

Portland, Maine



Yes. Life's good here.

Planning & Urban Development Department

Jeff Levine, AICP, Director

Ann Machado, Acting Zoning Administrator

March 17, 2015

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

Re: 252-254 Commercial Street/Merrill's Wharf – 041 –A-016, 017 & 018 - WCZ Waterfront Central Zone

Dear Mr. Miller,

I am in receipt of your determination request concerning Parley for the Oceans as a prospective marine tenant at the property at 252–254 Commercial Street also known as Merrill's Wharf. The entire building is located in the WCZ Zone.

My determination is based on the letter dated February 20, 2015, from Mike Long, Senior Operations Director for Parley for the Oceans and from the Parley for Oceans website. Based upon this information, I have determined that Parley for the Oceans can be considered a "Permitted Use" under section 14-307 as a marine office which supports marine programs like ocean and coastal clean-up [14-307(a)(21)]. Therefore this business is considered to be marine related and can occupy a marine related tenant space.

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 premise. As part of the permit process, this office will need to be provided with floor plans showing where the proposed marine use will be located within the first floor area.

Yours truly,

A handwritten signature in black ink, appearing to read "Ann B. Machado", is written over a horizontal line.

Ann B. Machado

Acting Zoning Administrator

amachado@portlandmaine.gov

207.874.8709



Foreside

Real Estate Management, Inc

February 25, 2015

Ann Machado
Zoning Specialist- City of Portland
389 Congress Street
Portland, ME 04101

Dear Ann;

I am writing to express my intent to begin negotiations on the leasing of the last space available at Merrill's Wharf, 254 Commercial Street. Before we begin negotiations of a lease we need to obtain approval from the City of Portland as a marine related business.

Foreside Real Estate Management is a real estate management company managing all types of residential real estate. We currently manage multiple waterfront properties. Beginning in April 1, 2015 we will be the managing agent for the Diamond Cove Homeowners Association on Great Diamond Island which consists 122 units plus a 22 unit Inn.

We became interested in the space at Merrill's Wharf due to its close proximity to the water. We will have a need for berthing space for a boat that would transport supplies and employees back and forth from the island.

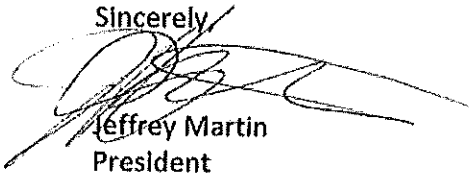
Diamond Cove Homeowners Association is an Island community and Foreside as their agent would make my company an allowable marine related business under the following section of the City of Portland Code of Ordinances.

Section 14-307 Permitted Uses, (a) marine, Section 21.

21. Marine office, including but not limited to offices of owners of wharves or their agents, and naval architects, and seafood brokers;

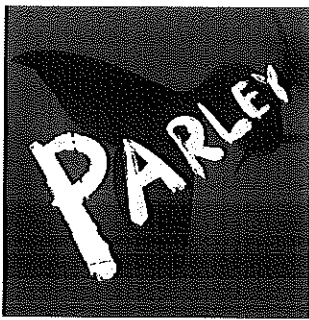
I look forward to your quick response so we may move forward in this process.

Sincerely,



Jeffrey Martin
President

P.O. Box 957, Portland, ME 04104 • Phone (207) 775-2325 • Fax (207) 775-1196
www.foresidemanagement.com



Parley for the Oceans – 187 Lafayette St -5th Floor-New York, NY
10013
www.parley.tv

February 20, 2015

Re: Marine Zoning Application

Dear Sir or Madam,

Parley for the Oceans is a non-profit organization that addresses major threats to our oceans. Specifically, Parley's initiative the Vortex Project is working to clean up the ocean and coastlines of ocean plastic and marine debris while engaging the research and development side to reduce plastic consumption and create alternatives to single use plastic.

The first mission of Parley for the Oceans is to save as much marine wildlife as possible. Our network of beach clean up organizations, achieve this by removing the discarded plastic that has washed up on shorelines. Once the plastic/marine debris is back in the system, a dedicated recycling program keeps ocean plastic in use. The bigger challenge is to create technology to collect plastic from the open sea. A dedicated Parley research program is in place to monitor the different concepts and developments.

What are we doing in Maine?

Parley is excited to have an office in Portland's historic waterfront. It will be a great space to expand our existing marine programs as well as launch some new marine initiatives globally. However, the Gulf of Maine is important to us and we will be working with our partner the Rozalia Project each summer to clean up the islands and coast throughout Maine. The waterfront space will also support our clean-up and research vessel.

If there are any questions or concerns please do not hesitate to call me on my cell at 207-653-3652 or email me at mike@parley.tv. I look forward to Parley becoming part of the Portland marine waterfront.

For the Oceans,

Mike Long / Senior Operations Director

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
Portland, Maine 04101

INVOICE OF FEES

Application No: 0000-2143	Applicant: WATERFRONT MAINE
Project Name: 252 COMMERCIAL ST	Location: 252 COMMERCIAL ST
CBL: 041 A016001	Application Type: Determination Letter
Invoice Date: 03/04/2015	

Previous Balance	-	Payment Received	+	Current Fees	-	Current Payment	=	Total Due	Payment Due Date
\$0.00		\$0.00		\$150.00		\$150.00		\$0.00	On Receipt

Previous Balance

\$0.00

Fee Description	Qty	Fee/Deposit Charge
Zoning Determinations	1	\$150.00
		\$150.00
Total Current Fees:		+ \$150.00
Total Current Payments:		- \$150.00
Amount Due Now:		\$0.00

CBL 041 A016001
Bill To: WATERFRONT MAINE
14 MAINE ST
BRUNSWICK, ME 04011

Application No: 0000-2143
Invoice Date: 03/04/2015
Invoice No: 48189
Total Amt Due: \$0.00
Payment Amount:

Make checks payable to the *City of Portland*, ATTN: Inspections, 3rd Floor, 389 Congress Street, Portland, ME 04101.
Check the status of your permit or schedule an inspection on-line at <http://www.portlandmaine.gov/792/Permit-Status>

[Click Here to Pay On Line](#)