



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

Ann Machado, Zoning Administrator

October 27, 2016

Machias Savings Bank
Attn: Matthew Veith
Business Banker
4 Center Street
Machias, ME 04654

Granite State Development Corp.
Attn: Paul Collins, VP
217 Commercial Street, Suite 301
Portland, ME 04101

Forefront Brick South, LLC
Attn: Christopher Thompson
& Jed H. Troubh
501 Danforth Street
Portland, ME 04102

RE: 1 Thompson's Point, Lot 3, Portland, Maine, CBL 201-A-005 (the "Property")

To Whom It May Concern:

Regarding the Property at 1 Thompson's Point, Lot 3 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 use is as an event center with a 2,500 person capacity. Section 14-230.1 allows "Meeting and convention halls", "Theaters and places of public assembly" and "Exhibition Halls". An event center could be considered any of these specific uses. To the extent that the Property's use changes 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. Building Permit #2016-02065 applied for on 08/05/2016 to change the use of the existing building on the Property "from storage space to event space with a kitchen to service the events" is currently in review by the Permitting and Inspections Division.
5. The Planning Board approved with conditions a Level III site plan application (Site Plan #2015-159) "for the renovation of an existing building (Brick South) for use as a flexible 2,500 person event/assembly space with associated parking, utilities and storm water management within the 34,000 square foot property" on January 12, 2016 (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, but has not been recorded at the Cumberland County Registry of Deeds as of the date of this letter.

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