



Planning & Urban Development Department

Ann Machado, Zoning Administrator

March 15, 2016

Mr. Fred Forsley, Manager
Read Street Warehousing, LLC
86 Newbury Street
Portland, ME 04101

Mr. Vincent P. Veroneau, President
J.B. & Brown & Sons
10 Free Street, Suite 100
P.O. Box 207
Portland, ME 04112

RE: 150 Read Street (AKA 66 Canco Road) – 147-B-002, 182 Read Street (AKA 180 Read Street) - 147-B003, and 184 Read Street (AKA 150 Read Street) – 147-B-001 – I-M Industrial Zone

Dear Mr. Forsley and Mr. Veroneau;

You have asked for a Zoning Determination in connection with the proposed purchase and sale of land and buildings located at 182 and 184 Read Street, Portland and the division of the property from the land and building at 150 Read Street.

The record owner, J.B. Brown & Sons, will retain the land and building at 150 Read Street. The division of the lots and the location of the buildings thereon are portrayed on an unstamped survey entitled "150-184 Read Street, Portland, Cumberland County, Maine Made for Record Owner J.B. Brown & Sons, 36 Danforth Street, Portland, Maine" by Owen Haskell, Inc., dated March 2, 2016 (the "Survey").

The division of the existing parcel into two lots (Remaining Lot #150 Read Street and Proposed Lot #182 & #184 Read Street) and the location of the common boundary relative to the buildings, as portrayed on the Survey, comply with the dimensional requirements of the I-M zone, section 14-250 of the land use ordinance, both as to lot size and the building setbacks. The front setback of 182 Read Street is currently legally nonconforming.

182 and 184 Read Street are located in the I-M Zone which is considered a moderate impact industrial zone. The uses permitted in the I-M zone are described in section 14-247 of the City of Portland Code of Ordinances. The current use of the buildings at 182 and 184 Read Street for warehousing and storage is permitted use in the I-M zone.

To the best of my knowledge there are no code violations currently existing.

Portland, Maine



Yes. Life's good here.

Planning & Urban Development Department

Ann Machado, Zoning Administrator

Very truly yours,

A handwritten signature in black ink, appearing to read "Ann B. Machado", written over a horizontal line.

Ann B. Machado

Zoning Administrator

City of Portland Maine

207.874.8709