

ing Division  
rge Schmuckal  
ing Administrator



Department of Urban Development  
Joseph E. Gray, Jr.  
Director

*Fila*

**CITY OF PORTLAND**

November 23, 1998

Brenda M. Buchanan  
c/o Warren, Currier, & Buchanan  
57 Exchange Street  
Portland, ME 04101-5020

RE: *W* Milliken Street - Maine Rubber International - I-M Zone - 333-K-25 & 334-A-13

Dear Brenda,

As we discussed, Maine Rubber, Int. is proposing to purchase the current property owned by DuraStone on Milliken Street. DuraStone was an operation consisting of the assembly, warehousing, and distribution of concrete steps. Maine Rubber, Int. is an operation consisting of the assembly, warehousing, and distribution of rubber tires for fork lifts. Although the product is different, the actual use of the property is the same. No change of use would be required if your client wanted to move in without any renovations. Assembly, warehousing, and distribution are allowable uses in the I-M zone.

It is my understanding that some increase in floor area by addition and/or mezzanine may be proposed. As discussed, these items would require you to apply for a site plan review prior to construction, followed by an approved building permit application.

I want to thank you for all the useful information provided to me at our meetings and site visit. It was very informative and helped determine the difference between your assembly use and that of the manufacturing of rubber which is not currently part of your assembly process. It has been a pleasure working with Maine Rubber, International and you in these matters. I look forward to the process in gaining your final approvals.

Very Truly Yours,

  
Marge Schmuckal  
Zoning Administrator

cc: Mark Adelson, Housing & Neighborhood Services  
Alex Jaegerman, Chief Planner  
Kathleen Brown, Dir. of Economic Dev.

# WARREN & CURRIER BUCHANAN

Limited Liability Company, P.A.

Carol Godfrey Warren  
David E. Currier  
Brenda M. Buchanan

November 20, 1998

Marge Schmuckal  
Zoning Administrator  
City of Portland  
389 Congress Street  
Portland, Maine 04101

RE: Maine Rubber International

Dear Marge:

I am writing to follow up on our recent discussions regarding Maine Rubber International's plan to relocate its Maine operation to property located at 66 Milliken Street, now owned by DuraStone.

As you know, Maine Rubber currently is in the due diligence period of its real estate purchase contract with DuraStone, which means we are investigating many of the practical issues relevant to the company's purchase of the property. Thank you again for making yourself available these past few weeks to help us understand the city's criteria regarding permitted uses as we have sought to evaluate the suitability of Maine Rubber's operation in the IM zone.

After some consideration of expansion of the current Maine operation to include processes other than the current tire manufacture and permethane products manufacture, Maine Rubber has decided not to go that route. Consequently, the DuraStone property will house under one roof the entire operation as it now exists at the Westbrook and Scarborough facilities, with some improvements in efficiency that are logical to implement as part of the move. It is my understanding from our conversations that, based on the information we have provided to you and your first-hand observations during the site visit, you are prepared to rule that a change of use permit will not be necessary for Maine Rubber to relocate its operations into Portland's IM zone.

Our deadline for investigating issues related to zoning matters is November 30. I will be appreciative if you could write a letter to me by that date confirming my understanding of your ruling on the use question. We do understand, of course, that the

57 Exchange Street, Portland, Maine 04101-5020

Telephone (207) 772-1262 Telecopier (207) 772-1279 E-mail: counsel@wacubu.com

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Marge Schmuckal  
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site plan review process lies ahead, and that neither you nor any other city official can give us any assurances at this time regarding the outcome of that process.

If you need further information, please feel free to call any time. I will look forward to hearing from you.

Sincerely,



Brenda M. Buchanan

Cc: Stu Brown  
Matt Hook  
Dick Detwiler  
Roxanne Cole