*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

207. 874.8709

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