



Planning & Urban Development Department

Jeff Levine, AICP, Director
Marge Schmuckal, Zoning Administrator

October 28, 2013

James R. Walston, Assistant General Counsel
500 Old Dominion Way
Thomasville, North Carolina 27360

RE: 185 Rand Road - 254-A-7 & 255-B-2 (the "Property") - I-M Moderate
Industrial Zone

Dear Mr. Walston, Esq.,

I am in receipt of your request for a determination letter concerning the Property. The Property is located entirely within an I-M, Moderate Industrial Zone. Under the Land Use Zoning Ordinance of the City of Portland, Maine, section 14-247 the I-M Zone permits, but is not limited to, warehousing and distribution facilities, including outdoor storage and Intermodal transportation facilities and transportation terminals.

To the best of my knowledge without a submitted, current site plan, the Property and its improvements are in compliance with the dimensional requirements and performance standards for the I-M Zone,

A search of our files does not show any noted violations of any kind whatsoever with respect to the current or past use of the Property. There are no pending or anticipated legal actions contemplated against the Property.

Please find enclosed, copies of approved site plan reviews, permits and certificate of occupancy. If you have any questions regarding this matter, please do not hesitate to contact me at (207) 874-8695.

Very truly yours,

A handwritten signature in black ink that reads "Marge Schmuckal".

Marge Schmuckal
Zoning Administrator
City of Portland, Maine

**CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
Processing Form**

April 22, 1988
Date

RED STAR EXPRESS
Applicant

Terminal Way, So. Portland, Maine 04106
Mailing Address

New truck terminal
Proposed Use of Site

5.1 acres / 5500 sq. ft.
Acreage of Site / Ground Floor Coverage

222,160 sq. ft.

255-A-2 Rand Road
Address of Proposed Site

255-A-2
Site Identifier(s) from Assessors Maps

B-3 I-1
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 5500 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	40 FT. SETBACK AREA (SEC. 21)	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																		
DOES NOT COMPLY																		

CONDITIONS SPECIFIED BELOW

REASONS SPECIFIED BELOW

REASONS: _____

SIGNATURE OF REVIEWING STAFF/DATE

BUILDING DEPARTMENT—ORIGINAL

Applicant: Red Star Express

Date: Dec 16, 1988

Address: Rand Road (Pine Tree Industrial Parkway)

Assessors No.: 255-A-2

CHECK LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - F-1

Interior or corner lot - Corner

Use - New Truck Terminal

Sewage Disposal -

Rear Yards - 336'

Side Yards - 106' and 57'

Front Yards - 81'

Projections -

Height - One story

Lot Area - 5.1 Acres

Building Area - 5500 #

Area per Family - NA

Width of Lot - 360'

Lot Frontage - 360' on Rand Road

Off-street Parking - O.K.

Loading Bays -

Site Plan - Approved by Planning 8-23-88

Shoreland Zoning -

Flood Plains -



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION Lot 255-A-2 Rand Road

Issued to Red Star Express

Date of Issue August 7, 1989

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. 88-1512 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

APPROVED OCCUPANCY

entire

truck terminal

Limiting Conditions:

This certificate supersedes
certificate issued May 12, 1989

Approved:

8/5/89
(Date)

Inspector

Inspector of Buildings

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 of record for one dollar.

**CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
Processing Form**

Applicant: T. M. T. Redstar Express Inc Date: 8/18/93
 Mailing Address: 400 Deiancey St- Newark NM N New Jersey Address of Proposed Site: 185 Rand Rd.
 Proposed Use of Site: construct addition - truck terminal Site Identifier(s) from Assessors Maps: _____
 Acreage of Site / Ground Floor Coverage: 5.1 acres / 50'x66' Zoning of Proposed Site: _____
 Site Location Review (DEP) Required: () Yes () No Proposed Number of Floors: _____
 Board of Appeals Action Required: () Yes () No Total Floor Area: _____
 Planning Board Action Required: () Yes () No
 Other Comments: contact person: Kenneth Lamoreaux 774-6138

Date Dept. Review Due: _____
Minor Site plan review

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	40 FT. SETBACK AREA (SEC. 21)	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

930915

Permit # City of Portland BUILDING PERMIT APPLICATION Fee \$620 - 10/5/93 Zone Map # Lot #
Please fill out any part which applies to job. Proper plans must accompany form. \$300 - minor site plan **PERMIT ISSUED**

Owner: Redstar Express Inc Phone #
Address: 185 Rand Rd- Portland, ME 04101
LOCATION OF CONSTRUCTION 185 Rand Rd.
Contractor: Sheridan Corp Sub: 774-6138 ✓
Address: Box 359; Fairfield, ME 04937 Phone #
Est. Construction Cost: 120,000 Proposed Use: freight truck terminal w addition
Part Use: truck terminal
of Existing Res. Units # of New Res. Units
Building Dimensions L W Total Sq. Ft.
Stories # Bedrooms Lot Size:
Is Proposed Use: Seasonal Condominium Conversion (pre-engineered)
Explain Conversion Minor Site plan - const addition 50'x66'

For Official Use Only
Date 8/18/93 Subdivisor
Inside Fire Limits Name
Bldg Code Lot
Time Limit Ownership CITY OF PORTLAND
Estimated Cost 120,000

Zoning: Street Frontage Provided:
Provided Setbacks: Front Back Side Side
Review Required:
Zoning Board Approval: Yes No Date:
Planning Board Approval: Yes No Date:
Conditional Use: Variance Site Plan Subdivision
Shoreland Zoning Yes No Floodplain Yes No
Special Exception
Other (Explain)

Foundations: * has own 6-yr tip-up * for debris
1. Type of Soil:
2. Set Backs - Front Rear Side(s)
3. Footings Size:
4. Foundation Size:
5. Other

Ceiling:
1. Ceiling Joists Size:
2. Ceiling Strapping Size Spacing
3. Type Ceiling:
4. Insulation Type Size
5. Ceiling Height:

Floors:
1. Sill Size: Sills must be anchored.
2. Girder Size:
3. Lally Column Spacing: Size:
4. Joists Size: Spacing 16" O.C.
5. Bridging Type: Size:
6. Floor Sheathing Type: Size:
7. Other Material:

Roofs:
1. Truss or Rafter Size Span
2. Sheathing Type Size
3. Roof Covering Type

Exterior Walls:
1. Studding Size Spacing
2. No. windows
3. No. Doors
Header Sizes Span(s)
5. Bracing: Yes No
6. Corner Posts Size
7. Insulation Type Size
8. Sheathing Type Size
9. Siding Type Weather Exposure
10. Masonry Materials
11. Metal Materials

Chimneys:
Type: Number of Fire Places
Heating:
Type of Heat:
Electrical:
Service Entrance Size: Smoke Detector Required Yes No

Interior Walls:
1. Studding Size Spacing
2. Header Sizes Span(s)
3. Wall Covering Type
4. Fire Wall if required
5. Other Materials

Plumbing:
1. Approval of soil test if required Yes No
2. No. of Tubs or Showers
3. No. of Flushes
4. No. of Lavatories
5. No. of Other Fixtures

Swimming Pools:
1. Type:
2. Pool Size: x Square Footage
3. Must conform to National Electrical Code and State Law

Permit Received By Louise F. Chase
Signature of Applicant Kenneth S. Lamoreaux Date 8-18-93
Signature of CEO Kenneth S. Lamoreaux Date
Inspection Dates

PERMIT ISSUED WITH LETTER

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

October 6, 1993

RE: 185 Rand Rd., Portland, ME
(Redstar Express Inc.)

Sheridan Corp.
Box 359
Fairfield, ME 04937

Dear Sir:

Your application to construct a 50' X 66' addition (truck terminal), has been reviewed and a permit is herewith issued subject to the following requirements:

No Certificate of Occupancy can be issued until all requirements of this letter are met.

SITE PLAN REVIEW REQUIREMENTS

Insp. Services Approved William Giroux

Fire Dept. Approved LT. Gaylen McDougall

Public Works See Attached Letter

Planning That note A of the erosion control notes on page 2 of the site plan shall be revised to reflect a wild figlo mix of three(3) pounds per 1,000 sq. ft.

BUILDING & FIRE CODE REQUIREMENTS

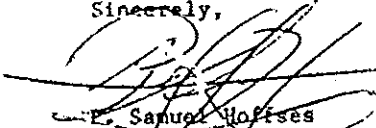
Use Group S-1

Const. Type 2-C

1. All exit signs, lights and means of egress lighting shall be done in accordance with Article 8 sections & subsections 822 and 823 of the City's building code. (The Boca National Building Code/1990)

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,


S. Samuel Hoffses
Chief of Inspection Services

/el

cc: William D. Giroux, Zoning Administrator
LT. Gaylen McDougall, Fire Prevention Bureau
Richard Knowland, Code Enforcement Officer