



PORTLAND MAINE

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*Penny St. Louis - Director of Planning and Urban Development
Marge Schmuckal, Zoning Administrator*

October 28, 2011

Steve Weatherhead
Winton Scott Architects
5 Milk Street
Portland, ME 04101

RE: Merrill's Wharf, 254 Commercial Street – first floor leasing – 41-A-17 & 18 -
WCZ, Waterfront Central Zone

Dear Steve,

I am in receipt of your request for a determination letter concerning the allowable first floor marine and non-marine uses.

I have analyzed your method of advertising the tenant spaces as required under section 14-331(a)3(a) of the WC Zone. Your outreach to different agencies and businesses is well documented. Your outreach began September 9, 2010, well over a year ago. The Ordinance requires not less than 60 days of outreach/advertising. I was only given one newspaper ad that was dated October 16, 2011. I am encouraging your further outreach to include ads in more targeted media such as "Fisherman's Voice" and other like media.

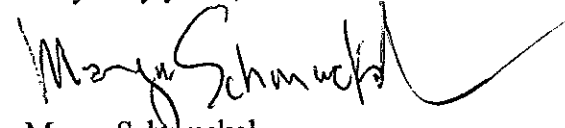
That being said, I have first determined that you met the burden of advertisement and outreach to allow you to change the use of the first floor from 100% marine related uses to a minimum of 55% marine related uses and 45% non-marine uses as allowed in the WC Zone.

You have further asked me to determine whether three specifically named tenants would meet the definition of a marine use. Those tenants are: a) Maine Island Trails Association, b) Rippleffect and c) Friends of Casco Bay. I have reviewed each web site and have asked you more questions on several of them. I have determined that all three tenants are considered to be marine related uses as allowed under the listed permitted uses of section 14-307(a).

Please note that permits will be required through the Inspection Services Division to document changes of use and tenant fit-ups. This letter does not substitute for those required permits.

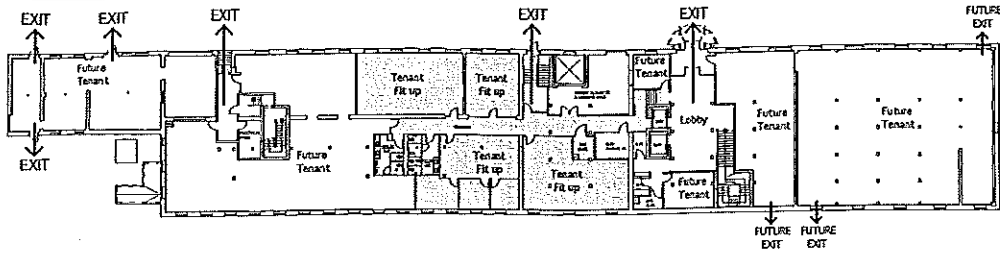
If you have any questions regarding this matter, please do not hesitate to contact me at 874-8695.

Very truly yours,

A handwritten signature in black ink, appearing to read "Marge Schmuckal", with a long, sweeping flourish extending to the right.

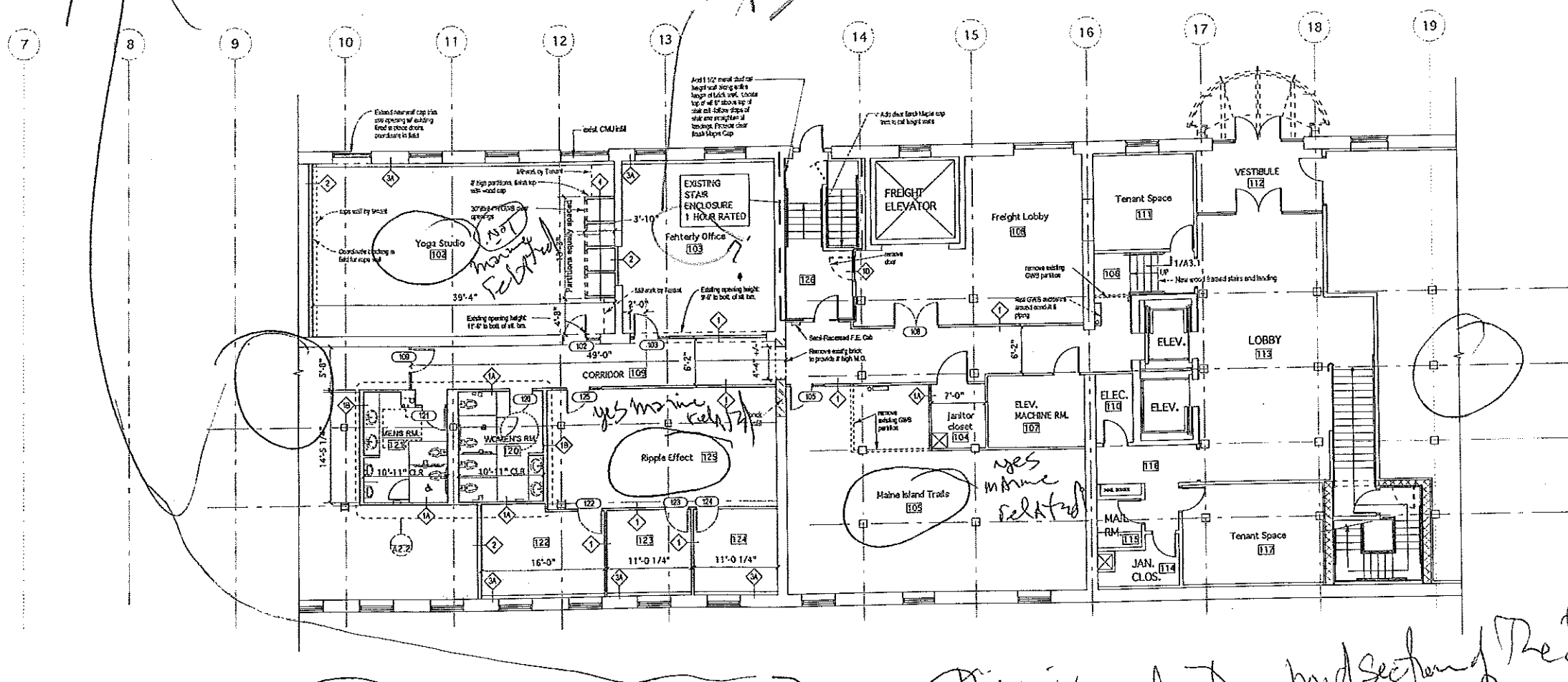
Marge Schmuckal
Zoning Administrator

Cc: Mark Rees
Penny St. Louis
Greg Mitchell
William Needleman



FIRST FLOOR KEY PLAN (Shaded Area = New work to be constructed as part of this project)
Not To Scale

*Single Layer
NOT marine related*



FIRST FLOOR LAYOUT PLAN
1/8" = 1'-0"

This is only the midsection of the Block

*Required
min 55% marine related
MAX 45% Non marine related*

*2012-01-3048
Application*

MERRILL'S WHARF
First & Second Floor Fit Up Project
254 Commercial Street, Portland, Maine

Winton Scott Architects
5 Milk St. Portland, ME 04101
207.774.6690 | wintonsscott.com

Mechanical Systems
Engineers
Royal River Center #10
10 Forest Falls Dr., Yarmouth, ME 04096
207.846.1441 |

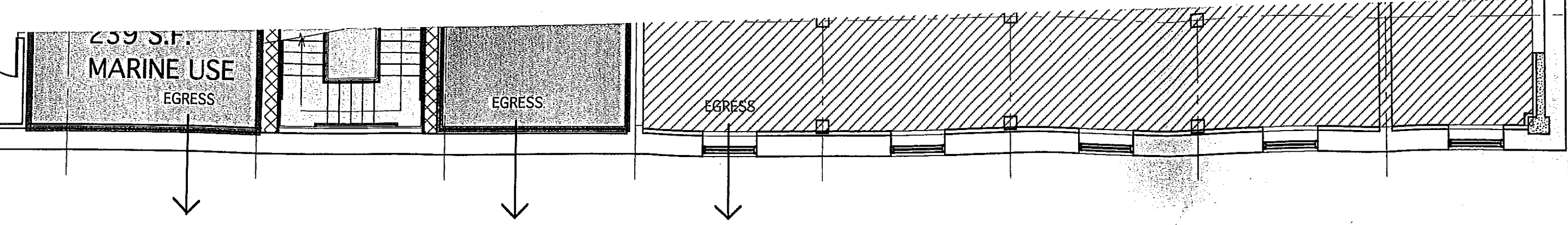
Bartlett Design
942 Washington St., Bath, ME 04530
207.443.6447 | bartlettdesign@comcast.net

SCALE: AS NOTED

FIRST FLOOR PLAN

A1.1

December 30, 2011



SUPPORT USES:

TOTAL INTERIOR AREA	18,753 S.F.
Lobby	- 731 S.F.
Corridors/Exits/Stairs	- 2,053 S.F.
Toilet Rooms	- 140 S.F.
Elevators	- 176 S.F.
Freight Elev./Loading	- 649 S.F.
Utility	- 527 S.F.
Demising Walls	- 500 S.F.

NON-MARINE USES:

Tenant Space 'A'	3,983 S.F. ✓
Tenant Space 'B'	830 S.F.
Tenant Space 'E'	161 S.F.
Tenant Space 'F'	443 S.F.
Tenant Space 'G'	871 S.F.
	6288 #

MARINE USES:

Tenant Space 'C'	414 S.F.
Tenant Space 'D'	239 S.F.
Tenant Space 'H'	946 S.F.
Tenant Space 'I'	1,005 S.F.
Tenant Space 'J'	2,246 S.F.
Tenant Space 'K'	867 S.F.
Tenant Space 'L'	1,972 S.F.

TOTAL LEASABLE SPACE: = *yes* **13,977 S.F.**

TOTAL: = **6,288 S.F.**
 45% of Available Lease Space
6288 ÷ 13977 = 44.98819%

TOTAL: = **7,689 S.F.**
 55% of Available Lease Space
7689 ÷ 13977 = 55.0118%

DEPT. C
7689 #

COMMERCIAL ST

1,972 S.F. MARINE USE

867 S.F. MARINE USE

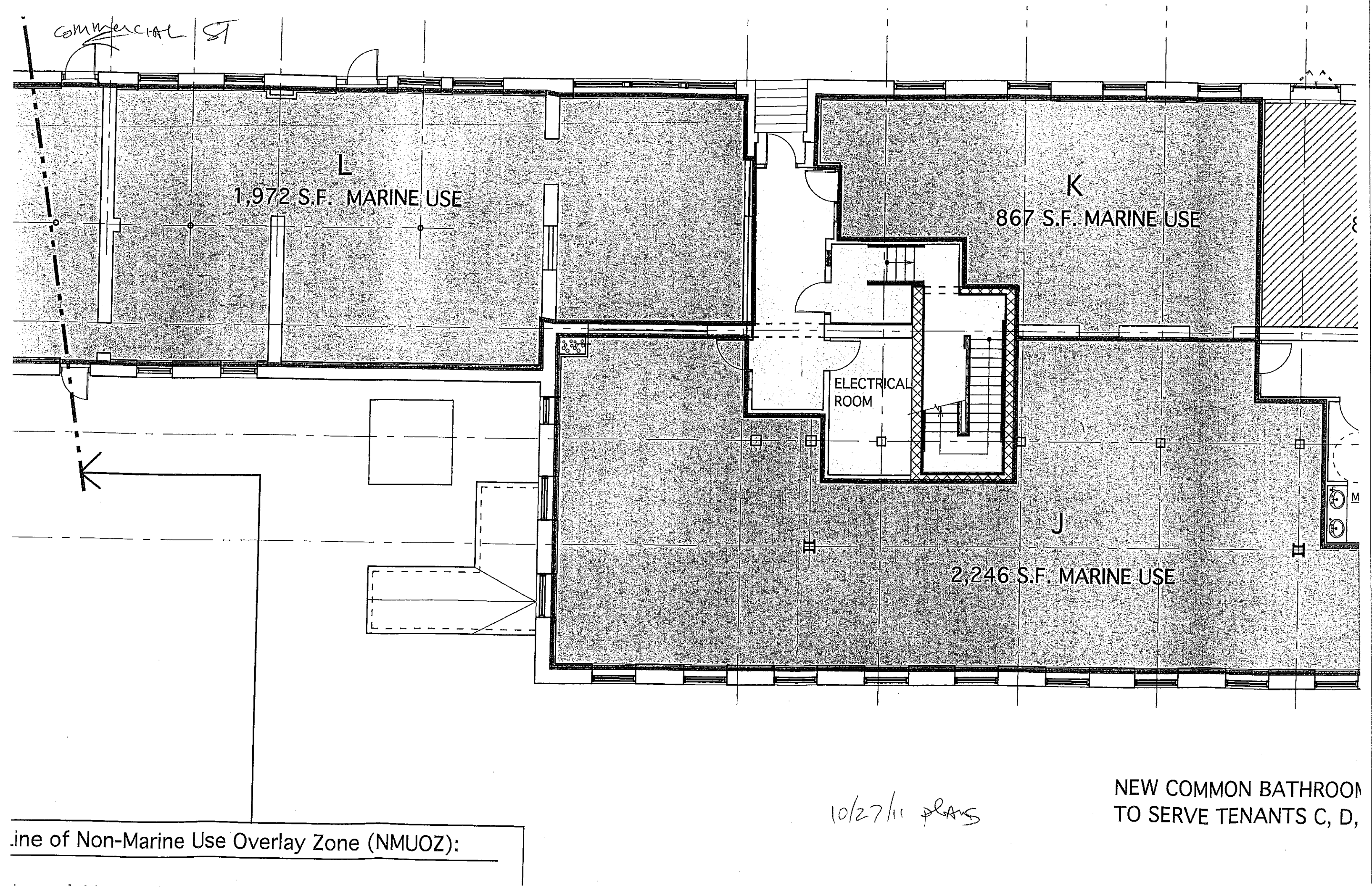
ELECTRICAL ROOM

2,246 S.F. MARINE USE

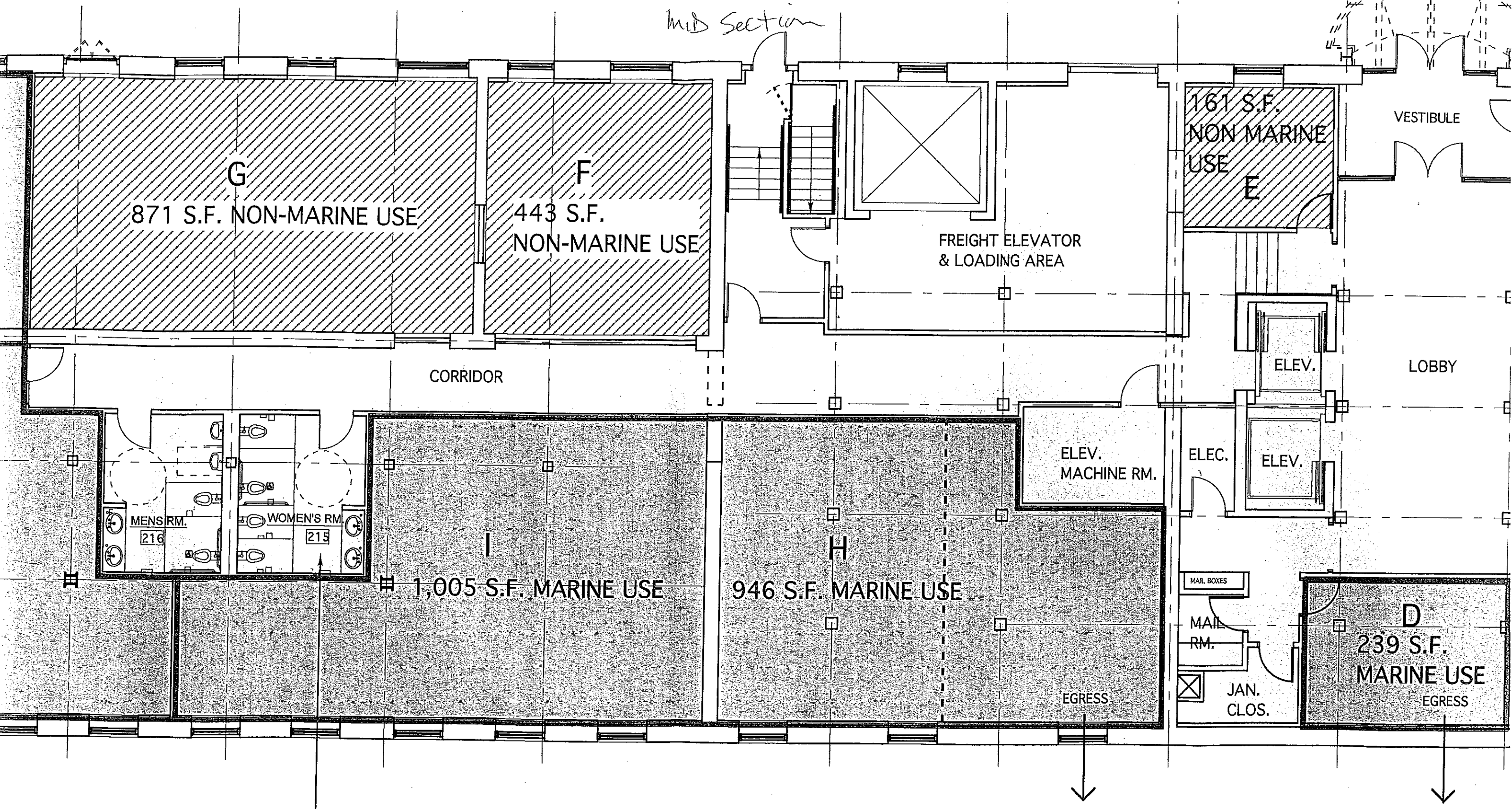
Line of Non-Marine Use Overlay Zone (NMUOZ):

10/27/11 PLANS

NEW COMMON BATHROOM TO SERVE TENANTS C, D,



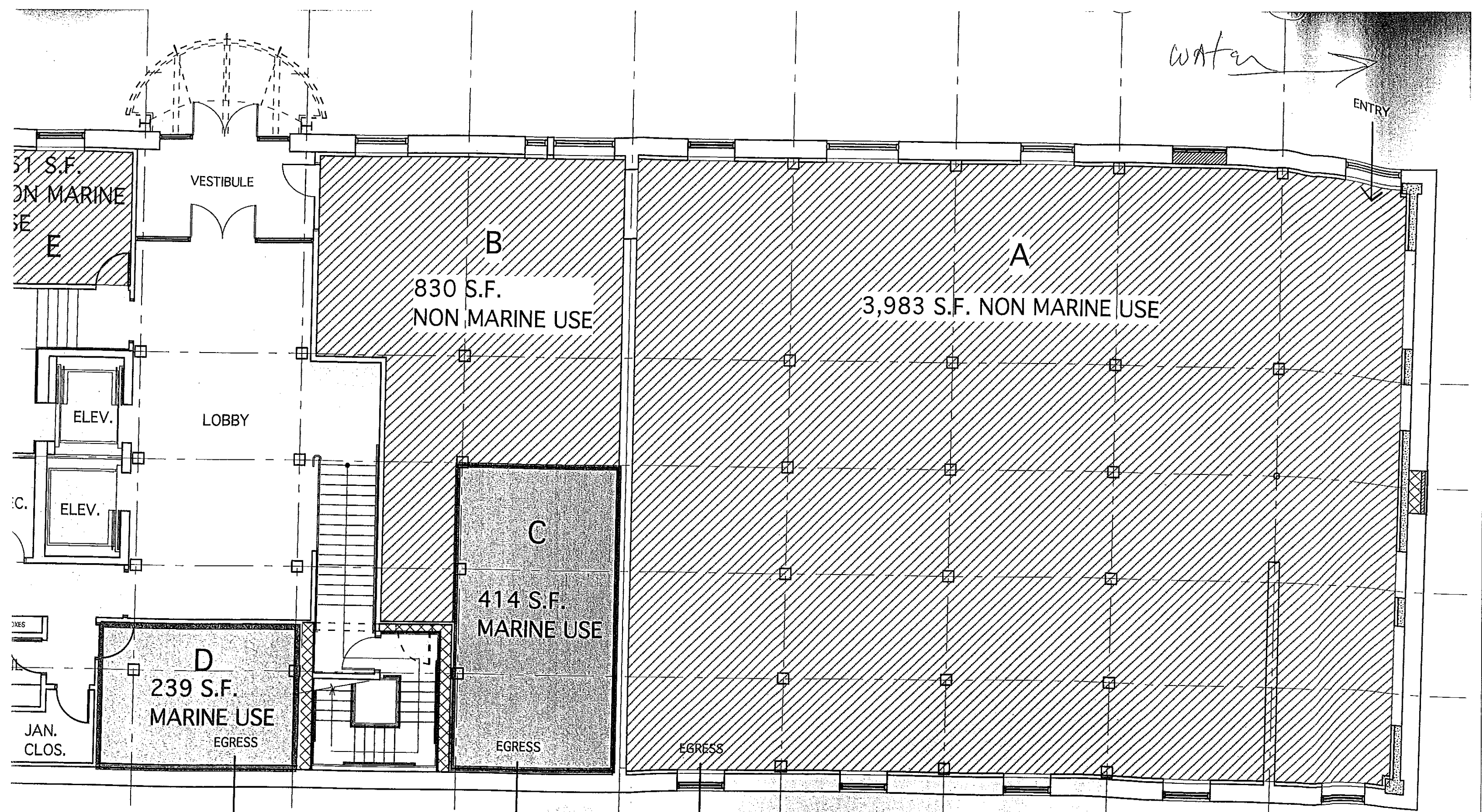
Mid Section



ON BATHROOMS SIZED
TENANTS C, D, E, F, G, H, AND I

10/27/11 plans

SUPPORT USE



10/27/11 plans