

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

## BUILDING INSPECTION

# PERMIT

Permit Number: 091194

Please Read Application And Notes, If Any, Attached

This is to certify that DAKOTA BEAR PROPERTIES LLC / Rickie Hall

has permission to Change of use of 6,161.5 sq ft of vacant space to "Portland Fencing Company"

AT 135 WALTON ST Unit A CR1 142 1001001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise closed-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. CAPT. K. Soutter

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_  
Department Name

*James Burke* 11/13/09  
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

PERMIT ISSUED

NOV 13 2009

City of Portland

# EXPIRED

**City of Portland, Maine - Building or Use Permit Application**

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 09-1194	Issue Date:	CBL: 142 I001001
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Location of Construction: 135 WALTON ST Unit A	Owner Name: DAKOTA BEAR PROPERTIES LL	Owner Address: PO BOX 296	Phone:
Business Name: Portland Fencing Company	Contractor Name: Rickie Hall	Contractor Address: PO Box 296 Waterford	Phone 2078909198
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: IM

Past Use: Vacant Space - <i>storage</i>	Proposed Use: <i>Commercial School</i> - "Portland Fencing Company" Change of use of 6,161.5 sq ft of vacant space to "Portland Fencing Company"	Permit Fee: \$105.00	Cost of Work: \$105.00	CEO District: 4
Proposed Project Description: Change of use of 6,161.5 sq ft of vacant space to "Portland Fencing Company" - <i>indoor amusement &amp; recreation center</i>		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>* See Conditions</i>	INSPECTION: Use Group: <i>A-3</i> Type: <i>3B</i>	
		Signature: <i>KG</i>	Signature: <i>AMB 11/13/09</i>	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
Signature: _____ Date: _____				

Permit Taken By: Ldobson	Date Applied For: 10/23/2009	<b>Zoning Approval</b>		
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..</li> </ol>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>ok w/ conditions</i> Date: <i>11/4/09</i> <i>ABN</i>	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	<b>Historic Preservation</b> <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <i>ABN</i> Date: _____
	EXPIRED		

**CERTIFICATION**

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

**PERMIT ISSUED**

SIGNATURE OF APPLICANT	ADDRESS	DATE <b>NOV 13 2009</b>	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE <b>City of Portland</b>	PHONE

**City of Portland, Maine - Building or Use Permit**

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 09-1194	Date Applied For: 10/23/2009	CBL: 142 1001001
-----------------------	---------------------------------	---------------------

Location of Construction: 135 WALTON ST Unit A	Owner Name: DAKOTA BEAR PROPERTIES LL	Owner Address: PO BOX 296	Phone:
Business Name: Portland Fencing Company	Contractor Name:	Contractor Address:	Phone: (207) 799-3749
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

Proposed Use: indoor amusement & recreation center - Change of use of 6,161.5 sq ft of vacant space to "Portland Fencing Center" -	Proposed Project Description: Change of use of 6,161.5 sq ft of vacant space to "Portland Fencing Center" - indoor amusement & recreation center
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 11/04/2009  
**Note:** The use of unit A is indoor amusement or recreation center. At one parking space per 400 sf, need a5 spaces for the use. The rest of the building is warehouse/storage /manufacturing. Total required parking is 59 spaces. Submitted parking plan shows 82 existing w/ 15 more proposed.  
 1) Separate permits shall be required for any new signage.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Jeanine Bourke      **Approval Date:** 11/13/2009  
**Note:**      **Ok to Issue:**   
 1) This is a Change of Use ONLY permit. It does NOT authorize any construction activities.  
 2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Capt Keith Gautreau      **Approval Date:** 11/09/2009  
**Note:**      **Ok to Issue:**   
 1) Emergency lights are required to be tested at the electrical panel on the same circuit as the lighting for the area they serve.  
 2) Fire extinguishers required. Installation per NFPA 10  
 3) All means of egress to remain accessible at all times  
 4) Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit.

**Dept:** Planning      **Status:** Approved with Conditions      **Reviewer:**      **Approval Date:**      **Ok to Issue:**   
**Note:**      **Ok to Issue:**   
 1) The site plan ordinance considers the cumulative change of use within a three-year period. As a condition of approval, if further changes of use are proposed that require review, then a sidewalk along Canco Road may be required at that time.  
 2) A waiver of the curbing and sidewalk along Canco Road is granted because the cost of curbing exceeds 5% of the total cost of the project and the street is to be improved in 2010.

**Comments:**  
 10/28/2009-amachado: Spoke to Rickie Hall. She told me the other uses in the building for overall parking needs. I told her that she needed to talk to Barbara Barhydt because it is a change of use of 6161.5 sf which is minor siteplan.  
 11/4/2009-amachado: Received siteplan that shows parking in site.

<b>Location of Construction:</b> 135 WALTON ST Unit A	<b>Owner Name:</b> DAKOTA BEAR PROPERTIES LL	<b>Owner Address:</b> PO BOX 296	<b>Phone:</b>
<b>Business Name:</b> Portland Fencing Company	<b>Contractor Name:</b>	<b>Contractor Address:</b>	<b>Phone</b> (207) 799-3749
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Change of Use - Commercial	

11/12/2009-jmb: Spoke with Rickie H. About fire separation between units, existing and the building is fully sprinklered. No construction, only hardwood flooring and electrical. Ok to issue when site plan exemption is approved

11/13/2009-gg: RECEIVED SITE EXEMPTION AS OF 11/13/09. Filed with permit (jeannie). /gg

11/16/2009-jmy: Mailed to: Portland Fencing Co., PO Box 296, Waterford, ME

5/1/2012-AMACHADO: Permit Expired. Tenant did not end up occupying the space. New tenant - Wayside Food Programs (#2012-04-3867) using it as warehouse, commercial kitchen & office.

EXPIRED

**BUILDING PERMIT INSPECTION PROCEDURES**

**Please call 874-8703 or 874-8693 (ONLY )**

**to schedule your inspections as agreed upon**

**Permits expire in 6 months, if the project is not started or ceases for 6 months.**

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

**By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.**

**A Pre-construction Meeting will take place upon receipt of your building permit.**

  X   **Final/Certificate of Occupancy: Prior to any occupancy of the structure or use.**  
**NOTE: There is a \$75.00 fee per inspection at this point.**

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

**If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

**CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.**

\_\_\_\_\_  
Signature of Applicant/Designee

\_\_\_\_\_  
Signature of Inspections Official

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

11/13/09

**PERMIT ISSUED**

NOV 13 2009

City of Portland



# General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: 135 Walton Street Portland, Maine		
Total Square Footage of Proposed Structure/Area 6,161.5 SF - Unit A		Square Footage of Lot 2.813 Acres
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot#  142 - I - 001 - 001	Applicant * <b>must be owner, Lessee or Buyer</b> * Name Rickie Hall - Dakota Bear Properties Address P.O. Box 296 City, State & Zip Waterford, Maine 04088	Telephone: 207 - 890 - 9199
Lessee/DBA (If Applicable)  Portland Fencing Company	Owner (if different from Applicant) Name Same as Above Address City, State & Zip	Cost Of Work: \$ <u>Unknown at this time</u> C of O Fee: \$ _____ Total Fee: \$ <u>105</u>
<p>Current legal use (i.e. single family) <u>IM</u></p> <p>If vacant, what was the previous use? <u>Space has been vacant for years - Previous Use Unknown to me</u></p> <p>Proposed Specific use: <u>Fencing Instruction</u></p> <p>Is property part of a subdivision? <u>No</u> If yes, please name _____</p> <p>Project description: <u>Portland Fencing Company would like to lease 6,161.5 SF of Space (Unit A) with lease starting on December 1, 2009. Landlord will have electrician provide a meter for electrical usage and put up 3 Light Fixtures. Tenant will Lay Wood Floors to accommodate needs for Fencing.</u></p>		
<p>Contractor's name: <u>Landlord is in process of getting electrical bids Rickie Hall</u></p> <p>Address: <u>P.O. Box 296</u></p> <p>City, State &amp; Zip: <u>Waterford Maine</u> Telephone: <u>890-9199</u></p> <p>Who should we contact when the permit is ready: <u>Rickie Hall</u> Telephone: _____</p> <p>Mailing address: _____</p>		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

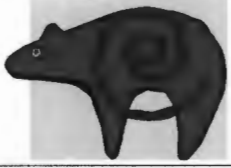
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov) or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature: Rickie Hall Date: October 20, 2009

This is not a permit; you may not commence ANY work until the permit is issue

RECEIVED  
OCT 23 2009  
Dept. of Building Inspections  
City of Portland, Maine



# Dakota Bear Properties LLC

P.O. Box 296

Waterford, Maine 04088

e-mail: [rickbear@fairpoint.net](mailto:rickbear@fairpoint.net)

207-890-9199



October 23, 2009

EXPIRES

To: Ann Machado - Zoning Specialist  
Building Inspections Division  
389 Congress Street  
Portland, Maine 04101

As per our conversation on October 20, I have put together all the documents that you asked for in this packet. As you may recall Space A at 135 Walton St, IM light industrial zoned has been vacant for a long time. When I bought the building over a year ago it was vacant and according to neighboring tenants it has been vacant for as long as they can remember which is at least 7 years. So with that being said, I have no idea what the last use was for that space. You had suggested that we may have to create a new use for Space A. I now have a tenant who is very anxious to use the space for fencing instruction (Portland Fencing Center) but needs to move in by December 1, 2009 when her lease expires on her Westbrook location.

I am asking you to review my documentation and get back to me as soon as you are able because timing is of the essence. I have included all the documents that you asked me for at this time:

- General Building Permit Application
- Portland Fencing Letter- Description of Services
- Map of Space A
- Map of Walton Street Business Park Building
- Ariel View of Building for Parking Lot
- Check for \$105

Please let me know if you have any questions. I can be reached at 207-890-9199 or [rickbear@fairpoint.net](mailto:rickbear@fairpoint.net)  
Thanks again for you help in this matter.

Rickie Hall  
Dakota Bear Properties LLC  
135 Walton Street  
Portland, Maine

City of Portland Land Use  
Code of Ordinances Chapter 14  
Sec. 14-47 Rev.9-17-09

*Indoor amusement and recreation centers:* Facilities which limit admission either to ~~members~~ or to persons paying an entrance fee and which offer one (1) or more of the following activities: ~~indoor athletics~~, including exercise and practice facilities, or games of skill or games of chance licensed either by the city or by the State of Maine.



## Ann Machado - Portland Fencing Center

---

**From:** Ann Machado  
**To:** rickbear@fairpoint.net  
**Date:** 10/28/2009 4:45 PM  
**Subject:** Portland Fencing Center

---

Rickie -

The person you want to talk to in Planning is Barbara Barhydt. Her number is 874-8699. You are doing a change of use of over 5,000 sf which is minor siteplan. You can ask her about the possibility of doing a siteplan exemption. The site plan applications are on line at [www.portlandmaine.gov](http://www.portlandmaine.gov) under the Department of Planning and Urban Development under the Planning Division.

As far as parking for the site goes, we have to look at the overall use of the building. From what you told me except for the proposed fencing center the use of the rest of the building is business, manufacturing, or industrial. The square footage of the building minus unit A is 47,488 sf. You subtract the first 3,000 and then you need one parking space for each 1,000 sf. of the building. That means that you need 44 parking spaces for the building. The fencing center is one parking space for each 400 sf., so you need 15 parking spaces for that use. The total number of required parking spaces for the building is 59.

Let me know if you have any questions.

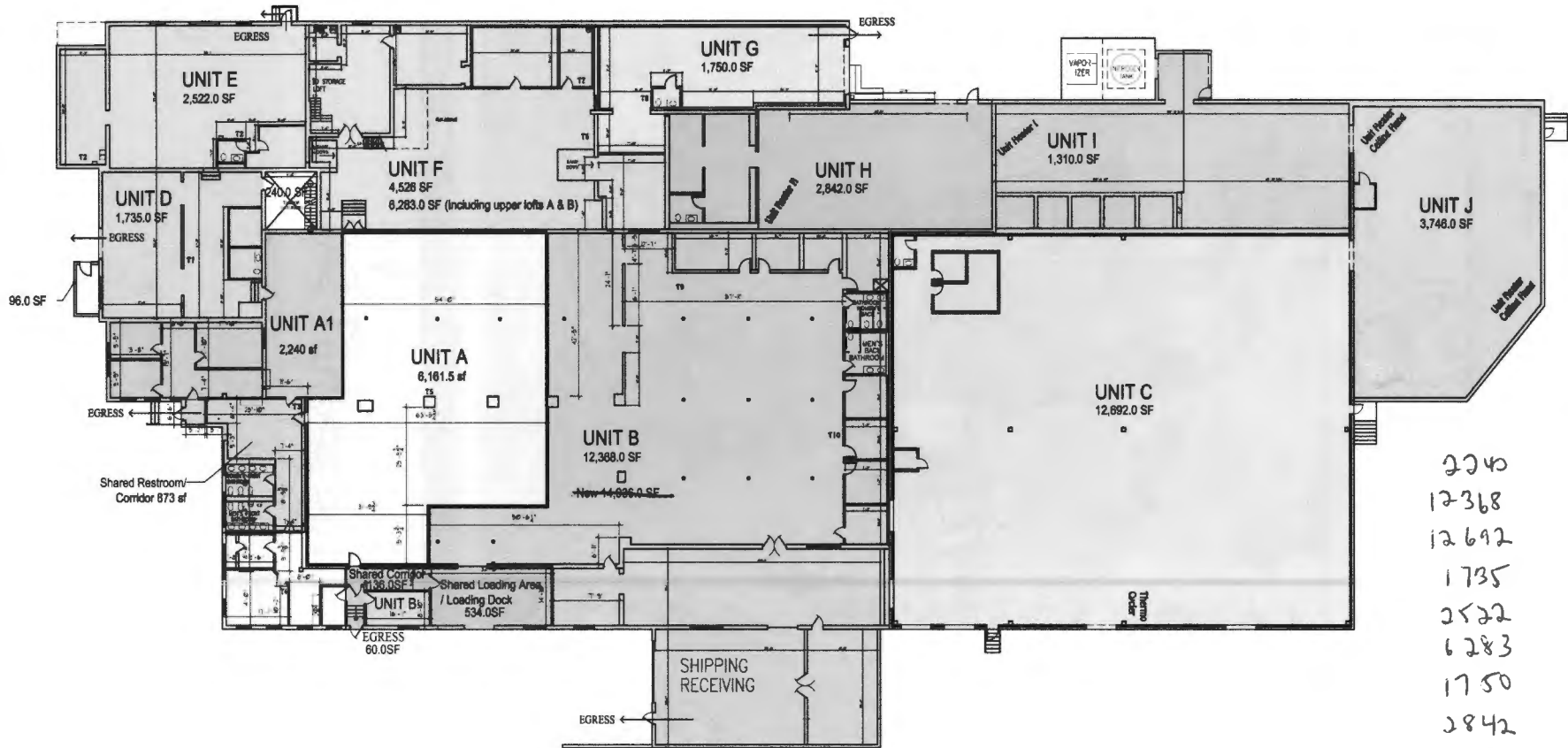
Ann Machado  
Zoning Specialist  
207.874.8709

B - Alpine Lumen Services - professional laundry.  
 C - University Wholesale - lin warehouse  
 D - vacant

E Izzy Cheesecake  
 F Vacant  
 G vacant

H Wayside Food Party.  
 Storage Warehouse.

I vacant  
 J state of ME - file storage



135 Walton Street Portland, Maine  
 Ground Level Plan  
 scale: 1/8" = 1'0"

12368 B  
 12692 C  
 2522 E  
 2842 H  
 3746 J  
 34170  
 - 3000  
 31170 = 31 spaces

44 spaces for rest of building  
 15 spaces of fencing.  
 59 spaces total.

2240  
 12368  
 12692  
 1735  
 2522  
 6283  
 1750  
 2842  
 1310  
 3746  
 -----  
 47,488  
 - 3,000  
 -----  
 44,488 ÷ 1000  
 44 spaces.

# Portland Fencing Center

90 Bridge Street Suite 410 Westbrook Me 04092 207 856-1048

October 22, 2009

Portland Fencing Center offers ~~classes, instruction and coaching for fencers~~. We provide beginner, intermediate and advanced levels. Training starts as young as 8 years of age beginning with ~~games and activities that are geared towards a physical workout while improving balance, coordination and mental preparation to become a fencer~~. We focus on supporting our fencers through ~~yoga and strength training~~ and mental toughness strategies, ~~summer Camps, weekend clinics and yearlong training~~ for fencers who wish to progress quickly.

Our developmental program has resulted in local, regional and national champions and we have placed skillfully trained athletes on to NCAA fencing teams who are strong additions to the college sector.

Operating since 1997, Portland Fencing Center is Maine's first and only complete fencing facility. ~~We require Annual Membership fees and fees for class instruction~~. Currently, several bodies of our membership are rated competitors and rated referees, certified and recognized by the United States Fencing Association. Portland Fencing Center is proudly a club member of the United States Fencing Association since 1997. The USFA is the national governing body for the sport of fencing in the United States and they select members of the international teams, and are members of the US Olympic Committee and the Federation Internationale d'Esgrime.

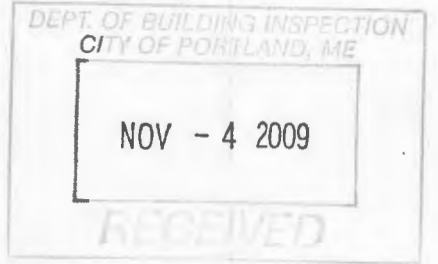
As founder of Portland Fencing Center I have been training and competing for more than three decades, coached and trained by masters whose fencing pedigree goes back over generations. I am certified Moniteur in both Foil and Epee. I myself as well as other coaches at PFC am dedicated to encouraging confidence and individual skill development through fundamentals within Portland Fencing Center's community.

Nancy Reynolds  
Portland Fencing Center

Walton Street

Walton Steet Business Parking

- Parking Lot 1 - 14
- Parking Lot 2 - 60
- Parking Lot 3 - 28
- Back of Building 21
- Total Parking 123



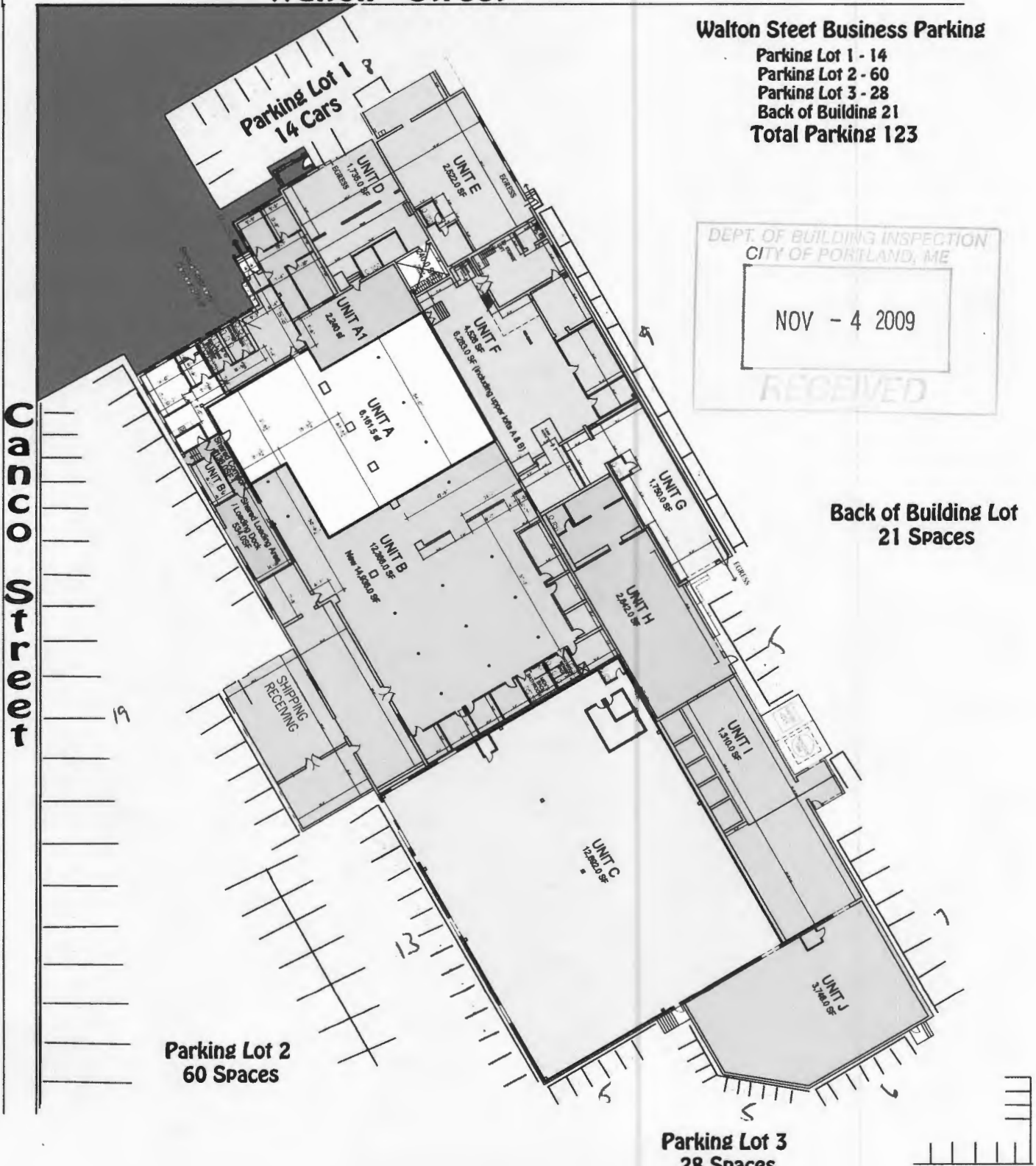
Back of Building Lot 21 Spaces

UNESCO STREET

Parking Lot 2  
60 Spaces

Parking Lot 3  
28 Spaces

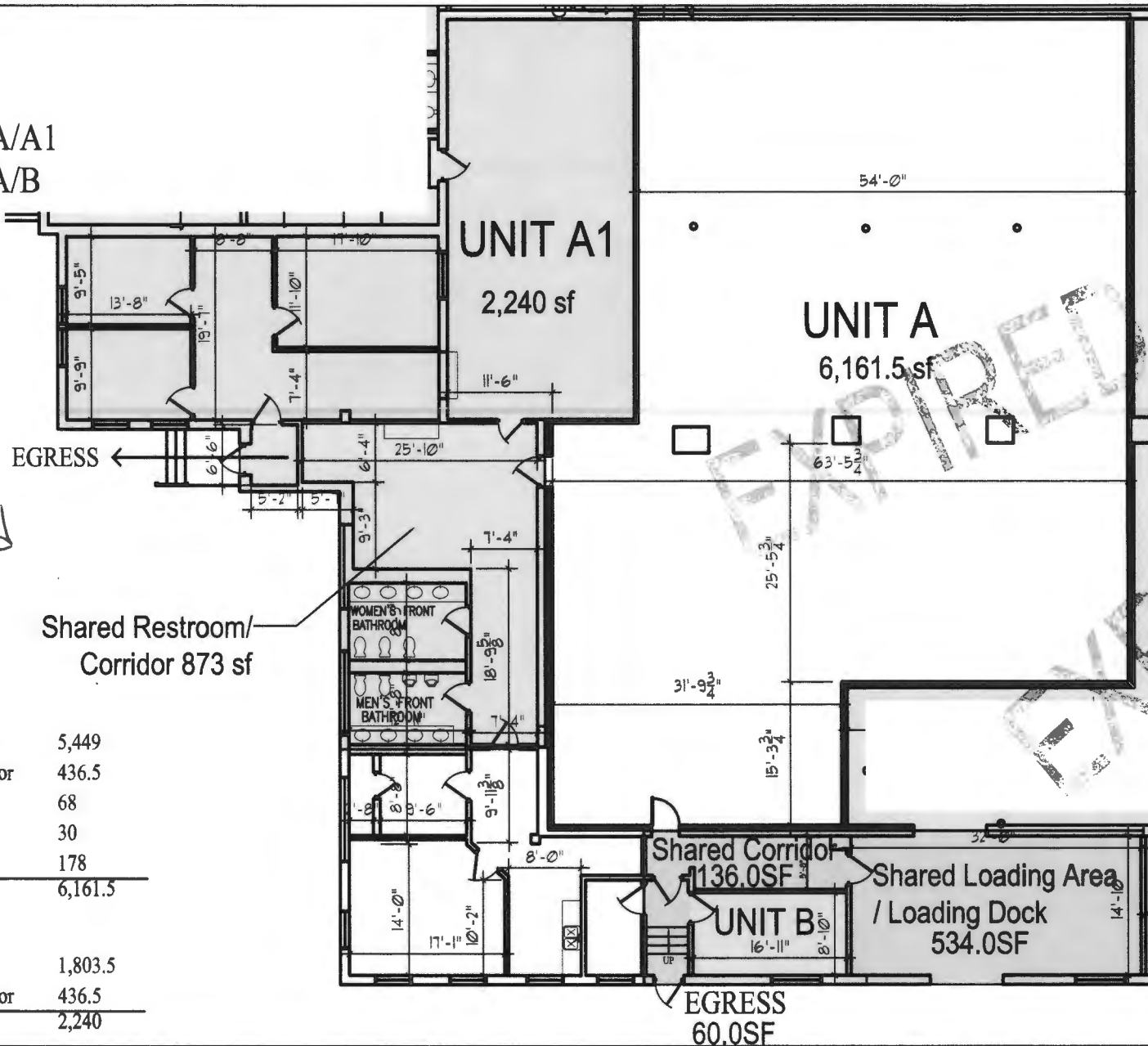
~ min. 77 spaces if look @ ish width etc.



- UNIT A
- UNIT A-1
- SHARED A/A1
- SHARED A/B

1 parking space per  
each 400 sq ft =  
15.48 spaces  
or 15 spaces.

Completely  
Sprinkled



<b>UNIT A</b>	
Area	5,449
1/2 Restroom and Corridor	436.5
1/2 Shared Corridor	68
1/2 Shared Egress	30
1/2 Loading Dock	178
<b>TOTAL</b>	<b>6,161.5</b>

<b>UNIT A1</b>	
Area	1,803.5
1/2 Restroom and Corridor	436.5
<b>TOTAL</b>	<b>2,240</b>

UNIT A

135 WALTON STREET  
Portland, ME

SCALE: 1/16" = 1'-0"



City of Portland  
GIS



DISCLAIMER : This is a product of the City of Portland MIS Department. The data depicted here have been developed with cooperation from other federal, state and local agencies. The City of Portland expressly disclaims responsibility for damages or liability that may arise from the use of this map.

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City of Portland  
389 Congress St.  
Portland, Maine  
04101



# Application for Exemption from Site Plan Review

Portland, Maine

Department of Planning and Urban Development, Planning Division and Planning Board

PROJECT NAME: 135 Walton Street - Unit A

PROJECT ADDRESS: \_\_\_\_\_

PROJECT DESCRIPTION: (Please Attach Sketch/Plan of Proposal/Development)

New Tenant moving in - Unit A - Change Use 6,161.5 SF  
No Construction - Electrical work to get HVAC working

CHART/BLOCK/LOT: 142-I-001-001

**RECEIVED**

CONTACT INFORMATION:

NOV 13 2009

OWNER/APPLICANT

CONSULTANT/AGENT

Dept. of Building Inspections  
City of Portland Maine

Name: Rickie Hall  
Address: P.O. Box 296  
Waterford ME  
Zip Code: 04088  
Work #: \_\_\_\_\_  
Cell #: 207-890-9199  
Fax #: \_\_\_\_\_  
Home #: SAME AS ABOVE  
E-mail: \_\_\_\_\_

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Zip Code: \_\_\_\_\_  
Work #: \_\_\_\_\_  
Cell #: \_\_\_\_\_  
Fax #: \_\_\_\_\_  
Home #: \_\_\_\_\_  
E-mail: \_\_\_\_\_

**RECEIVED**

NOV - 4 2009

City of Portland  
Planning Division

Criteria for Exemptions:

(See Section 14-523 (4) on page 2 of this application)

- a) Is the proposal within existing structures?
- b) Are there any new buildings, additions, or demolitions?
- c) Is the footprint increase less than 500 sq. ft.?
- d) Are there any new curb cuts, driveways or parking areas?
- e) Are the curbs and sidewalks in sound condition?
- f) Do the curbs and sidewalks comply with ADA?
- g) Is there any additional parking?
- h) Is there an increase in traffic?
- i) Are there any known stormwater problems?
- j) Does sufficient property screening exist?
- k) Are there adequate utilities?

Applicant's Assessment  
Y(yes), N(no), N/A

Planning Division  
Use Only

<u>yes</u>	<u>yes</u>
<u>NO</u>	<u>no</u>
<u>NO INCREASE</u>	<u>NA</u>
<u>NO</u>	<u>No</u>
<u>yes</u>	<u>Walter yes - Waiver Case</u>
<u>yes</u>	<u>yes - yes</u>
<u>yes - see parking plan</u>	<u>yes - within paved</u>
<u>yes</u>	<u>yes - minimal</u>
<u>NO</u>	<u>no</u>
<u>yes</u>	<u>yes</u>
<u>yes</u>	<u>yes</u>

Planning Division Use Only

Exemption Granted  with conditions Partial Exemption  Exemption Denied

1. A waiver of the curb and sidewalk along Conco Road is granted because the curbing exceeds 5% of the project cost and the street is to be improved in 2010.

2. If further changes of use are proposed that require review, then a sidewalk on Conco Road may be required.

Planner's Signature Barbara Barnhart Date Nov. 13, 2009

PLANNING COMMENTS: 11/13/2009  
Barbara Barhydt

**Conditions:**

1. A waiver of the curb and sidewalk along Canco Road is granted because the curb exceeds 5% of the project cost and the street is to be improved in 2010.
2. If further changes of use are proposed that require review then a sidewalk on Canco Road may be required.

The applicant is proposing to use 6, 161 square feet of the former Deering Ice Cream Building for a fencing center. The site has sufficient parking, buffering and there is curb and sidewalk along Walton Street. Canco Road does not have curb sidewalk. The only cost to this project is a rubber mat floor in the space. Canco Road is scheduled to have new utilities, including water, gas, and storm water lines, in 2010.

Based upon the above information and in consultation with Penny Littell, Director of Planning and Urban Development, a waiver of the curbing and sidewalk along Canco Road is granted because the cost of curbing exceeds 5% of the total cost and the street is to be improved in 2010.

The site plan ordinance considers the cumulative change of use within a three-year period. As a condition of approval, if further changes of use are proposed that require review, then a sidewalk along Canco Road may be required at that time.



**From:** Penny Littell  
**To:** Barbara Barhydt  
**Date:** Thursday, November 12, 2009 12:38:33 PM  
**Subject:** Re: Walton Exemption

Yes. That at least puts them on notice. Thanks.

-----Original Message-----

**From:** Barbara Barhydt  
**To:** Penny Littell <PL@portlandmaine.gov>  
**Creation Date:** 11/12 12:21 pm  
**Subject:** Walton Exemption

I would like to state that we are waiving the curbing and the sidewalk because the cost of curbing exceeds 5% of the total cost of the reuse project and that the street is scheduled for utility upgrades next year.

Do you want me to put a condition of approval on this that further changes of use and cumulative square footage of these changes, may require that a sidewalk be installed along Canco Road?

Please advise.



# General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: 135 Walton Street Portland, Maine		
Total Square Footage of Proposed Structure/Area 6,161.5 SF - Unit A		Square Footage of Lot 2.813 Acres
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot#  142 - 1 - 001 - 001	Applicant * <b>must be owner, Lessee or Buyer</b> * Name Rickie Hall - Dakota Bear Properties Address P.O. Box 296 City, State & Zip Waterford, Maine 04088	Telephone: 207 - 890 - 9199
Lessee/DBA (If Applicable)  Portland Fencing Company	Owner (if different from Applicant) Name Same as Above Address City, State & Zip	Cost Of Work: \$ <u>Unknown at this time</u> C of O Fee: \$ _____ Total Fee: \$ <u>105</u>
Current legal use (i.e. single family) <u>IM</u> If vacant, what was the previous use? <u>Space has been vacant for years - Previous Use Unknown to me</u> Proposed Specific use: <u>Fencing Instruction</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>Portland Fencing Company would like to lease 6,161.5 SF of Space (Unit A) with lease starting on December 1, 2009. Landlord will have electrician provide a meter for electrical usage and put up 3 Light Fixtures. Tenant will Lay Wood Floors to accommodate needs for Fencing.</u>		
Contractor's name: <u>Landlord is in process of getting electrical bids Rickie Hall</u> Address: <u>P.O. Box 296</u> City, State & Zip <u>Waterford Maine</u> Telephone: <u>890-9198</u> Who should we contact when the permit is ready: <u>Rickie Hall</u> Telephone: _____ Mailing address: _____		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

**RECEIVED**  
OCT 23 2009  
Dept. of Building Inspections  
City of Portland, Maine

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov/building-inspections](http://www.portlandmaine.gov/building-inspections) or visit the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature: Rickie Hall Date: October 20, 2009

This is not a permit; you may not commence ANY work until the permit is issued

# Portland Fencing Center

90 Bridge Street Suite 410 Westbrook Me 04092 207 856-1048

October 22, 2009

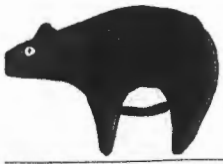
Portland Fencing Center offers classes, instruction and coaching for fencers. We provide beginner, intermediate and advanced levels. Training starts as young as 8 years of age beginning with games and activities that are geared towards a physical workout while improving balance, coordination and mental preparation to become a fencer. We focus on supporting our fencers through yoga and strength training and mental toughness strategies, summer camps, weekend clinics and yearlong training for fencers who wish to progress quickly.

Our developmental program has resulted in local, regional and national champions and we have placed skillfully trained athletes on to NCAA fencing teams who are strong additions to the college sector.

Operating since 1997, Portland Fencing Center is Maine's first and only complete fencing facility. We require Annual Membership fees and fees for class instruction. Currently, several bodies of our membership are rated competitors and rated referees, certified and recognized by the United States Fencing Association. Portland Fencing Center is proudly a club member of the United States Fencing Association since 1997. The USFA is the national governing body for the sport of fencing in the United States and they select members of the international teams, and are members of the US Olympic Committee and the Federation Internationale d'Esgrime.

As founder of Portland Fencing Center I have been training and competing for more than three decades, coached and trained by masters whose fencing pedigree goes back over generations. I am certified Moniteur in both Foil and Epee. I myself as well as other coaches at PFC am dedicated to encouraging confidence and individual skill development through fundamentals within Portland Fencing Center's community.

Nancy Reynolds  
Portland Fencing Center



# Dakota Bear Properties LLC

P.O. Box 296

Waterford, Maine 04088

e-mail: [rickbear@fairpoint.net](mailto:rickbear@fairpoint.net)

207-890-9199



October 23, 2009

To: Ann Machado - Zoning Specialist  
Building Inspections Division  
389 Congress Street  
Portland, Maine 04101

As per our conversation on October 20, I have put together all the documents that you asked for in this packet. As you may recall Space A at 135 Walton St, IM light industrial zoned has been vacant for a long time. When I bought the building over a year ago it was vacant and according to neighboring tenants it has been vacant for as long as they can remember which is at least 7 years. So with that being said, I have no idea what the last use was for that space. You had suggested that we may have to create a new use for Space A. I now have a tenant who is very anxious to use the space for fencing instruction (Portland Fencing Center) but needs to move in by December 1, 2009 when her lease expires on her Westbrook location.

I am asking you to review my documentation and get back to me as soon as you are able because timing is of the essence. I have included all the documents that you asked me for at this time:

- General Building Permit Application
- Portland Fencing Letter- Description of Services
- Map of Space A
- Map of Walton Street Business Park Building
- Ariel View of Building for Parking Lot
- Check for \$105

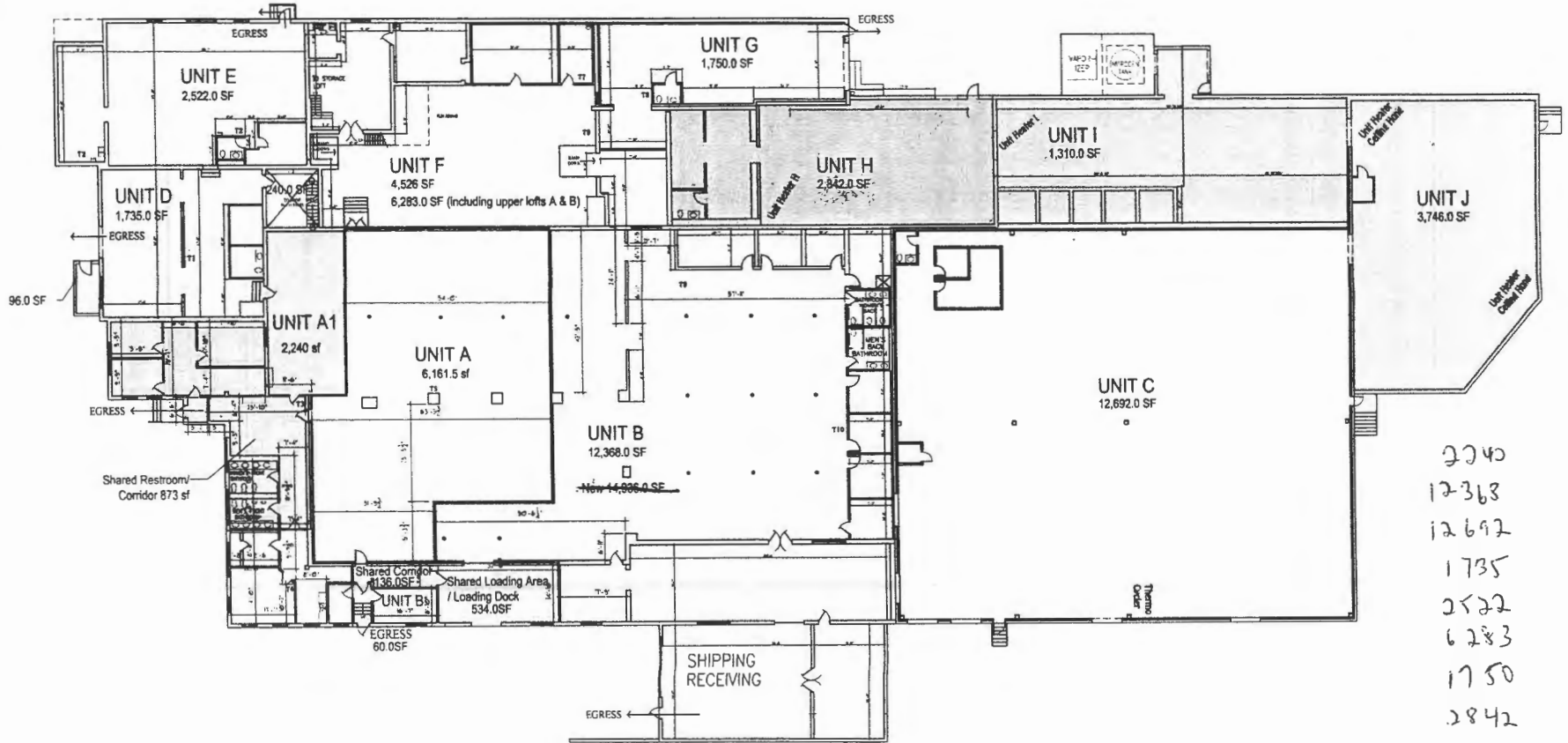
Please let me know if you have any questions. I can be reached at 207-890-9199 or [rickbear@fairpoint.net](mailto:rickbear@fairpoint.net). Thanks again for your help in this matter.

Rickie Hall  
Dakota Bear Properties LLC  
35 Walton Street  
Portland, Maine

B - Alpine Lumber - professional laundry  
 C - University Materials - lineworkshop  
 D - vacant

E Izzy Cheesecake  
 F Vacant  
 G vacant

H Weysside Food Pantry  
 storage warehouse  
 I vacant  
 J split of ME - furniture



135 Walton Street Portland, Maine  
 Ground Level Plan  
 scale: 1/8" = 1'0"

12368	B
12692	C
2522	E
2842	H
<u>3746</u>	J
34170	
- 3000	
<u>31170</u>	= 31 spaces

44 spaces for rest of building  
 15 spaces of furniture  
 59 spaces total

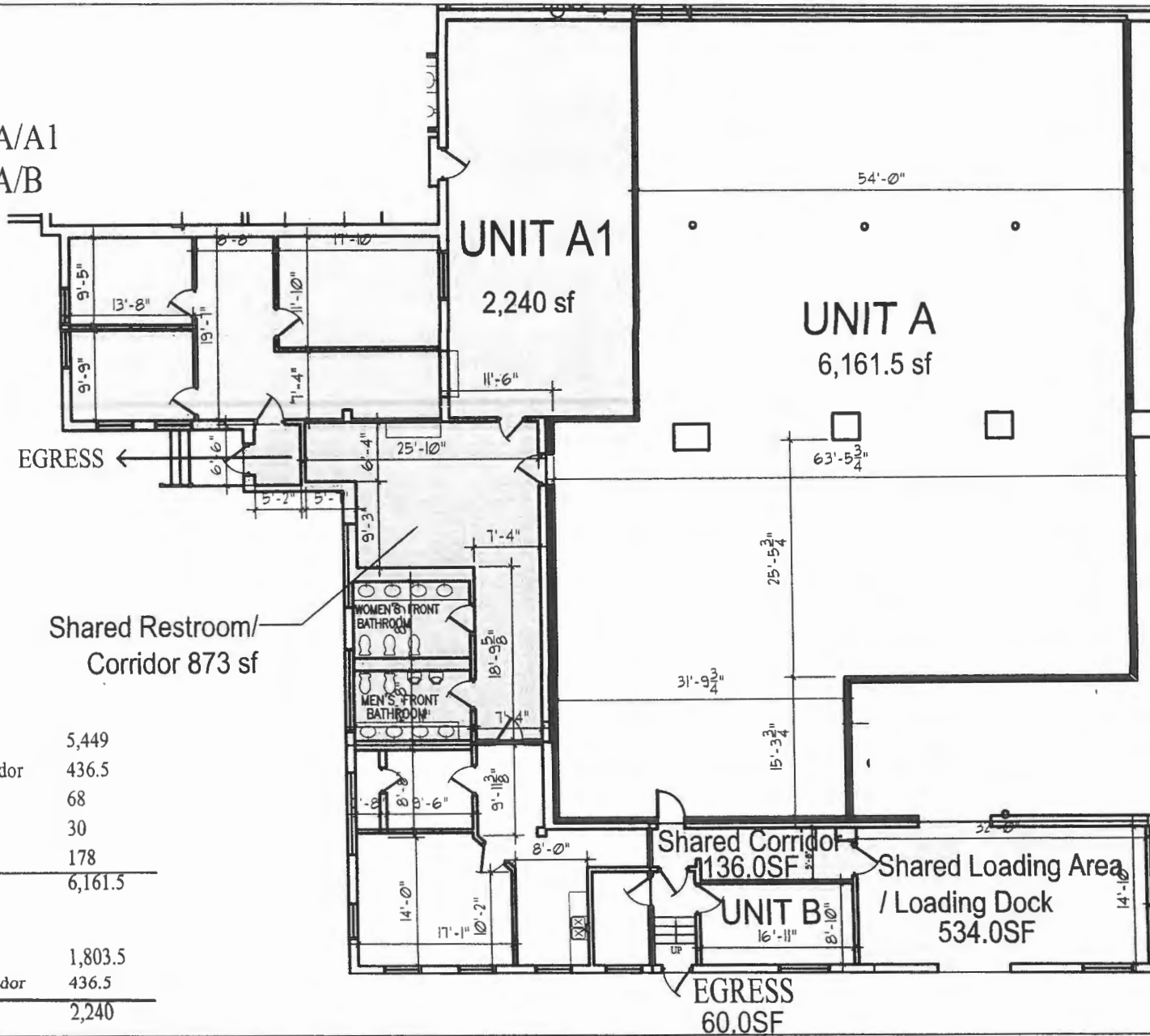
2040
12368
12692
1735
2522
6283
1750
2842
1310
3746
<hr/>
47488

- 3,000  


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 44488 ÷ 1000  
 44 spaces

- UNIT A
- UNIT A-1
- SHARED A/A1
- SHARED A/B



1 parking space per  
each 400 sf =  
15.41 spaces  
or 15 spaces.

<u>UNIT A</u>	
Area	5,449
1/2 Restroom and Corridor	436.5
1/2 Shared Corridor	68
1/2 Shared Egress	30
1/3 Loading Dock	178
<b>TOTAL</b>	<b>6,161.5</b>

<u>UNIT A1</u>	
Area	1,803.5
1/2 Restroom and Corridor	436.5
<b>TOTAL</b>	<b>2,240</b>

UNIT A

135 WALTON STREET  
Portland, ME

SCALE: 1/16" = 1'-0"

**From:** "Rickie Hall" <rickbear@fairpoint.net>  
**To:** "Barbara Barhydt" <BAB@portlandmaine.gov>  
**Date:** Thursday, November 05, 2009 2:44:24 PM  
**Subject:** Portland Fencing Information

Hi Barbara,

Here is the information you asked for concerning the Portland Fencing Center

Rickie

From: Juliana Tonini [mailto:JTonini@balfourcommercial.com]  
Sent: Thursday, November 05, 2009 1:45 PM  
To: Rickie Hall  
Subject:

One full time teacher and one part time.

The most students would be about 20 in the evenings after 6pm.

The hours will be 12-9 pm.

Most active after 4 pm.

Juliana Tonini

Magnusson Balfour Commercial,  
Business Brokers, and Consultants  
[www.balfourcommercial.com](http://www.balfourcommercial.com)  
Office 207-774-7715  
Cell 207-632-2136

[jtonini@balfourcommercial.com](mailto:jtonini@balfourcommercial.com)

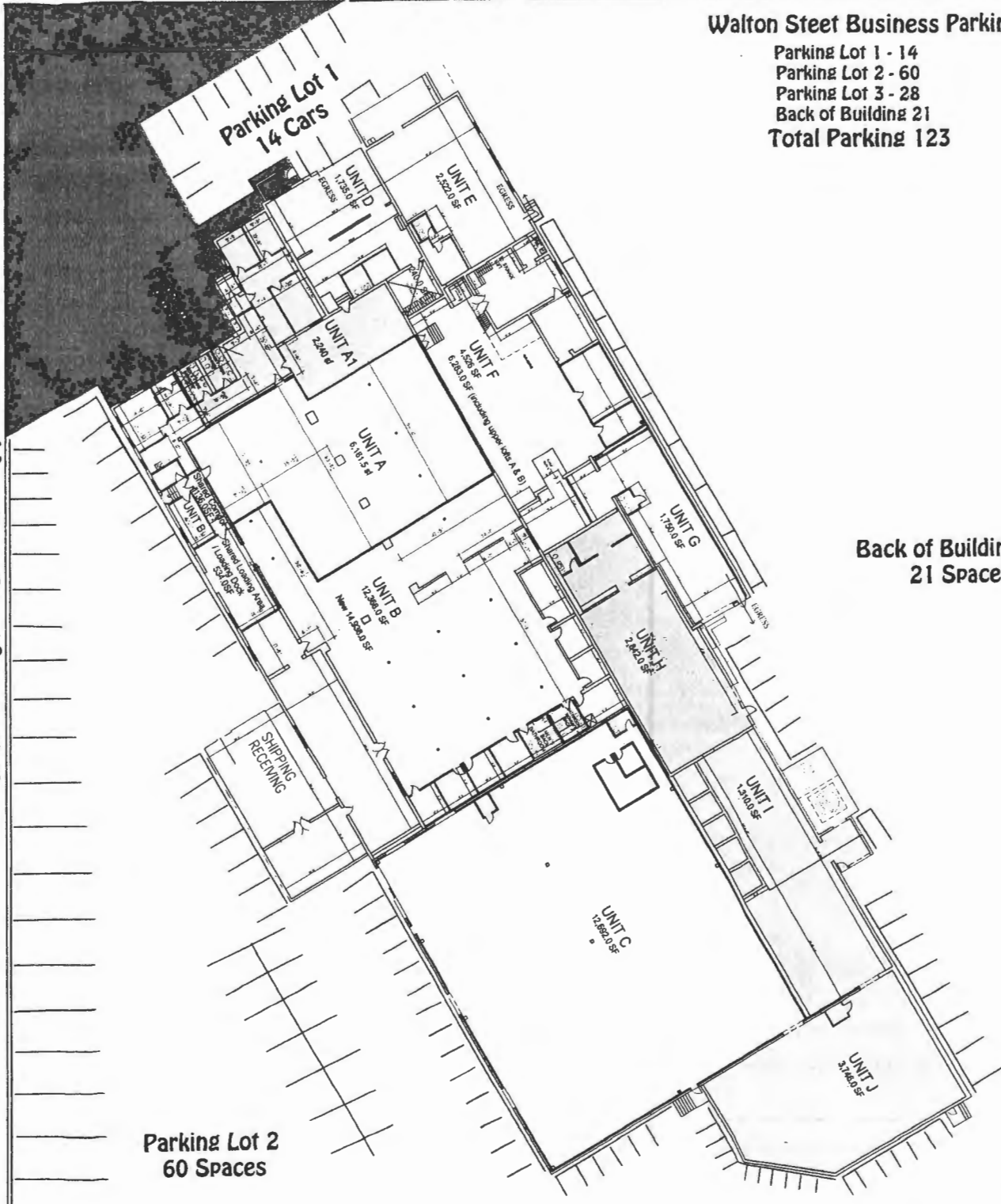


**Walton Street**

**Walton Steet Business Parking**

- Parking Lot 1 - 14
- Parking Lot 2 - 60
- Parking Lot 3 - 28
- Back of Building 21
- Total Parking 123**

**CCC Street**



**Parking Lot 2  
60 Spaces**

**Parking Lot 3  
28 Spaces**

**Back of Building Lot  
21 Spaces**

