PORTLAND MAINE

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Jeff Levine, AICP, Director
Marge Schmuckal, Zoning Administrator

November 26, 2012

Drew Sigfridson
CBRE / The Boulos Company
One Canal Plaza
Portland, ME 04101

RE: 252-254 Commercial Street/ Merrill's Wharf – 041-A-16, 17, 18 – WCZ Zone

Dear Mr. Sigfidson,

I am in receipt of your determination concerning the property at 252-254 Commercial Street also known as Merrill's Wharf. My determination is based upon web site information for each of the business names you supplied and more specific building use that you have provided me. The entire building site is located in the WCZ Zone.

Calendar Islands Lobster: I have determined that this business use is considered a marine office of seafood brokers. It is also working under seafood loading and seafood distribution with their adjoining Dropping Springs Bait company. It is a marine use.

12wt: I have determined that this business is not a marine related use as listed under the WCZ Zone.

Prentice Hospitality Group: I have determined that this business for the dock space is considered a commercial marine transport and may be docked on site. However, space in the building that would be considered marine related would be limited to ticket sales within a very small office. General office space for promotion of their other businesses is not considered to be marine related.

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

You have the right to appeal my decision concerning this matter. If you wish to exercise your right to appeal, you have 30 days from the date of this letter in which to appeal. If you should fail to do so, my decision is binding and not subject to appeal. Please contact this office for the necessary paperwork that is required to file an appeal.

Please note that separate permit applications are required to establish any uses. This determination does not establish any of the uses at this time. The permit application shall require scaled floor plans and showing the location of any new use. Sign permits are a separate permit application.

Very truly yours,

Marge Schmuckal
Zoning Administrator

October 19, 2012

DEPT. OF BUILDING ...
CITY ...
OCT 29 2012
RECEIVED

Marge Schmuckal
Zoning Administrator
City of Portland Planning Department
389 Congress Street
Portland, Maine 04101

RE: Merrill's Wharf, 254 2 Commercial Street – First Floor Leasing

WC2 041-A-1X-17-18

Dear Marge,

On behalf of the owner Waterfront Maine, CBRE|The Boulos Company has been marketing the above-referenced property to marine users and we are currently working with three prospective tenants that we believe meet the definition of marine use. Listed below are the links to the company web sites which will provide more specific information about the nature of their businesses. We would like to get a determination from you as to whether or not these tenants will be considered marine related.

Company Info and Web Site Links:

12Wt. www.12wt.com
12Wt. is a retailer of marine clothing, gear and accessories. Their clothing is specially made to protect from the effects of the sun on the human body. They are seeking a location on the water to develop more of their products for marine and fishing apparel. 12Wt believes it will be very useful to work marine businesses in the port for testing of clothing concepts and being on the waterfront will enhance that synergy. – Not Marine Dependant

Calendar Islands Maine Lobster www.calendarislandsmainelobster.com
An innovative company of Maine Lobstermen partnering with culinary chefs and using their own harvested crop to produce and deliver specialty seafood dishes to local retailers and worldwide. This company also owns and operates Dropping Springs Bait on the Fish Pier.

Prentice Hospitality Group – owns and operates Diamond's Edge Restaurant and Chebeague Island Inn. They need a location close to the water along with dockage potential to commute back and forth to their facilities.
www.diamondsedge.com www.chebeagueislandinn.com re opens June 2013

Waterfront Maine is anxious to get the first floor leased and your timely response will enable us to move forward with these prospects. If you need any additional information, I am available by phone or to meet at a time that is convenient for you. Also, please let me know what the necessary fee is and we will have Waterfront Maine send payment to the City of Portland.

Sincerely,

Drew Sigfridson, SIOR
Principal/Designated Broker

Separate permits req for the uses with floor plans showing their location

Marge Schmuckal - Re: Merrill's Wharf

From: Marge Schmuckal
To: Drew Sigfridson
Date: 11/13/2012 10:04 AM
Subject: Re: Merrill's Wharf

Hi Drew,
I am sorry for the delay in my response. Determinations have a process through our department. There is a fee of $150 for determination letters. I will try to do a quick turn around as soon as the department receives the fee. I will also give Derek Miller a call.
Marge Schmuckal

>>> "Sigfridson, Drew" <DSigfridson@Boulos.com> 11/7/2012 3:59 PM >>>
Marge,

I think my assistant, Derek Miller, may have left you a voicemail, so I'm sorry if we're duplicating efforts.

Please let me know the status of a response on this letter for classifying "marine-related uses".

Thanks very much for your help.

Drew

Drew Sigfridson, SIOR | Principal/Designated Broker
CBRE | The Boulos Company | Brokerage Services
One Canal Plaza | Portland, ME 04101
T +1 207 772 1333 | F +1 888 316 0744 | C +1 207 831 5838
dsigfridson@boulos.com | www.boulos.com | Personal Profile | View My Listings

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Marge Schmuckal - RE: Merrill's Wharf

From: "Sigfridson, Drew" <DSigfridson@Boulos.com>
To: Marge Schmuckal <MES@portlandmaine.gov>
Date: 11/19/2012 2:24 PM
Subject: RE: Merrill's Wharf

Marge,

Sorry for the delayed response. You had asked for more information on specifically what would be done on-site. See below:

Calendar Islands Lobster – This company also owns and runs Dropping Springs Bait company on the Fish Pier and their current offices for both companies are in that building at the end of the pier – next to Merrill's Wharf. I believe they are already an approved marine-related use. The people who will be working in this office are some of the same people who work in the Dropping Springs Bait Co. and will have to go back and forth to the bait company building on a regular basis to manage and oversee operations. The same people manage the two companies and operate out of one main office. So, proximity to their bait facility and their boats is a must. The conditions of that office area are too small and their operations are growing. They would like to find an office in close proximity to current operations which is inexpensive and a bit larger. Provided price is agreed to, Merrill's Wharf works as a location. office

12wt – They would have their offices in this location and work on the company operations, development and coordination of wholesale sales of their marine-related products for the fishing industry. They are seeking a location that is close to the water to be able to regularly test out their gear in water/fishing conditions all year round. They have considered spaces in South Portland close to Casco Bay, but have not been able to find an office space with direct access to the water like Merrill's Wharf. The closer they are located to the water, the easier it will be to regularly test out their gear and potentially find other uses for their newly developing and already developed products.

Prentice Hospitality Group owns and runs a marina, restaurants and an Inn on Chebeague Island and Great Diamond Island. Ability to have office space on a wharf with dockage space for commuting back and forth to their other operations in Casco Bay is critically important to their business. There are very few, if any, comparable spaces in the WCZ zone with the combination of office space and available dock space that is available at Merrill's Wharf. They have not been able to find any available buildings outside of the WCZ with available dock space, which this company needs.

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dsigfridson@boulos.com | www.boulos.com | Personal Profile | View My Listings

From: Marge Schmuckal [mailto:MES@portlandmaine.gov]
Sent: Friday, November 16, 2012 9:37 AM
To: Sigfridson, Drew
Subject: Re: Merrill's Wharf

Drew,
Thank you for your payment toward determination on the three businesses.
Can you give me a little more information on what specifically would be done *on-site*. I did go to the web sites, but they are the general business stuff. For example, on the Calendar Island Maine Lobster Company, how will they use their space? Are the boats stopping at the wharf and dropping of their catches and then on this site are they actually producing the seafood dishes? Or is this just an office?
Please let me know this type of information. It is important for making my determination.
Thank you,
Marge

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Marge Schmuckal - Re: Merrill's Wharf

From: Marge Schmuckal
To: Drew Sigfridson; Marge Schmuckal
Date: 11/16/2012 9:46 AM
Subject: Re: Merrill's Wharf

Hi Drew,
Could you let me know which building this relates to? there are several owners of buildings on what is considered 254 Commercial Street.
thank you,
Marge

>>> Marge Schmuckal 11/16/2012 9:37 AM >>>
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Can you give me a little more information on what specifically would be done *on-site*. I did go to the web sites, but they are the general business stuff. For example, on the Calendar Island Maine Lobster Company, how will they use their space? Are the boats stopping at the wharf and dropping of their catches and then on this site are they actually producing the seafood dishes? Or is this just an office?
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and associated coastal wetlands. All offset distances are measured horizontally.

All applicants for development within the NUMUOZ are responsible for demonstrating their location within NMUOZ according to the findings of a site specific land survey conducted by a professional land surveyor licensed by the State of Maine. The limits of the NMUOZ shallbe shown on all site plans and subdivision plats for proposed development within the NMUOZ. A map showing the presumed boundaries of the NMUOZ is on file with the Departmetn of Planning and Urban Development. Said map is for illustrative purposes only and shall not be relied upon in determining whether a proposed development is located within the NMUOZ.

On-Site shall mean that portion of any lot included within or directly impacted by a proposed development.
(Ord. No. 193-05/06, 4-19-06; Ord. No. 103-10/11, 12-20-10)

Sec. 14-307. Permitted uses.

Subject to a determination that the proposed use meets the standards of section 14-311, as applicable, the following uses are permitted in the waterfront central zone:

(a) *Marine:*

1. Marine products, wholesaling, distribution and retailing;

2. Marine repair services and machine shops;

3. Tugboat, fireboat, pilot boat and similar services;

4. Harbor and marine supplies and services, chandleries, and ship supply such as fueling and bunkering of vessels;

5. Marine industrial welding and fabricating;

6. Shipbuilding and facilities for construction, maintenance and repair of vessels;

7. Commercial marine transport and excursion services, including ferries, captained charter services, sport fishing and water taxis;

8. Cargo handling facilities, including docking, loading and related storage;

9. Boat repair yards;

10. Boat storage facilities, excluding rack storage facilities; (Boat rack storage facilities are included in conditional use, section 14-308(b)(3) below);

11. Seafood processing;

12. Seafood packing and packaging;

13. Seafood loading and seafood distribution;

14. Fabrication, storage and repair of fishing equipment;

15. Ice-making services;

16. Facilities for marine construction and salvage;

17. Facilities for marine pollution control, oil spill cleanup, and servicing of marine sanitation devices;

18. Fabrication of marine-related goods;

19. Fishing and commercial vessel berthing;

20. Non-commercial berthing of a maximum of fifty (50) linear feet per pier. A non-commercial berth may not displace a commercial berth.

    Parking for any non-commercial berthing is subject to the provisions of section 14-311(d)8.

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

22. Public landings;

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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).

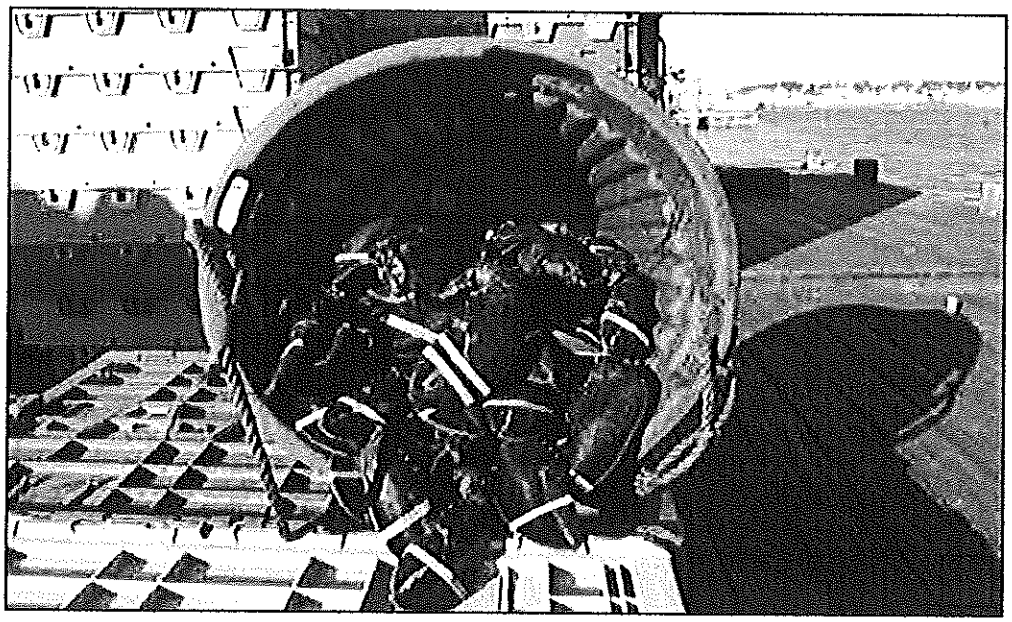
Please note that permits will be required through the Inspection Services Division to document changes of use and tenant fit-ups. This letter does not substitute for those required permits.

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

Very truly yours,

Marge Schmuckal
Zoning Administrator

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



Who We Are

About Calendar Islands Maine Lobster Company

It was the spring of 2009, and lobstermen on Chebeague, a postage stamp of an island in Casco Bay off the coast of Maine, were in the boatyard getting ready to launch their boats for the new lobster fishing season. The conversation sounded much the same as it has for hundreds of years, speculations were offered as to the weather, favorite types of bait, and the size of the catch that the new season would bring. Only this time, the conversation took an unexpected turn. These Maine lobstermen decided to embark on a new and uncharacteristic venture.

The lobster fishing fleet on Chebeague had started their own company five years earlier. They were selling their catch to lobster dealers and other wholesale customers, but they were frustrated by how little they were involved in the end sale of the lobsters they put so much pride into producing. This particular afternoon Ernie Burgess, a sixty year old lobsterman from the island, was telling a group how unbelievably good his mother's lobster stew was. He recalled his family's neighbor, Ray Hamilton, was lobster fishing well into his nineties. "I'm pretty sure it was my mother's lobster stew that kept him going." That afternoon the guys decided they wanted to let the rest of the world in on their local treasure. "What if, instead of selling all our lobsters to dealers, we offer Maine lobster using the kind of lobster recipes that have been passed around the Islands for generations, and some new gourmet types too?" The guys knew how to catch great Maine Lobster, but they decided they could use some help perfecting and producing recipes. So... they called some of their friends who loved Maine lobster and gourmet food. Jonathan King and Jim Stott, the owners of Stonewall Kitchen, were among the foodies who took an interest in the project and a stake in the new company. And so an unexpected partnership began: fishermen and foodies, boots and aprons, working together.

Maine Lobster Fishing with John Jordan, Lobsterman & President of CIML, Casco Bay, Maine

Getting independent lobstermen to agree on anything was usually next to impossible, but the intriguing idea of starting a company that managed the entire process, from hauling the lobsters to distributing gourmet meals, owned and operated by lobstermen and gourmets, began to take hold. They agreed on a name for the company: Calendar Islands Maine Lobster. They were on a roll!

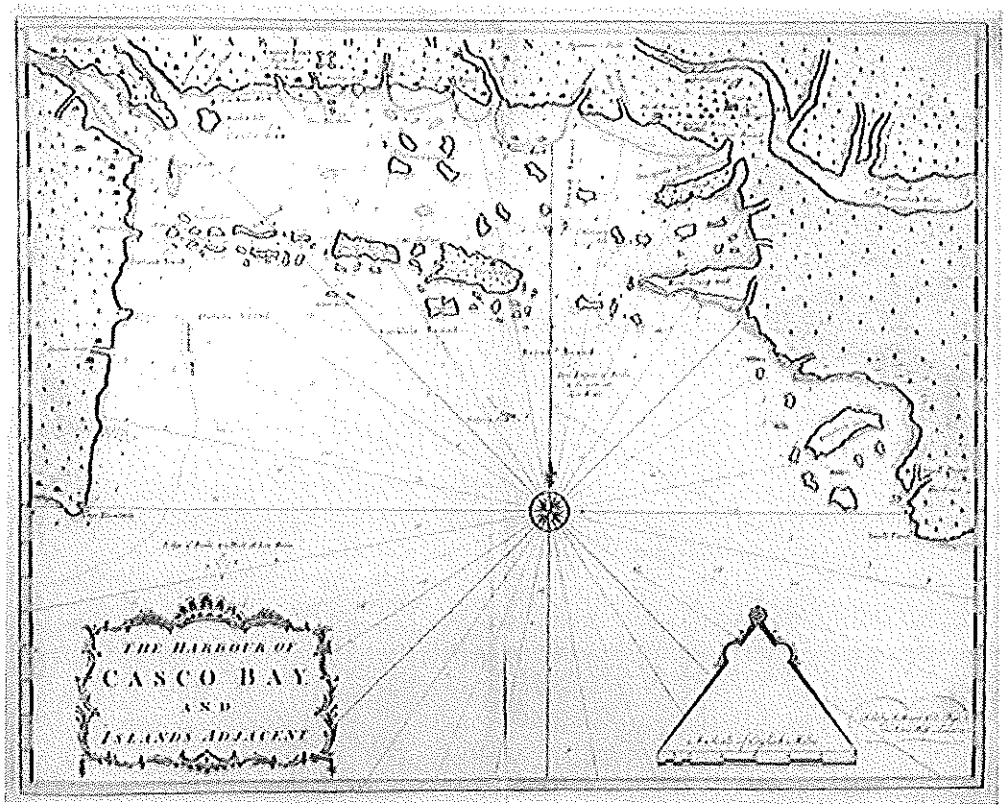
Calendar Islands was the name given to our home waters back in the 1700s. One of the first European explorers observed that there seemed to be a different island in the bay for every day of the year. In actuality, there are somewhere between 150 and 200 islands, depending on the tide, dotting the bay. Some of the islands are completely left to nature while others support vibrant year round communities. Many of our lobstermen live on Chebeague Island while others live on neighboring islands and in nearby coastal towns.

The appeal of being in control of the entire process, from the sea to the table, was strong, and the

independent-minded lobstermen saw the great potential this idea offered. Our lobstermen are each small businessmen that own our company. Today there are 39 boats and counting. Good ideas have a way of sprouting wings.

Maine lobstermen are happy because they can control their own destinies, and get a fair value for their catch while preserving a maritime heritage that spans centuries.

Consumers are happy because they get the pick of the crop of the finest lobsters in the world, and enjoy gourmet Maine Lobster dishes year-round, the likes of which they may have never experienced. Traditional Maine recipes were generally available only along the coast of New England, in homes and restaurants. Now, Calendar Island Maine Lobster brings these time-honored meals to homes around the country and the world.



We invite you to take a few moments to learn about the national treasure that is Maine Lobster and the people that are behind this unique company.

Calendar Islands Maine Lobster Company is dedicated to providing our customers with the most delectable, gourmet Maine Lobster fare from our island world of tide, salt, and sea. Owned by 38 dedicated Maine lobstermen and experienced gourmets our company has created an exciting marriage of culinary distinction and the Maine lobster fishery's more than 100-year history of tradition, quality, conservation, and sustainability. Consumers of our gourmet lobster meals can dine guilt-free, knowing that the Maine Lobster is harvested sustainably, ensuring the future of both the lobster and the lobster fishing way of life.

Maine Lobster is renowned for being the finest lobster in the world. Its unique texture and sweet meat have made it the most sought after lobster meat for over a century. Once available only along the New England coast, historic advances in transportation, the railroads and eventually planes, made possible the delivery of fresh lobsters almost anywhere in the world. And, gourmet enthusiasts around the globe quickly boosted the demand for fine Maine Lobster.

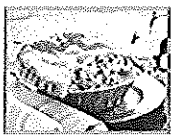
At Calendar Islands Maine Lobster, we are proud to be part of a generations-old fishing tradition with a strong island ethic. Many of us come from families with a long history of lobster fishing and have been on the sea for decades. Our lobstermen have built lives around a boat and the lure of the sea. Our boats are named after mothers and fathers, wives and children. Each of the lobsters we harvest is hand selected, meeting stringent guidelines designed to insure quality and sustainability. The lives of our fishermen run in harmony with the sea and the seasons, all in the hope of providing a truly delicious reward called Maine Lobster.

Calendar Islands' dedication and pride now extend beyond just our boats and fishing; it infuses every aspect of our gourmet lobster meal production. We have partnered with culinary experts to create delicious dishes building on the traditional selections Maine is known for. Maine's unique lobster cuisine is among the most celebrated in the country and we are excited for you to taste what Maine dining is all about!

Our fine lobster selections make every dining occasion a special one, showing loved ones and friends they deserve only the best. Further still, you will be supporting our community's maritime heritage, and making a responsible choice that respects our environment and the inherent link to the natural world. Enjoy!

Order Maine lobster

Maine lobster pot pie



This lobster pie has a flaky puff pastry where chunks of all natural lobster mingle with bits of potato and kernels of corn in a creamy sauce enhanced with a whiff of sherry.

$20.95

Maine lobster corn chowder

A rich and hearty all natural Maine Lobster chowder complimented with crisp, sweet, golden corn.

$18.95

Maine lobster bisque

Sweet all natural lobster served in a creamy stew, complimented with sherry and a simple hint of lemon.

$17.95

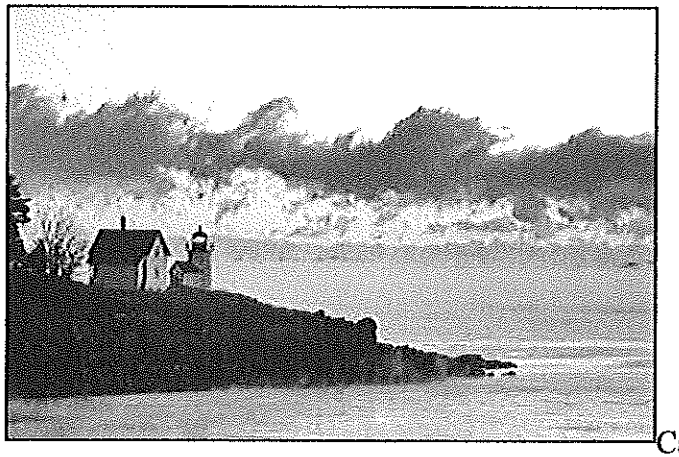
- Casco Bay, home of the Calendar Islands, is an Estuary, a fertile crescent of Ocean where Rivers and Tides converge and Lobsters are attracted to its ultra-salty Waters.
- Like Us On facebook

• **Calendar Islands**
Maine Lobster Company
6A Portland Fish Pier
Portland, Maine 04101

Customer Service:
877-500-CIML (2465)
207-541-9140
207-541-9015 Fax
Send Email

Business Hours: 9-5 M/F EST
Sat-Sun: Closed

Privacy Notice
Terms of Service
Our Shopping Guide



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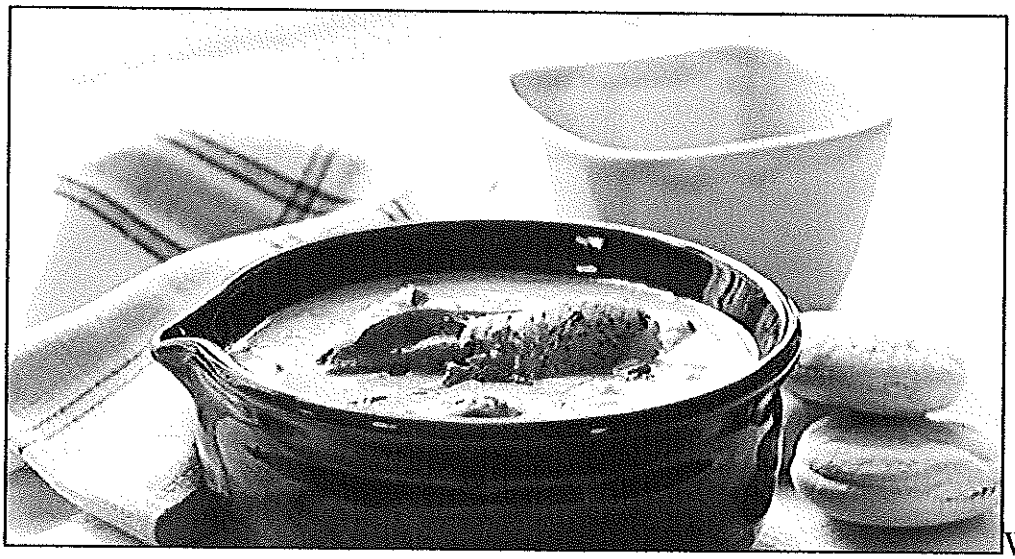
Our lobstermen have spent decades fishing the island-dotted waters of Casco Bay with the dedication and pride inherent to the hardy lobstermen of Maine. Casco Bay is a large inlet in the Gulf of Maine, famed for its fishing villages and gourmet cooking. Knowing we are a part of the historic industry that produces the world's most prized gourmet Maine lobster fills our hearts with pride. But Calendar Islands' pride does not end at the dock. Our gourmets have spent years exploring the range of ingredients that best compliment the unparalleled flavor of Maine lobster. This dedication has delivered dishes that build on the traditional gourmet selections Maine is famed for. Maine's unique gourmet foodscape is among the most celebrated in the country. We are excited for you to taste what Maine's delicious cuisine is all about!

Gourmet Maine Lobster Fare

Calendar Islands Maine Lobster company brings you the finest of traditional gourmet Maine lobster fare, developed from recipes gathered along coastal Maine and tweaked to perfection. Each meal is filled with the naturally sweet lobster meat that makes Maine lobster the most preferred lobster meat in the world. Try one of our rich, hearty gourmet dishes whose tempting aroma will fill the kitchen with anticipation. Just imagine a bowl of *gourmet Maine Lobster* Corn Chowder on a chilly evening, or our

incredible Maine Lobster Mac and Cheese, loved by all. For a contemporary treat, our Maine Lobster Pizza is unsurpassed! Along with choosing only the most select lobsters, every ingredient used in our meals is picked for its quality and ability to complement the delicious taste of our lobster.



Whether looking for something extraordinary for a lavish dinner party or a special dish for a romantic meal for two, our delectable gourmet Maine Lobster fare adds a touch of class to your table. Cuisine that could once only be enjoyed along the coast of New England is now available for your fine dining pleasure, no matter where you live. Serving our gourmet meals, filled with the delicious taste of Maine, lets your dinner guests know they are truly appreciated. Treat yourself as well, with our wide selection of gourmet meals. After a long day at work, nothing will revive your soul like a steamy hot Maine Lobster Pot Pie or our perfectly seasoned Maine Lobster Cakes. And nothing is more impressive, yet simpler than serving our gourmet meals.

Quality Gourmet Maine Lobster for All Seasons

At Calendar Islands Maine Lobster Co., we are proud to be part of a generations-old fishing tradition with a strong island ethic. Tradition, solid values, and pride in a job well done, are the glue that bonds our communities and our company together. Our Lobstermen have built their lives around a boat and the lure of the sea. Their sturdy boats are named after mothers and fathers, wives, husbands and children. Each of the lobsters we harvest is hand selected according to stringent guidelines designed to insure the highest gourmet quality along with sustainability. Our customers can also take pride in knowing that Maine lobsters were one of the first sustainably harvested foods. The lobstermen's efforts to insure the survival of this delectable treat from the sea assures not only the continuation of Maine lobsters but of the entire lobstering way of life that sustains the economies of the islands and coastal areas of Maine. The lives of our lobster fishermen run in harmony with the sea and the seasons, all in the hope of providing a truly delicious reward called Maine Lobster.

When you serve our fine gourmet Maine lobster dishes, you are creating a special occasion we think all will appreciate. Further still, you will be supporting our community's maritime heritage and making a responsible choice that respects our environment and the inherent link to the natural world. Enjoy our gourmet Maine lobster!

Order Maine lobster

Maine lobster pot pie

This lobster pie has a flaky puff pastry where chunks of all natural lobster mingle with bits of potato and kernels of corn in a creamy sauce enhanced with a whiff of sherry.

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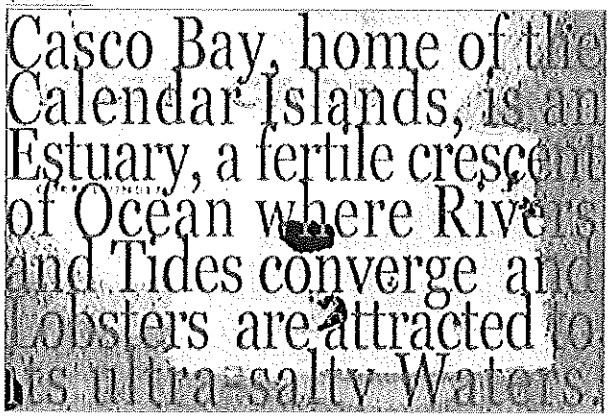


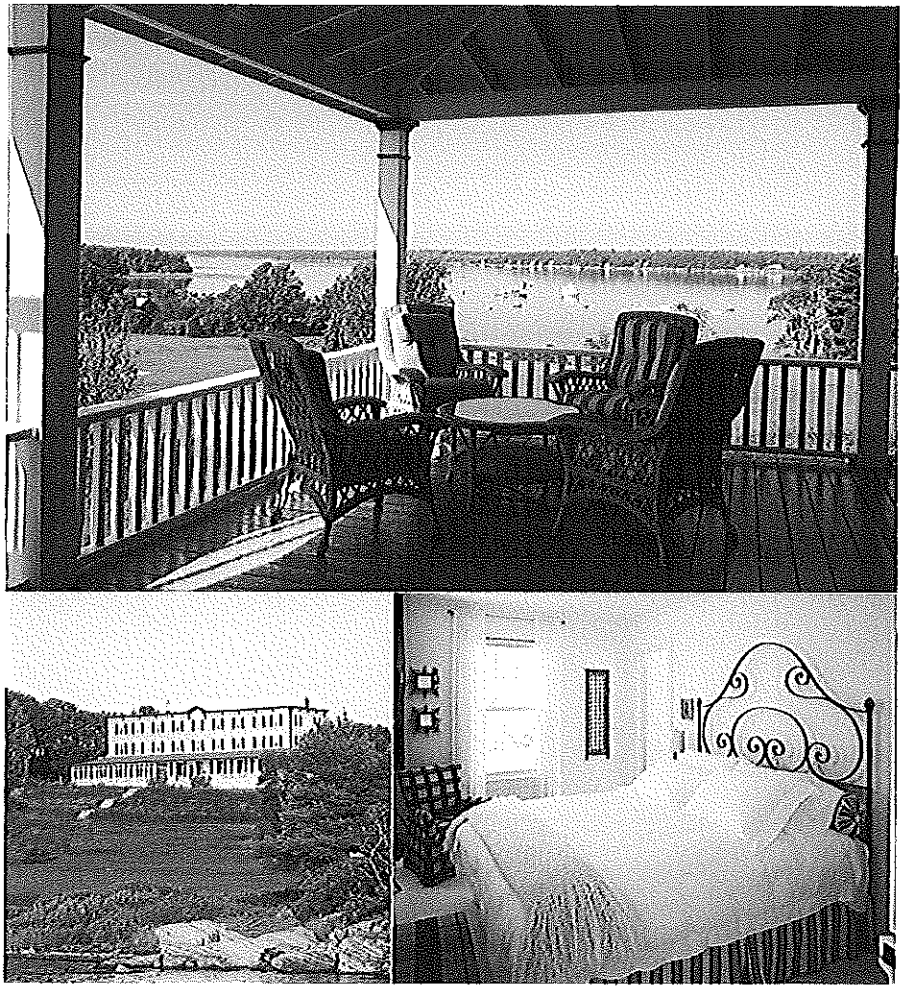
- Like Us On facebook

- **Calendar Islands**
Maine Lobster Company
6A Portland Fish Pier

Classic Maine hospitality awaits at the Chebeague Island Inn, a beautifully restored 1920's hotel situated on one of Maine's most picturesque islands just outside Portland. A 15-minute scenic ferry ride from the mainland delivers guests to our classic Greek Revival-style inn, regarded as a favorite destination for close to a century, and now known for its fine accommodations and innovative cuisine.

Press ranging from National Geographic Traveler and Condé Nast Traveler to Yankee magazine and Travel + Leisure recommend a stay at the Inn to travelers from around the world, and with good reason. Our recent restoration - combined with our many outdoor activities, scenic moorings, and vibrant social scene - truly make for a "must-visit" Maine island experience.

Catch the 15-minute ferry to the Inn from Cousins Island, take a leisurely 1 1/2-hour ferry from Portland, or scoot over on a 25-minute water taxi from Portland. Better yet, set sail and tie up to one of our guest moorings.



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Choose date

Getting Here

Diamond's Edge is located in Diamond Cove on Great Diamond Island in Casco Bay, Maine, just off the coast of Portland and easily accessed via the public ferry, Casco Bay Lines. Please be sure to check the ferry schedule for Diamond Cove as it changes throughout the season. If travelling within the bay, it is recommended that you organize your route ahead of time to ensure you reach your next destination island!

Parking is available at the Casco Bay Garage, located directly next door to the Casco Bay Lines Ferry Terminal, for a reasonable price of $3.00 for the first hour; $2.00 for each additional hour. Please note that the parking garage accepts cash only.

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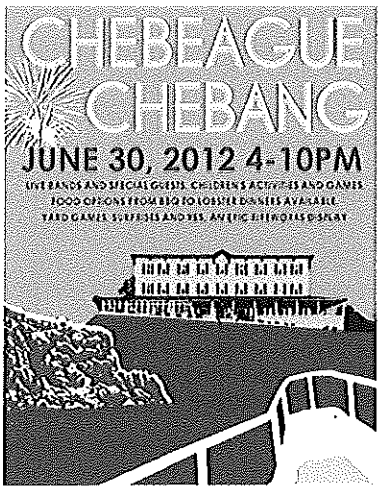
Arriving by Land
Arriving by Sea
Arriving by Air



GETTING HERE

BY LAND

Only 90 minutes from downtown Boston, driving to Casco Bay for a quick get away couldn't be easier. Park your car in a secure parking garage and meet your water taxi at the dock. Complete instructions on how to get to Chebeague Island Inn by land.

BY SEA

Few things rival the renown Maine cruising grounds, but Chebeague Island Inn is one of them! A perfect stopover during your summer cruise. Your guide to tides, moorings, docking, anchoring, and launch service information.

BY AIR

Take comfort knowing you can be sitting on our porch with a cocktail watching the sunset in under two hours when you fly from New York City. Only 5 miles from the Portland International Jetport, your water taxi awaits. Your Maine experience starts the moment your plane lands.

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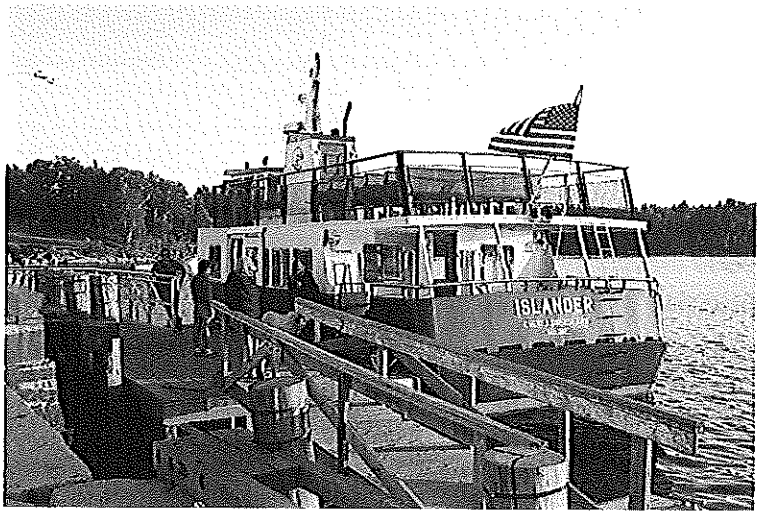

FERRY SCHEDULES

There are two different ferry companies that service Chebeague Island - Casco Bay Lines (from Portland) and CTC (from Cousins Island in Yarmouth). The ferry schedules do change throughout the course of the season, so please be sure to check the schedules before you depart.

Parking is available at Casco Bay Lines and there is an off-site parking lot/shuttle bus sevice for the CTC ferry.

Directions to Casco Bay Lines (From Portland, Maine)
Directions to CTC's off-site parking lot (From Cousins Island, Maine)
Tide Chart Index (Falmouth Foreside)

*Please note that CTC accepts cash only. You can use a credit card to purchase tickets in advance (and also receive a slight discount) on CTC's website.

From: Greg Mitchell
To: Hanig, Nelle
Date: 11/13/2012 8:33 AM
Subject: Fwd: FW: Merrill's Wharf - marine-related uses
Attachments: Ltr_City Planning Dept_10.19.12.docx

Nelle:

See attached letter. Please check on the status of Marge's response to the attached letter and advise Drew directly.

Thanks, Greg

Greg A. Mitchell, Director
Economic Development Dept.
City of Portland
389 Congress Street
Portland, Maine 04101
Tel. 207.874.8945
Fax 207.756.8217

>>> "Sigfridson, Drew" <DSigfridson@Boulos.com> 11/12/2012 11:56 AM >>>

Greg,

Are there a certain number of days that the Code Enforcement office has to get back to us on a request? This request was sent back in October and I still have not heard anything. What do you suggest I do? We have a couple of real tenants that we are trying to get leases done with.

Drew Sigfridson, SIOR | Principal/Designated Broker
CBRE | The Boulos Company | Brokerage Services
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dsigfridson@boulos.com | www.boulos.com | Personal Profile (http://www.cbre.us/o/portlandme/people/drew-sigfridson/Pages/overview.aspx) | View My Listings (http://www.cbre.us/o/portlandme/people/drew-sigfridson/Pages/resources.aspx)

From: Sigfridson, Drew
Sent: Wednesday, November 07, 2012 3:59 PM
To: Marge Schmuckal
Subject: Merrill's Wharf

Marge,

I think my assistant, Derek Miller, may have left you a voicemail, so I'm sorry if we're duplicating efforts.

Please let me know the status of a response on this letter for classifying "marine-related uses".

Thanks very much for your help.

Drew

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dsigfridson@boulos.com | www.boulos.com | Personal Profile (
http://www.cbre.us/o/portlandme/people/drew-sigfridson/Pages/overview.aspx) | View My Listings (
http://www.cbre.us/o/portlandme/people/drew-sigfridson/Pages/resources.aspx)

October 19, 2012

Marge Schmuckal
Zoning Administrator
City of Portland Planning Department
389 Congress Street
Portland, Maine 04101

RE: Merrill's Wharf, 254 Commercial Street – First Floor Leasing

Dear Marge,

On behalf of the owner Waterfront Maine, CBRE|The Boulos Company has been marketing the above-referenced property to marine users and we are currently working with three prospective tenants that we believe meet the definition of marine use. Listed below are the links to the company web sites which will provide more specific information about the nature of their businesses. We would like to get a determination from you as to whether or not these tenants will be considered marine related.

Company Info and Web Site Links:

12Wt. www.12wt.com
12Wt. is a retailer of marine clothing, gear and accessories. They are seeking a location on the water to test and develop more of their products for marine and fishing apparel.

Calendar Islands Maine Lobster www.calendarislandsmainelobster.com
An innovative company of Maine Lobstermen partnering with culinary chefs and using their own harvested crop to produce and deliver specialty seafood dishes to local retailers and worldwide. This company also owns and operates Dropping Springs Bait on the Fish Pier.

Prentice Hospitality Group – owns and operates Diamond's Edge Restaurant and Chebeague Island Inn. They need a location close to the water along with dockage potential to commute back and forth to their facilities.
www.diamondsedge.com
www.chebeagueislandinn.com

Waterfront Maine is anxious to get the first floor leased and your timely response will enable us to move forward with these prospects. If you need any additional information, I am available by phone or to meet at a time that is convenient for you. Also, please let me know what the necessary fee is and we will have Waterfront Maine send payment to the City of Portland.

Sincerely,

Drew Sigfridson, SIOR
Principal/Designated Broker

PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • *www.portlandmaine.gov*

Receipts Details:

Tender Information: Check , BusinessName: Waterfront Maine Brunswick LLC, Check Number: 164$150.00
Tender Amount: 150.00

Receipt Header:

Cashier Id: gguertin
Receipt Date: 11/14/2012
Receipt Number: 50191

Receipt Details:

Referance ID:	545	Fee Type:	BP-DP
Receipt Number:	0	Payment Date:	
Transaction Amount:	150.00	Charge Amount:	150.00
Job ID: Miscellaneous charges			
Additional Comments: 254 Commercial St.,			

Thank You for your Payment!

11/14/12

Zoning Determination

66

Marge Schmuckal - Re: Merrill's Wharf

From: Marge Schmuckal
To: Drew Sigfridson; Marge Schmuckal
Date: 11/16/2012 9:37 AM
Subject: Re: Merrill's Wharf

Drew,
Thank you for your payment toward determination on the three businesses.
Can you give me a little more information on what specifically would be done *on-site*. I did go to the web sites, but they are the general business stuff. For example, on the Calendar Island Maine Lobster Company, how will they use their space? Are the boats stopping at the wharf and dropping of their catches and then on this site are they actually producing the seafood dishes? Or is this just an office?
Please let me know this type of information. It is important for making my determination.
Thank you,
Marge

>>> Marge Schmuckal 11/13/2012 10:04 AM >>>
Hi Drew,
I am sorry for the delay in my response. Determinations have a process through our department. There is a fee of $150 for determination letters. I will try to do a quick turn around as soon as the department receives the fee. I will also give Derek Miller a call.
Marge Schmuckal

>>> "Sigfridson, Drew" <DSigfridson@Boulos.com> 11/7/2012 3:59 PM >>>
Marge,

I think my assistant, Derek Miller, may have left you a voicemail, so I'm sorry if we're duplicating efforts.

Please let me know the status of a response on this letter for classifying "marine-related uses".

Thanks very much for your help.

Drew

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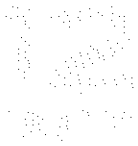


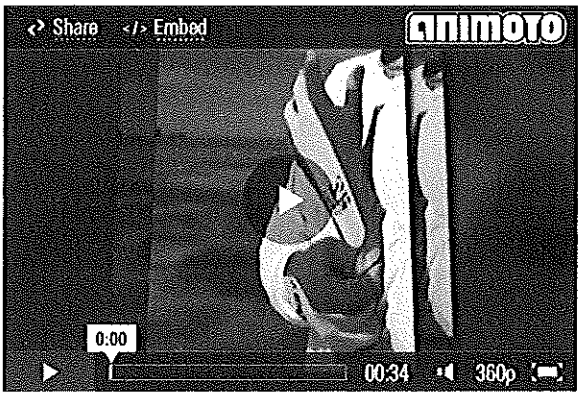
View Cart

Welcome to 12 Wt.

Our clothing, gear and accessories are made for the blazing sun and oppressive heat and humidity of places like Key West, Andros Island, the Seychelles, and Christmas Island. In 12 Wt. gear you'll pole the skiff and ply the rod in extraordinary comfort, while looking good and performing at your best.

We fish the flats. We respect both the beauty and the harshness of these unique environments. We've created the 12 Wt. product line to deliver the ultimate level of performance, comfort and sun protection required to enjoy these places to the fullest.

Enjoy your visit to our store.



WORKwtGLOVE SUNwtGLOVE

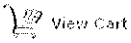
Shop The Store | WORKwt. Tech | SUNwt. Tech | Customer Service

Connect with 12wt.

WT. WT. WT.

Customer Service

Contact Us
Product Tech
Privacy
Returns & Exchanges
Shipping



About

Our designs are driven by function and perfomance, built with the idea that no detail is too small, no attribute too far reaching. Sun protection, unrestricted movement, and comfort whether wet or dry are fundamental to our design ethos.

We seek the very best product solutions, whether that means using old school concepts and fabrics, the latest technologies, creative sourcing - or a mash up of all of it. We are proud to present a unique sense of style and not afraid to defy convention to get there.

The 12 Wt. team is a diverse, passionate group - anglers, captains, experts in product design, marketing, and manufacturing. The Florida Keys inspire us. The fish, the people, the places and its unique environment serve as a great source of motivation for the company. We love the place and we love this magnificent sport.

Please join our community. Check our Facebook page and our blog to find out what we are up to and to let us know how we are doing. And feel free to email us at info@12wt.com.

Photography by Tim Pask, Capt. Will Benson, and Peter Smith

[Shop the Store]

Connect with 12wt.

Customer Service

Contact Us
Product Tech
Privacy
Returns & Exchanges
Shipping