

Application for Use of Village Property for Construction Activity

Owner Name: Sandra Butters Owner Phone: (207) 356-7659
 Owner Mailing Address: 1106 Chase Rd Owner Email: slpbutters@myfairpoint.net
 Bayside Property Address: 9 North Ave. Northport, ME
 Village Property Impacted: Merrithew Square
 Contractor Name: Chris Higgins Contractor Phone: (207) 692-8734
 Contractor Address: 36 E Gulch Rd, Thorndike, ME Contractor Email: _____
 Have you or your contractor met with the Village Agent to discuss the project: Yes No

Provide a brief description of the nature of the proposed use of Village land (description of equipment to be used, type of materials to be stored, duration of storage needs, method of egress to Village land, whether alternatives have been explored, etc.). Attach additional pages as necessary.

The contractors/carpenters will need to drive thru park their equipment in Merrithew Square for completion of repairs, etc. with my cottage. Equipment to be utilized includes pick up truck, trailers, excavation (mini, full size excavator - depending on needs of job) for completion of work. Storage of materials may be needed, consisting of top soil only. Explain why no commercially feasible alternative to the use of public land exists. Attach additional pages as necessary. my cottage does not have driveway +/or access to a driveway +/or road especially on @ side. Thus, contractors/carpenters will need access to village property for completion of work. Refer to drawings for add'l info.*

Required Submittals Attached:

- Timeline for Proposed Use
- Drawings
- Any Required Permits (e.g., DEP), If Already Received

Northport Village Corporation Use Only:

Village Agent: Approved Disapproved Date: 12-6-23 Signed: [Signature]

Board of Overseers: Approved Disapproved Date: _____ Signed: _____

Tax Parcel of Homeowner's Property: _____

Conditions of Use to Be Incorporated into License and Indemnification Agreement):

Deficiencies of Application and Conditions to be Satisfied Before License and Indemnification Agreement Is Provided:

Methods of Egress to Village land → From front of cottage, maximum of 20ft directly in front; use of pick up & trailer, driving only approx. 35ft in front.

* Refer to drawings for additional information.



ALEXBEN-02

TANKERS

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

10/3/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER GHM 51 Main Street Waterville, ME 04901	CONTACT NAME: PHONE (A/C, No, Ext): (800) 439-4311 E-MAIL ADDRESS: info@allenif.com FAX (A/C, No):
INSURER(S) AFFORDING COVERAGE	
INSURER A : United Ohio NAIC # 13072	
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

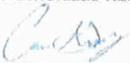
COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A X	COMMERCIAL GENERAL LIABILITY		BP 0050400	8/7/2023	8/7/2024	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
	CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:					
	AUTOMOBILE LIABILITY					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	ANY AUTO OWNED AUTOS ONLY SCHEDULED AUTOS HIRED AUTOS ONLY NON-OWNED AUTOS ONLY					
	UMBRELLA LIAB OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N <input type="checkbox"/> N/A If yes, describe under DESCRIPTION OF OPERATIONS below					PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER CANCELLATION

Northport Village Corporation 813 Shore Rd Northport, ME 04849	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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* Timeline for proposed use => December 11, 2023 - May 2024 *

Chris Higgins Jacking

36 East Gulch Rd.
Thorndike, ME 04986
(207)692-8734

Contract: Submitted on 12/2/23

To: Sandy Butters

(207) 356-7659
slpbutters@myfairpoint.net

Payable to:

Chris Higgins Jacking

Invoice #

5240101

Project: 9 North Avenue Northport ME

Damaged foundation wall under the building

Project Date:

* December 11, 2023-May 2024 *

Description

Dates may be changed if circumstances beyond the control of the contractor, including but not limited to, the lack of unavailability of the job site or the unavailability of building materials.

West side damaged wall: dig exterior wall, haul material off site, replace with crushed stone backfill, place drain pipe. Attempt to repair wall. If repair is possible: drill and pin to anchor to wall with rebar, add vertical and horizontal rebar for structural strength, add new concrete footing/wall attached to the original wall. If the wall can not be repaired I will pull the wall from underneath and replace with a new wall. The new wall will consist of 8 inch ICF with structural strength as needed.

Proper crushed stone backfill and positive drain around the remaining three sides of the building

Front porch pulled off the building and hauled off site

Rear shed removed and hauled off site

Exterior block chimney tore down and hauled off site

Rear chimney tor down and hauled off site

Any additional repair needed will be at an additional cost

Down payment will be paid December 11, 2023

The remainder of the balance will be paid in 4 \$9,000 payments at the request of the contractor with the final payment being paid at the completion of the project.

Warranty: In addition to any additional warranties agreed to by the parties, the contractor warrants that the work will be free from faulty materials, constructed according to the standards of the building code applicable for this to enforce their rights when constructing or repairing their home.

Attorney General: Aaron Frey, (207) 626-8800, www.maine.gov/ag

CONTRACT PREPARED BY CHRISTOPHER HIGGINS

THANK YOU FOR YOUR BUSINESS

Qty	Unit price	Total price
	\$40,000.00	\$40,000.00
	\$15,000.00	\$15,000.00
	\$4,500.00	\$4,500.00
	\$4,000.00	\$4,000.00
	\$2,000.00	\$2,000.00
	\$2,000.00	\$2,000.00
	Subtotal	\$67,500.00
	Adjustments PAID	\$0.00
		\$67,500.00



TOWN OF NORTHPORT

16 Beech Hill Road Northport, Maine 04849
 (207) 338-3819 (207) 338-3596 (fax)
www.northportmaine.org northportceo@gmail.com
A community of neighbors, a tradition of caring since 1796.

Demolition Permit Application

Property Location:	9 North Ave	Owner's Name:	Sandy Butters
Owner's Address:	9 North Ave.	Owner's Phone:	207-356-7659
Applicant's Name:	Christopher Higgins	City/Town:	Northport ME
Applicant's Address:	36 East Gulch Rd. Thorndike ME	Phone:	207-692-8734
Contractor's Name	Christopher Higgins	Phone:	207-692-8734

BUILDING INFORMATION

TAX MAP-LOT NUMBER	IS BUILDING SERVICED BY ELECTRICITY?	SQUARE FEET OF STRUCTURE
U5 149	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	350 sq ft
FULL BASEMENT		
YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		

EXISTING OR PREVIOUS USE OF BUILDING TO BE DEMOLISHED

DWELLING	<input type="checkbox"/>	BRIEF DESCRIPTION OF WHAT IS TO BE DEMOLISHED: Tear down and haul away open porch and shed. No electricity or plumbing will need to be dealt with.
BARN	<input type="checkbox"/>	
GARAGE	<input type="checkbox"/>	
SHED	<input checked="" type="checkbox"/>	
OTHER	<input type="checkbox"/>	

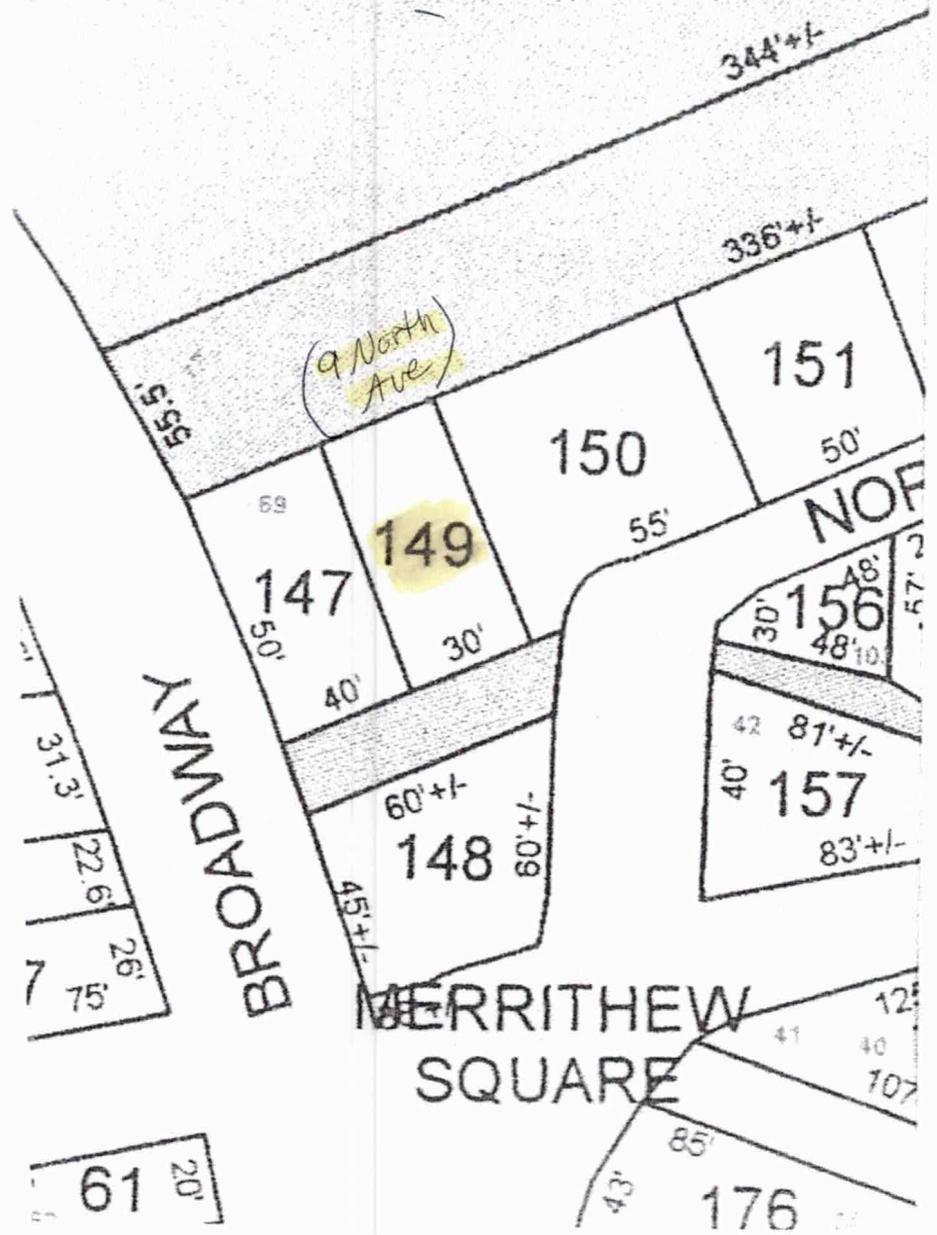
I HEREBY CERTIFY THAT THE OWNER HAS AUTHORIZED THE PROPOSED DEMOLITION AND THAT I HAVE BEEN AUTHORIZED BY THE OWNER TO MAKE THIS APPLICATION. I ALSO CERTIFY THAT THE INFORMATION PROVIDED IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND AGREE TO CONFORM TO ALL APPLICABLE LAWS.

SIGNATURE OF OWNER/APPLICANT Christopher Higgins	DATE: 12/2/23
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BY SIGNING THIS APPLICATION, THE APPLICANT AGREES TO THE FOLLOWING:

1. DEMOLITION DEBRIS SHALL BE DISPOSED OF PROPERLY.
2. APPROPRIATE SAFETY PRECAUTIONS SHALL BE IN PLACE PRIOR TO START OF DEMOLITION.
3. DEMOLITION PERMIT REQUIRES SEWER LINE CAPPED, WATER LINE SHUT OFF AND ELECTRICITY REMOVED FROM STRUCTURE.
4. ASBESTOS BUILDING DEMOLITION NOTIFICATION FORM D TO BE COMPLETED AND ATTACHED TO APPLICATION.

Sandy Butters
9 North Ave.
Lot #149



Drawings



* Benches in Merrithew Square may need to be temporarily removed/relocated for completion of repairs.



William Paige <bpaige@nvcmaine.org>

Regular Locate Request - 20234808912

1 message

DigSafe <callcenter@digsafe.com>
Reply-To: DigSafe <callcenter@digsafe.com>
To: bpaige@nvcmaine.org

Thu, Nov 30, 2023 at 10:47 AM

(DIG SAFE SYSTEM, INC - MA) 11/30/2023 10:47:34

-MR 1-V106NTHPRT

***** REGULAR *****

TIME..10:47 DATE..11/30/2023

REQUEST NO...20234808912

STATE.....MAINE
MUNICIPALITY..NORTHPORT

ADDRESS..9
STREET...NORTH AVE

NEAREST CROSS STREET 1..UKN PER CALLER

NATURE OF WORK..REPAIR/REPLACE FROST WALL/HSE FOUND & INSTALL

EXTENT OF WORK
DRAINAGE//WKG FRONT, BACK, LEFT & RIGHT SIDES OF HSE

AREA IS PREMARKED..NO

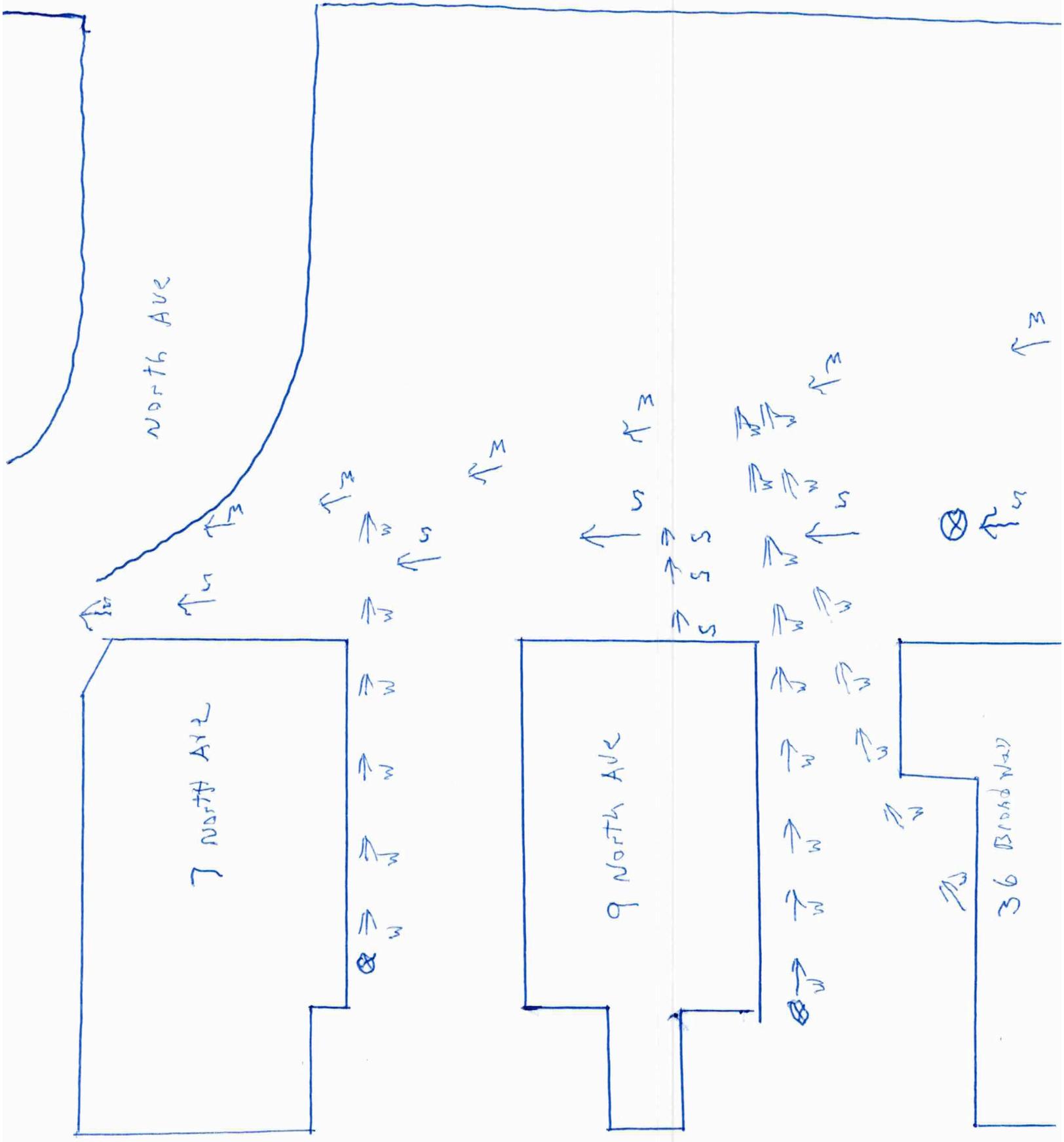
START DATE.....12/05/2023 START TIME..11:00

CALLER.....SANDRA BUTTERS
TITLE.....
RETURN CALL.....
PHONE #.....207-356-7659
FAX #.....
ALT. PHONE #....
EMAIL ADDRESS...SLPBUTTERS@MYFAIRPOINT.NET

CONTRACTOR.....
ADDRESS.....1106 CHASE RD
CITY.....VEAZIE
STATE.....ME
ZIP.....04401
EXCAVATOR DOING WORK..CHRIS HIGGINS-THORNDIKE, ME

over →

CLINTON AVE Nov 30, 2023



April 13, 2023

Toupie Rooney
Code Enforcement Officer
Town of Northport
16 Beech Hill Road
Northport, ME 04849

9 North Avenue, Northport, Maine: Dangerous Building Assessment
Project 2023-0059

Dear Ms. Rooney:

Per your request we conducted a site visit to inspect the building located at 9 North Avenue in Northport, Maine (Map U5 Lot 149), owned by James Butters as Trustee (50%) and Sandra Butters (50%), on April 7, 2023. This written statement addresses the condition of the residence with regard to the standard for Dangerous Buildings set forth in Maine Revised Statute Title 17, Chapter 91, Section 2851.

The front of the home is considered south in this report (actual orientation is southeast).

OBSERVATIONS

- The existing building is in a state of disrepair and non-conformance.
- The building is unsafe to access.
- The front/south porch roof is tarped. The tarp is loose and insufficient to keep water out of the structure.
- The side entry roof on the front/south porch is failing. It is currently held up by (2) salvaged 1x3s fastened together, reportedly installed by a neighbor.
- The front/south porch roof is structurally unsound. (2) 2x4 posts have been added (also reportedly by a neighbor), to prevent the roof from collapsing.
- The front/south porch floor is degraded and unsafe. The new posts installed to prevent porch roof collapse are causing depressions in the porch floor deck.
- The porch at the northeast corner is degraded and failing. One of the posts is not providing support. The porch floor appears to be sinking/collapsing. The porch is unsafe.
- The rear/north addition lacks proper structural support and integrity. The addition is separating from the main building, with large gaps present between the two. The ledger at the floor level is close to slipping off the foundation shelf. Any fasteners from the ledger to the main house floor system have likely pulled out and/or lack adequate penetration to transfer loads. The rear/north addition is at risk of collapsing.
- There are significant bulges in the rear/north addition walls, suggesting structural failure within the walls.
- The foundation is discontinuous and is failing in multiple locations. CMU blocks are loose and out of plane. Some blocks have dislodged. Large, structurally significant, cracks are present in numerous locations around the foundation. The sill is partially off the foundation in some locations.



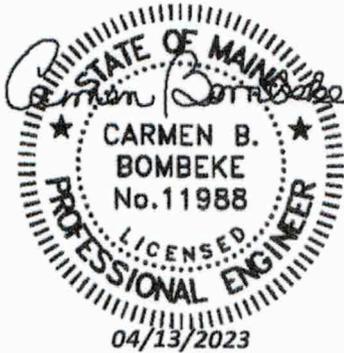
- The rear/north addition has a chimney which is visible above the roof, but does not continue down to the foundation. It is surmised that the masonry chimney bears on the addition floor framing which is combustible (wood).
- The chimney on the west exterior wall is in disrepair. Spalling and cracks are visible.
- The wastewater line is disconnected under the front porch, suggesting the home has been abandoned for some time; or if occupied, has been depositing wastewater directly into the ground under the front porch.
- The building has not been maintained, is dilapidated and is in the process of slowly collapsing.
- Exterior trim and finishes are degraded.
- Some windows are broken, leaving the building open to weather.

ASSESSMENT

The residence at 9 North Avenue in Northport, Maine is structurally unsafe, constitutes a fire hazard, is unsuitable or improper for occupancy, and constitutes a hazard to health and safety due to inadequate maintenance, dilapidation and abandonment. The building is dangerous per the standard of Dangerous Buildings in Maine Revised Statute Title 17, Chapter 91, Section 2851.

If you have any questions, please feel free to contact me at (207) 236-4365.

Sincerely,
Gartley & Dorsky Engineering & Surveying, Inc.



Carmen B. Bombeke, PE
Senior Engineer

Enclosures: Selected Photos



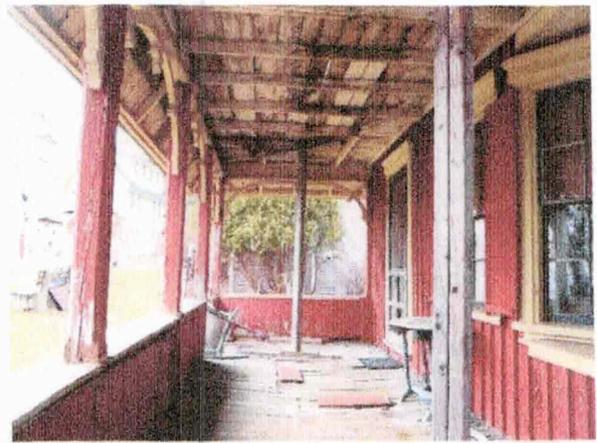
1) Exterior – South/west façades; south/front porch; porch has tarp roof; porch roof and floor are structurally unsound



2) Exterior – South/east façades; south/front porch; extended overhanging entry porch roof is failing; porch is structurally unsound



3) Exterior – South/front porch extended overhanging entry porch roof is failing



4) Exterior – South/front porch roof and floor are structurally unsound



5) Exterior – Northeast porch roof and floor are structurally unsound



6) Exterior – Northeast corner of northeast porch lacks support; blocks are toppling over (not touching post); floor is deflecting downward



7) Exterior – North addition is degraded and appears structurally unsound



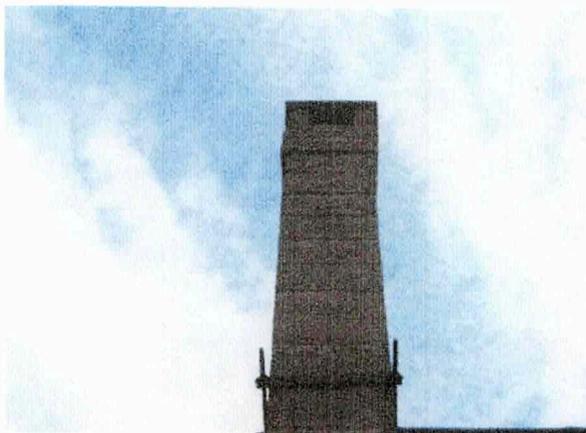
8) Exterior – North addition is separating from the main house; the chimney visible above the addition roof bears on combustible framing



9) Exterior – North addition is separating from the main house



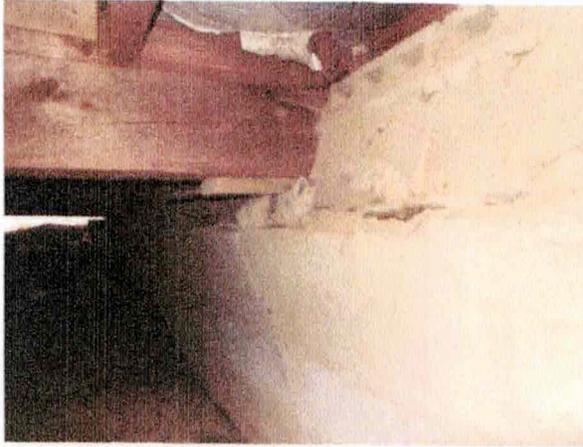
10) Exterior – North addition has significant bulges in the exterior walls, suggesting structural failure in the wood framed walls



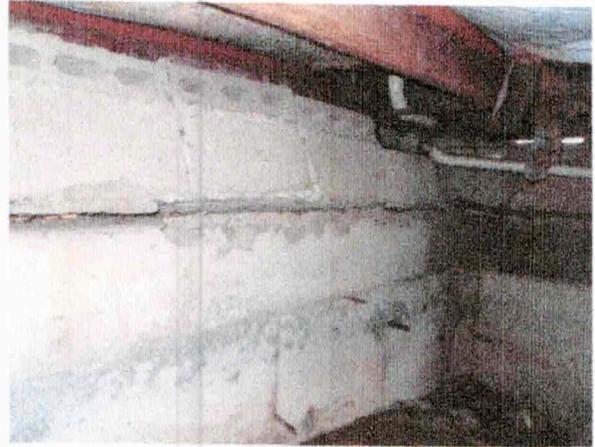
11) Exterior – West CMU chimney has significant cracks and may be unstable above the roof line



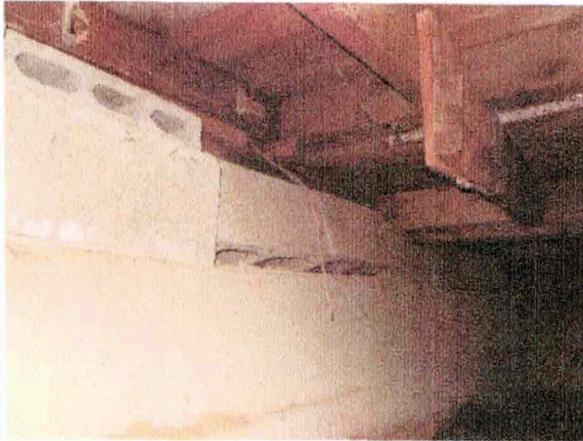
12) Exterior – West CMU chimney has significant cracks and spalling at the base



13) Foundation – CMU block courses are tipping, rotating and otherwise failing; large cracks and displaced blocks are present



14) Foundation – CMU block courses are tipping, rotating and otherwise failing; large cracks and displaced blocks are present



15) Foundation – CMU block courses are tipping, rotating and otherwise failing; large cracks and displaced blocks are present



16) Foundation – CMU block courses are tipping, rotating and otherwise failing; large cracks and displaced blocks are present



17) Foundation – CMU block courses are tipping, rotating and otherwise failing; large cracks and displaced blocks are present



18) Utilities – Main wastewater line runs southerly from north addition to south/front porch where it is disconnected and ends on the ground