

Portland, Maine



Yes. Life's good here.

Permitting and Inspections Department  
Michael A. Russell, MS, Director

Ann Machado, Zoning Administrator

March 3, 2017

Alta Vista, LLC  
c/o David Latulippe  
35 Primrose Ln.  
Freeport, ME 04032

Re: 495 Forest Avenue, CBL 127 A001; B-2b Community Business Zone

Dear Mr. Latulippe:


On March 3, 2017, the Zoning Board of Appeals voted 4-0 (Katsiaficas absent) to grant your Conditional Use Appeal to convert the use of a portion of the building to a wholesale distribution establishment. I am enclosing a copy of the Board's decision.

Now that the conditional use appeal has been approved, you will need to apply for a Commercial Interior Alteration building permit to get formal approval for the new wholesale distribution use, and also for any construction that may be proposed (checklist: <https://me-portland.civicplus.com/DocumentCenter/Home/View/2301> ; application form: <http://www.portlandmaine.gov/DocumentCenter/View/15138>).

Under Section 14-474(f) of the ordinance, you have six months from the date of the meeting (March 3, 2017), to obtain the building permit and start any construction work, or your Zoning Board approval will expire. Appeals from decisions of the Board may be filed in Superior Court in accordance with Rule 80B of the Maine Rules of Civil Procedure.

Should you have any questions, please contact me at (207) 874-8695 or [cstacey@portlandmaine.gov](mailto:cstacey@portlandmaine.gov).

Sincerely,

  
Christina Stacey  
Zoning Specialist

cc: file