

**Department of Permitting and Inspections**

Ann Machado, Zoning Administrator

May 31, 2016

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

Re: Merrill's Wharf, 252-254 Commercial Street – 041-A-016 – WCZ Waterfront Central zone

Dear Derek:

I am in receipt of your request, on behalf of Christopher Sauer of Ocean Renewable Power Company ("ORPC"), for a determination concerning the leasing of the above-captioned property and whether ORPC's proposed business use constitutes a "marine related" use as defined in the City's Land Use Code.

A review of materials provided by Mr. Sauer and other ORPC staff reveals that ORPC develops marine hydrokinetic power systems and other projects that harness ocean and river currents to produce renewable energy. My understanding is that the above-captioned property will be used as ORPC's headquarters and, as such, will provide office space for ORPC's engineers and project development/management teams. Based on the information provided to me, I have determined that ORPC can be considered a permitted use in the Waterfront Commercial Zone as "marine offices." See Portland Code of Ordinances, Section 14-307(a)(21).

It is my understanding that ORPC will be occupying suite 119B on the first floor. The previous tenant was Quest Navigation which was also considered a marine office use so no change of use permit is required for ORPG to occupy the space. Any interior changes to the space will require a building permit as will any new sign that is installed.

If you have questions regarding this matter, please do not hesitate to contact me at (207) 874-8709.

Very truly yours,

Ann B. Machado
Zoning Administrator
Permitting and Inspections Department
City of Portland, Maine
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