what is proposed for sewage? septic tank
Has septic tank notice been sent? _____ Form notice sent? yes
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 _____, to 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? _____

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 Credit Union League

APPROVED:

Ch. 5/3/69 E.W. See Letter

CS 301

INSPECTION COPY

Signature of owner

By:

Paul S. Stevens P.A.JOHN CALVIN STEVENS, ARCHITECTS

NOTES

7-30-69 1st Floor
slab on - steel posts
up for ham. beams

8-7-69 ham. beams
up roof going on

9-15-69 Ready for
closing in

12-16-69 letter
before C of O.

1-13-70

Still working on
holow etc.

of - 23 Trans. Complaint
limiting condition
No motor vehicle
to be stored in
basement

Permit No.	691445
Location	1000 1st Ave. S. SE
Owner	M. J. Williams
Date of permit	5/14/69
Notif. closing in	
Inspr. closing in	
Final Notif.	
Final Inspr.	
Cert. of Occupancy issued	11/6/70
Staking Out Notice	
Form Check Notice	

1-12-70
Heating permits - Savage
Vent. 11 - Thayer

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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PERMIT TO INSTALL PLUMBING

7/23/69
7/14/69

Date Issued **July 23, 1969**
Portland Plumbing Inspector
By **ERNOLD R. GOODWIN**

App. First Insp.
Date **10/30/69**
By **WALTER H. WALLACE**
DEPUTY PLUMBING INSPECTOR
App. Final Insp.
Date **10/31/69**
By **WALTER H. WALLACE**
DEPUTY PLUMBING INSPECTOR
Type of Bldg. or

- ☐ Commercial
- ☐ Residential
- ☐ Single
- ☐ Multi Family
- ☐ New Construction
- ☐ Remodeling

Address **2273-2291 Congress Street** PERMIT NUMBER **561**
Installation For **Credit Union Offices**
Owner of Bldg. **Credit Union League**
Owner's Address **2273-2291 Congress Street**
Plumber **Everett Dabson & Sons** Date **July 23, 1969**

NEW	REPL		NO.	TYPE
		SINKS		
		LAVATORIES		
		TOILETS		
		BATH TUBS		
		SHOWERS		
		DRAINS FLOOR SURFACE		
		HOT WATER TANKS		
		TANKLESS WATER HEATERS		
		GARBAGE DISPOSALS		
1		SEPTIC TANKS	kl	2.00
		HOUSE SEWERS		
		ROOF LEADERS		
		AUTOMATIC WASHERS		
		DISH WASHERS		
		OTHER		
			TOTAL 1	

Building and Inspection Services Dept.: Plumbing Inspection

Date Issued **July 15, 1969**
 Portland Plumbing Inspector
 By **ERNOLD R. GOODWIN**

App. First Insp.
 Date **8/28/69**
 By **WALTER H. WALLACE**
 DEPUTY PLUMBING INSPECTOR
 App. Final Insp.
 Date **11/17/70**
 By **WALTER H. WALLACE**
 DEPUTY PLUMBING INSPECTOR
 Type of Bldg.

- ☐ Commercial
- ☐ Residential
- ☐ Single
- ☐ Multi Family
- ☐ New Construction
- ☐ Remodeling

PERMIT TO INSTALL PLUMBING

100 - 1969 **8/28/69**
 PERMIT NUMBER **540**

Address **2273-2291 Congress Street**
 Installation For: **Office Building**
 Owner of Bldg: **Wells Credit Union League**
 Owner's Address: **2273-2291 Congress Street**
 Plumber: **Walter O. Savage**
 Date: **July 15, 1969**

		NO.		FEE	
NEW	REPL				
3			3	6.00	
3			3	1.60	
3			3	1.80	
2			2	1.20	
1			1	.60	
1			1	2.00	
2			2	1.20	
1			1	.60	
		TOTAL		16	18.00

Building and Inspection Services Dept.: Plumbing Inspection

CITY OF PORTLAND, MAINE
Application for Permit to Install Wires

Permit No. 57747
Issued 4/24/69
April 25, 1969

Portland, Maine

To the City Electrician Portland, Maine:

The undersigned hereby applies for a permit to install wires for the purpose of conducting electric current, in accordance with the laws of Maine, the Electrical Ordinance of the City of Portland, and the following specifications:

This form must be completely filled out — Minimum Fee, \$1.00

Owner's Name and Address Maine Credit Union Tel. _____
Contractor's Name and Address Saco Electric, Saco, Me Tel. 784-4491
2273-2241 Antar Congress Use of Building Office
Number of Families _____ Apartment _____ Stores _____ Number of Stories 2
Description of Wiring: New Work ☒ Additions _____ Alterations _____

Pipe ☒ Cable ☒ Metal Molding _____ BX Cable _____ Plug Molding (No. of feet) _____
No. Light Outlets 37 Plugs _____ Light Circuits _____ Plug Circuits _____
FIXTURES: No. _____ Fluor. or Strip Lighting (No. feet) _____
SERVICE: Pipe 4' Cable _____ Underground _____ No. of Wires 4 Size 500 MCM
METERS: Relocated _____ Added _____ Total No. Meters 61
MOTORS: Number 2 Phase 3 H. P. _____ Amps _____ Volts _____ Starter _____
HEATING UNITS: Domestic (Oil) _____ No. Motors _____ Phase _____ H. P. _____
Commercial (Oil) _____ No. Motors _____ Phase _____ H. P. _____
Electric Heat (No. of Rooms) _____

APPLIANCES: No. Ranges _____ Watts _____ Brand Feeds (Size and No.) _____
Elec. Heaters _____ Watts _____
Miscellaneous _____ Watts _____ Extra Cabinets or Panels _____

Transformers _____ Air Conditioners (No. Units) 2 Signs (No. Units) 1
Will commence May 1, 1969 Ready to cover in _____ 19 _____ Inspection will call 19 _____
Amount of Fee \$ 21.85

Signed Paul Methercutt

DO NOT WRITE BELOW THIS LINE

SERVICE	METER				GROUND	
VISITS: 1	2	3	4	5	6	
7	8	9	10	11	12	
REMARKS:						

INSPECTED BY W. H. H. (OVER)

LOCATION *Cony 53 ST-2273*
 INSPECTION DATE *10/8/69*
 WORK COMPLETED *10/8/69*
 TOTAL NO. INSPECTIONS
 REMARKS:

FEE FOR WIRING PERMITS EFFECTIVE JULY 31, 1963

WIRING

1 to 30 Outlets	\$ 2.00
31 to 60 Outlets	3.00
Over 60 Outlets, each Outlet	.05
(Each twelve feet or fraction thereof of fluorescent lighting or any type of plug molding will be classed as one outlet).	

SERVICES

Single Phase	2.00
Three Phase	4.00

MOTORS

Not exceeding 50 H.P.	3.00
Over 50 H.P.	4.00

HEATING UNITS

Domestic (Oil)	2.00
Commercial (Oil)	4.00
Electric Heat (Each Room)	.75

APPLIANCES

Ranges, Cooking Tops, Ovens, Water Heaters, Disposals, Built-in Dishwashers, Dryers, and any permanent built-in appliance — each unit	1.50
---	------

MISCELLANEOUS

Temporary Service, Single Phase	1.00
Temporary Service, Three Phase	2.00
Circuits, Carnivals, Fairs, etc.	10.00
Meters, relocate	1.00
Distribution Cabinet or Panel, per unit	1.00
Transformers, per unit	2.00
Air Conditioners, per unit	2.00

#15-Pa. 11/29/68

Granted 12/12/68

68/96

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

VARIANCE APPEAL

Maine Credit Union League, owner of property at 2273-2291 Congress Street under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals for a variance from the provisions of said Ordinance to permit construction of a one story office building 49' x 73'. This permit is presently not issuable under the Zoning Ordinance, Section 602.11A, referring to uses in the I-1 Industrial Zone in which this property is located which prohibits retail business or service establishments.

LEGAL BASIS OF APPEAL: Such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in undue hardship in the development of property which is inconsistent with the intent and purpose of the Ordinance; that there are exceptional or unique circumstances relating to the property that do not generally apply to other property in the same zone or neighborhood, which have not arisen as a result of action of the applicant subsequent to the adoption of this Ordinance whether in violation of the provisions of the Ordinance or not; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance; and that the granting of the variance will not be contrary to the intent and purpose of the Ordinance.

Maine Credit Union League

Richard D. Johnson
APPELLANT

DECISION

After public hearing held December 12, 1968, the Board of Appeals finds that all of the above conditions do exist with respect to this property and that a variance should be granted in this case.

It is, therefore, determined that a variance from the provisions of the Zoning Ordinance should be granted in this case.

Frederic W. H. H. H.
John L. H. H.
John L. H. H.
Board of Appeals

2273-2291 Congress Street

Nov. 25, 1968

Maine Credit Union League
303 Forest Avenue

cc to: John Calvin Stevens, 127 Pleasant Street
cc to: Corporation Counsel

Gentlemen:

Permit to construct a 1-story masonry office building 49' x 73' at the above named location is not issuable under Zoning Ordinance, Section 602.11A referring to uses in the I-1 Industrial Zone in which this property is located which prohibits retail business or service establishments.

We understand that you would like to exercise your appeal rights in this matter, as provided under Section 602.24C of the Zoning Ordinance. Accordingly you or your authorized representative should come to this office in Room 113, City Hall to file the appeal on forms which are available here. A fee of \$15.00 shall be paid at this office at the time the appeal is filed.

Very truly yours,

Edwin F. Locke, Jr.
Inspector II

Encl:

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

December 2, 1968

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine on Thursday, December 12, 1968 at 4:00 p.m. to hear the appeal of Maine Credit Union League requesting an exception to the Zoning Ordinance to permit construction of a one-story office building 49' x 73' at 2273-2291 Congress Street.

This permit is presently not issuable under the Zoning Ordinance because such a use is not allowable in the I-1 Industrial Zone in which the property is located.

This appeal is taken under Section 24 of the Zoning Ordinance which provides such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in undue hardship in the development of property which is inconsistent with the intent and purpose of the Ordinance; that there are exceptional or unique circumstances relating to the property that do not generally apply to other property in the same zone or neighborhood, which have not arisen as a result of action of the applicant subsequent to the adoption of this Ordinance whether in violation of the provisions of the Ordinance or not; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance; and that the granting of the variance will not be contrary to the intent and purpose of the 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 property in question as required by Ordinance.

BOARD OF APPEALS

Franklin G. Hinckley
Chairman

h

cc: Community Life Insurance Co.
2501 Congress St.

Harry A. Harmon and
George M. Hutchins
561 Commercial St.

December 9, 1968

Maine Credit Union League
585 Forest Ave.
Gentlemen:

cc: John Calvin Stevens,
127 Pleasant Street

December 12, 1968

DATE: December 12, 1968

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF MAINE CREDIT UNION LEAGUE

AT 2273 - 2291 Congress Street, Portland, Maine

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

BOARD OF APPEALS

Franklin G. Hinckley

Ralph L. Young

~~XXXXXXXXXXXX~~ William B Kirkpatrick

YES

(x)

(x)

(x)

VOTE

NO

()

()

()

Record of Hearing

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering
(207)289-3826

PROPERTY ADDRESS
Town Or Plantation: PORTLAND
Street: 2273 CONGRESS ST.
Subdivision Lot #:

PROPERTY OWNERS NAME
Last: GEMINI SYSTEMS
First:

Applicant Name: Michael Prietto

Mailing Address of Owner/Applicant (If Different)
2273 Congress Street
Portland, ME 04102

PORTLAND
Date: 11/13/91 4351 TOWN COPY
Permit: 1145 FEE: 1145 Double Fee Charged
Local Plumbing Inspector Signature: [Signature] L.P.I. # 011247
Chief Plumbing Inspector

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a permit.

Signature of Owner/Applicant

Date: 11/13/91

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules.

Local Plumbing Inspector Signature: Kevin Carroll

Date Approved: 6-24-94

THIS APPLICATION IS FOR:
1. ☐ NEW SYSTEM
2. ☒ REPLACE EXISTING SYSTEM
3. ☐ EXPANDED SYSTEM
4. ☐ EXPERIMENTAL SYSTEM

SEASONAL CONVERSION
to be completed by the LPI
5. ☐ SYSTEM COMPLIES WITH RULES
6. ☐ CONNECTED TO SANITARY SEWER
7. ☐ SYSTEM INSTALLED - R#
8. ☐ SYSTEM DESIGN RECORDED AND ATTACHED

IF REPLACEMENT SYSTEM:
YEAR FAILING SYSTEM INSTALLED:
THE FAILING SYSTEM IS:
1. ☐ BED 3. ☒ TRENCH
2. ☐ CHAMBER 4. ☐ OTHER:

SIZE OF PROPERTY 3000 **ZONING**

THIS APPLICATION REQUIRES:
1. ☒ NO RULE VARIANCE
2. ☐ NEW SYSTEM VARIANCE Attach New System Variance Form
3. ☐ REPLACEMENT SYSTEM VARIANCE Attach Replacement System Variance Form
a. ☐ Requiring Local Plumbing Inspector Approval
b. ☐ Requires State and Local Plumbing Inspector Approval
4. ☐ MINIMUM LOT SIZE VARIANCE

DISPOSAL SYSTEM TO SERVE:
1. ☐ SINGLE FAMILY DWELLING
2. ☐ MODULAR OR MOBILE HOME
3. ☐ MULTIPLE FAMILY DWELLING
4. ☒ OTHER COMMERCIAL ESTAB SPECIFY OFFICE

INSTALLATION IS:
COMPLETE SYSTEM
1. ☐ NON-ENGINEERED SYSTEM
2. ☐ PRIMITIVE SYSTEM (Includes Alternative Toilet)
3. ☐ ENGINEERED (+2000 gpd)
INDIVIDUALLY INSTALLED COMPONENTS:
4. ☐ TREATMENT TANK (ONLY)
5. ☐ HOLDING TANK GAL
6. ☐ ALTERNATIVE TOILET (ONLY)
7. ☒ NON-ENGINEERED DISPOSAL AREA (ONLY)
8. ☐ ENGINEERED DISPOSAL AREA (ONLY)
9. ☐ SEPARATED LAUNDRY SYSTEM

TYPE OF WATER SUPPLY
PUBLIC SUPPLY

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

TREATMENT TANK
1. ☐ SEPTIC: ☐ Regular ☐ Low Profile
2. ☒ AERobic
SIZE: EXISTING GALS.

WATER CONSERVATION
1. ☒ NONE
2. ☐ LOW VOLUME TOILET
3. ☐ SEPARATED LAUNDRY SYSTEM
4. ☐ ALTERNATIVE TOILET
SPECIFY:

PUMPING
1. ☐ NOT REQUIRED
2. ☐ MAY BE REQUIRED (DEPENDENT ON TREATMENT TANK LOCATION AND ELEVATION)
3. ☒ REQUIRED
DOSE: 90 GALS.

CRITERIA USED FOR DESIGN FLOW (BEDROOMS, SEATING, EMPLOYEES, WATER RECORDS, ETC.)
COMMERCIAL ESTAB
OFFICE WORKERS
40 @ 15 gpd

SOIL CONDITIONS USED FOR DESIGN PURPOSES
PROFILE: 7 CONDITION: C
DEPTH TO LIMITING FACTOR: 36

SIZE RATINGS USED FOR DESIGN PURPOSES
1. ☐ SMALL
2. ☐ MEDIUM
3. ☒ MEDIUM-LARGE
4. ☐ LARGE
5. ☐ EXTRA LARGE

DISPOSAL AREA TYPE/SIZE
1. ☐ BED Sq. Ft.
2. ☒ CHAMBER/1024 Sq. Ft.
3. ☒ REGULAR ☐ H-20
4. ☐ TRENCH Linear Ft.
5. ☐ OTHER: 32 CHAMBERS

DESIGN FLOW: 600 (GALLONS/DAY)

SITE EVALUATOR STATEMENT

On 11/5/91 (date) I conducted a site evaluation for this project and certify that the data reported is accurate. The system I propose is in accordance with the Subsurface Wastewater Disposal Rules.

Site Evaluator Signature: [Signature]
(Local Plumbing Inspector's Signature if permit is for Seasonal Conversion.)

SE# 104

Date: 11/7/91

Town, City, Plantation
PORTLAND

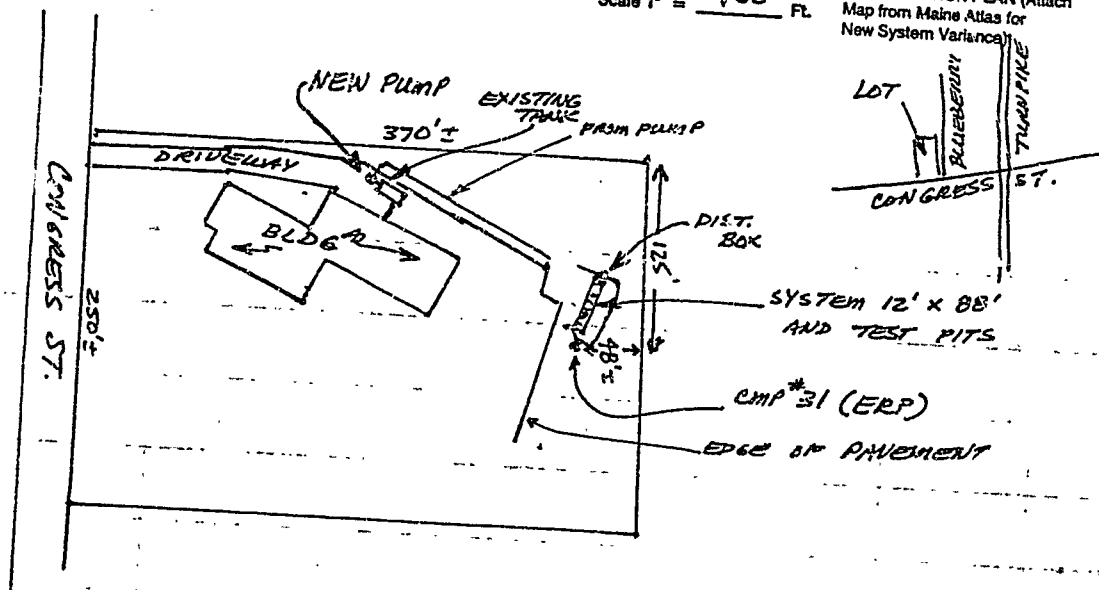
2273 Street, Road, Subdivision
CONGRESS ST.
SITE PLAN

Department of Human Services
Division of Health Engineering

Output Name
SYSTEMS

SITE LOCATION PLAN (Attach Map from Maine Atlas for New System Variance).

Scale 1" = 100 Ft.



SOIL DESCRIPTION AND CLASSIFICATION					(Location of Observation Holes Shown Above)	
Observation Hole <u>1, 2</u>		<input checked="" type="checkbox"/> Test Pit <input type="checkbox"/> Boring			Observation Hole _____	
Depth of Organic Horizon Above Mineral Soil _____					<input type="checkbox"/> Test Pit <input type="checkbox"/> Boring	
DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling	DEPTH BELOW MINERAL SOIL SURFACE (inches)	
0					0	
6	VERY STONY		BROWN		6	
10	FCL				10	
15					15	
20	FILL				20	
30					30	
40	SAND		GREY	PUDO, FAINT CORROSA DISTINCT	40	
50					50	
0					0	
6					6	
10					10	
15					15	
20					20	
30					30	
40					40	
50					50	

Soil Profile 7 Classification C Slope 15% Limiting Factor 36

☒ Ground Water
☐ Restrictive Layer
☐ Bedrock

Shwin Horak

Luvin Horak
Site Evaluator Signature

104
SE#

11/7/79
Date

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Town, City, Plantation

PORTLAND

Street, Road, Subdivision

2273 CONGRESS ST.

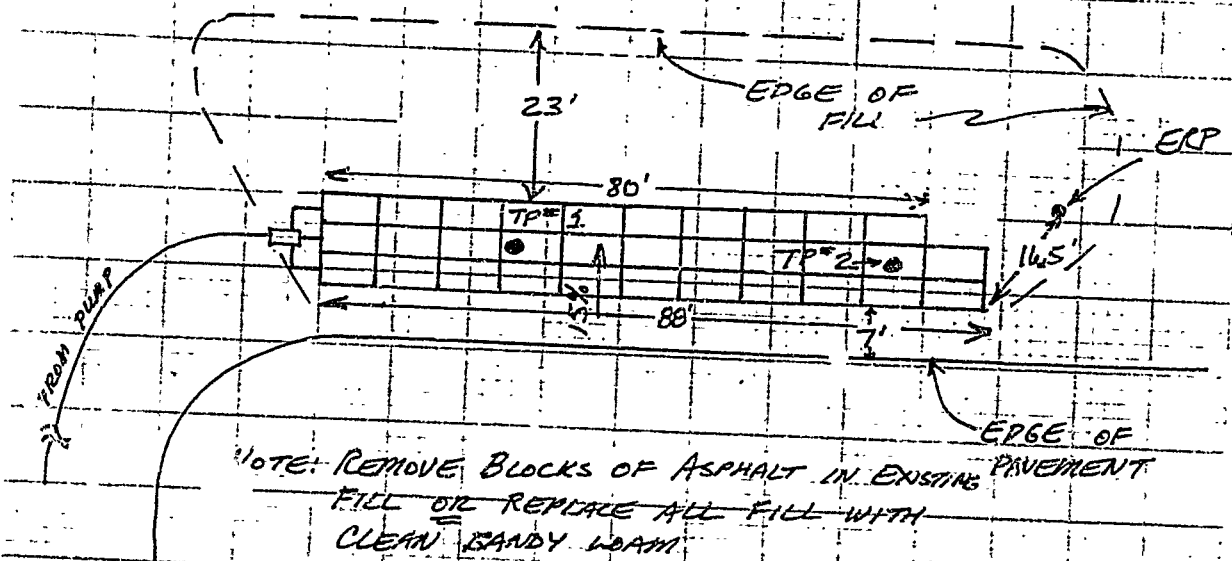
Department of Human Services
Division of Health Engineering

Owners Name

GEMINI SYSTEMS

SUBSURFACE WASTEWATER DISPOSAL PLAN

Scale 1" = 20' Ft.



FILL REQUIREMENTS

Depth of Fill (Upslope)
Depth of Fill (Downslope)

06"
22"

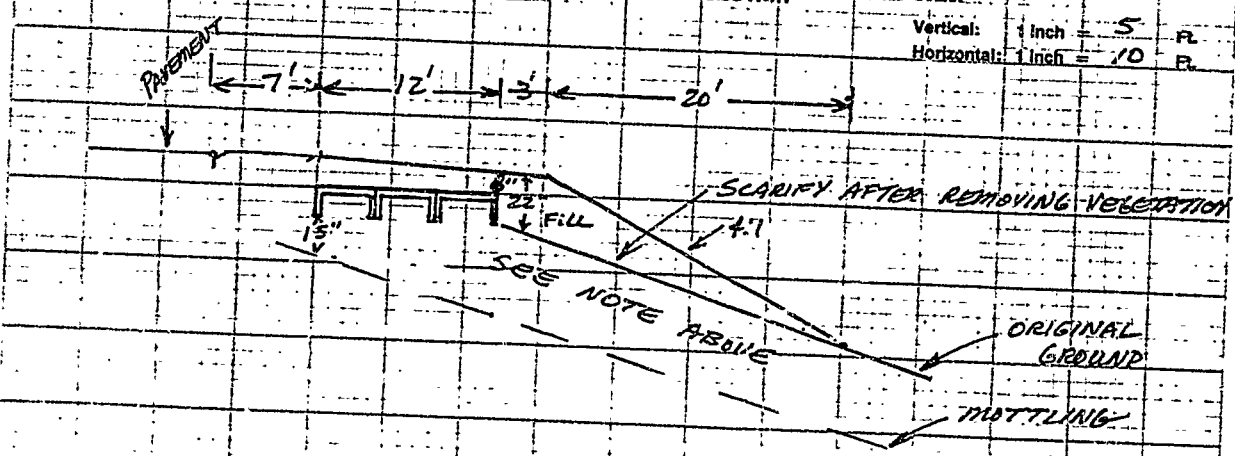
CONSTRUCTION ELEVATIONS

Reference Elevation is
Bottom of Disposal Area
Top of Distribution Lines or Chambers

00"
-51"
-38"

ELEVATION REFERENCE POINT
LOCATION & DESCRIPTION
ERP - NAIL IN CAMP POLE
31' 36" ABOVE GROUND

DISPOSAL AREA CROSS SECTION



Shawn Korak
Site Evaluator Signature

104
SE#

11/7/91
Date

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

Location of Construction: 2273 & 2301 Congress St (Between)		Owner: Robert Willis		Phone:	Permit No: 95131
Owner Address:		Leasee/Buyer's Name: EPX		Phone:	Business Name:
Contractor Name: Donatello Builders, Inc.		Address: P.O. Box 684 Portland, ME 04104		Phone: 678-2900 - Larry	
Past Use: Walkway		Proposed Use: Same w/roof		COST OF WORK: \$ 30,000.00	PERMIT FEE: \$ 170.00
		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
Proposed Project Description: Construct XXXXX Covered Walkway to connect buildings		Signature: <i>[Signature]</i>		Signature:	
		PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.)		Zoning Approval: <i>[Signature]</i>	
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Special Zoning Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <input type="checkbox"/> Major <input type="checkbox"/> Minor <input type="checkbox"/> Other	
Permit Taken By: Mary Groulx		Date Applied For: 16 November 1995			

1. This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

**PERMIT ISSUED
WITH LETTER**

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 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 provisions of the code(s) applicable to such permit

[Signature]
SIGNATURE OF APPLICANT **Larry Donatello**

ADDRESS:

**08 December 1995 - Permit Routed
1 November 1995**

DATE:

PHONE:

[Signature]
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE

PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

Zoning Appeal

- ☐ Variance
- ☐ Miscellaneous
- ☐ Conditional Use
- ☐ Interpretation
- ☐ Approved
- ☐ Denied

Historic Preservation

- ☐ Not in District or Landmark
- ☒ Does Not Require Review
- ☐ Requires Review

Action:

- ☐ Approved
- ☐ Approved with Conditions
- ☐ Denied

Date: *12/15/95*

CEO DISTRICT

4

[Signature]

COMMENTS

Done w/out inspection

	Type	Inspection Record	Date
Foundation:	_____	_____	_____
Framing:	_____	_____	_____
Plumbing:	_____	_____	_____
Final:	_____	_____	_____
Other:	_____	_____	_____

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

December 14, 1995

Donatello Builders, Incorporated
P. O. Box 684
Portland, Maine 04104

22 1/2 30' Congress Street

Dear Sir,

Your application to construct a covered walkway to connect buildings has been reviewed and a permit is herewith issued subject to the requirements listed below. This permit does not excuse the applicant from meeting applicable State and Federal laws.

No Certificate of Occupancy will be issued until all requirements of this letter are met.

Site Plan Review Requirements

Code Enforcement - Should ownership of either property change, creating two separate owners and lots, this walkway or portions of it shall be removed so that the required setbacks can be met. - M. Schmuckal

Fire Department - Approved - Lt. McDougall

Planning Division - See condition from Development Review Coordinator - K. Talbot

Development Review Coordinator - 1) all work performed within the City of Portland's right of way to eliminate a curb cut and driveway apron must be in accordance with Public Works Technical Standards. 2) prior to construction, activities within the right of way of the applicant must notify Public Works and obtain the necessary street opening permits. 3) two city approved trees shall be planted along the frontage where the driveway existed. - J. Seymour

Building and Fire Code Requirements

1. The fire alarm system shall be maintained to NFPA 72 Standards.
2. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10, sections and subsections 1023. and 1024. of the City's Building Code. (The BOCA National Building Code/1993)

Should you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,



P. Samuel Hoffses
Chief, Code Enforcement Division

cc: J. Seymour, DRC
K. Talbot, Plan Div
Lt. McDougall, PFD
M. Schmuckal, Asst Ch, Code Enf Div



CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM

I. D. Number

EPX

16 November 1995

Applicant 104 Exchange St Portland, ME 04104

Application Date

Applicant's Mailing Address P.O. Box 3878

Project Name/Description

Consultant/Agent Robert E. Willis - 775-2216

2273 & 2301 Congress St

Address of Proposed Site

Applicant or Agent Daytime Telephone/Fax

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): Office Retail Manufacturing Warehouse/Distribution X Other (specify) Residential

Proposed Building Square Feet or # of Units

Acreage of Site

Zoning T-1

Check Review Required:

☒ Site Plan
(major/minor)

☐ Subdivision
of lots

☐ PAD Review

☐ 14-403 Streets Review

☐ Flood Hazard

☐ Shoreland

☐ Historic Preservation

☐ DEP Local Certification

☐ Zoning Conditional
Use (ZBA/PB)

☐ Zoning Variance

☐ Single-Family Minor

☐ Other

Fees paid: site plan 300.00

subdivision

Approval Status:

Reviewer Marge Schumaker

☐ Approved

☒ Approved w/Conditions
listed below

☐ Denied

1. If ownership of either property changes creating two separate owners
for the two lots, this walk way or portions of it shall be removed
so that required setbacks can be met.

Approval Date 12/13/95

Approval Expiration

date

Extension to

date

☐ Additional Sheets
Attached

☐ Condition Compliance

signature

date

Performance Guarantee

☐ Required*

☐ Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

☐ Performance Guarantee Accepted

date

amount

expiration date

☐ Inspection Fee Paid

date

amount

Performance Guarantee Reduced

date

remaining balance

signature

Performance Guarantee Released

date

signature

Defect Guarantee Submitted

submitted date

amount

expiration date

Defect Guarantee Released

date

signature

Pink - Building Inspections

Blue - Development Review Coordinator

Green - Fire

Yellow - Planning

2/9/95 Rev5-KT.DPUD



CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM

I. D. Number

EPX

Applicant 104 Exchange St Portland, ME 04104

16 November 1995
Application Date

Applicant's Mailing Address P.O. Box 3878

Project Name/Description

Consultant/Agent Robert E. Willis - 775-1216

2273 & 2301 Congress St
Address of Proposed Site

Applicant or Agent Daytime Telephone, Fax

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): ☐ New Building ☐ Building Addition ☐ Change of Use ☐ Residential
☐ Office ☐ Retail ☐ Manufacturing ☐ Warehouse/Distribution ☒ Other (specify)

Proposed Building Square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

- | | | | |
|---|--|--|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Single-Family Minor | <input type="checkbox"/> Other |

Fees paid: site plan 300.00 subdivision

Approval Status:

Reviewer W. H. M. S.

- ☒ Approved ☐ Approved w/Conditions listed below ☐ Denied

Approval Date 11/16/95 Approval Expiration date Extension to date ☐ Additional Sheets Attached

☐ Condition Compliance signature date

Performance Guarantee

☐ Required* ☐ Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	date	amount	
Performance Guarantee Reduced	date	remaining balance	signature
Performance Guarantee Released	date	signature	
Defect Guarantee Submitted	submitted date	amount	expiration date
Defect Guarantee Released	date	signature	

Pink - Building Inspections

Blue - Development Review Coordinator

Green - Fire

Yellow - Planning

2/9/95 Rev5 KT.DPUD

Address: 2273 & 2301 Congress St (EPX)



CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM

I. D. Number

Address: 2273 & 2301 Congress St

(EPX)

EPX

Applicant 104 Exchange St Portland, ME 04104

16 November 1995

Application Date

Applicant's Mailing Address P.O. Box 3878

Project Name/Description

Consultant/Agent Robert E. Willis - 775-2216

2273 & 2301 Congress St
Address of Proposed Site

Applicant or Agent Daytime Telephone, Fax

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): ☐ New Building ☐ Building Addition ☐ Change of Use ☐ Residential
☐ Office ☐ Retail ☐ Manufacturing ☐ Warehouse/Distribution ☒ Other (specify)

Proposed Building Square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

- | | | | |
|---|--|--|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-03 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Single-Family Minor | <input type="checkbox"/> Other |

Fees paid: site plan 300.00

subdivision

Approval Status:

Reviewer James Seymour

☒ Approved

☒ Approved w/Conditions listed below

☐ Denied

1. All work performed within the City's Right of Way, to eliminate a curb cut and driveway apron must be in accordance with Public Works technical standards.
2. Prior to construction activities within the Right of Way the applicant must notify Public Works and obtain the necessary Street Opening Permits.
3. Two (2) City approved trees shall be planted along the frontage where the driveway

Approval Date 12/5/95

Approval Expiration 12/96

Extension to

date

☐ Additional Sheets Attached existed.

☐ Condition Compliance

James Seymour
signature

12/7/95
date

Performance Guarantee

☐ Required*

☒ Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	date	amount	
Performance Guarantee Reduced	date	remaining balance	signature
Performance Guarantee Released	date	signature	
Defect Guarantee Submitted	submitted date	amount	expiration date
Defect Guarantee Released	date	signature	

Pink - Building Inspections

Blue - Development Review Coordinator

Green - Fire

Yellow - Planning

2/9/95 Rev5 KT.DPUD



CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM

I. D. Number

16 November 1995

Applicant: 104 Exchange St Portland, ME 04104

Application Date

Applicant's Mailing Address P.O. Box 3878

Project Name/Description

Consultant/Agent Robert H. Willis - 775-2216

2273 & 2301 Congress St

Address of Proposed Site

Applicant or Agent Daytime Telephone, Fax

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): ☐ New Building ☐ Building Addition ☐ Change of Use ☐ Residential
☐ Office ☐ Retail ☐ Manufacturing ☐ Warehouse/Distribution ☒ Other (specify) _____

Proposed Building Square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

- | | | | |
|---|--|--|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-03 Streets Review |
| <input checked="" type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input checked="" type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Single-Family Minor | <input type="checkbox"/> Other _____ |

Fees paid: site plan 300.00 subdivision _____

Approval Status:

Reviewer Kandice Yalbot

- ☒ Approved ☒ Approved w/Conditions listed below ☐ Denied

See DRC sheet

Approval Date 12/7/95 Approval Expiration 12/7/96 Extension to _____ date date

☐ Additional Sheets Attached

☐ Condition Compliance Kandice Yalbot 12/7/95 signature date

Performance Guarantee ☐ Required* ☒ Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

- | | | | |
|---|----------------------|-------------------------|-----------------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ date | _____ amount | _____ expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ date | _____ amount | |
| Performance Guarantee Reduced | _____ date | _____ remaining balance | _____ signature |
| Performance Guarantee Released | _____ date | _____ signature | |
| Defect Guarantee Submitted | _____ submitted date | _____ amount | _____ expiration date |
| Defect Guarantee Released | _____ date | _____ signature | |

Pink - Building Inspections Blue - Development Review Coordinator Green - Fire Yellow - Planning 2/9/95 Rev5 KT.DPUD

Address: 2273 & 2301 Congress St (EPH)



CITY OF PORTLAND

December 8, 1995

Robert E. Willis
President/CEO
EPX
104 Exchange Street
P.O. Box 3878
Portland, ME 04101

RE: 2273 & 2301 Congress Street

On December 7, 1995, the Portland Planning Authority granted minor site plan approval for an enclosed walkway to connect two buildings at 2273 & 2301 Congress Street with the following conditions:

1. All work performed within the city's right-of-way, to eliminate a curb cut and driveway entrance must be in accordance with Public Works technical standards.
2. Prior to construction and activities within the right-of-way, the applicant must notify Public Works and obtain the necessary street opening permits.
3. Two (2) city approved trees shall be planted along the frontage where the driveway existed.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

Please note the following provisions and requirements for all site plan approvals:

1. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the city and the applicant. A one year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

October 22, 1991

RE: 2273 Congress Street
238A-A-5

Gemini Associates
2273 Congress Street
Portland, Maine 04102

Dear Sir:

It appears that the subsurface disposal system at 2273 Congress Street has malfunctioned. Maine State Plumbing rules require the situation be corrected within 10 days of receipt of this letter.

Failure to do so will result in this matter being turned over to the City Corporation Counsel.

Sincerely,

Mark C. Mitchell
Local Plumbing Inspector
Maine State #22

/el

cc: P. Samuel Hoffses, Code Enforcement Officer
Dave Petersen, Portland Public Works, Eng. Div.

2. Prior to construction, a preconstruction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the preconstruction meeting.
3. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Poliskey at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

If there are any questions, please contact the planning staff.

Sincerely,


Joseph E. Gray, Jr.
Director of Planning and Urban Development

cc: Alexander Jaegerman, Chief Planner
Kandice Talbot, Planning Technician
P. Samuel Hoffses, Chief Building Inspector
Marge Schmuckal, Zoning Administrator
George Flaherty, Director of Environmental/Intergovernmental Services
William Bray, Deputy Director/City Traffic Engineer
Jeff Tarling, City Arborist
Lt. Gaylen McDougall, Fire Prevention
Natalie Burns, Associate Corporation Counsel
~~Mary Grenik~~, Building Permit Secretary
James Seymour, Acting Development Review Coordinator
Kathleen Brown, Assistant Director of Economic Development
Approval Letter File



Corporate Office

104 Exchange Street
Portland, ME 04101

P.O. Box 3878
Portland, ME 04104

Phone: 207 775-2216
Fax: 207 775-4178

To Whom it May Concern:

EPX (formerly Maine Printing & Business Forms Co.) intends to use the proposed walkway to connect two buildings. The purpose of this connection is the need for additional office and manufacturing space. This connection will allow us to move existing office and computer personnel to the 2273 Congress St. building, freeing up manufacturing space at the 2301 Congress Street Building, allowing personnel to walk through an enclosed walkway.

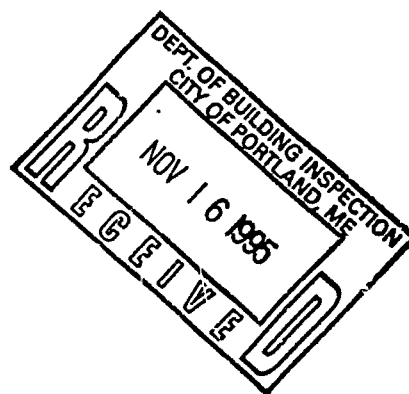
The owners of these facilities are Willis Realty Associates (Robert and Mark Willis) and Robert E. Willis. Enclosed is the Consent of Landlords to approve this connection. The address of the landlords are:

P.O. Box 3878
Portland, ME 04104

The estimated costs for the project are around \$30,000. This project will be financed internally through existing cash flow.

Sincerely,

Robert E. Willis
President/CEO



CONSENT OF LANDLORDS

ROBERT E. WILLIS and WILLIS REALTY ASSOCIATES, as owners of property located at 2273 Congress Street and 2293 Congress Street, both in the City of Portland, County of Cumberland and State of Maine, both of which are leased under separate leases to EPX, a Maine corporation, DO HEREBY CONSENT to the construction by EPX of an enclosed walkway to be wholly or partially elevated above the surface of the ground, connecting the two buildings on their respective properties. Each of said Robert E. Willis and Willis Realty Associates hereby agrees, upon the termination of tenancy of EPX in either of said buildings, and upon the request of the other party, that it will at its own expense close off the end of said walkway at the point where it connects into such owner's building, to prevent unauthorized access into the other owner's building. Said land owners further agree that such walkway shall be built in the manner, style, location and with such construction as shall seem most appropriate to EPX.

IN WITNESS WHEREOF, said ROBERT E. WILLIS and WILLIS REALTY ASSOCIATES have caused this Consent to be signed on this 3rd day of November, 1995.

WITNESS:

Valerie A. Davis

[Signature]
Robert E. Willis

Valerie A. Davis

WILLIS REALTY ASSOCIATES, a
Maine Partnership
By: [Signature]
Robert E. Willis
Its General Partner

Valerie A. Davis

By: [Signature]
Mark R. Willis
Its General Partner