



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

Ann Machado, Zoning Administrator

February 28, 2017

Richard R. Flagg  
Regional Vice President  
Norway Savings Bank  
120 Exchange Street  
Portland, ME 04101

Forefront Partners I, LP  
Attn: Christopher Thompson  
& Jed H. Troubh  
501 Danforth Street  
Portland, ME 04102

RE: 1 Thompson's Point, Portland, Maine, CBL 201-A-005, consisting of all real estate owned by Forefront Partners I, LP shown on "Subdivision Plan Sectional 1 Recording Plat" (Plan Book 216, Page 438) excluding Lots 1-3 (the "Property")

To Whom It May Concern:

Regarding the Property at 1 Thompson's Point, in Portland, Maine, I am providing the following information:

1. The Property is located in the City's B-5 Urban Commercial Mixed Use zone and the Shoreland Overlay zone. The uses permitted in the B-5 Zone are enumerated in Section 14-230.1 of the City of Portland Code of Ordinances
2. I understand that the Property's proposed future uses are listed in the revised master development plan use program in Table 1, Mater Plan Program (the "Uses") (attached) contained in the approval letter dated January 21, 2016 issued by the City of Portland, Maine, Planning Board regarding the Forefront at Thompson's Point Project Level III Site Plan and Subdivision Application (the "Approval Letter") and related Planning Board Report dated January 8, 2016, regarding The Forefront at Thompson's Point, Level III Site Plan and Subdivision Review, 2015-133 (Subdivision) & 2015-159 (Level III Site Plan), attached to the Approval Letter. The Uses are all permitted under section 14-230.1. To the extent that the Property's uses change or does not meet the requirements for the use described, this determination is not valid.
3. To the best of my knowledge, there are no outstanding notices of violation or enforcement actions by the Permitting and Inspections Department regarding this property. However, I cannot certify that the Property meets all applicable laws, codes, rules, and standards at this time.
4. A Level I Site Alteration application (2017-020) was submitted to the Planning Division on February 1, 2017 for "placement of excess on site borrow material from previously approved site plan construction". This application is currently under review with the Planning Authority.
5. The Planning Board approved with conditions a Level III Site Plan and Subdivision application for an amended subdivision plan consisting of 19 lots and an amended Site Location Development Act approval (Planning Board Approval letter attached). The "Subdivision Plan, Sectional 1 Recording Plat, The Forefront at Thompson's Point," dated September 2014 and revised through September 19, 2016 (SheetC-2.1) was signed by the Planning Board on October 25, 2016, and recorded at the Cumberland County Registry of Deeds on November 2, 2016 in Plan Book 216, Page 438.

I trust the information provided is sufficient. Please contact me at (207) 874-8709 with questions or concerns. This interpretation is based on the information provided and available at the time, and the current City of Portland Code of Ordinances. It is not binding on the City of Portland in any future decisions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ann B. Machado', with a long horizontal flourish extending to the right.

Ann B. Machado  
Zoning Administrator  
Permitting and Inspections Department  
City of Portland, Maine  
207. 874.8709  
[amachado@portlandmaine.gov](mailto:amachado@portlandmaine.gov)