

Ann Machado - RE: 68 Commercial Street - Building A (aka #1) - Permit #2014-01013

From: Susan Geffers <sue@archetypepa.com>
To: Ann Machado <AMACHADO@portlandmaine.gov>
Date: 6/25/2014 1:52 PM
Subject: RE: 68 Commercial Street - Building A (aka #1) - Permit #2014-01013

Also see Bills comments below:

I have finished my initial zoning review. I need some more information before I can sign off on the permit and move it forward in the review process.

1. The assessor's have the owner as Maine Wharf LLC, PO Box 535, Buxton, ME 04093. Are they still the owner? **Yes**
2. You have the applicant as Nausett Associates, 72 Commercial Street, Bld 5, Portland ME 04101. Are they the tenant for the first floor? **They are no longer involved in the project**

2. You included plans for the hood (HD-1 thru HD-9). A separate hood permit will still have to be applied for.
Understood

3. The property and Building A in particular is located in the WCZ zone outside of the Non-Marine Use Overlay Zone. Section 14-311(a)(1) requires that 55% of the ground floor must be marine use. You need to show that the restaurant and retail space do not occupy more than 45% of the total ground floor area of all buildings on the lot. **The calculation is shown on our submission to planning staff on 11-20-13**

Susan Geffers, Office Manager/Associate

sue@archetypepa.com

Archetype PA | 48 Union Wharf | Portland, Maine 04101 | tel. 207.772.6022 | cell. 207.712.4997 | www.archetype-architects.com

From: Ann Machado [mailto:AMACHADO@portlandmaine.gov]
Sent: Wednesday, June 25, 2014 11:54 AM
To: sue@archetypepa.com
Subject: Fwd: 68 Commercial Street - Building A (aka #1) - Permit #2014-01013

Sue -

Here is the original email that I sent to Bill Hopkins.

Thanks.

Ann

Ann Machado
Zoning Specialist
Planning & Urban Development
Portland City Hall
(207) 874-8709

>>> Ann Machado 5/22/2014 11:20 AM >>>

Bill -

I have finished my initial zoning review. I need some more information before I can sign off on the permit and move it forward in the review process.

1. The assessor's have the owner as Maine Wharf LLC, PO Box 535, Buxton, ME 04093. Are they still the owner? You have the applicant as Nausett Associates, 72 Commercial Street, Bld 5, Portland ME 04101. Are they the tenant for the first floor?
2. You included plans for the hood (HD-1 thru HD-9). A separate hood permit will still have to be applied for.
3. The property and Building A in particular is located in the WCZ zone outside of the Non-Marine Use Overlay Zone. Section 14-311(a)(1) requires that 55% of the ground floor must be marine use. You need to show that the restaurant and retail space do not occupy more than 45% of the total ground floor area of all buildings on the lot.
4. In the WCZ zone, section 14-311 (a)(3) - ground floor vacancies and change of occupant outside NMUOZ zone - requires that the space be made available to a marine occupant. The owner must "advertise for a new marine occupant for not less than a (60) day period in targeted media and by other means reasonably calculated to reach marine users". You need to provide evidence that the first floor of Building A has been marketed to marine users through targeted media for a period of 60 days.

Please feel free to contact me if you have any questions.

Thank you.

Ann Machado

Ann Machado
Zoning Specialist
Planning & Urban Development

Portland City Hall
(207) 874-8709

Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.