



PORTLAND MAINE

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Jeff Levine, AICP, Director
Marge Schmuckal, Zoning Administrator

January 3, 2012

Gorham Savings Bank
10 Wentworth Drive
Gorham, ME 04038

RE: 82-100 (called "94") Hutchins Drive – Lot #11 of Stroudwater Estates – (the
"Premises") – 240-A-001 – I-M Industrial Zone

To Whom It May Concern:

As the undersigned, I hereby certify with respect to the above-referenced property owned
by Hutchins Drive, LLC and described on Exhibit A (the "Premises"):

1. The applicable zoning code affecting the Premises is as follows:
Land Use Zoning Ordinance of the City of Portland revised through 12/19/2012.
2. The Premises are located in the following zone under the applicable zoning code:
I-M Industrial Moderate Zone.
3. To the best of my knowledge, there are no known, unresolved violations of any
applicable zoning codes, City ordinances, or building, environmental, or energy
codes, ordinances, or regulations except as follows:

NONE

Copies of the applicable site plan approval(s), building permit approval(s) and
Certificates of Occupancy for the Premises are attached.

Very truly yours,

Marge Schmuckal
Zoning Administrator
City of Portland, Maine

Enclosures

Cc to: Perkins/Thompson, Attorneys at Law, P.O. Box 426, Portland, ME 04112

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
 Processing Form

Applicant: _____ Date: 10-14-86
 Mailing Address: _____ Address of Proposed Site: Lot 11 STRONGWATER AVENUE
 Proposed Use of Site: _____ Site Identifier(s) from Assessors Maps: _____
 Acreage of Site: _____ Ground Floor Coverage: _____ Zoning of Proposed Site: _____
 Site Location Review (DEP) Required: () Yes (X) No Proposed Number of Floors: _____
 Board of Appeals Action Required: () Yes (X) No Total Floor Area: _____
 Planning Board Action Required: () Yes (X) No
 Other Comments: _____
 Date Dept. Review Due: _____

PLANNING DEPARTMENT REVIEW

(Date Received) _____

- Major Development — Requires Planning Board Approval; Review Initiated
 Minor Development — Staff Review Below

	FLOODING AREA	PARKING	CIRCULATION PATTERNS	ACCESS	PEDESTRIAN WALKWAYS	SCREENING	LANDSCAPING	SPACE & BULK OF STRUCTURE	LIGHTING	CONFLICT WITH CITY PROJECTS	FINANCIAL CAPACITY	CHANGE IN SITE PLAN
APPROVED	✓	✓	✓		✓			✓	✓	✓		
APPROVED CONDITIONALLY				✓		✓	✓					CONDITIONS SPECIFIED BELOW
DISAPPROVED												REASONS SPECIFIED BELOW

REASONS: SEE ATTACHED SHEET FOR CONDITIONS OF APPROVAL

(Attach Separate Sheet if Necessary)

Philip F. Meyer 10-13-86
 SIGNATURE OF REVIEWING STAFF/DATE

CITY OF PORTLAND MAINE
SITE PLAN REVIEW
 Processing Form

10-4-85

Applicant: George H. Hutchins

Date: _____

Mailing Address: Box 8258, Portland 04104

Address of Proposed Site: Lot 11 Stroudwater Estates

Proposed Use of Site: Warehouse

Site Identifier(s) from Assessors Maps: Lot 11

Acroage of Site / Ground Floor Coverage: 1.89 acroage / 9920 sq. ft.

Zoning of Proposed Site: _____

Site Location Review (DEP) Required: () Yes () No

Proposed Number of Floors: 1

Board of Appeals Action Required: () Yes () No

Total Floor Area: 9920 sq. ft.

Planning Board Action Required: () Yes () No

Other Comments: _____

Date Dept. Review Due: _____

BUILDING DEPARTMENT SITE PLAN REVIEW
 (Does not include review of construction plans)

- Use does NOT comply with Zoning Ordinance
 - Requires Board of Appeals Action
 - Requires Planning Board/City Council Action

Explanation _____

- Use complies with Zoning Ordinance -- Staff Review Below

Zoning: _____
 SPACE & BULK as applicable

	DATE	ZONE LOCATION	INTERIOR OR CORNER LOT	25 FT. SETBACK AREA (SEC. 11)	USE	SEWAGE DISPOSAL	REAR YARDS	SIDE YARDS	FRONT YARDS	PROJECTIONS	HEIGHT	LOT AREA	BUILDING AREA	AREA PER FAMILY	WIDTH OF LOT	LOT FRONTAGE	OFF-STREET PARKING	LOADING BAYS
COMPLIES																		
COMPLIES CONDITIONALLY																		CONDITIONS SPECIFIED BELOW
DOES NOT COMPLY																		REASONS SPECIFIED BELOW

REASONS: _____

SIGNATURE OF REVIEWING STAFF/DATE

BUILDING DEPARTMENT - ORIGINAL

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION I-1 PORTLAND, MAINE 10/A/85

00143

FEB 12 1986

City Of Portland

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION Lot 11 Stroudwater Estates Fire District #1 [] #2 []

1. Owner's name and address George M. Hutchins Box 8358, Port Telephone 04104

2. Lessee's name and address Telephone 04104

3. Contractor's name and address F. W. Cunningham & Sons Box 1140, Telephone 773-0246

Proposed use of building warehouse No. of sheets

Last use No. families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated contractual cost \$ 185,000 Appeal Fees \$

FIELD INSPECTOR—Mr. @ 775-5451 Base Fee 300.00

Construct warehouse, 9920 sq. ft. Site Plan (minor). Steel Building, as per plan. Late Fee TOTAL \$ 945.00

Stamp of Special Conditions

ISSUE PERMIT TO #3

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

DETAILS OF NEW WORK

Is any plumbing involved in this work? yes Is any electrical work involved in this work? YES
Is connection to be made to public sewer? yes If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate 16 Height average grade to highest point of roof 16 1/2
Size front 120 depth 82 No. stories 1 solid or filled land? solid earth or rock? earth
Material of foundation concrete Thickness top 8 bottom cellar no
Kind of roof slight pitch Rise per foot 1/6 3/8 Roof covering metal
No. of chimneys 1 Material of chimneys metal of lining with insulation kind of heat gas fuel gas
Framing Lumber—Kind metal Dressed or full size? Corner posts struc steel
Size Girder Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16 O. C. Bridging in every floor and flat roof span over 8 feet
Joists and rafters: 1st floor 2nd 3rd roof
On centers: 1st floor 2nd 3rd roof
Maximum span: 1st floor 2nd 3rd roof
If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated on same lot to be accommodated number commercial cars to be accommodated
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY:

DATE

MISCELLANEOUS

BUILDING INSPECTION PLAN EXAMINER Will work require disturbing of any tree on a public street? no
ZONING: A.K. W.S. 2/3/86

BUILDING CODE: James V. Collins Will there be in charge of the above work a person competent
Fire Dept. to see that the State and City requirements pertaining thereto
Health Dept. are observed? yes

Others

Signature of Applicant Dem. E. [Signature] Phone # 773-0246



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION
Lot #11 Stroudwater Estates

Issued to *George M. Hutchins*

Date of Issue *5/21/80*

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. *8660413*, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

General Dwelling

Limiting Conditions:

None

This certificate supersedes
certificate issued

Approved:

5/21/80

(Date)

Inspector

[Signature]

[Signature]
A.C. Inspector of Building

ELKTA

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

City of Portland, Maine - Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 94 Hutchins Drive		Owner: Hutchins, George		Phone:	
Owner Address:		Leasee/Buyer's Name:		Phone:	
Contractor Name: E.I.L. Technology, Inc.		Address: 94 Hutchins Dr Portland, ME 04102		Phone: 756-6200	
Past Use: Office/Warehouse Testing Facility		Proposed Use: Same		COST OF WORK: \$ 19,907.00	
				PERMIT FEE: \$ 115.00	
Proposed Project Description: Install carbon steel tank (w/door)		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type: Signature: [Signature]	
		Signature: [Signature]		Signature: [Signature]	
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Date:	
Permit Taken by: Mary Gralik		Date Applied For: 07 May 1996			

Permit No **960369**

PERMIT ISSUED

MAY 14 1996

CITY OF PORTLAND

Zone: **E1** CBL:

Zoning Approval: **[Signature]**

Special Zone or Reviews:

Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan: major minor mm

Zoning Appeal:

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation:

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

Date: **5/18/96**

- This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
- Building permits do not include plumbing, septic or electrical work.
- 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.

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 provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT: Evan Griffiths ADDRESS: 1111 Hill Top Rd 94 Hutchins Dr DATE: 07 May 1996 PHONE: 756-6200

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: _____ PHONE: _____

CEO DISTRICT **4**

Applicant: George M. Hutchins Box 8958 Portland, OR 97208
Address: Lot 11 Stroudwater Estates Feb 7, 1986
Assessors No.: 2461-A-1
82-102 Hutchins Drive

CHECK-LIST AGAINST ZONING ORDINANCE

Date -
Zone Location - I-1
Interior or corner lot - Interior
Use - Warehouse
Sewage Disposal - City sewer
Rear Yards - 74' 25' required
Side Yards - 50' and 96' 20' required
Front Yards - 80' 25' required
Projections - None
Height - One story
Lot Area - 1.88 Acres
Building Area - 9,920 sq ft
Area per Family - NA
Width of Lot - 246'
Lot Frontage - 246'
Off-street Parking - 10 car spaces required ^{NA.T.} ~~5 only~~ provided
Loading Bays - One Bay required - ok. Revised plan shows 15 spaces

Site Plan -
Shoreland Zoning -
Flood Plains -

PERKINS | THOMPSON
ATTORNEYS & COUNSELORS AT LAW

ESTABLISHED 1871

ONE CANAL PLAZA
PO BOX 426
PORTLAND ME 04112
TEL 207.774.2635
FAX 207.871.8026

www.perkinsthompson.com

December 19, 2012
Via Hand Delivery

Ms. Marge Schmuckal
Zoning Administrator
City of Portland
389 Congress Street
Portland, ME 04101

Paul D. Pietropaoli
ppietropaol@perkinsthompson.com

Re: Hutchins Drive, LLC/94 Hutchins Drive, Portland, Maine

240-A-001

Dear Ms. Schmuckal:

Following up on our telephone conversation yesterday, enclosed is a Zoning Letter to be filled out and returned to me at the above-referenced address, together with a check in the amount of \$150.00 payable to the City of Portland.

Thank you for your assistance with this matter. If you have any questions or need additional information, please contact me at my direct telephone line: (207) 400-8115.

Very truly yours,



Paul D. Pietropaoli

PDP:tjo

Encl.

RECEIVED

DEC 19 2012

Dept. of Building Inspections
City of Portland Maine

Silvanus estate ?

CITY OF PORTLAND ZONING LETTER

December ____, 2012

Gorham Savings Bank
10 Wentworth Drive
Gorham, ME 04038

Re: Premises: 94 Hutchins Drive
Portland, Maine

To Whom It May Concern:

The undersigned hereby certifies with respect to the above-referenced property owned by Hutchins Drive, LLC and described on Exhibit A (the "Premises"):

1. The applicable zoning code affecting the Premises is as follows:

Zoning Ordinance of the City of Portland revised through 12-19, 2012

2. The Premises are located in the following zone under the applicable zoning code:

3. There are no known, unresolved violations of any applicable zoning codes, City ordinances, or building, environmental, or energy codes, ordinances, or regulations except as follows:

NONE UNRESOLVED VIOLATIONS EXIST

If there are any known, unresolved violations, the following summarizes the nature of such violations:

Copies of the applicable site plan approval(s), building permit approval(s), and Certificate(s) of Occupancy for the Premises are attached.

If additional space is required for any of the above, please attach additional pages.

Signature of Authorized Person: _____
Typed or Printed Name of Signatory: _____
Title of Signatory: _____
City or Other Governmental Agency: City of Portland, Maine

BK 5580 PG 099

EXHIBIT A

Grantor: George M. Hutchins
Grantee: Hutchins Drive LLC
Date: July 5, 2000
Instrument: Quitclaim Deed with Covenant

A certain lot or parcel of land with the buildings thereon situated on the westerly side of Hutchins Drive and the northerly side of Harry Harmon Drive, City of Portland, County of Cumberland, State of Maine and being a portion of the premises described in deeds to George Hutchins recorded in Book 6551, Page 121 and 125, said parcel being a portion of Lot 11 as shown on Plans of Stroudwater Estates recorded in Plan Book 144, Page 73 and Plan Book 153, Page 12 and is more particularly described as follows:

Beginning at a found 1 inch iron pipe on westerly right of way line of Hutchins Drive at the southeasterly corner of Lot 12a of Stroudwater Estates recorded in Plan Book 144, Page 73 and Plan Book 153, Page 12, Lot 12a having been conveyed by deed to Unum Life Insurance Company of America recorded in Book 10466, Page 181;

Thence, S 03° 25' 25" E along the westerly right of way of Hutchins Drive a distance of 240.76 feet to a point N 66° 07' 54" W a distance of 0.13 feet from a found rebar and N 03° 25' 25" W a distance of 99.89 feet from a found rebar on the westerly right of way line of Hutchins Drive, said point is at the intersection of the westerly right of way line of Hutchins Drive and the northerly right of way line of Harry Harmon Drive, this portion of Harry Harmon Drive having been conveyed by deed to the City of Portland recorded in Book 13454, Page 210;

Thence, by said right of way of Harry Harmon Drive along a curve to the right, having a radius of 20.00 feet, a delta angle of 90° 00' 00", an arc length of 31.42 feet and a chord bearing of N 41° 34' 35" E with a chord distance of 28.28 feet to a found rebar;

Thence, S 86° 34' 35" W along the northerly right of way line of Harry Harmon Drive a distance of 286.98 feet to a found rebar on the westerly line of Lot 11 and the northwesterly corner of the aforementioned lands of the City of Portland;

Thence, N 04° 05' 17" W along the westerly line of Lot 11 a distance of 260.78 feet to a set rebar on the southerly line of Lot 12a;

Thence, N 86° 34' 35" E along Lot 12a a distance of 310.00 feet to the point of beginning.

Containing 1.84 acres, more or less.

G.M.H.

BK 5580 PG 100

Subject to a pedestrian and vehicular easement for the benefit of Lot 12a over the northeasterly corner of Lot 11 as shown on the Plans of Stroudwater Estates and further described as follows:

Beginning at a found 1 inch iron pipe on westerly right of way line of Hutchins Drive at the northeasterly corner of Lot 11 and the southeasterly corner of Lot 12a of Stroudwater Estates recorded in Plan Book 144, Page 73 and Plan Book 153, Page 12, Lot 12a having been conveyed by deed to Unum Life Insurance Company of America recorded in Book 10466, Page 181;

Thence, S 03° 25' 25" E along the westerly right of way of Hutchins Drive a distance of 50.00 feet;

Thence, S 86° 34' 35" W a distance of 70.00 feet;

Thence, N 45° 24' 39" W a distance of 67.27 feet to the northerly line of Lot 11 and the southerly line of Lot 12a;

Thence, N 86° 34' 35" E along the common line of Lots 11 and 12a a distance of 115.00 feet to the point of beginning.

Easement area is 0.11 acre.

Subject to an easement for a turnaround granted to the City of Portland recorded in Book 13454, Page 210, its location being described as follows:

Beginning at a found rebar on the northerly line of lands conveyed by deed to the City of Portland recorded in Book 13454, Page 210, now Harry Harmon Drive, said rebar lies N 86° 34' 35" E a distance of 30.00 feet from a found rebar at the northwest corner of said lands of the City of Portland;

Thence, N 03° 30' 40" W a distance of 30.15 feet to a found 5/8 inch uncapped rebar;

Thence, N 86° 35' 53" E a distance of 30.07 feet to a found 5/8 inch uncapped rebar;

Thence, S 03° 20' 59" E a distance of 30.14 feet to a found rebar on the northerly right of way line of Harry Harmon Drive;

Thence, S 86° 34' 35" W along Harry Harmon Drive a distance of 29.99 feet to the point of beginning.

Easement area is 905 square feet or 0.02 acre.

The basis of bearing for the above mentioned courses is magnetic north, 1967.

SMK

OK 5580 PG 10 11

The above described set rebar are 5/8 inch with aluminum cap stamped "Lewis & Wasina, Inc. PLS 2114".

The above described found rebar are 5/8 inch with yellow plastic cap stamped "Owen Haskell, Inc. PLS 509".

This description is based on a land title survey for Hutchins Drive LLC, by Lewis & Wasina, Inc., dated June 22, 2000, revised June 26, 2000, Job #20034, to be recorded.

This conveyance is made subject to the following encumbrances:

1. Rights and easements granted to Central Maine Power Company and New England Telephone and Telegraph Company by instrument dated January 31, 1986 and recorded in said Registry of Deeds in Book 7091, Page 73.
2. Terms, restrictions and provisions of the State of Maine Department of Environmental Protection Site Location Order dated June 14, 1984 and recorded in Book 6499, Page 194 as amended by instruments dated October 31, 1984 and recorded in Book 6610, Page 319, dated June 14, 1984 and recorded in Book 7050, Page 252, dated February 12, 1986 and recorded in Book 7078, Page 319.
3. Sewer and access easements and conditions relative thereto as shown on "Plan of Property in Stroudwater Estates" dated July 27, 1984 and recorded in said Registry of Deeds in Plan Book 144, Page 73, as amended by "Plan of Property in Portland, Maine" dated December 13, 1985 and recorded in said Registry of Deeds in Plan Book 153, Page 12.
4. General conditions and restrictions applicable to Lots in Phase II of Stroudwater Estates as set forth in deed from George M. Hutchins to CADCAM ASSOCIATES dated January 28, 1988 and recorded in said Registry of Deeds in Book 8170, Page 139.
5. Also conveying rights, in common with Grantor, his successors and assigns, as set forth in the Agreement between George M. Hutchins, et al, and Portland Water District dated October 30, 1979 and recorded in said Registry of Deeds in Book 4521, Page 85 subject to the obligations contained therein.

RECEIVED
RECORDED REGISTRY OF DEEDS:

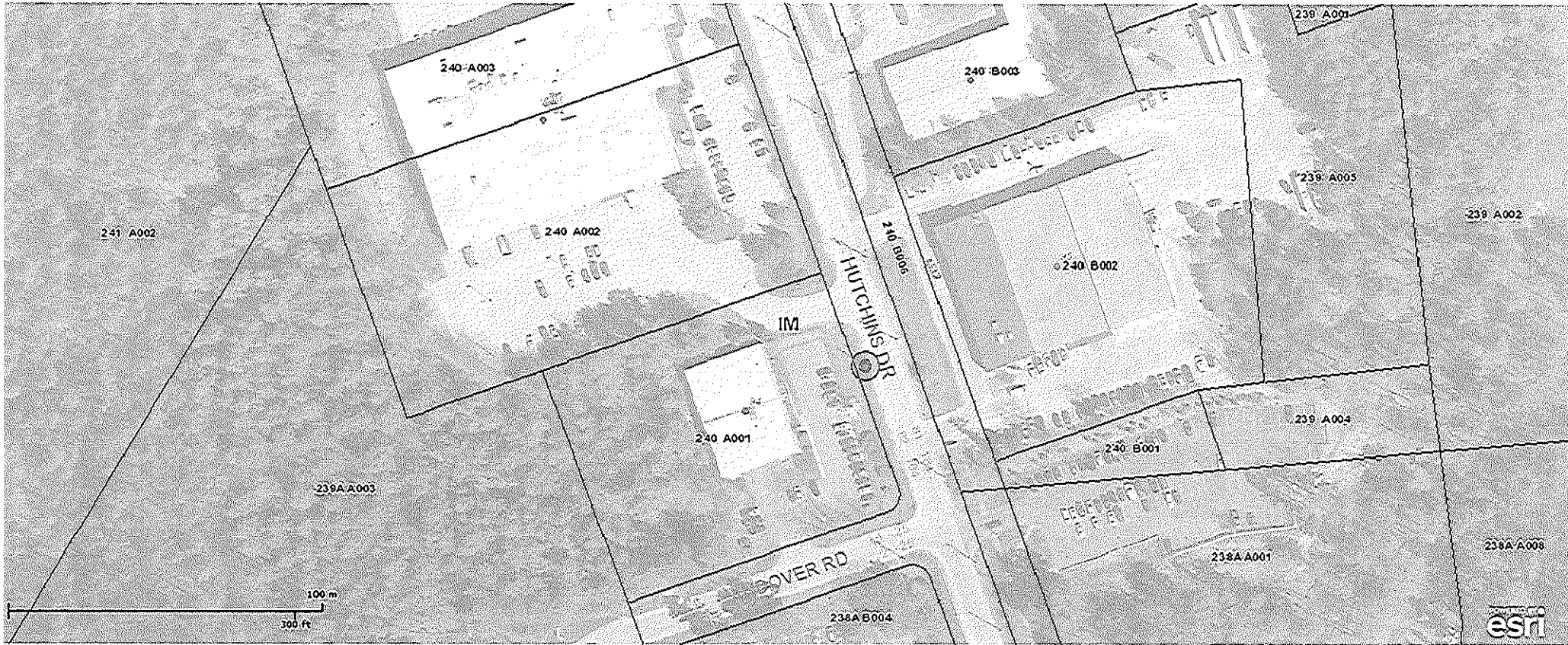
2000 JUL -6 PM 12:40

CUMBERLAND COUNTY

John B. O'Brien

SPM 21

94 Hutchins Drive



Copyright 2011 Esri. All rights reserved. Thu Jan 3 2013 09:31:47 AM.

Inter
Congress St
↓

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8166

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This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information:

Services

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- [Tax Relief](#)
- [Tax Roll](#)
- [Q & A](#)

CBL 240 A001001
Land Use Type WAREHOUSE & STORAGE
Property Location 94 HUTCHINS DR
Owner Information HUTCHINS DRIVE LLC
 ONE CANAL PLAZA 5TH FLOOR
 PORTLAND ME 04101
Book and Page 15580/098
Legal Description 240-A-1
 HUTCHINS DR 82-100
 LOT 11
 81893 SF
Acres 1.88

Current Assessed Valuation:

- [Browse city services a-z](#)
- [Browse facts and links a-z](#)

TAX ACCT NO. 29914 **OWNER OF RECORD AS OF APRIL 2012**
 HUTCHINS DRIVE LLC
LAND VALUE \$204,500.00 **ONE CANAL PLAZA 5TH FLOOR**
BUILDING VALUE \$399,900.00 **PORTLAND ME 04101**
NET TAXABLE - REAL ESTATE \$604,400.00
TAX AMOUNT \$11,374.82

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).

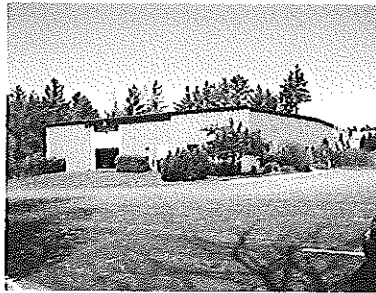


Best viewed at 800x600, with Internet Explorer

Building Information:

Building 1
Year Built 1986
Style/Structure Type PREFAB WAREHOUSE
Units 1
Building Num/Name 1 - HYDRO INT'L
Square Feet 9960

[View Sketch](#) [View Map](#) [View Picture](#)



Exterior/Interior Information:

Building 1
Levels 01/01
Size 6120
Use WAREHOUSE
Height 16
Walls METAL-LIGHT
Heating HOT AIR
A/C NONE

Building 1
Levels 01/01
Size 3840
Use MULTI-USE OFFICE
Height 16
Walls METAL-LIGHT
Heating HOT AIR
A/C CENTRAL

Other Features:

Building 1
Structure OVERHEAD DOOR - WD/MT
Size 10X14

Building 1
Structure SPRINKLER - WET
Size 9960X1

Outbuildings/Yard Improvements:

Building 1
Year Built 1986

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
389 Congress Street
Portland, Maine 04101

Receipt Date: 12/19/2012
Zoning Determination 94 Hutchins Drive

Invoice No: 39495

Receipt of Payment

Invoice Date	Invoice No	Fee Description	Qty	Fee Charge
12/19/2012	39495	Miscellaneous Review	1	\$150.00
				\$150.00
			Amount Due	+ \$150.00
			Payments Received	- \$150.00
			Total Amount Due	\$0.00