



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**

RED STAR EXPRESS April 22, 1988
 Applicant Date
Terminal Way, So. Portland, Maine 04106 255-A-2 Rand Road
 Mailing Address Address of Proposed Site
New truck terminal 255-A-2
 Proposed Use of Site Site Identifier(s) from Assessors Maps
5.1 acres / 5500 sq. ft. 255-A-2
 Acreage of Site / Ground Floor Coverage Zoning of Proposed Site
222,150 sq. ft. 255-A-2
 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: _____

WT
 SIGNATURE OF REVIEWING STAFF/DATE



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION Lot 255-A-2 Rand Road

Date of Issue August 7, 1989

Issued to Red Star Express

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:

8/7/89
(Date)

H. Taylor
Inspector

[Signature]
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 winner of bonds for use dollar.

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
 Processing Form

Applicant T. H. T. Redstar Express Inc Date 8/10/93
 Mailing Address 400 Delancey St. Newark NM 2 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

COMPLIES
 COMPLIES CONDITIONALLY
 DOES NOT COMPLY

DATE	ZONE LOCATION	INTERIOR OR CORNER LOT	45 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

CONDITIONS SPECIFIED BELOW
 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
Past Use: _____
of Existing Res. Units _____ # of New Res. Units truck terminal
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 Subdivision _____
Inside Fire Limits _____ Name OCT - 1993
Bldg Code _____ Lot _____
Time Limit _____ Ownership: CITY OF PORTLAND
Estimated Cost: 120,000

Zoning: Street Frontage Provided: _____
Provided Setback: Front _____ Back _____ 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) WJH 8-10-93

Foundations * has own 6-yr tip-up *
1. Type of Soil: _____ for debris
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. Joist 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: _____

Roof:
1. Truss or Rafters Size _____ Span _____
2. Sheathing Type _____ Size _____
3. Roof Covering Type _____

Exterior Walls:
1. Studding Size _____ Spacing _____
2. No. windows _____
3. No. Doors _____
4. 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: _____

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

Electrical:
Service Entrance Size: _____ Smoke Detector Required Yes _____ No _____
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. Chas
Signature of Applicant Kenneth S. Lamoreaux Date 8-18-93
Signature of CEO _____ Date _____
Inspection Dates _____

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



*Helping the world
keep promises.™*

October 11, 2013

VIA Email (mes@portlandmaine.gov) and U.S. Mail

Ms. Marge Schmuckal
Zoning Administrator
City of Portland
Planning and Urban Development Department
389 Congress Street
Room 315
Portland, ME 04101

254-A-7

255-B-2

RECEIVED

OCT 15 2013

I-m

Dept. of Building Inspections
City of Portland Maine

RE: Request for Zoning Determination Letter- 185 Rand Road

Dear Ms. Schmuckal:

As a follow up to our telephone conference earlier this week, I am requesting a zoning determination letter for the above identified property which is occupied by Old Dominion Freight Line, Inc. ("OD").

Please confirm the current zoning designation as "IM" under City ordinance Section 14-246 and that the district allows warehousing and distribution facilities, outdoor storage, intermodal transportation facilities and transportation terminals as a permitted use under City ordinance Section 14-247.

Please also confirm that the subject property and improvements are in compliance with the dimensional requirements and performance standards in the IM district.

Please also advise if the City has noted any violations of any kind whatsoever with respect to the current or past use of the subject property.

Please include in the report all documents on file with respect to the subject property.

Enclosed please find OD check no. 2362730 in the amount of \$150.00 for the City processing fee.

Ms. Marge Schmuckal

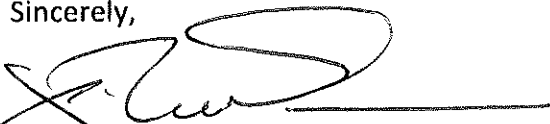
October 11, 2013

Page 2

Please email the report to me upon completion, followed by an original via U.S. mail, if you could.

Let me know if you have any questions. Thank you for your attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Walston", with a long horizontal line extending to the right.

James R. Walston
Assistant General Counsel

Enclosure

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

RECEIPT OF FEES

Application No: 0000-1809	Applicant: CALEAST NAT LLC
Project Name: 185 RAND RD	Location: 185 RAND RD
CBL: 254 A007001	Application Type: Determination Letter
Invoice Date: 10/15/2013	

Previous Balance	-	Payment Received	+	Current Fees	-	Current Payment	=	Total Due		Payment Due Date
\$0.00		\$0.00		\$150.00		\$150.00		\$0.00		On Receipt

Previous Balance	\$0.00
-------------------------	---------------

Fee Description	Qty	Fee/Deposit Charge
Zoning Determinations	1	\$150.00
		\$150.00
	Total Current Fees:	+ \$150.00
	Total Current Payments:	- \$150.00
	Amount Due Now:	\$0.00

CBL 254 A007001
Bill to: CALEAST NAT LLC
 201 WEST ST STE 200
 ANNAPOLIS, MD 21401

Application No: 0000-1809
Invoice Date: 10/15/2013
Invoice No: 43053
Total Amt Due: \$0.00
Payment Amount: \$150.00

Make checks payable to the *City of Portland*, ATTN: Inspections, 3rd Floor, 389 Congress Street, Portland, ME 04101.
 Check the status of your permit or schedule an inspection on-line at <http://www.portlandmaine.gov/planning/permitstatus.asp>

Marge Schmuckal - FW: 185 Rand Road, Portland, ME

Nothing on file

From: Jim Walston <Jim.Walston@odfl.com>
To: "mes@portlandmaine.gov" <mes@portlandmaine.gov>
Date: 10/11/2013 3:47 PM
Subject: FW: 185 Rand Road, Portland, ME
CC: Wendy English <Wendy.English@odfl.com>
Attachments: image2013-10-11-094406.pdf

*251-A-007
-255-B-002 - I-M*

Marge:

This is a follow up to a telephone conference we had earlier this week regarding 185 Rand Road. Please find attached a copy of the letter and check being mailed to you today. It is my understanding that once you receive the check, you will work toward the issuance of the zoning determination letter, which takes up to 10 business days to complete.

Please let me know if you have any questions or if my understanding regarding the process is incorrect.

Jim

James R. Walston
 Assistant General Counsel
 Old Dominion Freight Line, Inc.
 500 Old Dominion Way
 Thomasville, NC 27360
 Direct: 336-822-5194
 Email: Jim.Walston@odfl.com



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 Old Dominion Freight Line, Inc.
www.odfl.com



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Thank you for your attention to this matter.

Jim

OLD DOMINION FREIGHT LINE, INC.

500 OLD DOMINION WAY THOMASVILLE, NC 27360

DETACH BEFORE DEPOSITING

Vendor# 80000003

Check # 2362730

Document	Your document	Deductions	Net amount
3085167	100913-15000 Portland ME · 185 Rand Road	0.00	150.00
Zoning Determination Letter Processing Fee			
Total		0.00	150.00

Microfilm of this document available on request. For more information, contact your local library.



Helping the world keep promises.

Old Dominion Freight Line, Inc.
500 Old Dominion Way
Thomasville, North Carolina 27360

WELLS FARGO BANK
MINNEAPOLIS MN

2362730

DATE
10/11/2013

66-156
631

AMOUNT
*****150.00

VOID AFTER 60 DAYS

PAY *** ONE HUNDRED FIFTY and 00/100 USD***

TO THE ORDER OF
City of Portland
Planning and Urban Development Dept
389 Congress St. Room 315
Portland ME 04101

J. Wes Frye

⑈ 236 2730 ⑈ ⑆ 053 10 156 11 ⑆ 20 799004 7 2806 ⑈

Assessor's Office | 380 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8466

City Home Departments City Council E-Services Calendar Jobs

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

Applications

Doing Business

Maps

Tax Relief

Tax Roll

Q & A

CBL 254 A007001
Land Use Type WAREHOUSE & STORAGE
Verify legal use with Inspections Division
Property Location 185 RAND RD
Owner Information CALEST NAT LLC
 201 WEST ST STE 200
 ANHAPOLIS MD 21401
Book and Page 25726/001
Legal Description 254-A-7 255-B-2
 PINE TREE INDUSTRIAL
 PARKWAY
 222156 SF
Acres 5.1

Current Assessed Valuation:

browse city services a-z

TAX ACCT NO. 30042 **OWNER OF RECORD AS OF APRIL 2013**
 CALEST NAT LLC

browse facts and links a-z

LAND VALUE \$414,900.00 201 WEST ST STE 200
BUILDING VALUE \$796,820.00 ANHAPOLIS MD 21401
NET TAXABLE - REAL ESTATE \$1,211,720.00
TAX AMOUNT \$23,519.50

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 1989
Style/Structure Type TRUCK TERMINAL
Units 1
Building Num/Name 1 - RED STAR EXPRESS
Square Feet 8300

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



Exterior/Interior Information:

Building 1
Levels 01/01
Size 6200
Use WAREHOUSE
Height 18
Walls METAL-LIGHT
Heating HOT AIR
A/C NONE

Building 1
Levels 01/01
Size 1000
Use MULTI-USE OFFICE
Height 18
Walls CONC. BLOCK
Heating HOT AIR
A/C CENTRAL

Building 1
Levels 01/01
Size 1100
Use WAREHOUSE
Height 18
Walls CONC. BLOCK
Heating HOT AIR
A/C NONE

Other Features:

Building 1

185 Rand RD

