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Greg Mitchell - Acting Director of Planning and Urban Development
Marge Schmuckal, Zoning Administrator

December 28, 2011

Jere G. Shaw, VP of Business Banking
Evergreen Credit Union
225 Riverside Drive
Portland, ME 04104

RE: 585 Riverside Street, Rainmaker Business Park, DLW Partners, LLC – Unit 6,
Building #3 – 306-B-006-306 & 312-B-4 (the “Property”) – I-M Zone

Dear Jere Shaw,

I am in receipt of a request for a determination letter concerning the Property.

The Property is located in an I-M Industrial Zone.

The entire parcel consists of three buildings. The Property is located in the last building, housing eight (8) commercial units. This building was constructed under a site plan review (#2005-0223) and a building permit for the shell only under permit # 05-1808 for light industrial uses issued on January 12, 2006. One of the conditions of permit #05-1808 stated: “Separate permits are required for individual tenant fit-up permits. PLEASE NOTE: uses other than warehouse, low industrial uses or contractor’s offices shall require different parking requirements that shall be met prior to any approvals”. Subsequently, this office received a permit application (#2007-0165) to establish the use of a light industrial use and tenant fit-up for Rainmaker Springs Bottling Company for units #5 & 6 in building #3. This permit was issued on 3/1/2007. I was not able to find an issued certificate of occupancy permit for this permit. There is no permit on file establishing unit #6 in building #3 as a separate use from unit #5 in the same building. Copies of all mention permits are enclosed.

If you have any questions regarding this matter, please do not hesitate to call me at (207) 874-8695.

Very truly yours,

Marge Schmuckal
Zoning Administrator

enclosures