



Planning & Urban Development Department

Jeff Levine, AICP, Director

Ann Machado, Zoning Administrator

February 29, 2016

Bangor Savings Bank
U.S. Small Business Administration
Granite State Economic Development Corporation

C/O Drummond Woodsum
84 Marginal Way, Suite 600
Portland, ME 04101-2480
Attn: Lisa Magnacca

Re: 270 -272 Lancaster Street (72 Parris Street) – Map 033, Block A, Lots 010, 011 and 020 (the "Property") – B-2b Community Business Zone

To Whom It May Concern:

The Property is located within the B-2b Community Business Zone. § 14-182 of the Land Use Code lists the permitted uses in the zone. Subsection (b)(20) allows: "Commercial kitchens provided the commercial kitchen includes retail sales or a tasting room within the principal structure. Commercial kitchens in the B-2b shall be no greater than 7,000 square feet in floor area." Forq LLC has applied for a change of use/building permit (#2016-00118) to convert the use of the Property to a "commercial kitchen and food processing space". The plans submitted with the application show a 533 square foot tasting room and a commercial kitchen space of 3,017 square feet which is well under the maximum 7,000 square footage allowed. What is being proposed with this permit is an allowable use in the zone.

To the best of my knowledge, the structure meets all other applicable land use and zoning requirements. I am not aware of any pending or threatened violations against the Property.

If you have any questions regarding this matter, please do not hesitate to contact me.

Yours truly,

A handwritten signature in black ink, appearing to read "Ann B. Machado", with a long horizontal flourish extending to the right.

Ann B. Machado

Zoning Administrator

City of Portland, Maine

amachado@portlandmaine.gov

207.874.8709