

DORILAND VANE

Strengthening a Remarkable City, Building a Community for Life . www.portlandmainc.gov

Penny St. Louis Littell- Director of Planning and Urban Development Marge Schmuckal, Zoning Administrator

July 23, 2009

Bernstein Shur 100 Middle Street PO Box 9729 Portland, ME 04104-5029 Attn: Susan Osborne

RE: 127 Fore Street - 020-C-009 (the "Property") - B-5b Zone - Determination Letter

Dear Ms. Osborne,

I am in receipt of your request for a determination letter concerning the Property. The Property is located within a B-5b Urban Commercial Mixed Use Zone. That zone permits breweries, included associated bottling activities.

Research of our files leads me to believe that all required permits have been applied for and approved. I am including copies of permits and a certificate of occupancy concerning the Property.

To the best of my knowledge the Property is in compliance with all applicable zoning codes, regulations and ordinances. There are no pending or contemplated legal actions concerning the Property.

Very truly yours,

Marge Schmuckal

Zoning Administrator

Cc: file

207 774-1200 main 207 774-1127 facsimile bernsteinshur.com

BERNSTEIN SHUR

COUNSELORS AT LAW

100 Middle Street PO Box 9729 Portland, ME 04104-5029

Susan Osborne Paralegal 207 228-7215 direct sosborne@bernsteinshur.com

July 13, 2009

Via Hand Delivery

Marge Schmuckal Assistant Chief of Inspection Services Zoning Administrator Planning & Urban Development CITY OF PORTLAND 389 Congress Street Portland, ME 04101

Re: 127 Fore Street – 20-C-9

(127-135 Fore / 74-96 Newbury / 2-10 Mountfort / Hancock)

BSB

Dear Marge:

Please issue a letter confirming what zone the buildings and improvements located at 127 Fore Street and depicted on Map Tax 20, Block C, Lot 9 (the "Property") is located in and that it is in compliance with applicable codes, regulations and ordinances and also please attach all copies of Certificates of Occupancy that have been issued along with any other filings.

Enclosed please find our check in the amount of \$150 to cover the fees related to issuing this letter. Thank you very much for your assistance in this matter. Please call me if you have any questions.

Please let me know by e-mail <u>sosborne@bssn.com</u> when this is ready so that I may pick it up to save mailing time.

Sincerely yours,

Susan Osborne Paralegal



From:

Marge Schmuckal Susan Osborne

To: Date:

7/23/2009 12:08:21 PM

Subject:

Re: Zoning Letter--Shipyard --Fore / Newbury St

Susan,

I am attaching a copy of my letter. The original with attachments will be at our front desk for pick up - Our doors close at 1:00 pm to day, but knock and tell them that you are only picking up your letter. Marge

>>> "Susan Osborne" <sosborne@bernsteinshur.com> 7/21/2009 2:06:30 PM >>> Marge: I have not heard from you-can you please let me know if (when) this will be ready-thank you

Susan Osborne

Bernstein Shur

100 Middle Street

PO Box 9729

Portland, ME 04104-5029

207 774-1200 main

207 774-1127 facsimile

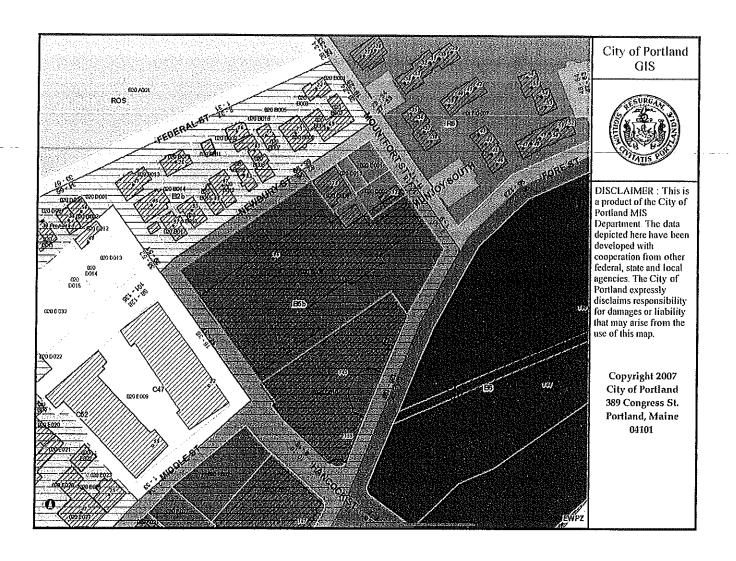
sosborne@bernsteinshur.com

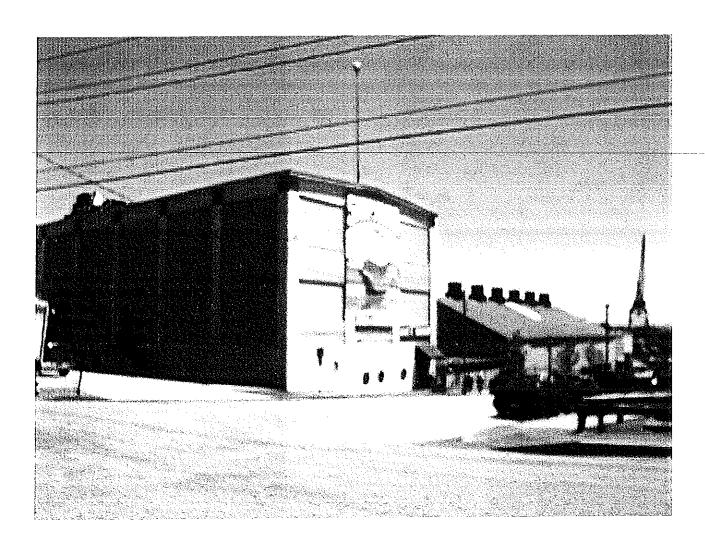
www.bernsteinshur.com

Portland, ME | Augusta, ME | Manchester, NH

Confidentiality notice: This message is intended only for the person to whom addressed in the text above and may contain privileged or confidential information. If you are not that person, any use of this message is prohibited. We request that you notify us by reply to this message, and then delete all copies of this message including any contained in your reply. Thank you.

IRS notice: Unless specifically indicated otherwise, any tax advice contained in this communication (including any attachments) was not intended or written to be used, and cannot be used, for the purpose of (a) avoiding tax-related penalties under the Internal Revenue Code, or (b) promoting, marketing, or recommending to another party any transaction or matter addressed herein.





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

Current Owner Information

Card Number 1 of 2

Parcel ID 020 C009001

Location 127 FORE ST

Land Use MANUFACTURING & CONSTRUCTION

Owner Address SHIPYARD BREWING COMPANY LIMITED LIABILITY COMPANY

86 NEWBURY ST PORTLAND ME 04102

Book/Page 12206/170

20-C-9 FORE ST 127-135 Legal

NEWBURY ST 74-96

MOUNTFORT ST 2-10 HANCOCK ST

82929 SF

Current Assessed Valuation

Land \$1,325,900

Building \$2,957,110

Total \$4,283,010

Building Information

Bldg #

Year Built 1900

Units 1

Bldg Sq. Ft. 82306

Identical Units 1

Total Acres 1.904

Total Buildings Sq. Ft. Structure Type 82306

MANUFACTURING

Building Name SHIPYARD BREWERY

Exterior/Interior Information

Section	Levels	Size	Use
1	B1/B1	6086	SUPPORT AREA
1	B1/B1	2500	MULTI-USE SALES
1	01/01	1.5644	WAREHOUSE
1	01/01	32490	MANUFACTURING
1	02/02	3240	MULTI-USE OFFICE
1	02/03	10593	MANUFACTURING
1	M1/M1	1160	OFFICE ENCLOSURE

Height	Walls	Heating	A/C
10		NONE	NONE
10		UNIT HEAT	NONE
21	METAL-LIGHT	UNIT HEAT	NONE
1.4	BRK/CONC BLK	UNIT HEAT	NONE
14	CONC. BLOCK	HOT AIR	CENTRAL
1.4	BRK/CONC BLK	UNIT HEAT	NONE
12	ENCLOSURE	HW/STEAM	NONE
		NONE	NONE

Building Other Features

_		
Line	Structure Type	Identical Units
2	ELEVATOR - ELEC. FREIGHT	1
2	CANOPY - ONLY	1
3	ELEVATOR - ELEC. FREIGHT	1
3	LOADING DOCK - STEEL/CONC	1
3	SPRINKLER - DRY	1
3	LOADING DOCK - STEEL/CONC	1
3	ENCLOSED ENTRY	1

Yard Improvements

Year Built	Structure Type	Length or Sq. Ft.	# Units
2000	ASPHALT PARKING	40000	1
1900	FENCE CHAIN	6000	1

Sales Information

Date 11/01/1**9**95 Type
LAND + BLDING

Price

Book/Page 12206-170

Picture and Sketch

Picture

Sketch

Тах Мар

Click here to view Tax Roll Information.

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

New Search!

Cit	y of Portland, Maine	- Building or Use	Permit Applicatio	n P	ermit No:	Issue Date	:	CBL;	
	Congress Street, 04101	J	^ ~		08-0068	01/	/29/200	020 C00	09001
Loca	tion of Construction;		Owner Address: Phone:						
127	FORE ST	SHIPYARD	BREWING COMPAN	86 NEWBURY ST					
Busi	iess Name:	Contractor Nam	e:	Cont	ractor Address:			Phone	**************************************
		Ledgewood C	Construction	27 1	Maine St. So.	Portland		20776718	66
Less	ce/Buyer's Name	Phone:		Perm	il Type:				Zone:
				-De	molitions-Bu	ilding			
ast	Use:	Proposed Use:		Pern	nit Fee:	Cost of Wor	k:	CEO District:	<u>-</u>
	ant Warehouse - Vacant	l "	- Demolish existing		\$270.00	\$25,00		1	
Wa	rehouse - Ledgewood & Sl thers no handling the perm	haw Structure and	all adjacent emove buried	FIRI	n prope	Approved Denied		CTION: roup:	Туре:
2ron	osed Project Description:			1					
	nolish existing Structure a	nd all adiacent foundati	ion, remove buried	Signa	ature:		Signatı	ıre.	
	ndation from	nu un aagaoone rounaa.	ion, romovo ourroc		ESTRIAN ACTI	VITIES DIST	_		
				Actio					Denied
				Sign	ature:			Date:	
?erm	it Taken By:	Date Applied For:		•	Zoning	Approva	1		
ldo	bson	01/23/2008					-		
1.	This permit application de	oes not preclude the	Special Zone or Revi	ews	Zonit	ig Appeal		Historic Preso	ervation
••	Applicant(s) from meeting Federal Rules.		Shoreland		Variance			Not in District or Landman	
2.	Building permits do not in septic or electrical work.	nclude plumbing,	Wetland		Miscellaneous			Does Not Require Review	
3.	Building permits are void within six (6) months of the		Flood Zone	Conditional Use		nal Use		Requires Review	
	False information may inv permit and stop all work	validate a building	Subdivision		[Interpretation			Approved	
			Site Plan		Approve	d		Approved w/0	Conditions
			Maj 🗌 Minor 🔝 MM	11.]	Denied			Denied	
			Date:		Date:		D	ate:	
hav urisc	bby certify that I am the over the been authorized by the oliction. In addition, if a pethave the authority to enter	wner to make this applermit for work describe	ication as his authorized in the application is i	he pro d agen ssued,	ot and I agree to I certify that	to conform t the code off	o all ap icial's a	oplicable laws outhorized repre	of this esentative
	•								
	permit.								

إر	ty of Portland, Mair	ie - Building or U	se Permit Applicatio	n Permit No:	Issue Date	•	CBL:		
18	9 Congress Street, 0410	01 Tel: (207) 874-8	703, Fax: (207) 874-87	16 07-0718	08.	/16/2007	020 C00)9001	
	eation of Construction:	Owner Nam	2:	Owner Address:			Phone:		
	7 FORE ST		D BREWING COMPAN	86 NEWBURY		<u> </u>			
3113	iness Name:	Contractor N	dame:	Contractor Address			Phone		
		Irish Span		14 Clair Street L	ewiston		20722920	92	
.es	sce/Buyer's Name	Phone:		Permit Type:				Zone:	
				Additions Gon	mercial—				
	t Use:	Proposed Us	2:	Permit Fee:	Cost of Wor	k: Cl	EO District:	1	
Co	mmercial	1	al - New warehouse	\$4,595.00	\$450,00		1		
		addition 9	500 sq ft	FIRE DEPT:	Approved	INSPECT			
				ľ	Denied	Use Group);	Туре:	
	posed Project Description:								
Ne	w warehouse addition 96	00 sq ft		Signature:		Signature;			
				PEDESTRIAN ACT	IVITIES DIST	RICT (P.A	.D.)		
				Action: Appro	ved App	roved w/Co	nditions	Denied	
				a:					
_	4			Signature:			Date;		
	nit Taken By:	Date Applied For:		Zoning	g Approva	1			
<u> </u>	obson	06/18/2007	Cuestal Tone on Dent	7	41		Tiletania Duana		
1.	This permit application		- I	zws Zoni	ng Appeal		Historic Prese	rvation	
	Applicant(s) from meeti Federal Rules.	ng applicable State ar	Ad Shoreland	(Variand	Variance		Not in District or Landmark		
2.	Building permits do not septic or electrical work		☐ Wetland	Miscell	Miscellaneous		Does Not Require Review		
3,	Building permits are voi within six (6) months of		d Flood Zone	Conditional Use		ļ <u></u>	Requires Review		
	False information may in permit and stop all work	_	Subdivision	Interpre	Interpretation				
			Site Plan	☐ Approve	ed		Approved w/C	onditions	
			Maj Minor MM	Denied			Denied		
			Date:	Date:		Date:			
			- tu: h				Denied		
		· .							
			CERTIFICATI	ON					
hav	we been authorized by the diction. In addition, if a phave the authority to ento	owner to make this appermit for work descr	named property, or that the polication as his authorized libed in the application is is a such permit at any reason	ne proposed work is I agent and I agree sued, I certify that	to conform t the code offi	o all applicial's auth	cable laws o orized repre	f this sentative	
	permit.								

DATE

PHONE

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE

City	of Portland, Maine -	Building or Use	Permit Applicatio	n	Permit No:	Issue Date	;	CBL:		
389 (Congress Street, 04101	Γel: (207) 874-870	3, Fax: (207) 874-871	16 L	07-0828	07.	/10/200	020 C00	09001	
Locat	ion of Construction:	Owner Name:		On	vner Address;			Phone:		
127	FORE ST	SHIPYARD	BREWING COMPAN	86	NEWBURY S	ST				
Busine	ess Name:	Contractor Nam	e:	Co	ntractor Address:			Phone		
		Irish Span		14	l Clair Street Le	ewiston		20722920	92	
Lessee	e/Buyer's Name	Phone:		Per	mit Type:				Zone:	
	· · · · · .			- -F	oundation-Only	/Commercia	al			
Past U	lse:	Proposed Use:		Pe	rmit Fee:	Cost of Wor	k:	CEO District:	1	
Com	mercial -New warehouse	warehouse ad	dition 9600 sq ft-			9	00.08	1 1		
	tion 9600 sq ft- Foundation	Foundation O		FI	RE DEPT:	Approved		CTION:		
ONL #070	Y permit connected tp pern 1718	nit connected to	permit #070718			Denied	Use Gi	roup:	Туре:	
-	sed Project Description:			-						
Foun	dation ONLY- warehouse a	ddition 9600 sq ft			nature;		Signati			
				PEI	DESTRIAN ACTI	VITIES DIST	RICT (P.A.D.)		
				Ac	tion: Approv	ed [] App	roved w	/Conditions	Denied	
				Sig	mature:			Date:		
	I	ate Applied For:			Zoning	Approva	ì			
ldob	son (07/09/2007								
	This permit application does		Special Zone or Revie	WS	Zonin	ig Appeal		Historic Prese	rvation	
	Applicant(s) from meeting a Federal Rules.	pplicable State and	Shoreland		[] Variance	;		Not in District	or Landmark	
	Building permits do not incluente or electrical work.	ude plumbing,	Wetland	Miscellaneous				Does Not Require Review		
	Building permits are void if vithin six (6) months of the		Flood Zone		Conditional Use			Requires Revio	ew	
	Palse information may invali permit and stop all work	date a building	[_] Subdivision		Interpretation			Approved		
			Site Plan		[Approve	d		Approved w/C	onditions	
			Maj [] Minor [] MM		Denied			Denied		
			Date:		Date:		Da	nte:		
	-									
			CERTIFICATION	'3 3 1						
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IGNA'	TURE OF APPLICANT		ADDRESS	<u> </u>		DATE		PHON	E	

DATE

PHONE

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE

Additions Contrict	City of Portland,	Maine - Bui	lding or Use	Permi	it Applicatio	n Pers	nit No:	Issue Date	:	CBL:	
SHIPY ARD BREWING COMPAN So NEWBRY ST							07-1414	11	/29/200	07 020 C0	09001
Approved	Location of Construction:		Owner Name:		77/100	Owner.	Address:			Phone:	
Trishspan Industries Inc. Contractor Address: Contractor Address: 22 Davis Streets: 20776 10807 20776 1	127 FORE ST		SHIPYARD	BREWI	NG COMPAN	86 NE	WBURY S	T			
Proposed Percent Types Proposed Description: Proposed Percent Types Proposed Percent Typ	Business Name:									Phone	
Part Page Page Page Page Page Page Page Page Additions Commercial Additions Commercial Additions Commercial Additions Commercial Shipyard Brewing New proposed distrance of Newbury Street 12.5 x 36' covering Signature Page			Irishspan Ind	ustries I	ıc.	22 Da	vis Street. S	Suite 3 Lisb	on Fall:	1	307
Past Det Commercial Proposed Unc: Commercial Shipyard Browing Now proposed entrance off Nowbury Street 12.5 x 36' covering stainwells Signature: Signature: Signature: Signature: Signature: PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved Approved voConditions Denied Signature: Date:	Lessee/Buyer's Name										
Proposed Use: Commercial - Shipyard Brewing Commercial - Shipyard Brewing New proposed entrance off Newbury Street 12.5 x 36' covering stainvells Proposed Project Description: New proposed entrance off Newbury Street 12.5 x 36' covering stainvells PERE DEPF: Approved New Date: Approved Approved Approved w/Conditions Date:						1	• •	mercial -			
Commercial - Shipyard Brewing New proposed entrance off Newbury Street 12.5 x 36' covering stairwells Troposed Project Description: Desc	Past Use:		Proposed Use:		<u> </u>					CEO District	<u>.i</u>
New proposed entrance off Newbury Street 12.5 x 36' covering stainwells PRE DEPT: Approved Description: Type:	Commercial - Shipyar	d Brewing	1 '	Shinya	d Brewing -	* ***********************************				CEO DISITIER	
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Signature Date Date Date Private Date											
Parenti Taken By:						Action:	Approv	ed App	roved w	Conditions	Denied
Parenti Taken By:						Signatur	re:			Date:	
Interpretation Inte	Permit Taken By:	Date Ap	pplied For:	T		9		A			
This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work. Bis 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. CERTIFICATION CERTIFICATION CERTIFICATION CERTIFICATION CERTIFICATION Large to conform to all applicable laws of this include by the owner of record and that 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 risdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative all have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to the permit. CERTIFICATION CONATURE OF APPLICANT ADDRESS DATE PHONE	ldobson		=				Zoning	Approva	l.		
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DATE

PHONE



CITY OF PORTLAND, MAINE Department of Building Inspection

Certificate of Occupancy

LOCATION 127 FORE ST

CBL 020 C009001

Issued to SHIPYARD BREWING COMPANY LIMITED LIABILITY Date of Issue 11/15/2007

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 07-0718 , 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

Entire

APPROVED OCCUPANCY

Warehouse Use Group F2 Type 2B

IBC 2003

Limiting Conditions:

Temporary occpancy certificate only. Add steps and handrails at Fore Street entry door. Obtain permit to rebuild and enclose stairway at Newbury Street entry door. Expires January 1, 2008.

This certificate supersedes certificate issued

Approved:

Inspector

CNotice: 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.

ORIGINAL: DOCUMENT: PRINTED: ON: CHEMICAL: REACTIVE: PAPERLWITH: MICROPHINTED: BORDER

52-7258 2112

NORWAY SAVINGS BANK PORTLAND, ME 04101 CHECK NO.: 86804

07/13/09

NET AMOUNT

DATE

\$150.00

PAY

ONE HUNDRED FIFTY AND 00/100 DOLLARS

TO THE ORDER CITY OF PORTLAND, MAINE P.O. BOX 544

Bernstein Shur

P.O. Box 9729 Portland, Maine 04104-5029

100 Middle Street

PORTLAND, ME 04112-0544

TWO SIGNATURES REQUIRED ON AMOUNTS OVER \$500.00

THIS DOCUMENT & CONTAINS HEAT SENSITIVE INK. TOUCH OF PRESS HERE SHEDIMAGE DISAPPEARS WITH HEAT.



Original Receipt

July 3 2009
Received from Paratein) Ande
Location of Work 197 Tale Street
Cost of Construction \$Building Fee:
Permit Fee \$ Site Fee:
Certificate of Occupancy Fee:
Total: 150,0()
Building (IL) Plumbing (I5) Electrical (I2) Site Plan (U2)
Other Zoung Saturner alia
CBL: 000 C009
Check #: 86804 Total Collected \$ 150.60
No work is to be started until permit issued.
Please keep original receipt for your records.
Taken by:
WHITE - Applicant's Copy YELLOW - Office Copy
PINK - Permit Copy