



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

Ann Machado, Zoning Administrator

July 26, 2016

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Benjamine C. Geci, Sr. Vice President
Camden National Bank
Two Canal Plaza
Portland, ME 04101

Re: 80 Pine Tree Industrial Parkway, Portland, Maine
CBL 254-A-2

To Whom It May Concern:

I am in receipt of your office's July 13, 2016 request for a zoning determination regarding the above-captioned property (the "Property"). This letter will address each of your questions:

- The Property is located in the City's I-M (moderate impact industrial) Zone;
- The property is a lawfully created parcel according to applicable subdivision laws, including 30-A, M.R.S.A. Section 4401, et seq., and regulations and ordinances adopted pursuant thereto, including the Portland Code of Ordinances as shown by our records. On August 12, 1986 the Portland Planning Board approved the re-subdivision of the Pine Tree Industrial Subdivision into seven lots (a copy of which is attached).
- The current lawful use of the Property is as a 30,000 sf warehouse, which is permitted in the I-M Zone under Section 14-247 of the City of Portland Code of Ordinances;
- A review of the City's records does not reveal any pending or threatened violations of the City's Land Use Code or other provisions of the Code of Ordinances;
- A Certificate of Occupancy was issued in 1987. According to that Certificate (a copy of which is attached), the building and land comprising the Property were found to be in accordance with zoning ordinances applicable at the time. To the extent that the Property is currently nonconforming with respect to any currently applicable zoning, it is not required to comply with current



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dimensional and parking requirements so long as the current use is not changed or the footprint of the building is not expanded.

I trust this sufficiently answers your questions. If, however, you have any questions or concerns, please do not hesitate to contact me at (207) 874-8709.

Very truly yours,

Ann B. Machado
Zoning Administrator
Permitting and Inspections Department
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