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Planning & Urban Development Department

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 05/01/14

Jeff Levine, AICP, Director
Marge Schmuckal, Zoning Administrator

November 19, 2013

Derek Miller
CBRE/ The Boulos Company
One Canal Plaza, Suite 500
Portland, ME 04101

RE: Merrill's Wharf, 254 Commercial Street – 1st floor leasing - 41-A-16, 17 & 18 – WCZ

Dear Mr. Miller & Mr. Sigfidson,

I am in receipt of your request for a determination letter concerning the first floor leasing and whether the proposed business, CPB2 LLC, meets the requirements of being considered "Marine Related".

I have reviewed the written information concerning CPB2 LLC that was included in your request. I have also had a verbal phone conversation with Casey W. Prentice, a managing partner of CPB2 LLC. Based upon all the gathered information, I have determined that CPB2 LLC can be considered a "Permitted Use" under 14-307 as a Marine Office [14-307(a)21]. Therefore this business is considered to be marine related for your first floor use.

Please be aware that this determination letter is not a substitution for any approval of the final use. There must be an application for a change of use permit to establish this use within the premises. As part of the permit process, this office will need to be provided with good floor plans showing where the proposed marine use will be located within the first floor area.

If you have any questions regarding this matter, please do not hesitate to contact me at (207) 874-8695.

Very truly yours,

Marge Schmuckal

Marge Schmuckal
Zoning Administrator
City of Portland, Maine