

**JENSEN BAIRD
GARDNER HENRY**

Attorneys at Law

TEN FREE STREET
P.O. BOX 4510
PORTLAND, MAINE 04112-4510
(207) 775-7271 (Phone)
(207) 775-7935 (Fax)

www.jbgh.com

Siteplan 1999-0024

KENNETH M. COLE III
DAVID J. JONES
RICHARD H. SPENCER, JR.
LAWRENCE R. CLOUGH
RONALD A. EPSTEIN
WILLIAM H. DALE
F. BRUCE SLEEPER
DEBORAH M. MANN
LESLIE E. LOWRY III
PATRICIA M. DUNN
MICHAEL J. QUINLAN
R. LEE IVY

ROGER P. ASCH
NATALIE L. BURNS
SALLY J. DAGGETT
ROY T. PIERCE
BRENDAN P. RIELLY
NICHOLAS J. MORRILL
MARK A. BOWER
MARCIA G. CORRADINI
ALYSSA C. TIBBETTS
J. CASEY MCCORMACK
TUDOR N. GOLDSMITH

MERTON G. HENRY
NICHOLAS S. NADZO
FRANK H. FRYE
MICHAEL A. NELSON
BRIAN C. BROWNE
OF COUNSEL

RAYMOND E. JENSEN
(1908-2002)

KENNETH BAIRD
(1914-1987)

M. DONALD GARDNER
(1918-2003)

YORK COUNTY
OFFICE
11 MAIN STREET SUITE 4
KENNEBUNK, MAINE 04043
(207) 985-4676 (Phone)
(207) 985-4932 (Fax)

May 19, 2015

RECEIVED

MAY 21 2015

Dept. of Building Inspections
City of Portland Maine

Ms. Ann Machado
City of Portland
Zoning Administration
389 Congress St, Room 315
Portland, Maine 04101

Re: Zoning Determination Letter
1200 Congress Street / Tax Map 189, Block A, Lot 13

1199-1204

jet 1198-1200

Dear Ms. Machado:

On behalf of Norway Savings Bank ("NSB"), I am submitting this zoning determination request for 1200 Congress Street (Tax Map 189, Block A, Lot 13) (the "Property"). This request is being made in connection with NSB's potential acquisition of the Property (and the abutting 1186 Congress Street (Tax Map 189, Block A, Lot 15)).

Please note that my office has conducted its own due diligence with respect to zoning and land use matters involving the Property, but would like confirmation of such for purposes of our own reliance, and to further protect the interests of our client, NSB.

Our due diligence has revealed that (1) the Property is located within the B-2 Community Business Zone, as described in Division 10, §§14-181 through 14-195 of the City of Portland's Land Use Ordinance; (2) the current uses of the Property for offices and business services (specifically, NSB retail bank offices, and Portland Endoscopy Center and Portland Gastroenterology Associates, P.A. medical suite offices) are permitted uses within the B-2 Zone. (3) Site Plan approval (1999-0024) was granted by the City of Portland Planning Board on May 25, 1999; (4) in connection with the Site Plan approval, two corresponding building permits were issued, Permit No. 990698 for the construction of a foundation, and Permit No. 991131 for the construction of a three story corporate office with branch bank drive through; (5) Certificates of Occupancy, in connection with Permit No. 991131, were issued June 1, 2000 (1st and 2nd floor only) and July 11, 2000 (entire building); and Certificates of Occupancy, in connection with Permit No. 03-1058 were issued June 25, 2004 (second floor) and September 24, 2004 (third floor). Additionally, we found that a "coordinated" Site Plan approval (2005-0070) was granted

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Gardner Henry

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by the City of Portland Planning Board on May 24, 2005 for 50 Sewall Street (Tax Map 189, Block A, Lot 31), but which also included surrounding properties including the Property and the abutting 1186 Congress Street (Tax Map 189, Block A, Lot 15).

Our due diligence also revealed a number of sign and interior renovation permits and approvals, Permit Nos. 000073 issued February 3, 2000 (building sign); 000242 issued March 28, 2000 (third floor fit-out); 000650 issued June 19, 2000 (2 building signs); 001127 issued October 6, 2000 (sign to conceal traffic control box); 01-1032 issued August 23, 2001 (re-facing signs); 02-0362 issued April 30, 2002 (tenant fit-up); 031478 issued January 7, 2004 (separation of 2nd floor into 2 tenant spaces, and changing access to stairs); 04-1582 issued November 10, 2004 (3 wall signs); 2004-4336 issued April 16, 2004 (electrical permit); 05-1636 issued March 17, 2006 (addition of non-heated vestibule); 060105 issued February 6, 2006 (temporary banner); 08-0962 issued October 31, 2008 (new canopy at entrance); 081544 issued December 15, 2008 (sign installation and removal); 090325 issued May 8, 2009 (interior renovations to 3rd floor); 100823 issued August 3, 2010 (installation electronic sign); 2012-03-3169-ALTCOMM issued April 24, 2012 (wall partition for creation of server room); 2013-01749 issued September 13, 2013 (renovation of 3 offices into 2); 2013-0257 (electrical permit); and 201302547 issued November 15, 2013 (plumbing).

I would appreciate it if you would independently review the files that you have at your disposal, and verify our determinations. Additionally, please include in your zoning determination letter confirmation that the Property, as developed, conforms with all requirements of the City of Portland's Land Use Ordinance, including applicable building, land use and subdivision regulations, and that all required City permits, licenses and approvals have been issued for the current uses and development of the Property. I would also request that you confirm our findings that there are no current violations or enforcement actions involving the Property.

I have not included with this letter copies of any of the documentation referenced above, as they are already on file with the City. I have, however, included preliminary ALTA / ACSM Land Title Survey for reference. It is worth noting that the Survey shows both the Property (1200 Congress Street (Tax Map 189, Block A, Lot 13)), and the adjoining 1186 Congress Street (Tax Map 189, Block A, Lot 15) as one parcel (I've delineated, for ease of review, the common boundary line in yellow highlighter), as both parcels are being purchased by NSB.

Enclosed herewith you also find a check in the amount of \$150.00 payable to the City of Portland for payment of the necessary zoning determination letter fee. If I can provide any additional information to assist you in your determination, please feel free to contact me by email at nmorrill@jbgh.com or by telephone at (207) 775-7271

Very truly yours,


Nicholas J. Morrill

Jensen Baird
Gardner Henry

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Enc.

cc: Kenneth M. Cole III, Esq.
Patricia Weigel, President
Brian E. Shibles, Executive Vice President

**CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT**

389 Congress Street
Portland, Maine 04101

INVOICE OF FEES

Application No: 0000-2214	Applicant: OLYMPIA EQUITY INVESTORS II
Project Name: 1200 CONGRESS ST	Location: 1200 CONGRESS ST
CBL: 189 A013001	Application Type: Determination Letter
Invoice Date: 05/21/2015	

Previous Balance	-	Payment Received	+	Current Fees	-	Current Payment	=	Total Due	Payment Due Date
\$0.00		\$0.00		\$150.00		\$150.00		\$0.00	On Receipt

Previous Balance **\$0.00**

Fee Description	Qty	Fee/Deposit Charge		
Zoning Determinations	1	\$150.00		
		\$150.00		
		Total Current Fees:	+	\$150.00
		Total Current Payments:	-	\$150.00
		Amount Due Now:		\$0.00

CBL 189 A013001
Bill To: OLYMPIA EQUITY INVESTORS III LP
PO BOX 508
PORTLAND, ME 04112

Application No: 0000-2214
Invoice Date: 05/21/2015
Invoice No: 49286
Total Amt Due: \$0.00
Payment Amount: \$150.00

Make checks payable to the *City of Portland*, ATTN: Inspections, 3rd Floor, 389 Congress Street, Portland, ME 04101.
Check the status of your permit or schedule an inspection on-line at <http://www.portlandmaine.gov/792/Permit-Status>

[Click Here to Pay On Line](#)