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

September 30, 2011

Enviromat, LLC  
42 Hammond Street  
Portland, ME 04101  
Attn: Jason Wentworth & Sandrine Chabert

RE: 115 Fox Street – 23-A-8 – I-Lb Zone

Dear Mr. Wentworth and Ms. Chabert,

I am in receipt of your request for a determination letter concerning your proposed use at 115 Fox Street. The property is located in an I-Lb, low impact industrial zone.

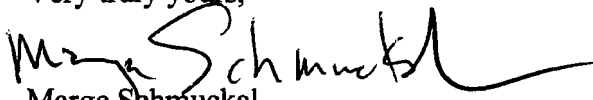
The I-Lb zone under section 14-232(a) allows low impact industrial uses. I am completely convinced that the majority of your wet cleaning plant meets the definition of a low impact industrial use as an industrial laundry. The real question is whether the individual customer drop-off area would constitute a separate use as a personal service use which is not a listed allowable use in the I-Lb zone.

Based upon the letter explaining your business plan, and along with the floor plan you submitted, I have determined that the individual customer drop-off use does not rise to the level of a separate personal service primary use. The individual customer drop-off service would be considered ancillary to the primary industrial laundry use.

Please note that this determination letter does not exempt you from applying from all the required permit(s) that you will need to establish your industrial laundry use. You will need a change of use permit with alterations from Inspection Services. Floor plans and a site/plot plan showing parking will be required with that submittal. Separate permits are required for any sign permits. Plumbing, electrical and HVAC permits are also required from the appropriate licensed installers. You should check with the City's Public Services department for any permits required for the waste water generated by your use.

If you have any questions regarding this letter, please do not hesitate to contact me at 874-8695.

Very truly yours,

  
Marge Schmuckal  
Zoning Administrator

# Enviromat, LLC

42 Hammond Street • Portland, ME 04101 • 207-775-1050 • [enviromat@gwi.net](mailto:enviromat@gwi.net)

September 23, 2011

RECEIVED

Marge Schmuckal  
City of Portland Zoning Administrator  
389 Congress Street  
Portland, ME 04101

SEP 23 2011

Dept. of Building Inspections  
City of Portland Maine

Dear Ms Schmuckal,

I-Lb

We are writing to ask for a formal zoning determination on whether our proposed business, described below, is allowed in the zone that includes 115 Fox Street (CBL 23-A-8).

Portland's Greener Cleaner, as we plan to call it, will be a dedicated wet cleaning plant, processing all types of garments that are traditionally dry cleaned. In place of the petroleum based solvent used in dry cleaning, wet cleaning uses water and very sophisticated washers, dryers and pressing equipment along with detergents and conditioners formulated specifically for delicate fabrics. Though our process is very low impact in terms of the chemicals used, the equipment and production requirements make this use much more suitable for an industrial zone than the typical business zone in the city.

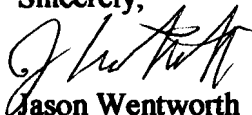
Our plant will include 6-10 pieces of equipment that require high pressure steam (80-100 psi.), compressed air (80-100 psi) and 3-phase power. The process also requires a large area for sorting, stain treatment, order assembly, alterations and repair, garment storage (both short and long term) and delivery vehicle loading and unloading.

The plant will serve as a processing facility for customers who drop off garments at our laundromat, the Washboard Eco-Laundry and who come directly to 115 Fox street. Upon opening, 100% of the garments we process will be coming from the Washboard and our commercial accounts for which we provide pickup and delivery; at this time it is difficult to predict what percentage will come from drop off at Fox Street in the future as this depends entirely on what kind of customer response we get to our business idea. We will also be moving the processing for our existing and future commercial laundry accounts to this location to free up capacity at the Washboard. We are in the early planning stages for rehabbing another laundromat on the peninsula which would serve as a third drop off location and we will be looking at opening other "drop stores" in the Greater Portland area as customer demand dictates in the future.

Of the 2,250 square feet in the plant, about 130<sup>sq</sup> would be dedicated to a customer drop-off area and the rest would be used for the processing activities, equipment, boiler room and storage. At full capacity the plant would have five to eight employees, though we plan to start with just three. We will operate between 7 AM and 6 PM, Monday through Friday and 8AM to 1:00 PM on Saturday, depending on workload.

Hopefully this is enough detail for you to make a determination if this is an allowed use in the I-LB zone. If you have any questions please do not hesitate to contact us by phone or email as listed above.

Sincerely,

  
Jason Wentworth

  
Sandrine Chabert



maintain compatibility between low impact industrial uses and neighboring nonindustrial and industrial uses. Performance standards include full enclosure of uses and requirements for buffers and screening from adjacent properties.

(Ord. No. 164-97, § 6, 1-6-97)

**Sec. 14-232. Permitted uses.**

The following uses are permitted whether provided by private or public entities in the low impact industrial zone and the I-Lb zone:

- (a) Low impact industrial uses, including, but not limited to, bakeries, breweries, bottling, printing and publishing, pharmaceuticals, machine shops, musical instruments, precision instruments, watchmakers, toys and sporting goods, wood products, jewelry, assembly of electrical components, tool and die shops and the packaging of food.
- (b) Research and development.
- (c) Indoor amusement and recreation centers.
- (d) Plant and tree nurseries, including associated recycling activities.
- (e) Lumber yards.
- (f) Commercial kitchens or other food preparation, provided that the food is not prepared for service on the premises.
- (g) Building contractors and outside storage of related construction equipment, provided that there shall be no outside storage of materials and supplies.
- (h) Repair services, including all types of automotive repair.
- (i) Day care facilities, provided that:
  - 1. Proof of licensing with the Maine Department of Human Services is submitted to the city prior to issuance of a certificate of occupancy;
  - 2. *Off-street parking*: Off-street parking is required as provided in Division 20 (off-street parking) of this article.;
  - 3. Off-street loading shall be located in a safe location;

4. There shall be an on-site outdoor play area with seventy-five (75) feet of land area per child; and

5. The outdoor play area shall be fenced and screened with a landscaped buffer.

(j) Dairies.

(k) Dog training services, including but not limited to obedience, guide, and service training, but not including boarding or kennel services.

(l) Intermodal transportation facilities.

(m) Utility substations.

(n) Marinas.

(o) Distribution centers, warehouses and wholesale businesses under ten thousand (10,000) square feet in total building area, with no outside storage permitted.

(p) Back office uses.

(q) Incidental accessory uses.

(Ord. No. 164-97, § 6, 1-6-97; Ord. No. 22-97, § 1, 7-7-97; Ord. No. 137-97, § 1, 11-3-97; Ord. No. 106-04/05, 12-8-04 enacted as an emergency; Ord. No. 240-09/10, 6-21-10)

#### **Sec. 14-232.1. Conditional uses.**

The following use shall be permitted only upon the issuance of a conditional use permit, subject to the provisions of section 14-474 (conditional uses), and any special provisions, standards or requirements specified below:

(a) Temporary wind anemometer towers, as defined in Sec 14-47, are permitted provided the following standards are met in addition to Sec 14-430:

1. Towers may be installed for the purpose of wind data collection for no more than two (2) years after the issuance of a Certificate of Occupancy for the tower. At the conclusion of the aforementioned two (2) years, the tower must be dismantled and removed from the site within sixty (60) days; and

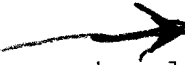
*Normal high water mark of coastal waters:* That line on the shore of tidal waters reached by the shoreward limit of the rise of the medium tides between the spring and the neap.

*Normal high water mark of inland waters:* That line on the shores and banks of non-tidal waters which is apparent because of the contiguous different character of the soil or the vegetation due to the prolonged action of the water. Relative to vegetation, it is that line where the vegetation changes from predominantly aquatic to predominantly terrestrial (by way of illustration, aquatic vegetation includes but is not limited to the following plants and plant groups--water lily, pond lily, pickerelweed, cattail, wild rice, sedges, rushes, and marsh grasses; and terrestrial vegetation includes but is not limited to the following plants and plant groups--upland grasses, aster, lady slipper, wintergreen, partridge berry, sarsaparilla, pines, cedars, oaks, ashes, alders, elms and maples). In places where the shore or bank is of such character that the high water mark cannot be easily determined (rockslides, ledges, rapidly eroding or sloping banks), the normal high water mark shall be estimated, from places where it can be determined by the above method.

*Office complex:* Separate office buildings planned, constructed or managed on an integrated coordinated basis.

*On-peninsula:* Includes all land located south of I-295.

*Off-peninsula:* Includes all land located north of I-295.

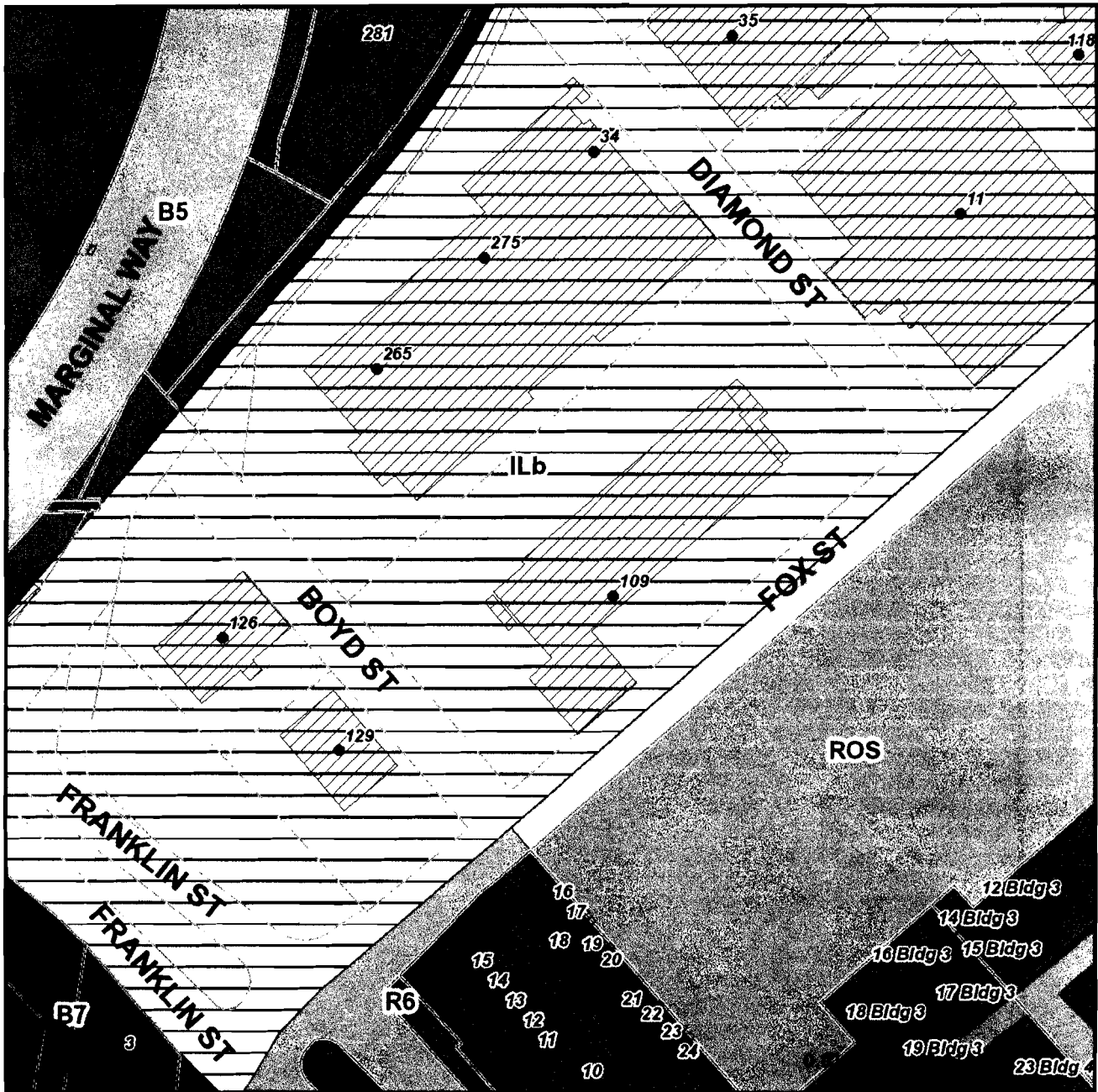
 *Personal service:* Establishments engaged in providing services involving the care of the person or his apparel, such as laundries, dry cleaning establishments, photographic studios, beauty and barber shops but not including commercial or industrial laundries. ~ 8-00-0

*Piers, docks, wharves, bridges and other structures and uses extending over or beyond the normal high water line or within a wetland:*

- (a) *Temporary:* Structures which remain in or over the water for less than seven (7) months in any period of twelve (12) consecutive months.
- (b) *Permanent:* Structures which remain in or over the water for seven (7) months or more in any period of twelve (12) consecutive months.

9/16/11 with Mike Cardente

# Map



- |   |  |  |  |                                   |
|---|--|--|--|-----------------------------------|
| Interstate<br><input type="checkbox"/>  | Stream Overlay Zone<br><input type="checkbox"/> Stream_protection  | Zoning (continued)<br><input type="checkbox"/> R1 Residential<br><input type="checkbox"/> R2 Residential<br><input type="checkbox"/> R3 Residential<br><input type="checkbox"/> R4 Residential<br><input checked="" type="checkbox"/> R5 Residential<br><input checked="" type="checkbox"/> R6 Residential<br><input checked="" type="checkbox"/> ROS Recreation | Zoning (continued)<br><input type="checkbox"/> C23<br><input type="checkbox"/> C24<br><input type="checkbox"/> C25<br><input type="checkbox"/> C26<br><input type="checkbox"/> C27<br><input type="checkbox"/> C28<br><input type="checkbox"/> C29 | Ocean<br><input type="checkbox"/> |
| Streets   | Island Zoning<br><input type="checkbox"/> C43<br><input type="checkbox"/> I-B<br><input type="checkbox"/> I-TS<br><input type="checkbox"/> I-R1<br><input type="checkbox"/> I-R2 |  |  |                                   |
| Buildings<br><input checked="" type="checkbox"/> Building<br><input checked="" type="checkbox"/> Out Building |  |  |  |                                   |
| Parcels   |  |  |  |                                   |
- Wet Clean*  
*Washboard - Danforth St*  
*Commercial Accts -*

**ENVIROMAT, L.L.C.**  
207-775-1050  
42 HAMMOND STREET  
PORTLAND, ME 04101

**UNIVERSITY CREDIT UNION**  
PORTLAND, MAINE 04101  
SERVING ITS MEMBERS SINCE 1967

1492

52-8816-2112

9/23/2011

PAY TO THE  
ORDER OF City of Portland

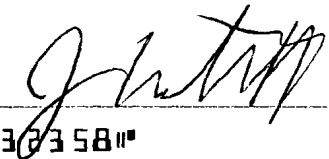
\$\*\*150.00

One Hundred Fifty and 00/100\*\*\*\*\* DOLLARS

City of Portland

08097/112-04

MEMO



⑈001492⑈ ⑆211288161⑆ 700303030358⑈

Security Features Included Details on back

MP





# CITY OF PORTLAND, MAINE

Department of Building Inspections

## Original Receipt

Sept 23 2011

Received from Sumner Co Inc

Location of Work 115 F. J. St.

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

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

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

Total: \_\_\_\_\_

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

Other  zoning determination

CBL: 093-4008

Check #: 1492 Total Collected \$ 150.00

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

Taken by: [Signature]

WHITE - Applicant's Copy  
YELLOW - Office Copy  
PINK - Permit Copy