



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

**LOCATION** 516 Congress St (85 Free) **CBL 037 H009001**  
**Date of Issue** 02/25/2010

**Issued to** Pachios Harold C/Portland Winter Market

**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. 10-0108 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

Rear - 85 Free St.

APPROVED OCCUPANCY

Retail - Winter Farmers Market  
Use Group M  
IBC 2003

**Limiting Conditions:**

This certificate supersedes  
certificate issued

Approved:

2/25/10 *Janice Lank*  
\_\_\_\_\_  
(Date) *Inspector* *PER TI MURSON*

*Randy Little*  
\_\_\_\_\_  
*Inspector of Buildings*

Notice: 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.

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

## BUILDING INSPECTION

# PERMIT

Permit Number: 100108

Please Read  
Application And  
Notes, If Any,  
Attached

This is to certify that PACHIOS HAROLD C /Portland Winter Market

has permission to Change of use from Personal Service to Retail

AT 516 Congress St CBL 037 H009001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise closed-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

### OTHER REQUIRED APPROVALS

Fire Dept. CRPT. R [Signature]

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

Department Name

[Signature]  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

## PERMIT ISSUED

FEB 18 2010

City of Portland

**City of Portland, Maine - Building or Use Permit Application**

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 10-0108	Issue Date: FEB 18 2010	CBL: 037 H009001
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Location of Construction: 516 Congress St (S Free)	Owner Name: PACHIOS HAROLD C	Owner Address: 565 CONGRESS ST RM 203	Phone:
Business Name:	Contractor Name: Portland Winter Market	Contractor Address: City of Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: B-3

Past Use: Commercial - Personal Service	Proposed Use: Commercial -Retail - Change of use from Personal Service to Retail	Permit Fee: \$105.00	Cost of Work: \$105.00	CEO District: I
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied *See Conditions	INSPECTION: Use Group: M Type: IBC 2003	

Proposed Project Description: Change of use from Personal Service to Retail	Signature: (KG)	Signature: (Signature)
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature: (Signature)	Date: 2/18/10	

Permit Taken By: Idobson	Date Applied For: 02/05/2010	<b>Zoning Approval</b>
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. 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..</p>	<p><b>Special Zone or Reviews</b></p> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Ok w/conditions Date: 2/18/10 (Signature)</p>	<p><b>Zoning Appeal</b></p> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied <p>Date:</p>	<p><b>Historic Preservation</b> Y/N</p> <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <p>Any extra work Requires separate review: approval Hannah Hirshon Preservation.</p> <p>Date:</p>
	<p><b>PERMIT ISSUED</b></p> <p>FEB 18 2010</p> <p>City of Portland</p>		

**CERTIFICATION**

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I 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 jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall 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 such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE



# General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: 85 Free Street, <sup>5th</sup> 567 Congress Street		
Total Square Footage of Proposed Structure/Area 3600 Sqft		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# 37 Block# H Lot# 9	Applicant * <u>must</u> be owner, Lessee or Buyer* Name Harold Pachios Address 85 Free Street City, State & Zip Portland Maine	Telephone:  207 837 9028
Lessee/DBA (If Applicable) Portland Winter Market	Owner (if different from Applicant) Name Waterfront Maine (management) Address 14 maine street City, State & Zip Brunswick, Maine 04011	Cost Of Work: \$ _____ C of O Fee: \$ <u>75</u> Total Fee: \$ <u>105</u>
Current legal use (i.e. single family) <u>vacant Commercial</u> If vacant, what was the previous use? <u>Karate Studio</u> Proposed Specific use: <u>Winter Market</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: Change Of Use <u>Permit/service to Retail</u>		
Contractor's name: _____ Address: _____ City, State & Zip _____ Telephone: _____ Who should we contact when the permit is ready: <u>Dean Zoulamis</u> Telephone: <u>837 9028</u> Mailing address: _____		

RECEIVED

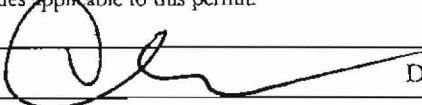
FEB - 5 2010

Dept. of Building Inspections  
City of Portland Maine

**Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.**

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature:  Date: 2/5/10

**This is not a permit; you may not commence ANY work until the permit is issue**

1. The figures shown are based upon one (1) fixture being the minimum required for the number of persons indicated or any fraction thereof.
2. Building categories not shown on this table shall be considered separately by the Administrative Authority.
3. Drinking fountains shall not be installed in toilet rooms.
4. Laundry trays. One (1) laundry tray or one (1) automatic washer standpipe for each dwelling unit or one (1) laundry tray or one (1) automatic washer standpipe, or combination thereof, for each twelve (12) apartments. Kitchen sinks, one (1) for each dwelling or apartment unit.
5. For each urinal added in excess of the minimum required, one water closet may be deducted. The number of water closets shall not be reduced to less than two-thirds (2/3) of the minimum requirement.
6. As required by ANSI Z4.1-1968, Sanitation in Places of Employment.
7. Where there is exposure to skin contamination with poisonous, infectious, or irritating materials, provide one (1) lavatory for each five (5) persons.
8. Twenty-four (24) lineal inches (610 mm) of wash sink or eighteen (18) inches (457 mm) of a circular basin, when provided with water outlets for such space, shall be considered equivalent to one (1) lavatory.
9. Laundry trays, one (1) for each fifty (50) persons. Service sinks, one (1) for each hundred (100) persons.
10. General. In applying this schedule of facilities, consideration shall be given to the accessibility of the fixtures. Conformity purely on a numerical basis may not result in an installation suited to the need of the individual establishment. For example, schools should be provided with toilet facilities on each floor having classrooms.
  - a. Surrounding materials, wall and floor space to a point two (2) feet (610 mm) in front of urinal lip and four (4) feet (1219 mm) above the floor, and at least two (2) feet (610 mm) to each side of the urinal shall be lined with non-absorbent materials.
  - b. Trough urinals shall be prohibited.
11. A restaurant is defined as a business which sells food to be consumed on the premises.
  - a. The number of occupants for a drive-in restaurant shall be considered as equal to the number of parking stalls.
  - b. Employee toilet facilities shall not be included in the above restaurant requirements. Hand washing facilities shall be available in the kitchen for employees.
12. Where food is consumed indoors, water stations may be substituted for drinking fountains. Offices, or public buildings for use by more than six (6) persons shall have one (1) drinking fountain for the first one hundred fifty (150) persons and one (1) additional fountain for each three hundred (300) persons thereafter.
13. There shall be a minimum of one (1) drinking fountain per occupied floor in schools, theatres, auditoriums, dormitories, offices or public building.
14. The total number of water closets for females shall be at least equal to the total number of water closets and urinals required for males

**REFERENCE PUBLICATIONS**

1. **ADA Accessibility Guidelines**  
 New England Disability and Business  
 Technical Assistance Center  
 374 Congress Street, Suite 301  
 Boston, MA 02110  
 Telephone: 1-(800) 949-4232 (Voice/TTY)
  
2. **Maine Human Rights Act**  
 Maine Human Rights Commission  
 State House Station #51  
 Augusta, Maine 04333  
 Telephone: (207) 624-6050  
 Fax: (207) 624-6063  
 Web Site: [www.state.me.us/mhrc](http://www.state.me.us/mhrc) or [janus.state.me.us/mhrc](http://janus.state.me.us/mhrc)

**City of Portland, Maine - Building or Use Permit**

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 10-0108	Date Applied For: 02/05/2010	CBL: 037 H009001
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Location of Construction: 516 Congress St (85 Free)	Owner Name: PACHIOS HAROLD C	Owner Address: 565 CONGRESS ST RM 203	Phone:
Business Name:	Contractor Name: Portland Winter Market	Contractor Address:	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

Proposed Use: Commercial -Retail (winter public market)- Change of use from Personal Service to Retail	Proposed Project Description: Change of use from Personal Service to Retail (winter public market)
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<b>Dept:</b> Zoning	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Ann Machado	<b>Approval Date:</b> 02/08/2010
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<p>1) This property is located in a Pedestrian Activities District (PAD) which regulates first floor uses to retail-like and other uses as listed in the zoning ordinance. The front windows shall not be blocked or have curtains that block visibility from the sidewalk. Your use(s) shall not change without review and approval PRIOR to their implementation.</p> <p>2) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.</p> <p>3) Separate permits shall be required for any new signage.</p> <p>4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.</p>			

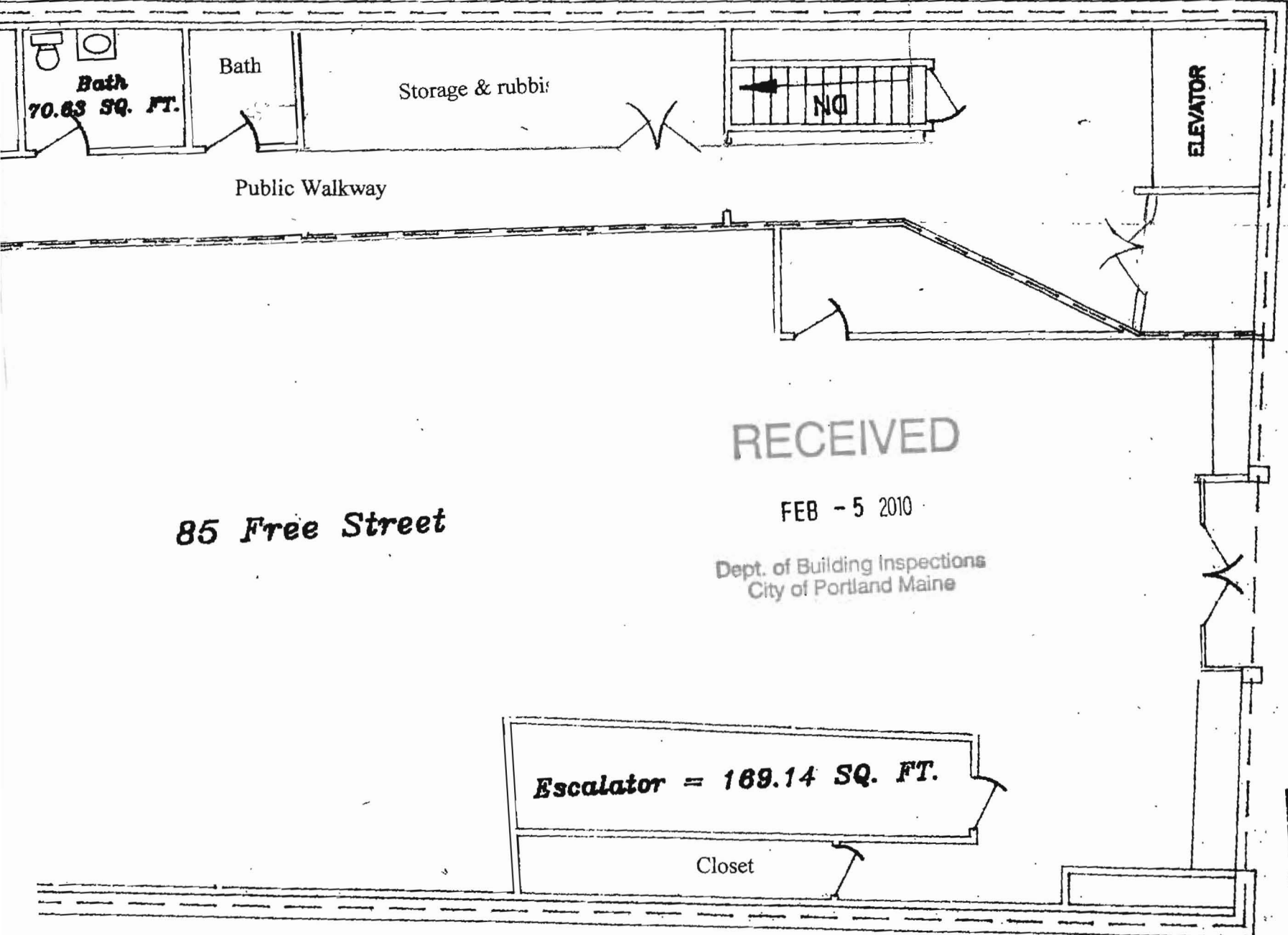
<b>Dept:</b> Building	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Tammy Munson	<b>Approval Date:</b> 02/18/2010
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<p>1) Approval of City license is subject to health inspections per the Food Code.</p> <p>2) This is a Change of Use ONLY permit. It does NOT authorize any construction activities.</p>			
<b>Dept:</b> Fire	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Capt Keith Gautreau	<b>Approval Date:</b> 02/12/2010
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<p>1) All means of egress to remain accessible at all times</p> <p>2) This permit is for change of use only, any construction shall require additional permits. The occupancy shall meet NFPA 101 code requirements upon inspection.</p>			

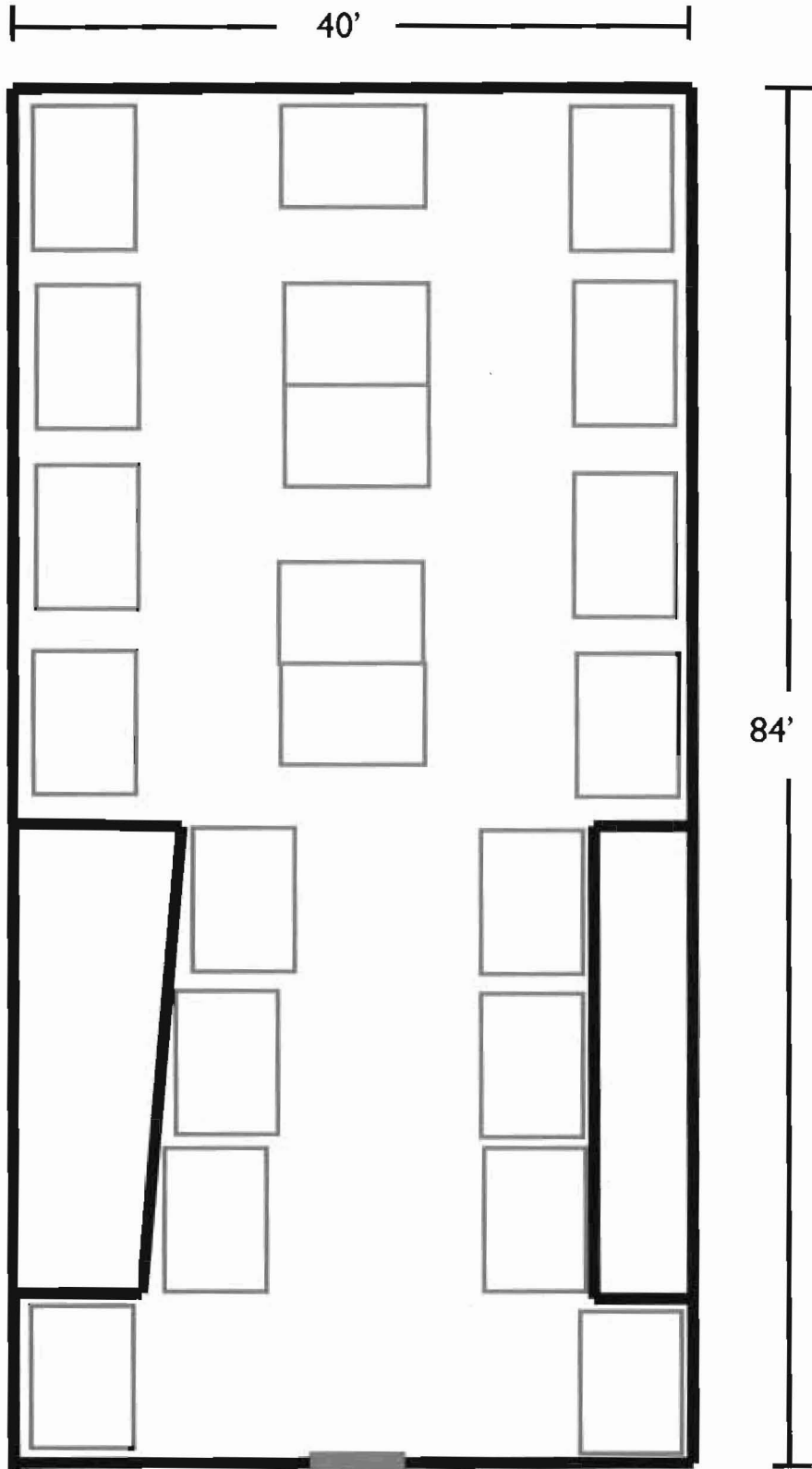
**Comments:**  
2/8/2010-amachado: Received complete application 2/5/10. Still need fee paid. Don't issue until application fee is paid.

**PERMIT ISSUED**

FEB 18 2010

City of Portland





NOTES:

ALL BOOTHS ARE APPROX. 6' X 10'

ALL ISLES ARE APPROX. 7' WIDE

84'

RECEIVED

FEB - 5 2010

Dept. of Building Inspections  
City of Portland Maine

FREE STREET



**CITY OF PORTLAND**  
**DEPARTMENT OF PLANNING & URBAN DEVELOPMENT**  
 389 Congress Street  
 Portland, Maine 04101

**INVOICE FOR PERMIT FEES**

<b>Application No:</b>	10-0108	<b>Applicant:</b>	PACHIOS HAROLD C
<b>Project Name:</b>		<b>Location:</b>	516 Congress St
<b>CBL:</b>	037 H009001	<b>Development Type:</b>	
<b>Invoice Date:</b>	02/05/2010		

<b>Previous Balance</b>	-	<b>Payment Received</b>	+	<b>Current Fees</b>	-	<b>Current Payment</b>	=	<b>Total Due</b>	<b>Payment Due Date</b>
\$0.00		\$0.00		\$105.00					On Receipt

**Previous Balance** **\$0.00**

Fee Description	Qty	Fee/Deposit Charge
Certificate of Occupancy	1	\$75.00
Change of Use First \$1000	1	\$30.00
		\$105.00
<b>Total Current Fees:</b>	<b>+</b>	<b>\$105.00</b>
<b>Total Current Payments:</b>	<b>-</b>	<b>_____</b>
<b>Amount Due Now:</b>		

Detach and remit with payment

**Bill to:** PACHIOS HAROLD C  
 565 CONGRESS ST RM 203  
 PORTLAND, ME 04101

**CBL 037 H009001**  
**Application No:** 10-0108  
**Invoice Date:** 02/05/2010  
**Invoice No:** 36577  
**Total Amt Due:**  
**Payment Amount:**

Make checks payable to the *City of Portland*, ATTN: Inspections, 3rd Floor, 389 Congress Street, Portland, ME 04101.

**From:** Constantine Zoulamis <moven@suscom-maine.net>  
**To:** <annmachado@portlandmaine.gov>  
**Date:** 2/5/2010 10:22 AM  
**Subject:** Portland Winter Market Change Of Use App

Hi Ann, I am sorry this process is not going as the normal process does. Here is the change of use application. Tony Gotty stopped by yesterday and dropped off the lease and the building drawing. Also Barak emailed you the space layout. The only thing left is payment. Lauren will be calling you today with her credit card info to run the payment. If you need to call me 837 9028 or Lauren 549 3119 here are our numbers. Once again we greatly appreciate your efforts.

Thanks  
Dean

RECEIVED

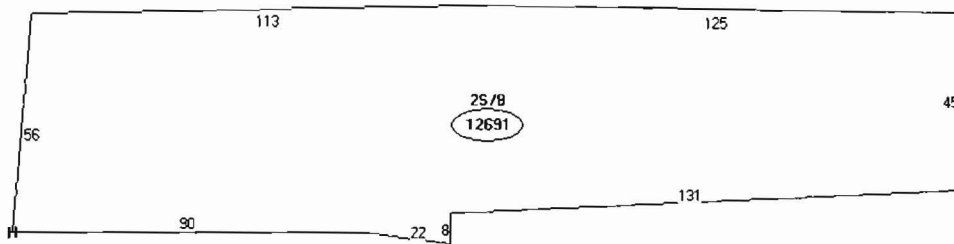
FEB - 5 2010

Dept. of Building Inspections  
City of Portland Maine

*Called Dean*

*- need <sup>application</sup> who to contact ; signed ; dated  
 need lease ; building drawing*

*- call L Lannic or Gayle*



Descriptor/Area

- A 086  
11905 sqft
- B:082  
11905 sqft
- C:082  
11905 sqft
- D:STORE FRONT/AV MET F  
sqft
- E:ELEVATOR HYDRAULIC FREIGHT  
300000 sqft
- F:ESCALATOR WIDTH=32  
sqft
- G:STORE FRONT/AV MET F  
sqft
- H:SPRINKLER SYS WET  
35715 sqft
- I: 25/B  
12691 sqft

**Anthony J. Gatti**

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**From:** Pachios, Harold C. [hpachios@preti.com]  
**Sent:** Friday, February 05, 2010 10:44 AM  
**To:** Anthony J. Gatti  
**Subject:** Winter Farmers' Market

Tony:

We have authorized the winter farmers' market to occupy the 4,000 sq.ft retail space at 85 Free Street. Please let me know if you need any further information.

Harold

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In accordance with Internal Revenue Service Circular 230, we hereby advise you that if this E-mail or any attachment hereto contains any tax advice, such tax advice was not intended or written to be used, and it cannot be used, by any taxpayer for the purpose of avoiding penalties that may be imposed on the taxpayer by the Internal Revenue Service.

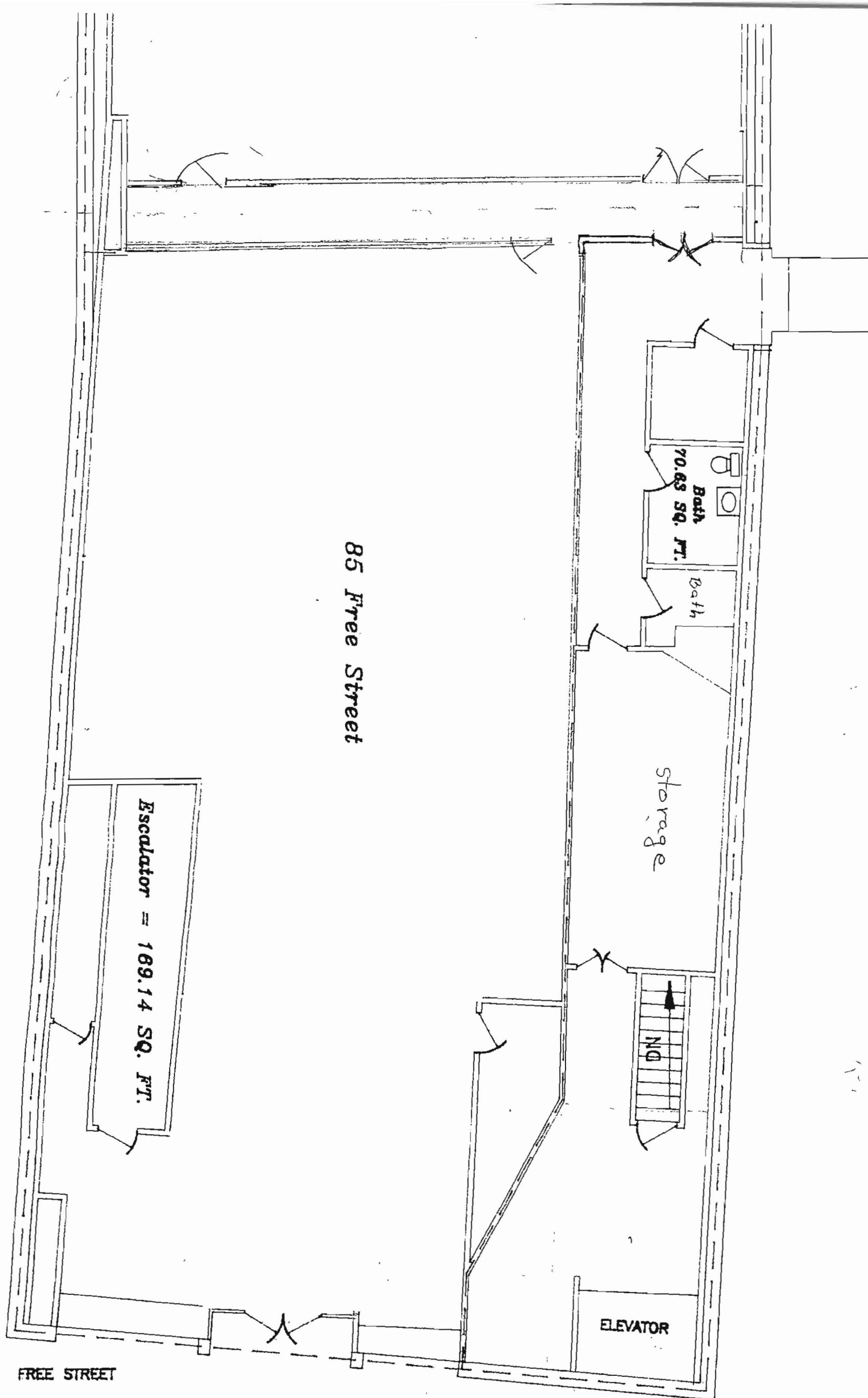
This E-Mail may contain information that is privileged, confidential and / or exempt from discovery or disclosure under applicable law. Unintended transmission shall not constitute waiver of the attorney-client or any other privilege. If you are not the intended recipient of this communication, and have received it in error, please do not distribute it and notify me immediately by E-mail at hpachios@preti.com or via telephone at 207.791.3000 and delete the original message. Unless expressly stated in this e-mail, nothing in this message or any attachment should be construed as a digital or electronic signature or as a legal opinion.

*Anthony J. Gatti*  
2-5-10

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FEB - 5 2010

Dept. of Building Inspections  
City of Portland Maine



PROJECT FOR:  
*Mapping of E.  
 Commercial  
 567 Con*

DWG. TITLE: *1st & 2nd Floor Plan  
 Porteous Annex*

REV.	DESCRIPTION	DATE

STAMP

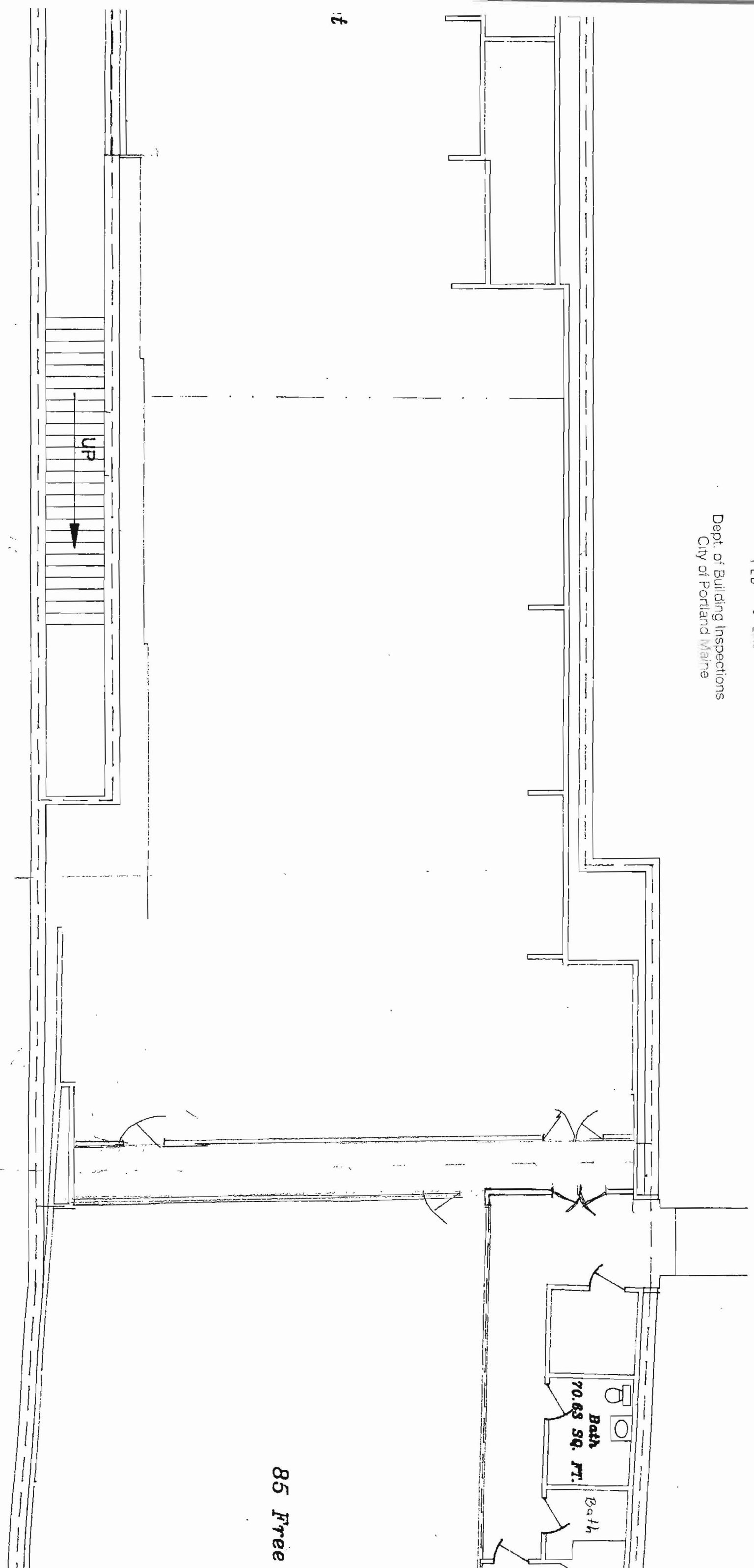
DRAWN *M. Lorne*  
 DATE *03.23.97*  
 CHECKED  
 APPROVED  
 SCALE *1/8" = 1'-0"*  
 JOB ORDER *96018*  
 DRAWING NO.

*97018-1*

RECEIVED

FEB - 5 2010

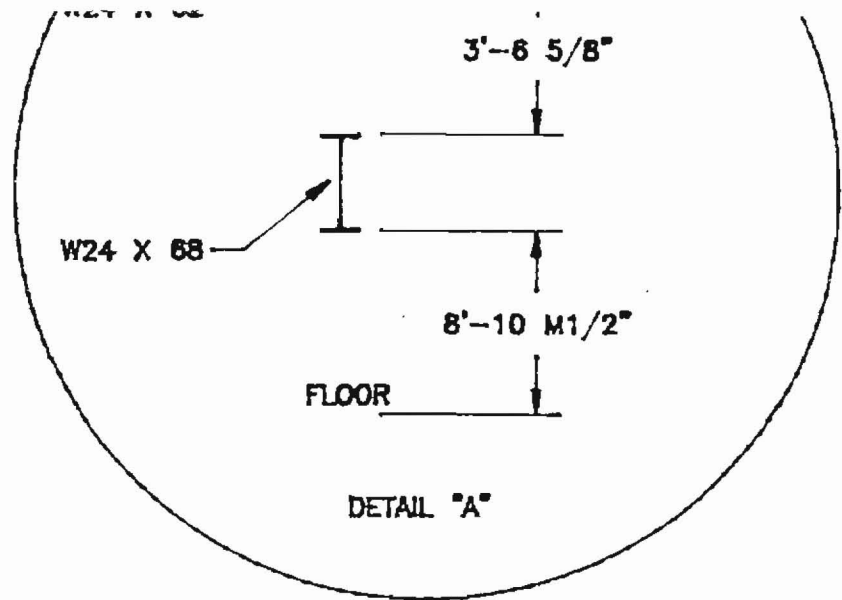
Dept. of Building Inspections  
City of Portland Maine



1st Floor Porteous Annex

T  
G  
H  
C  
K

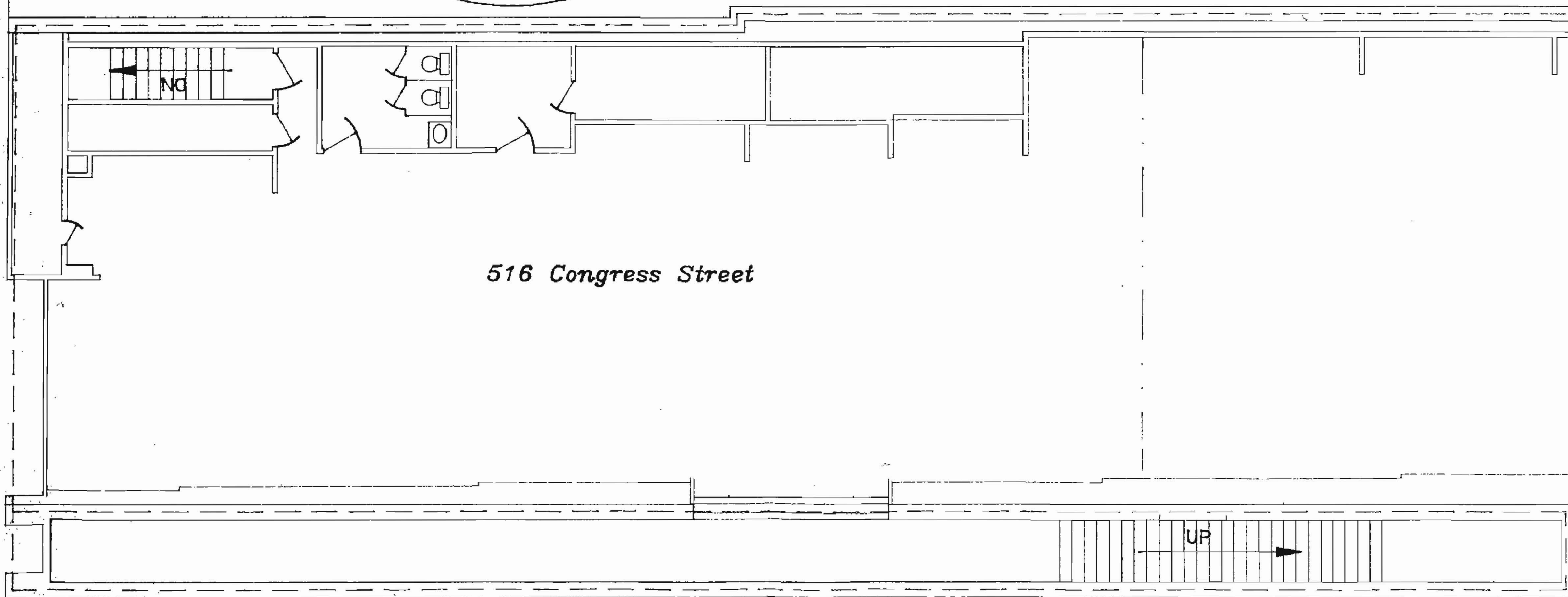
8'



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FEB - 5 2010

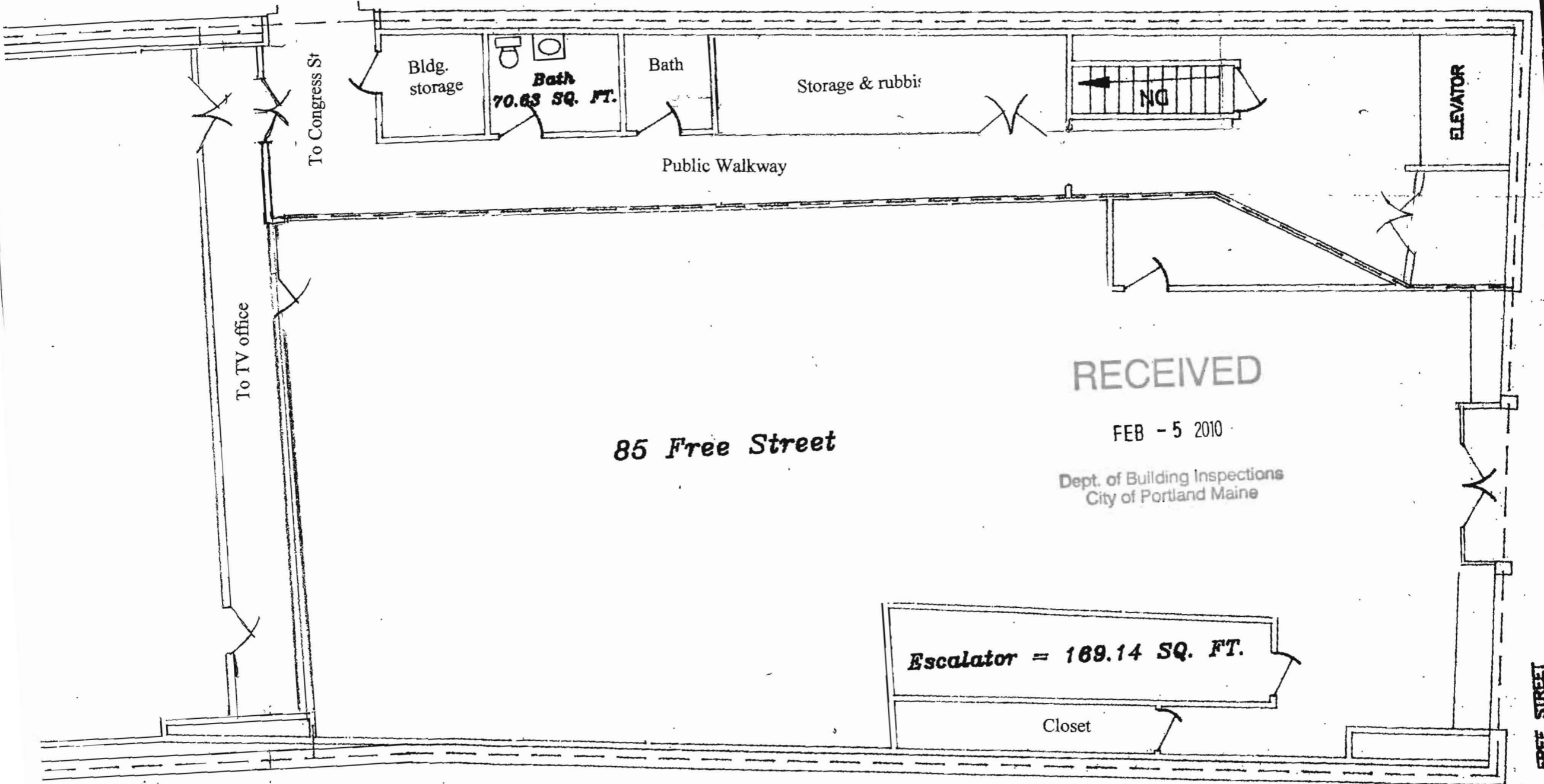
Dept. of Building Inspections  
City of Portland Maine



516 Congress Street

ESS STREET

1st Floor Porteous Annex



To Congress St

To TV office

Bldg. storage

Bath  
70.63 SQ. FT.

Bath

Storage & rubbish

ND

ELEVATOR

Public Walkway

85 Free Street

RECEIVED

FEB - 5 2010

Dept. of Building Inspections  
City of Portland Maine

Escalator = 169.14 SQ. FT.

Closet

FREE STREET