



## Planning &amp; Urban Development Department

*Jeff Levine, AICP, Director*  
*Marge Schmuckal, Zoning Administrator*

October 7, 2014

Jonathan L. Goldberg  
c/o Mittel Asen, LLC  
85 Exchange Street  
Portland, ME 04101

RE: 57 Industrial Way, Unit #2, Aspen Business Condominium – 327A-A-008002 (the "Property")

Dear Attorney Goldberg,

I am in receipt of your determination request for the Property.

1. The Property is located entirely within the I-M Moderate industrial Zone.
2. The intended use (manufacturing/woodworking) is a listed permitted use under 14-247(a) "Low impact industrial use" within the I-M zone.
3. To the best of my knowledge, the Property conforms to the provisions of the Portland Land Use Ordinance.
4. To the best of my knowledge, there are no known land use or zoning code violations.
5. A search of the City's records show that there is no record of any land use or zoning code violation.
6. The last permitted use on the Property is for a micro-brewery. It would be required to apply for a change of use from a micro-brewery to a manufacturing/woodworking use for unit #2, the Property. I have enclosed the paperwork from our files that reflects the last approved use. It is my further understanding that the change of use should not trigger a site plan review.

If you have any questions concerning this determination, 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

940350

City of Portland BUILDING PERMIT APPLICATION Fee 25.00 Zone Map # Lot #

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: ASPECT ASSOCIATES Phone #

Address: Casso Bay Breeding Co.

LOCATION OF CONSTRUCTION: 51 Industrial Way

Contractor: Robert E. Wade Sub: U4014 Phone # 883-4673

Address: Scarborough, ME 04074

2a. Construction Cost: Proposed Use: Micro Brewery Storage/Reuse

9. or Existing Res. Units: # of New Res. Units: Part Use: Storage/Reuse

Building Dimensions: L: W: Total Sq. Ft.

4. Sources: # Bedrooms: 1st. Stair: Conversion

1a. Proposed Use: Seasonal Condominium Conversion

Explain Conversion: Change Use from Storage/Reuse to Micro Brewery

0277A-H-8

CEILING: 1. Ceiling Joist Size: 2. Ceiling Strapping Size: 3. Type Ceiling: 4. Insulation Type: 5. Ceiling Height:

Roof: 1. Truss or Rafter Size: 2. Sheathing Type: 3. Roof Overlay Type: 4. Insulation Type: 5. Ceiling Height:

Chimney: Type: Number of Fire Places:

Heating: Type of Heat: Scale: Ductwork Required: Yes/No

Electrical: Service Entrance Size: Scale: Ductwork Required: Yes/No

Plumbing: 1. Approval of all listed if required: 2. No. of Tubs or Showers: 3. No. of Trunks: 4. No. of Lavatories: 5. No. of Other Fixtures: Swimming Pools: 1. Type: 2. Pool Size: 3. Pool conforms to National Electrical Code and State Law.

Exterior Walls: 1. Studding Size: 2. No. windows: 3. No. Doors: 4. Header Sizes: 5. Bracing: Yes/No: 6. Corner Posts Size: 7. Installation Type: 8. Sheathing Type: 9. Siding Type: 10. Masonry Materials: 11. Metal Materials:

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

PERMIT ISSUED For Official Use Only Date: 24 April 1994

PERMIT ISSUED Date: MAY - 3 1994

PERMIT ISSUED WITH LETTER

PERMIT ISSUED Date: 19 APR 94

White - Tax Assessor

CONTINUED TO REVERSE SIDE Ivory Tag - CEO



# Certificate of Occupancy

LOCATION 57 Industrial Way

Issued to Casco Bay Brewing Co.

Date of Issue 20 Sept '94

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. 94/0350, 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

Micro Brewery

Limiting Conditions:

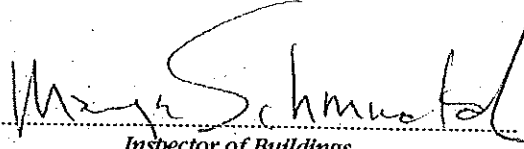
This certificate supersedes  
certificate issued

Approved:

9-19-94   
Inspector

(Date)

SB  
/

  
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 or lessee for one dollar.

Permit # **940398** City of **Portland** BUILDING PERMIT APPLICATION Fee **70.00** Zone **Map #** **Foot**  
 Please fill out any part which applies to job. Proper plans must accompany form. **PERMIT ISSUED**

Owner: Aspen Associates Phone # \_\_\_\_\_  
 Address: Casco Bay Brewing Co.  
 LOCATION OF CONSTRUCTION: 57 Industrial Way  
 Contractor: Keley Const. Sub: \_\_\_\_\_  
 P.O. Box 1074 Pld, ME 04104 Phone # 773-8499  
 Address: \_\_\_\_\_  
 Est. Construction Cost: 10,000.00 Proposed Use: Brewery  
 Past Use: \_\_\_\_\_  
 # 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 \_\_\_\_\_  
 Explain Conversion: Install Concrete Pads as per plans

327-A-A-002

**For Official Use Only**  
 Date: 06 May 1994 Submitter: \_\_\_\_\_  
 Bldg. Code: \_\_\_\_\_  
 Time Limit: \_\_\_\_\_  
 Estimated Cost: \_\_\_\_\_  
 Review Required: \_\_\_\_\_  
 Zoning: \_\_\_\_\_  
 Street Frontage Provided: \_\_\_\_\_  
 Provided Setbacks: Front \_\_\_\_\_ Back \_\_\_\_\_ Side \_\_\_\_\_  
 Zoning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_  
 Planning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_  
 Conditional Use: \_\_\_\_\_ Variance \_\_\_\_\_ Site Plan \_\_\_\_\_  
 Shoreland Zoning: Yes \_\_\_\_\_ No \_\_\_\_\_ Floodplain: Yes \_\_\_\_\_ No \_\_\_\_\_  
 Special Exception: \_\_\_\_\_  
 Other: Historic Preservation

HISTORIC PRESERVATION

Foundations:  
 1. Type of Soil: \_\_\_\_\_  
 2. Set Backs - Front \_\_\_\_\_ Rear \_\_\_\_\_ Side(s) \_\_\_\_\_  
 3. Footings Size: \_\_\_\_\_  
 4. Foundation Size: \_\_\_\_\_  
 5. Other: \_\_\_\_\_

Floors:

1. Sills Size: \_\_\_\_\_ Sills must be anchored.  
 2. Cinder 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: \_\_\_\_\_

Exterior Walls:

1. Studding Size: \_\_\_\_\_ Spacing: \_\_\_\_\_  
 2. No. windows: \_\_\_\_\_  
 3. No. Doors: \_\_\_\_\_  
 4. Header Sizes: \_\_\_\_\_ Spant(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: \_\_\_\_\_

Interior Walls:

1. Studding Size: \_\_\_\_\_ Spacing: \_\_\_\_\_  
 2. Header Sizes: \_\_\_\_\_ Spant(s) \_\_\_\_\_  
 3. Wall Covering Type: \_\_\_\_\_  
 4. Fire Wall if required: \_\_\_\_\_  
 5. Other Materials: \_\_\_\_\_

White - Tax Assessor

Ceiling:  
 1. Ceiling Joists Size: \_\_\_\_\_ Spacing: \_\_\_\_\_  
 2. Ceiling Strapping Size: \_\_\_\_\_  
 3. Type Ceiling: \_\_\_\_\_  
 4. Insulation Type: \_\_\_\_\_ Size: \_\_\_\_\_  
 5. Ceiling Height: \_\_\_\_\_  
 Roof:  
 1. Truss or Rafter Size: \_\_\_\_\_ Span Action: \_\_\_\_\_  
 2. Sheathing Type: \_\_\_\_\_ Size: \_\_\_\_\_  
 3. Roof Covering Type: \_\_\_\_\_  
 Chimneys:  
 Type: \_\_\_\_\_ Number of Fire Places: \_\_\_\_\_  
 Heating:  
 Type of Heat: \_\_\_\_\_  
 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 Fixtures: \_\_\_\_\_  
 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: Mary Gresik  
 Signature of Applicant: [Signature] Date: 6 May 94  
 CEO's District: Susan Stackpole

CONTINUED TO REVERSE SIDE  
 Ivory Tag - CEO [Signature]

  
Keeley Construction Company, Inc.

Mailing Address • P.O. Box 1074 • Portland, Maine 04104 • Telephone 207-773-8499

May 6, 1994

City of Portland  
P.O. Box 544  
Portland, ME 04104

Re: 57 Industrial Way, Unit #2

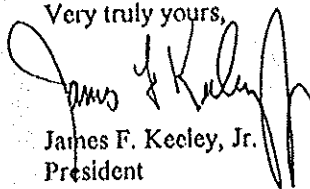
Dear Sir,

Keeley Construction Company, Inc. request the issuance of a building permit for the following renovation work at the above reference location.

1. Replace 40' x 50' concrete slab
2. Install 10' block wall
3. Install two exterior concrete pads per attach drawing.

The value for the above work is \$10,000.00.

Very truly yours,

  
James F. Keeley, Jr.  
President

JFK/sds

enclosure

The Team That's Building Portland's Future

Permit # 940539 City of Portland Building Permit Application Fee 50.00 Zone Map # Lot #

Owner: Aspen Associates Phone # 3  
 Address: Casco Bay Brewing Co.

LOCATION OF CONSTRUCTION 57 Industrial Way  
 Contractor: Kealey Const. Co. Sub:   
P.O. Box 1074 P.O. Box ME 04104 Phone # 773-8499  
 Address:   
 Est. Construction Cost: 6,000.00 Proposed Use: Brewery w/int reno

# of Existing Res. Units  Past Use: Brewery  
 Building Dimensions L  W  Total Sq. Ft.   
 # Stories  # Bedrooms  Lot Size:   
 Is Proposed Use: Seasonal Condominium  Conversion   
 Explain Conversion Make Interior Renovations

**327-A-A-008**

**Foundations**

1. Type of Soil:
2. Set Backs - Front  Rear  Side(s)
3. Footings Size:
4. Foundation Size:
5. Other:

**Floor**

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

**Exterior Walls**

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

**Interior Walls**

1. Studding Size:  Spacing
2. Header Sizes:  Spacing
3. Wall Covering Type:
4. Fire Wall if required:
5. Other Materials:

White - Tax Assessor

**For Official Use Only**

Date: 2 June 1992 Subdivision: HN-8 1991  
 Inside Fire Limits:  Name:   
 Htg Code:  Lot:  Ownership:   
 Time Limit:  Estimated Cost:

Street Frontage Provided:  Back  Side  Side   
 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):

**Ceiling**

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

**Roof**

1. Truss or Rafter Size:  Span
2. Sheathing Type:  Size:
3. Roof Covering Type:
4. Insulation Type:  Size:
5. Ceiling Height:  Minimum Height

**Chimneys**

Type:  Number of Fire Places:

**Heating**

Type of Heat:

**Electrical**

Service Entrance Size:  Smoke Detector Required: Yes  No

**Plumbing**

1. Approval of seal test if required:  Yes  No
2. No. of Tubs or Showers:
3. No. of Fixtures:
4. No. of Lavatories:
5. No. of Other Fixtures: USE GAPP F2 Type: A.2

**Swimming Pools**

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

Permit Received By: Mary Gresik

Signature of Applicant: [Signature] Date: 2 June '94  
 Signature of Assessor: [Signature] Date: 2 June '94  
 Signature of Inspector: [Signature] Date: 2 June '94

Ivory Tag - CEO

7 M.A. Jordan

CONTINUED TO REVERSE SIDE

Keeley Construction Company, Inc.

Mailing Address • P.O. Box 1074 • Portland, Maine 04104 • Telephone 207-773-8499

June 2, 1994

City of Portland  
P.O. Box 544  
Portland, ME 04104

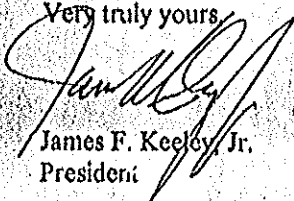
Re: 57 Industrial Way, Unit #2

Dear Sir,

Keeley Construction Company, Inc. request the issuance of a building permit for interior renovation work in accordance with the attached plan.

The value for the above work is \$6,000.00.

Very truly yours,



James F. Keeley, Jr.  
President

JFK/sds

enclosure

The Team That's Building Portland's Future