



PORTLAND MAINE

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

April 23, 2012

Bangor Savings Bank
Attn: Joseph Delano, Vice President
280 Fore Street
Portland, ME 04101

Coastal Enterprises, Inc.
Attn: Susan Umland
36 Water Street
Wiscasset, ME 04578

Robert E. Danielson, Esq.
Law Offices of Robert E. Danielson
Two Canal Plaza, Suite 401
P.O. Box 545
Portland, ME 04112-0545

RE: 166 Riverside Industrial Parkway, Portland, ME – 330-H-004 – I-M Zone

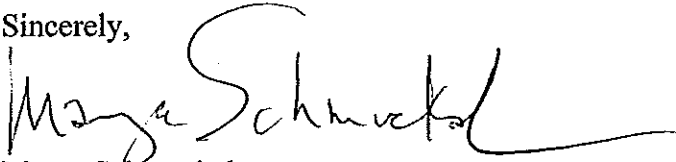
Ladies and Gentlemen:

I am the Zoning Administrator for the City of Portland, Maine. Please be advised that with respect to the property located at 166 Riverside Industrial Parkway, Portland, Maine, shown on the Tax Assessor's Map 330 Block H Lot 004 (the "Property"):

1. The Property is located within the I-M Moderate Industrial Zone and the Property lies within the boundaries of the municipals authority's zoning district;
2. To the best of my knowledge, the current uses, including warehouse and offices uses, occupancy, operation and improvements of the Property are in compliance with all applicable zoning codes, rules and regulations of said I-M Zone and no notice of violation has been issued or contemplated; and
3. To the best of my knowledge and belief, all governmental permits and approvals necessary for the construction, use operation, and occupancy of the Property have been issued and are in full force and effect.

You may rely on this letter for funding a loan secured by the Property. I hope that this information is helpful to you. Please feel free to call me at (207) 874-8695 with any questions or concerns.

Sincerely,

A handwritten signature in black ink that reads "Marge Schmuckal". The signature is written in a cursive style with a long horizontal flourish at the end.

Marge Schmuckal
Zoning Administrator

CITY OF FORTLAND, MAINE
SITE PLAN REVIEW
Processing Form

December 3, 1975
Date

Joseph S. Pio
Applicant
75 York Street
Mailing Address
warehouse & office
Proposed Use of Site
83,809 sq. ft. / 15,000 sq. ft.
Acreage of Site / Ground Floor Coverage

156-176 Riverside Industrial Pkwy.
Address of Proposed Site
328-A-2
Site Identifier(s) from Assessors Maps
I-1
Zoning of Proposed Site

Proposed Number of Floors 1
Total Floor Area 15,000 sq. ft

Site Location Review (DEP) Required: () Yes () No
Board of Appeals Action Required: () Yes () No
Planning Board Action Required: () Yes () No

Other Comments:

Date Dept. Review Due: December 8, 1975

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

Table with 14 columns: DATE, ZONE LOCATION, INTERIOR OR CORNER LOT, 40 FT. SETBACK AREA (SEC. 21), USE, SEWAGE DISPOSAL, REAR YARDS, SIDE YARDS, FRONT YARDS, PROJECTIONS, HEIGHT, LCT AREA, BUILDING AREA, AREA PER FAMILY, WIDTH OF LOT, LOT FRONTAGE, OFF-STREET PARKING, LOADING BAYS. Rows include COMPLIES, COMPLIES CONDITIONALLY, DOES NOT COMPLY, and REASONS SPECIFIED BELOW.

REASONS:

Signature of reviewing staff/date

BUILDING DEPARTMENT - ORIGINAL

CITY OF PORTLAND, MAINE
CITY PLANNING BOARD
(807) 778-5451



203 18-7525

158H ✓
TOM-P ✓

HARRY E. CUMMINGS, CHAIRMAN
KENNETH H. CADIGAN, VICE CHAIRMAN
JOHN H. CONWAY
THEODORE T. RAND
JEAN E. GILPATRICK
G. MASON PRATT
JAMES I. HOLOEN, SR.

November 20, 1975

Mr. Joseph Pio
New England Pet Supply
75 York Street
Portland, Maine

Dear Mr. Pio:

At its November 18, 1975 meeting, the Portland Planning Board unanimously approved your proposed site plan for the New England Pet Supply Company distribution facility on the westerly side of Riverside Industrial Parkway. You should be aware that the Department of Public Works has approved the site plan with conditions related to driveway culverts and sewer connections; these conditions have been accepted by Mr. Peterson of Sheridan Corporation.

At the same meeting, the Planning Board also approved the subdivision in which you plan to develop your facility on parcel #10. The plan will be recorded at the Registry of Deeds on November 19, 1975.

Should you have any questions; please contact Brian Nickerson of the Planning Staff.

Sincerely,

A handwritten signature in cursive script that reads "Don Megathlin".

Donald E. Megathlin, Jr.
Planning Director

DEM/jk

cc: Chairman & Members of the Planning Board
Brian Nickerson, Planning Staff
George Flaherty, Director of Public Works
Clement Dodd, Acting Fire Chief
R. Lovell Brown, Director of Building & Inspection
Rufus Jones
George Crockett, Turner Barker Realty
✓ Tom Peterson, Sheridan Corporation

RECEIVED

DEC 2 1975

DEPT. OF BLDG. INSP.
CITY OF PORTLAND



APPLICATION FOR PERMIT ISSUED PERMIT ISSUED

B.O.C.A. USE GROUP B.O.C.A. TYPE OF CONSTRUCTION 1085 DEC 12 1975

ZONING LOCATION PORTLAND, MAINE CITY OF PORTLAND CITY OF PORTLAND

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION ... Riverside Industrial Park ... Fire District #1 [] #2 []
1. Owner's name and address ... Joseph S. Piro, 75 York Street ... Telephone ...
2. Lessee's name and address ... Telephone ...
3. Contractor's name and address ... Sheridan Corp., 198 Maine Mall Rd. ... Telephone 774-6138
4. Architect ... Specifications ... Plans P.P. ... No. of sheets 4 ...
Proposed use of building ... warehouse & office ... No. families ...
Last use ... No. families ...
Material ... No. stories 1 ... Heat ... Style of roof ... Roofing ...
Other buildings on same lot ...
Estimated contractual cost \$ 95,000 ... Fee \$ 38.01

FIELD INSPECTOR—Mr. Reitzel GENERAL DESCRIPTION

This application is for: @ 775-5451 100 x 150 pre engineered metal building as per plans.
Ext. 234
Garage
Masonry Bldg.
Metal Bldg.
Alterations
Demolitions
Change of Use
Other

Stamp of Special Conditions

PERMIT ISSUED WITH LETTER

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

PERMIT IS TO BE ISSUED TO 1 [] 2 [] 3 [x] 4 []
Other:

DETAILS OF NEW WORK

Is any plumbing involved in this work? Is any electrical work involved in this work?
Is connection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber—Kind Dressed or full size? Corner posts Sills
Size Girder Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor 2nd 3rd roof
On centers: 1st floor 2nd 3rd roof
Maximum span: 1st floor 2nd 3rd roof
If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated on same lot ..., to be accommodated ... number commercial cars to be accommodated ...
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY: DATE
BUILDING INSPECTION—PLAN EXAMINER
ZONING:
BUILDING CODE: O.K. E.L. 12/9/75
Fire Dept.:
Health Dept.:
Others:

MISCELLANEOUS
Will work require disturbing of any tree on a public street?
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?

Marge Schmuckal - 166 Riverside Industrial Parkway

From: Marge Schmuckal
To: dseagroves@optlaw.net
Date: 4/23/2012 5:08 PM
Subject: 166 Riverside Industrial Parkway
Attachments: determination letter.pdf

Dawn,
Please see attached determination letter. The original will go out in the mail tomorrow.
Marge Schmuckal
Zoning Administrator

LAW OFFICES OF ROBERT E. DANIELSON
ATTORNEYS AT LAW

ROBERT E. DANIELSON*
MELINDA P. SHAIN
*ALSO ADMITTED IN MA AND NY

TWO CANAL PLAZA, SUITE 401
P.O. BOX 545
PORTLAND, MAINE 04112-0545
www.danielsonlawoffice.com

TELEPHONE: (207) 879-1337
TELECOPY: (207) 879-1579
E-MAIL: rdanielson@optlaw.net

April 19, 2012

VIA HAND DELIVERY

City of Portland Planning and Urban Development Department
Attn: Marge Schmuckal
389 Congress Street
Portland, ME 04101

T-M

RE: 166 Riverside Industrial Parkway, Portland, ME

Dear Marge:

Please complete the attached zoning determination letter for the property located at 166 Riverside Industrial Parkway, Portland. Enclosed you will find a check in the amount of \$150.00 for the determination fee. Upon completion please forward an electronic copy to my attention at dseagroves@optlaw.net . Please mail a hard copy to the address listed above.

Please do not hesitate to contact me if you have any questions regarding this request.

Very truly yours,

Dawn L. Seagroves

Dawn L. Seagroves
Paralegal

RECEIVED

APR 19 2012

Dept. of Building Inspections
City of Portland Maine

dlS
Enclosure

April __, 2012

Bangor Savings Bank
Attn: Joseph Delano, Vice President
280 Fore Street
Portland, Maine 04101

Coastal Enterprises, Inc.
Attn: Susan Umland
36 Water Street
Wiscasset, ME 04578

Robert E. Danielson, Esq.
Law Offices of Robert E. Danielson
Two Canal Plaza, Suite 401
P.O. Box 545
Portland, ME 04112-0545

RE: 166 Riverside Industrial Parkway, Portland, Maine
Map 330 Lot H 004

Ladies and Gentleman:

I am a Code Enforcement Officer for the City of Portland. Please be advised that with respect to the property located at 166 Riverside Industrial Parkway, Portland, Maine, shown on the Tax Assessor's Map 330 as Lot H 004 (the "Property"):

- (1) the Property is located within the ~~B4~~ ^{I-M} Zone and the Property lies within the boundaries of the municipal authority's zoning district;
- (2) to the best of my knowledge, the current uses, including warehouse and office uses, occupancy, operation and improvements of the Property are in compliance with all applicable zoning codes, rules, and regulations of said ~~B4~~ ^{I-M} Zone and no notice of violation has been issued; and
- (3) to the best of my knowledge and belief, all governmental permits and approvals necessary for the construction, use, operation, and occupancy of the Property have been issued and are in full force and effect.

You may rely on this letter for funding a loan secured by the Property. I hope that this information is helpful to you. Please feel free to call me with any questions or concerns.

Sincerely,

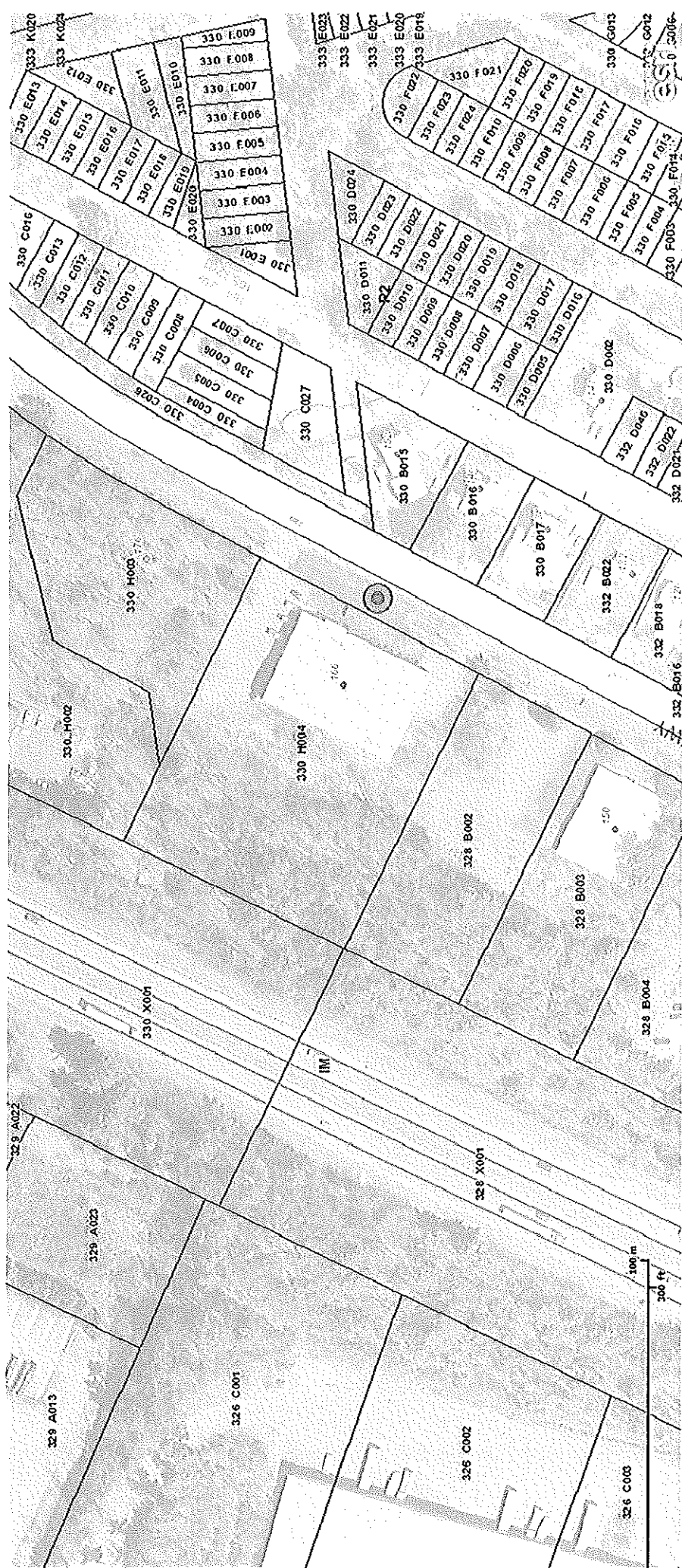
Marge Schmuckal
Zoning Administrator

MS/red

Cc: Alexandra Caufield, Esq.

1666 Riverside Industrial Pkwy

330-H-004



Assessor's Office | 369 Congress Street | Portland, Maine 04101 | Room 115 | (202) 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

Haps

Tax Relief

Tax Roll

Q & A

browse city services a-z

browse facts and links a-z

CBL 330 H004001
Land Use Type WHOLESALE
Property Location 166 RIVERSIDE IND PKWY
Owner Information 166 RIVERSIDE INDUSTRIAL PARKWAY LLC
 166 RIVERSIDE INDUSTRIAL PKWY
 PORTLAND ME 04103
Book and Page 22304/157
Legal Description 330-H-4
 RIVERSIDE INDUSTRIAL
 PKWY 154-174
 83809 SF
Acres 1.924

Current Assessed Valuation:

TAX ACCT NO. 34746 **OWNER OF RECORD AS OF APRIL 2011**
 166 RIVERSIDE INDUSTRIAL
 PARKWAY LLC
 166 RIVERSIDE INDUSTRIAL PKWY
 PORTLAND ME 04103
LAND VALUE \$207,400.00
BUILDING VALUE \$538,500.00
NET TAXABLE - REAL ESTATE \$745,900.00
TAX AMOUNT \$13,635.06

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

Building Information:



Best viewed at 800x600, with Internet Explorer

Building 1
Year Built 1976
Style/Structure Type PREFAB WAREHOUSE
Units 1
Building Num/Name 1 - TOEGOZ
Square Feet 17400
[View Sketch](#) [View Map](#) [View Picture](#)



Exterior/Interior Information:

Building 1
Levels 01/01
Size 11880
Use WAREHOUSE
Height 14
Walls METAL-LIGHT
Heating ELECTRIC
A/C NONE

Building 1
Levels 01/01
Size 3120
Use MULTI-USE OFFICE
Height 14
Walls METAL-LIGHT
Heating UNIT HEAT
A/C NONE

Building 1
Levels M1/M1
Size 2400
Use SUPPORT AREA
Height 6
Heating NONE
A/C NONE

Other Features:

Building 1
Structure OVERHEAD DOOR - WD/MT
Size 8X8



PORTLAND MAINE

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Receipts Details:

Tender Information: Check , Check Number: 9590

Tender Amount: 150.00

Receipt Header:

Cashier Id: bsaucier

Receipt Date: 4/19/2012

Receipt Number: 43040

Receipt Details:

Reference ID:	376	Fee Type:	BP-DP
Receipt Number:	0	Payment Date:	
Transaction Amount:	150.00	Charge Amount:	150.00
Job ID: Miscellaneous charges			
Additional Comments: 166 Riverside Ind PKWY Determ letter			

Thank You for your Payment!