



Tuck O'Brien
City Planning Director, Planning Division

December 7, 2017

Greg Mitchell, Director
Portland Economic Development Department
389 Congress Street
Portland, ME 04101

Project Name: Maine Mariners Hockey Team Office Project ID: 2017-272
Address: 94 Free Street CBL: 039 C002001
Applicant: City of Portland, Economic Development Department
Planner: Barbara Barhydt, Development Review Services Manager.

Dear Mr. Mitchell:

On December 6, 2017, the Planning Authority approved a Conditional Use application with two conditions of approval under the B-3 Pedestrian Activity District (PAD) Overlay zone to allow Maine Mariners Hockey Team Office to be located at 94 Free Street. The decision is based upon the application, documents and plans as submitted. The proposal was reviewed for conformance with the conditional use standards of Portland's B-3 Pedestrian Activity Zone with the following findings:

- a) The applicant provided documentation as part of the application that they posted the site with signs and issued an RFP over 6 months ago to lease the space for a PAD permitted use with no responses;
- b) The space had previously served as the office space for the Portland Pirates. This application is specific to the Maine Mariners Hockey Team Office with possible small-scale retail component; and
- c) The new tenants are not proposing any exterior changes to the building other than new signage and/or an awning. The proposed signs and awnings require permits from the Department of Permitting and Inspections.

CONDITIONS OF APPROVAL

The conditional use application for the Maine Mariners Hockey Team Office at 94 Free Street is approved subject to the following conditions:

1. The applicant shall obtain all required building permits from the Department of Permitting and Inspections.

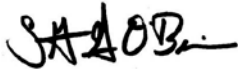
STANDARD CONDITIONS OF APPROVAL

Please Note: The following standard conditions of approval and requirements apply to all approved site plans:

1. **Develop Site According to Plan** The site shall be developed and maintained as depicted on the site plan and in the written submission of the applicant. Modification of any approved site plan or alteration of a parcel which was the subject of site plan approval after May 20, 1974, shall require the prior approval of a revised site plan by the Planning Board or Planning Authority pursuant to the terms of Chapter 14, Land Use, of the Portland City Code.
2. **Separate Building Permits Are Required** This approval does not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Permitting and Inspections Department.
3. **Conditional Use Expiration** The conditional use approval will be deemed to have expired unless work has commenced within one (1) year of the approval or within a time period up to three (3) years from the approval date as agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the one (1) year expiration date.
4. **Department of Public Works Permits** If work or obstructions will occur within the public right-of-way, such as utilities, curb, sidewalk, driveway construction, site deliveries and equipment siting, a Street Opening and/or Occupancy Permit (s) is required for your site. Please contact the Department of Public Works Permit Clerk at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

If there are any questions, please contact Barbara Barhydt, Development Review Services Manager at (207) 874- 8699.

Sincerely,



Stuart G. O'Brien
City Planning Director

Electronic Distribution:

cc: Jeff Levine, AICP, Director of Planning and Urban Development
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