



Planning & Urban Development Department

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

August 19, 2014

James Taylor
B & C Zoning
3000 S. Berry Rd., Ste 110
Norman, OK 73072

RE: 2-66 Milliken Street (called "56") – 334-A-14 & 16 and 354A-A-1 & 6 (the "Property")

To Whom It May Concern:

In response to your request for information regarding the Property, I have researched our files and present the following:

1. The current zoning Classification for the Property is: I-M , Moderate Industrial Zone.
2. Adjacent property zoning designations:
North: I-M Zone South: I-M Zone East: I-M Zone –R/R tracks West: I-M Zone
3. According to the zoning ordinances and regulations for this zone, the current use of the Property is: Permitted Uses by Right.
4. To the best of my knowledge, the Property and it's structures were developed:
 - a. Legal Conforming
5. Information regarding variances, special permits/ exceptions, ordinances or conditions:
 There do not appear to be any variances, special permits/ exceptions, ordinances or conditions that apply to the Property.
6. Rebuild: In the event of casualty, in whole or in part, the structures located on the Property:
 May be rebuilt in its current form (i.e. no loss of square footage, same footprint, with drive through(s), if applicable, as outlined in Section 14-385 (attached)
7. Code Violations Information:
 There do **NOT** appear to be any outstanding /open zoning, building or fire code violations that apply to the Property.
8. Valid Certificates of Occupancy have been issued for the Property and are attached along with copies of issued building permits.
9. Site Plan Information:
 the subject property was subject to site plan approval: copies of the approvals are attached.

This information was researched on August 18 & 19, 2014 by the undersigned, per request and as a public service. The undersigned certifies that the above information contained herein is believed to be accurate and is based upon, or relates to the information supplied by the requestor. The Authority assumes no liability for errors and omissions. All information was obtained from public records, which



Planning & Urban Development Department

Jeff Levine, AICP, Director

Marge Schmuckal, Zoning Administrator

PG 2

may be inspected during regular business hours. If you have any questions regarding these matters, please feel free to contact me at (207) 874-8695.

Sincerely,

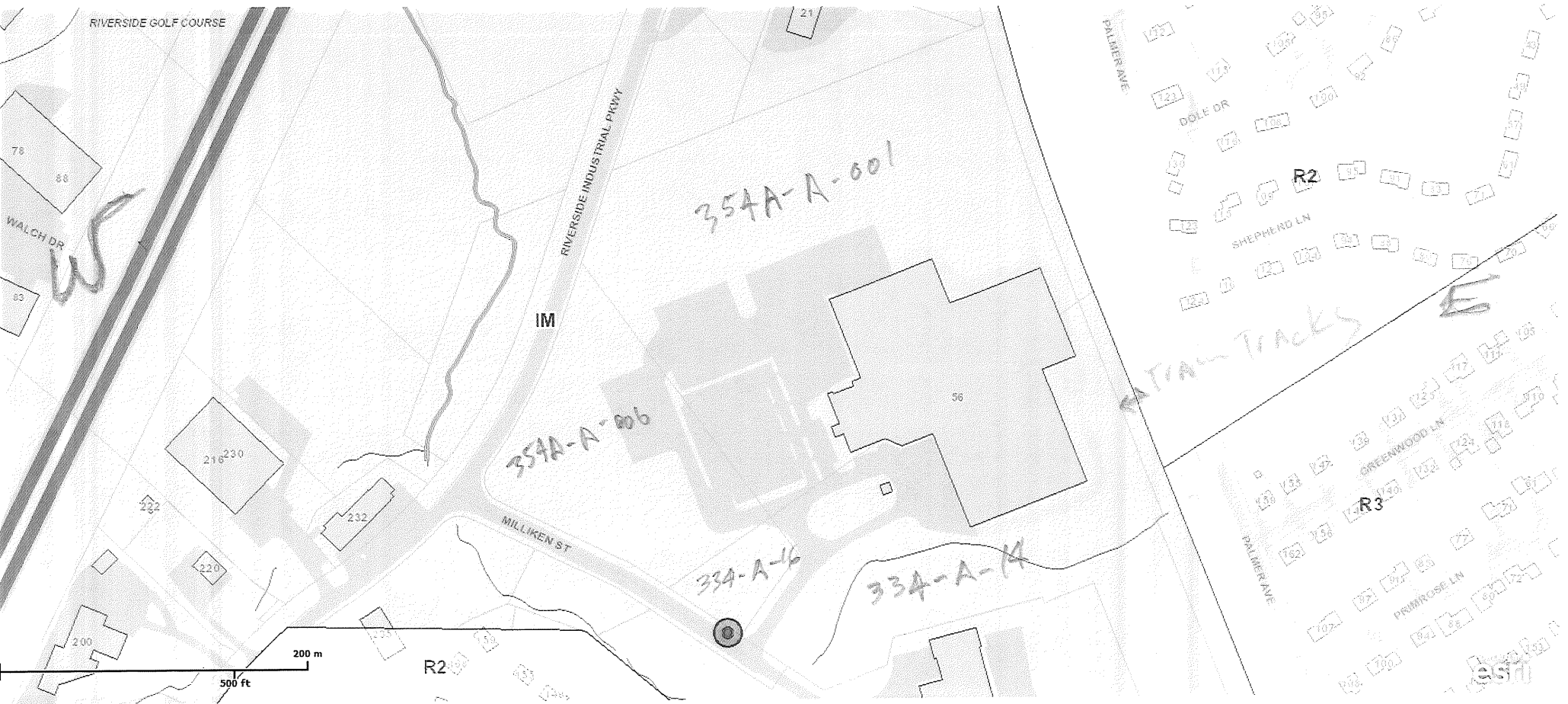
A handwritten signature in black ink, appearing to read "Marge Schmuckal", with a long, sweeping horizontal line extending to the right.

Marge Schmuckal
Zoning Administrator
City of Portland, Maine
(207) 874-8695

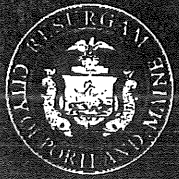
enclosures

56 Milliken St

N



S



PORTLAND MAINE

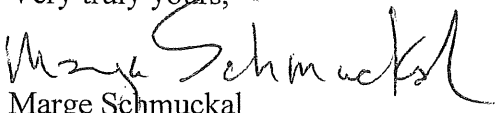
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*Jeff Levine, AICP, Director
Marge Schmuckal, Zoning Administrator*

To Whom It May Concern:

Under the City's Land Use Ordinance 14-385 (see attached), there is an allowance to rebuild a legal, nonconforming building after it is destroyed by sudden or accidental acts. This section of the Ordinance applies to all areas and zones within the City of Portland, Maine.

Very truly yours,


Marge Schmuckal
Zoning Administrator

Sec. 14-385. Restoration or reconstruction within an existing footprint of damaged nonconforming structure.

A nonconforming structure damaged by fire, explosion, flood, riot, act of the public enemy, accident of any kind, decay or otherwise may be restored or rebuilt only where:

- (a) The restoration or reconstruction is of a building which is nonconforming only as to land area, setbacks or any other dimensional requirements; and
- (b) Where the restoration or reconstruction will occur entirely within the existing footprint and previous shell of the building and will not create a new nonconformity; and
- (c) Restoration or reconstruction occurs within one (1) year for a nonconforming non-residential structure, or two (2) years for a nonconforming residential structure, of the initial damage where such damage is sudden and accidental. Note that for buildings in Shoreland zones, state regulations may also govern and provide for a shorter period for restoration or reconstruction of nonconforming structures; and
- (d) Restoration or reconstruction necessitated by decay must be completed within one (1) year of the demolition of the building or the commencement of the restoration or reconstruction, whichever occurs first; and
- (e) Any reconstruction, under this provision, in the residential R-6 zone on a lot with 10,000 square feet or less, other than the exact restoration of a previously existing building on the site, shall comply with the applicable standards contained within the Planning and Development Design Manual; and
- (f) A nonconforming building located in the R-6 which is destroyed by fire, explosion, flood, riot, act of the enemy, or accident may be rebuilt under the small residential lot development provisions of the R-6 zone as if the lot were vacant as of January 1, 2005 and such reconstruction shall meet the setback requirements contained therein to the extent practicable; otherwise the building shall be reconstructed within the footprint of the previously existing building such that any nonconformity will not be enlarged.

For the purpose of this section, the footprint of a building is the perimeter of the foundation supporting a structure.

(Code 1968, § 602.17.E; Ord. No. 89-88, 7-19-88; Ord. No. 284-99, §2, 5-17-99, enacted as an emergency; Ord. No. 254-05/06, 6-5-06; Ord. No. 61-07/08, 10-1-07; Ord. No. 240-09/10, 6-21-10; Ord. No. 139-12/13, 2-4-13)

*Editor's note—Ord. No. 89-88, adopted July 19, 1988, amended this section to read as herein set out. See also the editor's note to Art. III of this chapter for additional provisions relative to Ord. No. 89-88.

INDUSTRIAL ZONE



APPLICATION FOR PERMIT

Class of Building or Type of Structure First Class
Portland, Maine March 30, 1965

JUN 10 1965

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location Milliken Street Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Milliken-Tomlinson Company, 307 Commercial St. Telephone _____
 Lessee's name and address _____ Telephone 297-3283
 Contractor's name and address Kibler & Storer Inc. 74 Main St. Yarmouth Me. Telephone 846-5533
 Architect _____ Specifications yes Plans yes No. of sheets 29
 Proposed use of building Warehouse & Office Building No. families _____
 Last use _____ No. families _____
 Material 1st. cl. No. stories 1 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ 900,000 Fee \$ 800.00

General Description of New Work

To construct 1-story warehouse and office building 520' long x 301' wide as per plans and specifications.

Permit Issued with Letter

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. **PERMIT TO BE ISSUED TO** contractor

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? yes
 Height average grade to top of plate _____ Height average grade to highest point of roof _____
 Size, front _____ depth _____ at least 4 below grade _____ solid or filled land? _____ earth or rock? _____
 Material of foundation concrete 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.
 Joints 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? _____

APPROVED:

Miscellaneous

Will work require disturbing of any tree on a public street? _____ no

(COPY)

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION Milliken Street (off Riverside St.)

Issued to **Milliken-Tomlinson Company**
Milliken St.

Date of Issue **March 11, 1966**

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. 65/593, 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

Warehouse and Office Building.

Existing Conditions:

This certificate supersedes
certificate issued

Approved:

E. L. Smith
Inspector

Gerald E. Mayberry
Inspector of Building

(Date)

Inspector

Inspector of Building

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.

**CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
Processing Form**

RECEIVED JUN 17 1977

Applicant _____ Date _____

Mailing Address _____ Address of Proposed Site _____

Proposed Use of Site _____ Site Identifier(s) from Assessors Maps _____

Acreage of Site / Ground Floor Coverage _____ 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: _____

Date Dept. Review Due: _____

PLANNING DEPARTMENT REVIEW

(Date Received) _____

- Major Development — Requires Planning Board Approval: Review Initiated
- Minor Development — Staff Review Below

	LOADING AREA	PARKING	CIRCULATION PATTERN	ACCESS	PEDESTRIAN WALKWAYS	SCREENING	LANDSCAPING	SPACE & BULK OF STRUCTURES	LIGHTING	CONFLICT WITH CITY PROJECTS	FINANCIAL CAPACITY	CHANGE IN SITE PLAN
APPROVED	_____											
APPROVED CONDITIONALLY												
DISAPPROVED												

CONDITIONS SPECIFIED BELOW

REASONS SPECIFIED BELOW

REASONS: PLANNING BOARD APPROVAL — 6/28/77

(Attach Separate Sheet if Necessary)

Jeremiah O'Brien
SIGNATURE OF REVIEWING STAFF/DATE 6/28
PLANNING DEPARTMENT COPY

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
Processing Form

Milliken Tomilson
Applicant
56 Milliken St.
Mailing Address
warehouse
Proposed Use of Site
1,375,851 sq/ft. 13,668 sq. ft.
Acreage of Site 7 Ground Floor Coverage

6-17-77
Date

2-64 Milliken St.
Address of Proposed Site
354A-A-1 & 334-A-14
Site Identifier(s) from Assessors Maps
I-1, Industrial
Zoning of Proposed Site

Site Location Review (DEP) Required: () Yes () No
Board of Appeals Action Required: () Yes () No
Planning Board Action Required: () Yes () No
Proposed Number of Floors 1
Total Floor Area 13,668

Other Comments:
Date Dept. Review Due: 6/22/77

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, LOT AREA, BUILDING AREA, AREA PER FAMILY, WIDTH OF LOT, LOT FRONTAGE, OFF-STREET PARKING, LOADING BAYS. Row 1: COMPLIES, with checkmarks in DATE, ZONE LOCATION, USE, REAR YARDS, SIDE YARDS, FRONT YARDS, OFF-STREET PARKING, LOADING BAYS.

CONDITIONS SPECIFIED BELOW
REASONS SPECIFIED BELOW

REASONS:
[Blank lines for text entry]

Signature of Reviewing Staff/Date: [Handwritten Signature] 6/17/77



APPLICATION FOR PERMIT

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION 0613

ZONING LOCATION Z-1 PORTLAND, MAINE, June 15, 1977

PERMIT ISSUED

JUL 22 1977

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 56 Milliken St. - Riverside Industrial Park Fire District #1 #2

1. Owner's name and address Milliken, Tholinson - same Telephone 797-5490

Lessee's name and address Telephone

Contractor's name and address Allied Constr. - 9 Circus, Tim Rd. Telephone 772-2888

Architect Specifications 80. Portland Plans No. of sheets

Proposed use of building warehouse No. families

Last use same No. families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated contractual cost \$ 185,000 Fee \$ 740.00

FIELD INSPECTOR—Mr. GENERAL DESCRIPTION

This application is for: @ 775-5451

Dwelling Ext. 234

Garage Permit to construct addition to warehouse as per plans. 6 sheets of plans.

Masonry Bldg. Metal Bldg. Alterations Demolitions Change of Use Other warehouse 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 4

Other:

DETAILS OF NEW WORK

any plumbing involved in this work? Is any electrical work involved in this work?
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

MISCELLANEOUS

BUILDING INSPECTION—PLAN EXAMINER

Will work require disturbing of any tree on a public street? ..

ZONING: O.K. [Signature]

BUILDING CODE: O.K. [Signature]

Will there be in charge of the above work a person ..



CITY OF PORTLAND

JOSEPH E. GRAY, JR.
DIRECTOR OF PLANNING
AND URBAN DEVELOPMENT

July 20, 1981

TO RESIDENTS AND PROPERTY OWNERS IN THE VICINITY OF 56 MILLIKEN STREET

The Portland Planning Board will hold a public meeting on Tuesday evening, July 28, 1981. The meeting begins at 7:30 P.M. in Room 209, City Hall, Portland, Maine.

The Board will consider a proposal by Milliken Tomlinson Company to construct a new 37,400 square foot addition to their existing grocery warehouse facility on Milliken Street. The new addition will be a perishable warehouse. The project is located on a parcel of approximately 1.38 million square feet (31 acres) in the I-1 Industrial Zone. The site plan is to be reviewed for compliance with Chapter 604 of the Site Plan Ordinance.

Should you wish to review the plans in advance, they are available in the Portland Planning Department, Room 211 of City Hall. If you are unable to attend the public meeting of the Planning Board, please send your comments in writing to Mr. Joseph E. Gray, Jr., Director of Planning and Urban Development, City Hall, 389 Congress Street, Portland, Maine 04101.

Sincerely,

Patricia Harrington
Chief Planner

cc: Jean E. Gilpatrick, Chairman, Planning Board
Joseph E. Gray, Jr., Director of Planning & Urban Development

I. INTRODUCTION

Milliken Tomlinson Co., which operates a grocery warehouse and distribution center, has submitted a site plan for a proposed new perishable warehouse addition to the existing facility located on 56 Milliken Street in the City of Portland. The Planning Board is asked to review this site plan in accordance with Chapter 604, the Site Plan Ordinance.

Notice has been mailed to nearby residents and property owners informing them of the Planning Board meeting.

II. PROJECT DATA

Land Use Information

Total Site Area: 1,382,590 sq. ft. (31.73 acres)
Parking: 125 spaces
Use: Grocery warehouse and distribution center.
Assessors Reference: 354-A-1, 334-A-14
Zone: Industrial - 1
Road Width: 40 feet, no change proposed
Land Development Plan: In compliance

Unit Information

Total Floor Area: 37,400 sq. ft. proposed addition; 18,187 sq. ft. existing covered truck dock; 123,975 sq. ft. existing warehouse; 11,150 sq. ft. existing office; 190,712 sq. ft. total gross area.
Ground Floor Coverage: 37,400 sq. ft.
Proposed Building Materials: Structural steel frame, reinforced concrete foundations, insulated steel wall panels, steel roof deck, roof insulation with single membrane roofing.
Sewerage System: Existing 6-inch tie-in to 18-inch city sewer line, no change proposed.

Economic Information

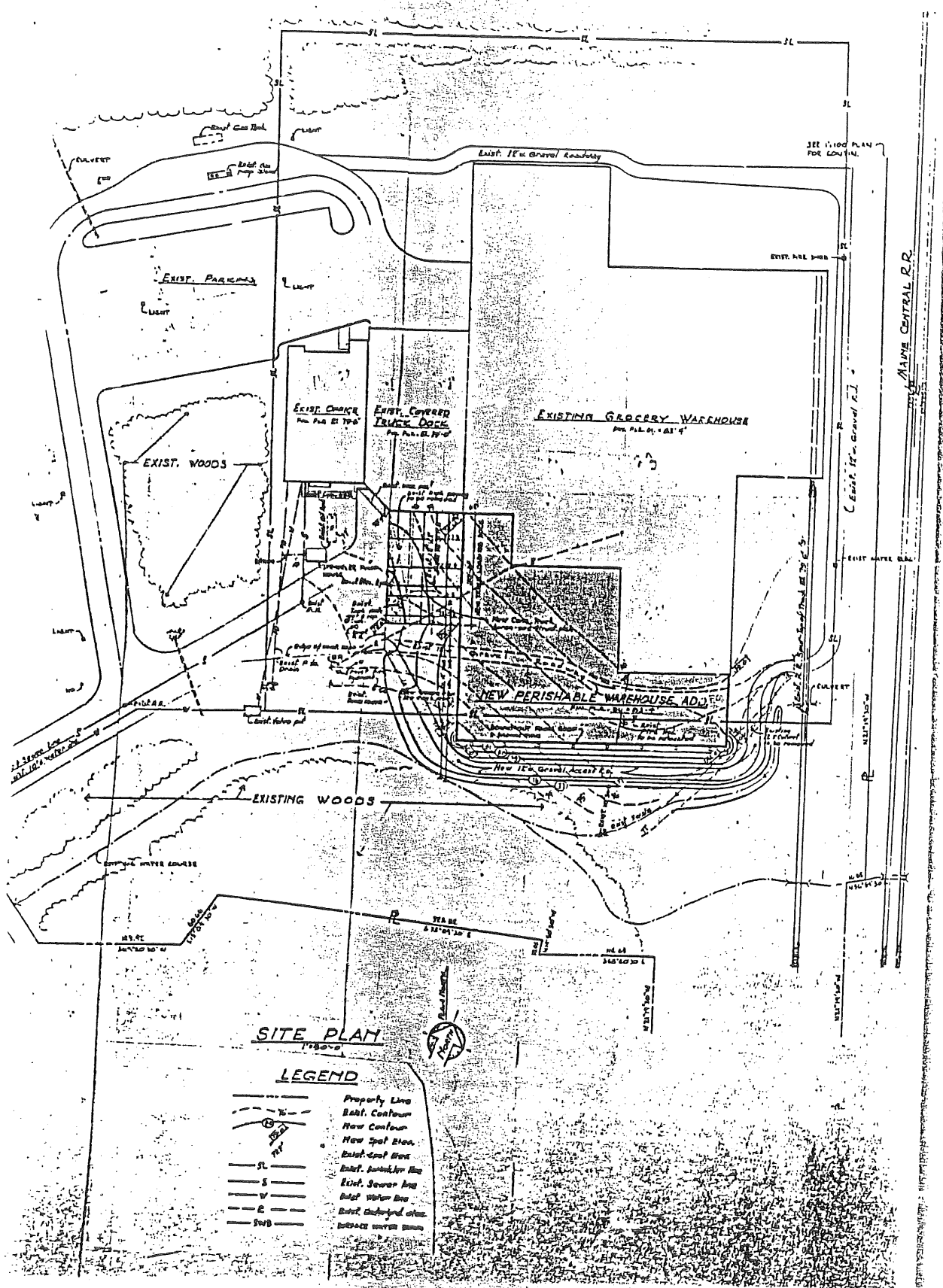
Estimated Cost of Construction: \$1.5 million
Number of Employees: 112 maximum

III. STAFF REVIEW

- Al Grass
Milliken Tomlinson Company proposes to expand their facility on Milliken Street (off of the Riverside Industrial Parkway) by adding a 37,400 sq. ft. perishable warehouse to the existing grocery warehouse facility. The site plan was prepared by Wetterau Builders, Inc. of Hazelwood, Missouri with engineering by Becker, Becker, and Pannell, Inc. of St. Louis.

→ Carl Sydow
The perishable warehouse will increase the storage capacity for produce and frozen foods, and will create new capacity for meats and dairy products, not presently available at this facility. The facility will be refrigerated to -10 degrees (Fahrenheit) for frozen, 28 degrees for meats, and 36 degrees for produce.

This addition will utilize existing site infrastructure including access streets, sewerage, and parking.



SITE PLAN
1/8" = 1'-0"

LEGEND

- Property Line
- Exist. Contour
- New Contour
- New Spot Elev.
- Exist. Gas Box
- Exist. Sewer Box
- Exist. Water Box
- Exist. Electrical
- Exist. Telephone
- Exist. Storm Drain

**CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
Processing Form**

Applicant Milliken Tomlinson Date 7-24-81
 Mailing Address 56 Milliken St. Address of Proposed Site 56 Milliken St.
 Proposed Use of Site SHEDS Site Identifier(s) from Assessors Maps I-1
1,382,390 sq. ft. 37,400 sq. ft. Acreage of Site / Ground Floor Coverage Zoning of Proposed Site
 Site Location Review (DEP) Required: () Yes () No Proposed Number of Floors 1
 Board of Appeals Action Required: () Yes () No Total Floor Area _____
 Planning Board Action Required: (X) Yes () No
 Other Comments: _____
 Date Dept. Review Due: _____

PLANNING DEPARTMENT REVIEW

(Date Received) _____

- Major Development — Requires Planning Board Approval: Review Initiated
 Minor Development — Staff Review Below

	LOADING AREA	PARKING	CIRCULATION PATTERN	ACCESS	PEDESTRIAN WALKWAYS	SCREENING	LANDSCAPING	SPACE & BULK OF STRUCTURES	LIGHTING	CONFLICT WITH CITY PROJECTS	FINANCIAL CAPACITY	CHANGE IN SITE PLAN
APPROVED	/	/	/	/	/	/	/	/	/	/	/	
APPROVED CONDITIONALLY												CONDITIONS SPECIFIED BELOW
DISAPPROVED												REASONS SPECIFIED BELOW

~~REASONS:~~

The Planning Board unanimously approved the site plan on July 28, 1981.

(Attach Separate Sheet if Necessary)

Alexander Jaeger

SIGNATURE OF REVIEWING STAFF/DATE

PLANNING DEPARTMENT COPY



APPLICATION FOR PERMIT

B.O.C.A. USE GROUP PERMIT ISSUED

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION PORTLAND, MAINE

RECEIVED JUL 29 1981 DEPT. OF BLDG. INSP 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 56 Milliken Street Fire District #1 [] #2 []

1. Owner's name and address .. Milliken - Tomlinson - same Telephone .. 797-5490

2. Lessee's name and address Telephone ..

3. Contractor's name and address Wetterau Industries-8920 Pershall Rd. Telephone 314-524-5000

4. Architect Specifications Hazelwood, Missouri No. of sheets ..

Proposed use of building wholesale grocery warehouse No. families ..

Last use same No. families ..

Material No. stories Heat Style of roof Roofing ..

Other buildings on same lot ..

Estimated contractual cost \$ 1,500,000. Fee \$ 7,500

FIELD INSPECTOR-Mr. @ 775-5451 Ext. 234

GENERAL DESCRIPTION To construct 34,000 square ft. addition to already existing building as per plans. 16 sheets of plans. Stamp of Special Conditions

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 [x] 2 [] 3 [] 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 sewerage? 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: BUILDING INSPECTION-PLAN EXAMINER DATE MISCELLANEOUS Will work require disturbing of any tree on a public street? ZONING: [Signature]

Alexander Jaegerman:

July 23, 1981

Ms. Debbie Coleman of Wetterau Builders called this afternoon to provide the following information re Milliken Tomlinson's warehouse addition:

Number of usable sq. ft. of the warehouse

Total Area: 190,713 sq. ft.

123,975 sq. ft.	Existing	30,398 sq. ft. usable
	Office	11,150 sq. ft. usable
37,400 sq. ft.	New Addition	18,700 sq. ft. usable
18,188 sq. ft.	Truck Dock	NONE
		<hr/>
		60,248 sq. ft. usable -

or 61 car spaces needed

Existing Parking Lot will accommodate 137 car spaces.

Future Parking Lot will accommodate 103 car spaces.

If you have any questions, you may reach Ms. Coleman by phoning 314-595-4638.

Warren
Warren J. Turner
Zoning Specialist



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 56 Milliken Street

Issued to Milliken Tomlinson

Date of Issue July 13, 1982

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. 81/743, 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

Wholesale Grocery Warehouse

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

7/13/82
(Date)

Inspector

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.

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Supervisor: John D. ... Date: 9 June 1994

Applicant: Milliken 30 - Riverside Ind Park Address of Proposed Site: 50 Milliken St

Mailing Address: 50 Milliken St Address of Proposed Site: 33A-A-016 & 35A-A-A-006

Proposed Use of Site: General 15,300 sq ft (Loading Dock) Site Identifier(s) from Assessors Maps:

Acres of Site: 0.2 Ground Floor Coverage: 15,300 sq ft Total of Coverage: 15,300 sq ft Zoning of Proposed Site:

Site Location Review (DEP) Required: Yes No Proposed Number of Floors: 1

Board of Appeals Action Required: Yes No Total Floor Area: 15,300 sq ft

Planning Board Action Required: Yes No

Other Comments: Show Front - Sewage Treatment - 850-4277

Date Dept. Review Due:

PLANNING DEPARTMENT REVIEW

(Date Received)

- Major Development — Requires Planning Board Approval. Review Initiated
- Minor Development — Staff Review Below

	LOADING AREA	PARKING	CIRCULATION PATTERN	ACCESS	VEGETATION MAINTENANCE	SCREENING	LANDSCAPING	SPACE & BULK OF STRUCTURE	Lighting	COMPATIBILITY WITH NEIGHBORS	FINANCIAL CAPACITY	CHANGE IN SITE PLAN
APPROVED												
APPROVED CONDITIONALLY												
DISAPPROVED												

CONDITIONS SPECIFIED BELOW

REASONS SPECIFIED BELOW

REASONS:

SUBJECT TO ADDITIONAL COMMENTS TO PERMITS REPORT #33-94

(Attach Separate Sheet If Necessary)

[Signature] 7/15/94

SIGNATURE OF REVIEWING STAFF/DATE

PLANNING DEPARTMENT COPY

CITY OF PORTLAND, MAINE
PLANNING BOARD

Jadine R. O'Brien, Chair
Kenneth M. Cole III, Vice Chair
Joseph R. DeCoursey
Irving Fisher
Cyrus Hagg
John H. Carroll
Donna Williams

July 18, 1994

Shawn M. Frank, P.E.
Sebago Technics, Inc.
12 Westbrook Common
Westbrook, Maine 04092

RE: Supervalu-56 Miliken Street, Portland

Dear Mr. Frank:

On July 12, 1994, the Portland Planning Board voted 5-0 (Cole, Fisher absent) to approve the site plan for a 15,300 square foot building expansion and parking area expansion and reconfiguration. This approval was pursuant to §14-526 of the Portland City Code and 38 M.R.S.A. §§480-489, the Site Location of Development Act. This approval is subject to the following conditions:

1. A revised landscape plan, detailing additional tree plantings along the southwestern corner of the parking area, shall be provided for review and approval by the city Arborist;
2. A more detailed Spill Control and Countermeasure plan shall be provided for review and approval by the Planning Staff; and
3. The applicant shall obtain an NRPA permit prior to beginning any work within the jurisdictional area of that permit.

The Planning Board also voted to grant the request for a waiver of the requirement for the installation of curb and sidewalk, as required by §25-96 of the City Code. The Board made the following finding of fact:

The Board finds that undue hardship will result if the applicant is required to install granite curb and sidewalk along the frontage of its property due to the length of the frontage and the resulting requirement for a new storm drainage plan. Therefore, the Board waives the requirement for curb and sidewalk of §25-96 of the

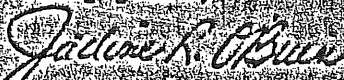
City Code.

Please note the following provisions and requirements for all site plan approvals:

1. A performance guarantee covering the site improvements as well as an inspection fee payment of 1.7% of the guarantee amount and seven (7) final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff or Planning Board review and approval.
2. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.

If you have any questions, please contact the Planning Staff.

Very truly yours,



Jadine Raynes O'Brien, Chair
Portland Planning Board

cc: Joseph E. Gray, Jr., Director of Planning & Urban Development
Alexander Jaegerman, Chief Planner
Craig Carrigan, PE, Development Review Coordinator
✓ P. Samuel Hoffses, Chief of Building Inspections
William Giroux, Zoning Administrator
Nadeen M. Daniels, Director of Parks and Public Works
John Rague, Principal Engineer
William Bray, Deputy Director of Parks and Public Works
Jeff Tarling, City Arborist
Paul Niehoff, Materials Engineer
Natalie Burns, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Louise Chase, Building Permit Secretary
Approval Letter File



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 56 Milliken St.

Issued to Supervalu Inc.

TEMPORARY

Date of Issue January 19, 1995

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. 940859, 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

from end of mezzanine to rear of building

APPROVED OCCUPANCY

Distribution Center w/Loading Dock

Limiting Conditions:

This certificate supersedes certificate issued

Approved:

1-24-95

(Date)

[Signature]
Inspector

[Signature]
Inspector of Buildings

SB

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.



CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM

I. D. Number

296

Supervalu/Sebage Technics

18 April 1995

Applicant: 56 Milliken St Portland, ME 04103

Application Date: 18 April 1995
Supervalu - Parking

Applicant's Mailing Address: Shawn Frank 856-0277 Fax: 856-2207

Project Name/Description

Consultant/Agent

56 Milliken St
Address of Proposed Site: 334-A-014

Applicant or Agent Daytime Telephone, Fax

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):
 New Building Building Addition Change of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Other (specify) Additional Parking
 10,000 sqd Parking Space 33 acres

Proposed Building Square Feet or # of Units: _____ Acres of Site: _____ Zoning: _____

Check Review Required:

- | | | | |
|---|--|--|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Single-Family Minor | <input type="checkbox"/> Other _____ |

Fees paid: site plan 300.00 subdivision _____

Approval Status:

Reviewer: *Rutven Hamilton* 703

- Approved Approved w/Conditions listed below Denied

Approval Date: _____ Approval Expiration: _____ date Extension to: _____ date Additional Sheets Attached

Condition Compliance signature: _____ date: _____

Performance Guarantee Required Not Required *PART OF CALLION PAID FOR THAT HAS A P.C.*

* No building permit may be issued until a performance guarantee has been submitted as indicated below

- Performance Guarantee Accepted date: _____ amount: _____ expiration date: _____
- Inspection Fee Paid date: _____ amount: _____
- Performance Guarantee Reduced date: _____ remaining balance: _____ alpha.000
- Performance Guarantee Released date: _____ signature: _____
- Defect Guarantee Submitted submitted date: _____ amount: _____ expiration date: _____
- Defect Guarantee Released date: _____ signature: _____

Address: 56 MILLIKEN ST - PORTLAND, ME

Planning & Urban Development



Joseph E. Gray Jr.
Director

May 31, 1995

CITY OF PORTLAND

Mr. Shawn Frank
Sebago Technics
12 Westbrook Common
P.O. Box 1339
Westbrook, ME 04098-1339

RE: Supervalu-Maine Site Plan Revisions, 56 Milliken Street

Dear Mr. Frank:

On May 30, 1995 the Portland Planning Authority approved a revision to the Supervalu-Maine facility at 56 Milliken Street. The approved revisions include modifications to parking lot islands, a 448 square foot addition to the building and landscaping.

This letter approves this revision to the Supervalu-Maine site plan including local review under the Site Location of Development Law, originally approved by the Planning Board on July 12, 1994.

As previously discussed, when you submit the plan for the new expansion, landscaping for the site will be reviewed in a comprehensive manner. With the relocation of three trees adjacent to the front parking area, I would anticipate that one or two additional trees will be required in this area when we review the upcoming expansion.

If there are questions concerning this letter, please contact the Planning Staff.

Sincerely,

Joseph E. Gray, Jr.
Director of Planning and Urban Development

cc: Alexander Jaegerman, Chief Planner
V. Samuel Hoffses, Chief of Building Inspections
Marge Schmuckal, Zoning Administrator
Richard Knowland, Senior Planner
George Flaherty, Director of Environmental/Intergovernmental Services
Kathi Staples, Project Engineer
Michael O'Sullivan, Development Review Coordinator
William Bray, Deputy Director/City Traffic Engineer
Jeff Tarling, City Arborist
Paul Niehoff, Materials Engineer
Natalie Burns, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Mary Czesik, Building Permit Secretary
Kathleen Brown, Assistant Director of Economic Development
Approval Letter File

Planning & Urban Development



Joseph E. Gray Jr.
Director

May 31, 1995

CITY OF PORTLAND

Mr. Shawn Frank
Sebago Technics
12 Westbrook Common
P.O. Box 1339
Westbrook, ME 04098-1339

RZ: Supervalu-Maine Site Plan Revisions, 56 Milliken Street

Dear Mr. Frank:

On May 30, 1995 the Portland Planning Authority approved a revision to the Supervalu-Maine facility at 56 Milliken Street. The approved revisions include modifications to parking lot islands, a 448 square foot addition to the building and landscaping.

This letter approves this revision to the Supervalu-Maine site plan including local review under the site location of Development Law, originally approved by the Planning Board on July 12, 1994.

As previously discussed, when you submit the plan for the new expansion, landscaping for the site will be reviewed in a comprehensive manner. With the relocation of three trees adjacent to the front parking area, I would anticipate that one or two additional trees will be required in this area when we review the upcoming expansion.

If there are questions concerning this letter, please contact the Planning Staff.

Sincerely,


Joseph E. Gray, Jr.
Director of Planning and Urban Development

cc: Alexander Jaegerman, Chief Planner
P. Samuel Koffses, Chief of Building Inspections
Marge Schmuckal, Zoning Administrator
Richard Knowland, Senior Planner
George Vlaherty, Director of Environmental/Intergovernmental Services
Kathi Staples, Project Engineer
Michael O'Sullivan, Development Review Coordinator
William Bray, Deputy Director/City Traffic Engineer
Jeff Tarling, City Arborist
Paul Niehof, Materials Engineer
Natalie Burns, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Mary Gresik, Building Permit Secretary
Kathleen Brown, Assistant Director of Economic Development
Approval Letter File



CITY OF PORTLAND

November 9, 2000

Dan Carroll
Megquier Hill Corp.
66 Milliken Street
Portland, ME 04103

RE: 66 Milliken Street

Dear Mr. Carroll:

334 A 014

This letter is to confirm the revision to the approved plan of the Megquier Hill project located at 66 Milliken Street. The approved revision includes a 20 ft x 100 ft temporary storage area for machinery parts. This area will be used for temporary storage for up to one year. At the end of one year, the stored machinery will be removed or Megquier Hill will submit a revised plan for permanent storage at the site. The revised plan has been reviewed and approved by the project review staff including representatives of the Planning, Public Works, Building Inspections, Fire and Parks Departments.

If you have any questions regarding the revision please contact the planning staff at 874-8720.

Sincerely,

Joseph E. Gray, Jr.
Director of Planning and Urban Development

cc: Alexander Jaegerman, Chief Planner
Sarah Hopkins, Senior Planner
✓ P. Samuel Hoffses, Building Inspector
Jeff Tarling, City Arborist
William Bray, Director of Public Works
Tony Lombardo, Project Engineer
Lt. Gaylen McDougall, Fire Prevention
Penny Littell, Associate Corporation Counsel
Inspection Department
Development Review Coordinator
Lee Urban, Director of Economic Development
Susan Doughty, Assessor's Office
Approval Letter File

O:\PLAN\CORRESP\SECRETAR\FORMS\SPREVIS.WPD



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 66 Milliken St CBL 334 A01300101

Issued to Megquier Hill Farm/K & K Excavating Date of Issue 08/28/2001

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. 00-1008, 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

Processing Plant
F1 - Use Group
2C - Construction Type BOCA 99

Limiting Conditions:

None

This certificate supersedes certificate issued

Approved:

8/29/01

(Date)

[Handwritten Signature]
Inspector

[Handwritten 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 owner or lessee for one dollar.

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 04-829		Issue Date: PERMIT ISSUED		CBL: 334 AD14001	
Location of Construction: 56 Milliken St	Owner Name: C & S Logistics Of Portland Llc	Owner Address: Old Ferry Rd	Phone: 772-1934	JAN - 6 2005	
Business Name:	Contractor Name: Food Tech Structures LLC	Contractor Address: 2100 Washington St Hanover	Phone:	CITY OF PORTLAND	
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: I-M		
Past Use: commercial space	Proposed Use: commercial space w/change of use	Permit Fee: \$1,821.00	Cost of Work: \$200,000.00	CEO District: 5	
Proposed Project Description: commercial space w/change of use		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: B/S1 Type: 2B 1/5/05 [Signature]	
[Handwritten: for foundation structural steel]		Signature: [Handwritten]		Signature: [Handwritten]	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Action <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	
Permit Taken By: jharris		Date Applied For: 12/14/2004		Signature _____ Date _____	

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..</p>	<p>Special Zone or Reviews</p> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <i>required</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>OK 12/22/04</i>	<p>Zoning Appeal</p> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	<p>Historic Preservation</p> <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <i>S</i> Date: _____
---	--	---	---

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT ADDRESS DATE PHONE

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No:	04-1851	Issue Date:	JAN 24 2005	BL:	384 AC14001
------------	---------	-------------	-------------	-----	-------------

Location of Construction: 56 Milliken St	Owner Name: C & S Logistics Of Portland Llc	Owner Address: Old Ferry Rd	Phone:
Business Name:	Contractor Name: Food Tech Structures LLC	Contractor Address: 2100 Washington St	Phone: 2619700
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: E-M

Past Use: commercial - Industrial Warehouse	Proposed Use: Industrial Warehouse commercial convert cold storage to ammonia from freon, construct dock offices and renovations of existing office space	Permit Fee: \$39,432.00	Cost of Work: \$4,378.00	CEO District: 5
--	---	----------------------------	-----------------------------	--------------------

Proposed Project Description: convert cold storage to ammonia from freon, construct dock offices and renovations of existing office space	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: B, S1+2 Type: 20 1/21/05 Signature: [Signature]
--	---	---

Permit Taken By: dmartin	Date Applied For: 12/2 112004	Zoning Approval	
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: 12/22/04	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:
--	---	--	---

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT ADDRESS DATE PHONE

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE

DEC 13 2004

All Purpose Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Total Square Footage of Proposed Structure <i>60,980 SF</i>		Square Footage of Lot <i>111k2</i>	
Tax Assessor's Chart# <i>74</i>	Block & Lot Block# <i>A</i> Lot#	Owner: <i>KDJS Partners LLC</i>	Telephone: <i>772 1934 x 316</i>
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: <i>Jeff Shorey 54 St John St Portland, ME 04102</i>	cost Of Work: \$ <i>200,000</i>	Fee: \$ <i>1,821.00</i>
Current use: <i>S-2 Storage / B. Business</i>			
If the location is currently vacant, what was prior use: <i>C. ME</i>			
Approximately how long has it been vacant: _____			
Proposed use: <i>Conversion of cold storage space from frozen to common.</i>			
Project description: <i>re-configuration construction of dock offices. THIS APPLICATION IS FOR FOUNDATIONS & STRUCTURAL STEEL.</i>			
Contractor's name, address & telephone: <i>Fox Tech Structures LLC - 2100 Wash St, Hanover, MA 02359</i>			
Who should we contact when the permit is ready: <i>Jeffrey D Shorey</i>			
Mailing address: <i>54 St John St Portland ME 04102</i>			
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <i>772-1934 ext 316</i>			

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: <i>[Signature]</i>	Date: <i>12-13-04</i>
--	-----------------------

This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 56 Milliken St

CBL 334 A014001

Issued to C & S Logistics Of Portland Llc

Date of Issue 01/18/2006

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. 04-1640 , 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

Change of Use-Apartment to Condo Unit

APPROVED OCCUPANCY

Use Group R3 Type 5B
Boca 1999

Limiting Conditions:

This certificate applies to unit #64 only.

This certificate does not constitute IBC compliance-Use Permit Only

This certificate supersedes
certificate issued

Approved:

1/18/06

(Date)

Jon Reed
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 owner or lessee for one dollar.

1/18/06



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 56 Milliken St **CBL 334 A014001**
Issued to Kdjs Partners Llc /Food Tech Structures LLC **Date of Issue** 12/24/2008

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. 04-1851, 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

Entire

APPROVED OCCUPANCY

Storage/Office Space
Use Group B, S1, S2
Type 2B
IBC 2003

Limiting Conditions:

No cooking or processing. Preperation only.

**This certificate supersedes
certificate issued**

Approved:

12/24/08 *[Signature]*
(Date) **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 owner or lessee for one dollar.

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 05-061	Issued Date: PERMIT ISSUED 334 A014001
Date: JUN - 2 2005	
City of Portland	

Location of Construction: 56 Milliken St	Owner Name: Kdjs Partners Llc	Owner Address: Po Box 4821
Business Name:	Contractor Name: Food Tech Structures LLC	Contractor Address: 2100 Washington St Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: Additions - Commercial Zone: I-M

Past Use: Commercial Barber Foods	Proposed Use: Barber Foods/ Add a chicken processing prep room	Permit Fee: \$6,753.00	Cost of Work: \$748,000.00	CEO District: 5
Proposed Project Description: Add a chicken processing prep room		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: F/S, Type: 2B 6/1/05 Signature: <i>[Signature]</i>	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		

Permit Taken By: Idobson	Date Applied For: 05/19/2005
------------------------------------	--

Zoning Approval

- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>5/24/05</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: _____
--	---	--

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
------------------------	---------	------	-------

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
---	------	-------



ALTERATIONS AT BARBER FOODS

56 MILLIKEN STREET

PORTLAND, MAINE 04103

ARCHITECTURE
 INTERIOR DESIGN
 70 BOX CITY, PORTLAND, MAINE 04103
 TEL: 207.771.1000
 FAX: 207.771.1000
 www.mohlin.com

BARBER FOODS
 ALTERATIONS AT
 56 MILLIKEN STREET
 PORTLAND, MAINE
 04103

DIVISION 7
 COVER SHEET

NO SCALE
 DATE: 10/11/10
 DRAWN BY: JFH/ML
 JOB NO: 100630
 DRAWING NO: A-0

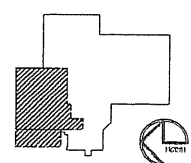
ABBREVIATIONS	
Architect	Architect
Structural Engineer	Structural Engineer
Interior Designer	Interior Designer
MEP Engineer	MEP Engineer
Contractor	Contractor
Demolition	Demolition
Foundation	Foundation
Roof	Roof
Walls	Walls
Floors	Floors
Partitions	Partitions
Windows	Windows
Doors	Doors
Stairs	Stairs
Elevations	Elevations
Sections	Sections
Key Plan	Key Plan
Finish Schedule	Finish Schedule
Accessibility	Accessibility
Notes	Notes
Materials	Materials
Symbols	Symbols
Drawing Index	Drawing Index
Project Team	Project Team
Key Plan	Key Plan
Project Team	Project Team
Key Plan	Key Plan
Project Team	Project Team

GENERAL NOTES
<p>1. ALL WORK SHALL CONFORM TO LOCAL AND STATE LAWS, ORDINANCES AND PREVALING EDITIONS OF APPLICABLE BUILDING CODES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE ALL PERMITS FOR WORK.</p> <p>2. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS IN PLACE PRIOR TO COMMENCING THE WORK. ANY DEFICIENCIES OR DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY. THE CONTRACTOR SHALL NOT PROCEED WITH THE WORK UNTIL ALL DISCREPANCIES HAVE BEEN RESOLVED BY THE ARCHITECT. THE CONTRACTOR SHALL ALLOW A 48 HOUR TIME FRAME FOR SOLVING DISCREPANCIES PRIOR TO THE ARCHITECT'S ACTION UPON THE CONTRACT.</p> <p>3. CONTRACTOR SHALL REVIEW AND VERIFY ALL EXISTING CONDITIONS PRIOR TO STARTING THE WORK IN ANY GIVEN AREA.</p> <p>4. WORK WITH OPEN ENDINGS AND LARGE SCALE DETAILS, DO NOT SCALE THE DRAWINGS AS THE REPRESENTATIVE PROCESS TAKES TO PROTECT THE ACCURACY OF THE DRAWING SCALE ENTRIES.</p> <p>5. ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN A SAFE AND CLEAN MANNER. ALL CONSTRUCTION WASTE SHALL BE REMOVED FROM THE BUILDING. SITE PUNCTURE IS NOT ALLOWED. LEAVE WORK AREA IN A CLEAN, SAFE CONDITION AT THE END OF EACH WORK DAY.</p> <p>6. ALL CONSTRUCTION PERMITS SHALL BE OBTAINED AT AN APPROVED OFF-SITE FACILITY IN COMPLIANCE WITH ALL REGULATIONS.</p> <p>7. ALL WORK IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PROTECTED THEREAFTER.</p> <p>8. ALL CEILING SHALL BE LEVEL TO A TOLERANCE OF 1/8" IN A 20'-0" RADIUS WHEN CHECKED WITH A 10' STRAIGHT EDGE.</p> <p>9. INITIAL SOUP IN FLOORING AT WALL FINISHING PERFORM ALL SURFACE FINISHES, FILL AND FINISHES.</p> <p>10. ALL GYP BOARD PARTITION WALLS SHALL BE ABLE TO SUPPORT A DEAD WEIGHT OF 250 LBS. AT ANY POINT.</p> <p>11. THE LOCATION OF ANY DOOR JAMBS NOT DEVELOPED SHALL BE 2" FROM ADJACENT INTERLOCKING WALL.</p> <p>12. ALL WALL PARTITIONS SHALL EXTEND TO FLOOR TO STRUCTURE ABOVE, UNLESS OTHERWISE NOTED.</p> <p>13. ALL NEW SHEET ROOF WITH APPAS (PLUMBING FIXTURES) SHALL BE MEASURED PERMANENT TYPE, UNLESS OTHERWISE NOTED.</p> <p>14. ALL EXTERIOR WALLS SHALL HAVE FULL-THICK ACoustical BATT INSULATION (E-19 MIN)</p> <p>15. ALL INTERIOR WALLS SHALL HAVE FULL-THICK ACoustical BATT INSULATION.</p> <p>16. THE OWNER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL HAZARDOUS MATERIALS PRIOR TO THE COMMENCEMENT OF THE CONTRACTOR'S WORK.</p> <p>17. THESE ARCHITECTURAL DRAWINGS WERE PREPARED FOR THE CUSTOMER CONTRACTOR/OWNER AS PART OF AN AGREEMENT SERVICES AGREEMENT, AND AS SUCH, DO NOT REPRESENT ALL ASPECTS OF THE WORK.</p> <p>18. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL ASPECTS OF THE WORK, INCLUDING BUT NOT LIMITED TO, CIVIL, STRUCTURAL, MECHANICAL AND ELECTRICAL TRADES TO BE COMPLETED AND TRADES.</p> <p>19. REFER TO THE ACCESSIBILITY DETAIL SHEET FOR AMERICANS WITH DISABILITIES ACT (ADA) AND AMERICAN BUILDING ACT (ABA) CONSTRUCTION DETAILS.</p>

MATERIALS
CONCRETE
CONCRETE MASONRY UNIT
BRICK
GROVEL
SOIL
SLIP RESISTANT (NEW)
STEEL
WOOD FRAMING
WOOD FLOORING
PLYWOOD
GYP BOARD
SUSPENDED ACoustical TLF
PARTITION GLASS
ROOF INSULATION
FIBER WOOD
ONE HOUR RATED PARTITION
TWO HOUR RATED PARTITION
EXOSITE PARTITION (GROVEL)
NEW PARTITION

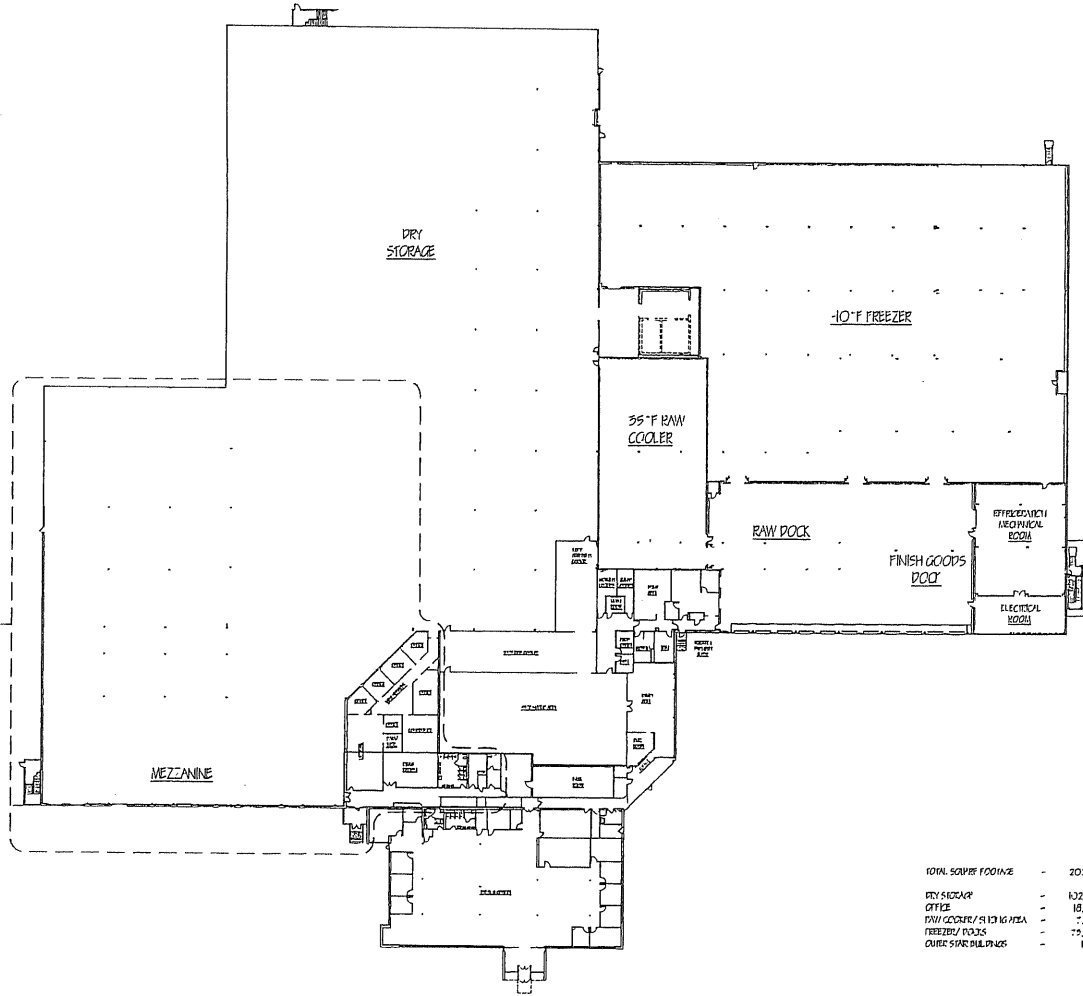
SYMBOLS
ROOM NUMBER
ROOM NUMBER
WINDOW NUMBER
BUILDING SECTION
FLOOR SECTION
CEILING SECTION
EXTERIOR ELEVATION
VERTICAL ELEVATION
PARTITION TYPE
STRUCTURAL CENTERLINE
KEY PLAN

DRAWING INDEX
A-0 COVER SHEET
K-1 KEY PLAN
D-1 DEMOLITION PLAN
A-1 FLOOR PLAN
A-2 CODE COMPLIANCE PLAN
A-3 CODE COMPLIANCE AND REFLECTED CEILING PLAN
A-4 DOORS
A-5 FINISHES
A-6 ACCESSIBILITY DETAILS
A-7 EXTERIOR LIFT
PROJECT TEAM



MILLIKEN STREET

LIMIT OF WORK AREA



TOTAL SQUARE FOOTAGE	=	202,000 SQ. FT.
DRY STORAGE	=	132,250
OFFICE	=	18,350
RAW COOLER / 35°F RAW DOCK	=	2,400
FREEZER / DOCK	=	75,000
OTHER STRUCTURES	=	1,000

NOTE:
 1. REFER TO PROVIDED BY VENDOR LOCUS FACILITIES.
 2. ALL SHALL FIELD VERIFY ALL CONDITIONS PRIOR TO COMMENCEMENT OF WORK.



MILLIKEN FACILITY LAYOUT
 SCALE: 1/32" = 1'-0"

G R A N T H A Y S A S S O C I A T E S

REGISTERED PROFESSIONAL ARCHITECTS
 1000 BROAD STREET
 PORTLAND, MAINE 04101
 PHONE: (603) 876-1100
 FAX: (603) 876-1101

**BARBER FOODS
 ALTERATIONS AT**

56 MILLIKEN STREET
 PORTLAND, MAINE
 04101

**ARCHITECTURE
 INTERIOR DESIGN**

P.O. BOX 10701 PORTLAND, MAINE 04101
 TEL: (603) 876-1100 FAX: (603) 876-1101

KEY PLAN

SCALE: NO SCALE

DATE: 12-11-10

DRAWN BY: WTW/mch

TRD NO: 1000650

DRAWING NO:
K-1



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 56 Milliken St CBL 334 A014001

Issued to Kdjs Partners Llc /Barber Foods Date of Issue 09/16/2010

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. 10-0853, 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

Entire

APPROVED OCCUPANCY

Industrial Warehouse and Offices
Use Group F-1
Type 2B
IBC-2003

Limiting Conditions: None

This certificate supersedes
certificate issued

Approved:

9/16/10 [Signature]
Inspector
(Date) 9/16/10 [Signature] FC BSW

[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 owner or lessee for one dollar.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 56 Milliken St CBL 334 A014001

Issued to Kdjs Partners Llc /Barber Foods Date of Issue 09/16/2010

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. 10-0853, 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

Entire

APPROVED OCCUPANCY

Industrial Warehouse and Offices
Use Group F-1
Type 2B
IBC-2003

Limiting Conditions: None

This certificate supersedes certificate issued

Approved:

9/16/10
2nd
6-BSW
(Date)

Inspector

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.



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Planning & Urban Development Department

Jeff Levine, AICP, Director

Planning Division

Alexander Jaegerman, FAICP, Director

August 30, 2013

Mike Lyne and Neil Geary
JHR Development of Maine, LLC
169 Park Row, Suite 5
Brunswick, ME 04011

Robert J. Woodman
FST, Inc.
778 Main Street, Suite 8
South Portland, ME 04106

Project Name:	Truck Loading Area Addition	Project ID:	2013-181
Address:	56 Milliken Street	CBL:	334 A014 001
Applicant:	JHR Development of Maine, LLC		
Planner:	Shukria Wiar		

Dear Mr. Lyne and Mr. Geary:

On August 27, 2013, the Planning Authority approved with conditions a Level II site plan for a truck loading area addition at 56 Milliken Street. The project will consist of constructing two recessed loading docks and one at grade dock along with an associated paved truck maneuvering area and a stormwater management facility. The project will result in a net increase of 23,100 square feet of impervious area. The project is approved with conditions as an amendment to the existing Site Location of Development Permit. The decision is based upon the application, documents and plans as submitted and prepared by Robert Woodman of FST, Inc. with a revision date of 08.09.2013. The proposal was reviewed for conformance with the standards of Portland's site plan ordinance.

WAIVERS

1. The Planning Authority waives the requirement of Technical Standard Section 14-526 (a) (2) (c) of the Site Plan Ordinance that states all development shall provide sidewalk and curbing along all frontages, to allow no sidewalk and curbing along the street frontages along the Milliken Street. The waiver is based on the findings that there are no sidewalks within 1000 feet of the project site and given the industrial nature of the area, and pedestrian use is not expected. In addition it is a short dead end street, which is wide enough to function as alternative pathway (the street can function safely as a shared facility).
2. The Planning Authority waives the requirement of Technical Standard Section 14-526 (a) (2) (c) of the Site Plan Ordinance that that all development shall provide sidewalk and curbing along all frontages, to allow no sidewalk and curbing along the frontage side of the Riverside Industrial Parkway. This waiver is based on the findings that there are no sidewalks within 1000 feet of the project site and given the industrial nature of the area, sidewalks are not expected. In addition, the City will be upgrading the roadway in the near future and has made a design decision that sidewalks are not included.

SITE PLAN REVIEW

The Planning Authority found the plan is in conformance with the Site Plan Standards of the Land Use Code subject to the following conditions of approval:

1. Storm Water Management Condition of Approval

The developer/contractor/subcontractor must comply with conditions of the construction stormwater management plan and sediment and erosion control plan based on City standards and state guidelines.

The owner/operator of the approved stormwater management system and all assigns shall comply with the conditions of Chapter 32 Stormwater including Article III, Post Construction Stormwater Management, which specifies the annual inspections and reporting requirements.

2. A maintenance agreement for the stormwater drainage system, as attached, or in substantially the same form with any changes to be approved by Corporation Counsel, shall be submitted and signed prior to the issuance of a building permit with a copy to the Department of Public Services.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

STANDARD CONDITIONS OF APPROVAL

Please note the following standard conditions of approval and requirements for all approved site plans:


1. **Develop Site According to Plan** The site shall be developed and maintained as depicted on the site plan and in the written submission of the applicant. Modification of any approved site plan or alteration of a parcel which was the subject of site plan approval after May 20, 1974, shall require the prior approval of a revised site plan by the Planning Board or Planning Authority pursuant to the terms of Chapter 14, Land Use, of the Portland City Code.
2. **Separate Building Permits Are Required** This approval does not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.
3. **Site Plan Expiration** The site plan approval will be deemed to have expired unless work has commenced within one (1) year of the approval or within a time period up to three (3) years from the approval date as agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the one (1) year expiration date.
4. **Performance Guarantee and Inspection Fees** A performance guarantee covering the site improvements, inspection fee payment of 2.0% of the guarantee amount and seven (7) final sets of plans must be submitted to and approved by the Planning Division and Public Services Department prior to the release of a building permit, street opening permit or certificate of occupancy for site plans. If you need to make any modifications to the approved plans, you must submit a revised site plan application for staff review and approval.
5. **Defect Guarantee** A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
6. **Preconstruction Meeting** Prior to the release of a building permit or site construction, a pre-construction meeting shall be held at the project site. This meeting will be held with the contractor, Development Review Coordinator, Public Service's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the Development Review Coordinator will confirm that the contractor is working from the approved site plan. The site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
7. **Department of Public Services Permits** If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

8. **As-Built Final Plans** Final sets of as-built plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*.dwg), release AutoCAD 2005 or greater.

The Development Review Coordinator must be notified five (5) working days prior to the date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. All site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact Shukria Wiar at (207) 756-8083 or via shukriaw@portlandmaine.gov

Sincerely,


Alexander Jaegerman, FAICP
Planning Division Director

Attachments:

1. **Sample Stormwater Maintenance Agreement**
2. **Performance Guarantee Packet**

cc: Jeff Levine, AICP, Director of Planning and Urban Development
Alexander Jaegerman, FAICP, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Shukria Wiar, Planner
Philip DiPiero, Development Review Coordinator, Planning
Marge Schmuckal, Zoning Administrator, Inspections Division
Tammy Munson, Inspection Division Director
Lannie Dobson, Administration, Inspections Division
Gayle Guertin, Administration, Inspections Division
Michael Bobinsky, Public Services Director
Katherine Earley, Engineering Services Manager, Public Services
Bill Clark, Project Engineer, Public Services
David Margolis-Pineo, Deputy City Engineer, Public Services
Doug Roncarati, Stormwater Coordinator, Public Services
Greg Vining, Associate Engineer, Public Services
Michelle Sweeney, Associate Engineer
John Low, Associate Engineer, Public Services
Rhonda Zazzara, Field Inspection Coordinator, Public Services
Mike Farmer, Project Engineer, Public Services
Jane Ward, Administration, Public Services
Jeff Tarling, City Arborist, Public Services
Jeremiah Bartlett, Public Services
Captain Chris Pirone, Fire Department
Danielle West-Chuhta, Corporation Counsel
Thomas Errico, P.E., TY Lin Associates
David Senus, P.E., Woodard and Curran
Rick Blackburn, Assessor's Department
Approval Letter File

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No:	Issue Date:	CBL:
2013-01593	09/10/2013	334 A014001

Location of Construction: 56 MILLIKEN ST	Owner Name: MILLIKEN PORTLAND PARTNERS LLC	Owner Address: 40 SOUTH ST STE 305 MARBLEHEAD, MA 01945	Phone:
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Business Name: Paradigm Windows

Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: IM
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Past Use: Light Industrial uses: Food production (Pierre Foods) & Paradigm Windows manufacturing	Proposed Use: Same: Light Industrial Uses - food production & window manufacturing	Permit Fee: \$6,020.00	Cost of Work: \$600,000.00	CEO District: 8
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		INSPECTION: Use Group: F-2 Type: 2B Industrial - Paradigm Windows/Advance Pierre Foods ENTIRE MUBEC/IBC 2009		
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Proposed Project Description: Tenant Separation Wall, Window Wash Room, Loading/Unloading Facilities, Reconfigure Offices, new bathroom for Paradigm Windows
--

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	
Signature: _____	Date: _____

Permit Taken By: bjs	Date Applied For: 07/24/2013	Zoning Approval		
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.. 	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: _____	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: _____
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CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 2014-01265	Issue Date:	CBL: 334 A014001
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Location of Construction: 56 MILLIKEN ST	Owner Name: MILLIKEN PORTLAND PARTNERS LLC	Owner Address: 40 SOUTH ST STE 305 MARBLEHEAD, MA 01945	Phone:
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Business Name: Paradigm

Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	Zone: IM
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Past Use: Light manufacturing for food production (Pierre's Foods) & Window manufacturing (Paradigm windows)	Proposed Use: Light manufacturing for food production (Pierre's Foods) & Window manufacturing (Paradigm windows)	Permit Fee: \$318.00	Cost of Work: \$0.00	CEO District: 8
--	--	--------------------------------	--------------------------------	---------------------------

Proposed Project Description: Attach wall sign - 6' x 19.53 sf + 1.5 sf x 17.5 sf = 143.43 sf - Paradigm	INSPECTION:			
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PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)			
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied			
Signature:		Date:	

Permit Taken By: bjs	Date Applied For: 06/10/2014	Zoning Approval	
--------------------------------	--	------------------------	--

<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.. 	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date:	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:
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CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT _____ ADDRESS _____ DATE _____ PHONE _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ DATE _____ PHONE _____

B&C Zoning, a Division of Bock & Clark Corp.
3000 S. Berry Road, Suite 110 – Norman, OK 73072
800-787-8390 Ext 100 * Fax 877-600-8721



August 14, 2014

Subject Property: 56 Milliken Street, Portland, ME

33A-A-1A, 1b
35A-A-001, 00b

8/18/14 Receipt
I-M

Dear Municipality Official,

At our client's request, we are seeking the following information:

- **Any Variances, Special Permits, Conditions, etc:** Please note the existence of these items as they relate to the subject property and supply documentation, if available.
- **Code Violations:** Please note whether or not there are currently any open/outstanding zoning, building or fire code violations of record that apply to the subject property
- **Certificates of Occupancy:** Please supply copies of any existing certificates of occupancy for the subject property. If none are available, please state the reason for this and whether there is any expected enforcement action due to the lack of certificate copies.
- **Approved Site Plan and/or Conditions of Approval,** if applicable: Please supply available documents, particularly if the subject property is located in a Planned Development.

Enclosed, please find a check in the amount of \$150.00 to process this request. Please advise us at your earliest convenience of any additional fees or forms, if any of these items is not available or if I should be directing any portion of my request to another party. We are on a strict timeline, and your prompt attention to this request is greatly appreciated. Upon completion, please forward the information via email or **toll free fax (877) 600-8721**. We truly appreciate your help with this request and look forward to your reply. Please feel free to contact me **toll-free at (800) 787-8390** or via email at jtaylor@bockandclark.com with any questions or concerns you may have regarding this request.

Thank you very much for your assistance!

James Taylor, B&C Zoning Analyst

ATTN: Cannite Dobson
Here is the flash drive & returned envelope that was requested for the open records
Thank you
-Karla
Merge I Put File on flash drive WD
2013-01583
hard card

B&C Zoning, a Division of Bock & Clark Corp.
3000 S. Berry Road, Suite 110 – Norman, OK 73072
800-787-8390 Ext 100 * Fax 877-600-8721



August 14, 2014

Subject Property: 56 Milliken Street, Portland, ME

Dear Municipality Official,

At our client's request, we are seeking the following information:

- **Zoning Compliance/Verification Letter:** Please supply a letter (or use the enclosed template and copy onto letterhead) stating in which zoning district the subject property is currently located, permissiveness of current use and any compliance information you may be able to provide. Please use municipality letterhead, or, if this is not possible for some reason, please enclose a municipality fax coversheet showing that the zoning letter is enclosed.
- **Adjacent Property Designations and Uses (if known):** Current zoning district in which properties adjacent to the subject property (North, South, East & West) are located.
- **Any Variances, Special Permits, Conditions, etc:** Please note the existence of these items as they relate to the subject property and supply documentation, if available.
- **Code Violations:** Please note whether or not there are currently any open/outstanding zoning, building or fire code violations of record that apply to the subject property
- **Certificates of Occupancy:** Please supply copies of any existing certificates of occupancy for the subject property. If none are available, please state the reason for this and whether there is any expected enforcement action due to the lack of certificate copies.
- **Approved Site Plan and/or Conditions of Approval,** if applicable: Please supply available documents, particularly if the subject property is located in a Planned Development.

Enclosed, please find a check in the amount of \$150.00 to process this request. Please advise us at your earliest convenience of any additional fees or forms, if any of these items is not available or if I should be directing any portion of my request to another party. We are on a strict timeline, and your prompt attention to this request is greatly appreciated. Upon completion, please forward the information via email or **toll free fax (877) 600-8721**. We truly appreciate your help with this request and look forward to your reply. Please feel free to contact me **toll-free at (800) 787-8390** or via email at jtaylor@bockandclark.com with any questions or concerns you may have regarding this request.

Thank you very much for your assistance!

James Taylor, B&C Zoning Analyst

_____, 2014

James Taylor
B&C Zoning
3000 S. Berry Rd., Ste. 110
Norman, OK 73072

**Subject Property: 56 Milliken Street
Portland, ME**

In response to your request for information regarding the above-referenced property, we have researched our files and present the following:

1. **The current zoning classification for the subject property is:** _____

2. **Adjacent property zoning designations:**

North: _____ South: _____
East: _____ West: _____

3. **According to the zoning ordinances and regulations for this district, the current use of the subject property is a:**

- Permitted Use by Right
- Permitted Use by Special/Specific Use Permit Copy Attached Copy Not Available (see comment)
- Legal Non-Conforming Use (no longer permitted by right due to amendments, re-zoning, variance granted or other changes. See comments)
- Non-Permitted Use

Comment: _____

4. **To the best of our knowledge, the subject structure(s) was developed:**

- in accordance with Current Zoning Code Requirements and is
 - Legal Conforming
 - Non-conforming (see comments)
- in accordance with Previous Zoning Code Requirements (amendments, rezoning, variance granted) and is Legal Non-conforming to current zoning requirements.
- Prior to the adoption of the Zoning Code and is Grandfathered/Legal Non-conforming to current zoning requirements.
- in accordance with Approved Site Plan and is Legal Conforming to approved site plan. If any nonconforming issues exist with respect to current zoning requirement; the subject property would be considered legal non-conforming.

Comment: _____

5. **Information regarding variances, special permits/exceptions, ordinances or conditions:**

- There do not appear to be any variances, special permits/exceptions, ordinances or conditions that apply to the subject property.
- The following apply to the subject property (see comments):
 - Variance - Documentation attached or is otherwise, no longer available (see comment)
 - Special Permit/Exception Documentation attached or is otherwise, no longer available (see comment)
 - Ordinance Documentation attached or is otherwise, no longer available (see comment)
 - Conditions Documentation attached or is otherwise, no longer available (see comment)

Comment: _____

6. Rebuild: In the event of casualty, in whole or in part, the structure located on the subject property:

- May be rebuilt in its current form (i.e. no loss of square footage, same footprint, with drive through(s), if applicable).
- May not be rebuilt in its current form, except upon satisfaction of certain conditions, limitations or requirements. Please see section _____ of the current zoning code/ordinance for details.

7. Code Violations Information:

- There do **NOT** appear to be any outstanding/open zoning, building or fire code violations that apply to the subject property.
- The following outstanding/open zoning / building / fire code violations apply to the subject property:

Comment: _____

8. Certificate of Occupancy, status:

- A valid Certificate of Occupancy has been issued for the subject property and is attached.
- Certificates of Occupancy have been issued and are in effect for all buildings and, if required, for all units at the Property; however, we are unable to locate a copy in our records. The absence of a copy of the Certificate(s) of Occupancy will not give rise to any enforcement action affecting the property.
- Certificates of Occupancy for projects constructed prior to the year _____ are no longer on file with this office. The absence of a copy of the Certificate(s) of Occupancy will not give rise to any enforcement action affecting the property. A Certificate of Occupancy will only be required for new construction.
- A Certificate of Occupancy is not required for the subject property.

Comment: _____

9. Site Plan Information:

- The subject property was not subject to a site plan approval process.
- The subject property was subject to site plan approval; a copy of the approved site plan is attached.
- The subject property was subject to site plan approval, but a copy of the approved site plan is no longer in existence (*was lost or destroyed*). All other existing documents applicable to site plan approval for the site are attached if available.
- An approved site plan for the subject property is on file, but our office does not have the necessary resources to reproduce and distribute copies of the plan. All other existing documents applicable to site plan approval are attached if available.
- Other, (as noted here): _____

This information was researched on _____, 2014, by the undersigned, per request and as a public service. The undersigned certifies that the above information contained herein is believed to be accurate and is based upon, or relates to the information supplied by the requestor. The Authority assumes no liability for errors and omissions. All information was obtained from public records, which may be inspected during regular business hours.

By: _____

Printed Name: _____

Title: _____

Department: _____

Phone: _____

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

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Current Owner Information:

Services

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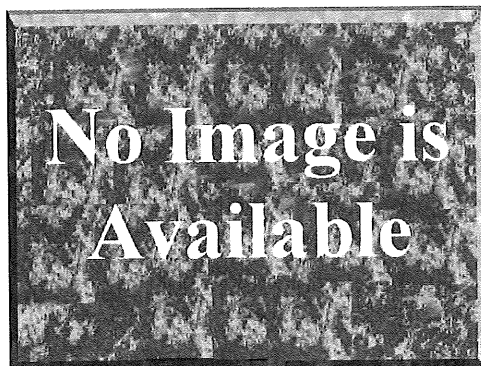
Best viewed at 800x600, with Internet Explorer

CBL 334 A016001
Land Use Type VACANT LAND
 Verify legal use with Inspections Division
Property Location 0 MILLIKEN ST
Owner Information MILLIKEN PORTLAND PARTNERS LLC
 40 SOUTH ST STE 305
 MARBLEHEAD MA 01945
Book and Page 29214/257
Legal Description 334-A-16 354A-A-6 ✓
 MILLIKEN ST 2-56
Acres 269624 SF
 6.1897

Current Assessed Valuation:

TAX ACCT NO.	35064	OWNER OF RECORD AS OF APRIL 2014
LAND VALUE	\$243,100.00	MILLIKEN PORTLAND PARTNERS LLC
BUILDING VALUE	\$0.00	40 SOUTH ST STE 305
NET TAXABLE - REAL ESTATE	\$243,100.00	MARBLEHEAD MA 01945
TAX AMOUNT	\$4,862.00	

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



[View Map](#)
[View Map](#)
[View Map](#)

Sales Information:

Sale Date	Type	Price	Book/Page
12/20/2011	LAND	\$6,457,000.00	29214/257
8/11/2004	LAND	\$0.00	21661/315
8/10/2004	LAND	\$4,875,000.00	21653/272
7/1/2004	LAND	\$0.00	21493/303


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Current Owner Information:

<p>Services</p> <hr/> <p>Applications</p> <p>Doing Business</p> <p>Maps</p> <p>Tax Relief</p> <p>Tax Roll</p> <p>Q & A</p> <hr/> <p>browse city services a-z</p> <hr/> <p>browse facts and links a-z</p> <hr/>  <hr/> <p>Best viewed at 800x600, with Internet Explorer</p>	<p>CBL 334 A014001</p> <p>Land Use Type WHOLESALE Verify legal use with Inspections Division</p> <p>Property Location 56 MILLIKEN ST</p> <p>Owner Information MILLIKEN PORTLAND PARTNERS LLC 40 SOUTH ST STE 305 MARBLEHEAD MA 01945</p> <p>Book and Page 29214/257</p> <p>Legal Description 334-A-14 354A-A-1 MILLIKEN ST 58-66 RIVERSIDE IND PKWY 261-309 1121670 SF</p> <p>Acres 25.75</p>
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Current Assessed Valuation:

TAX ACCT NO.	35060	OWNER OF RECORD AS OF APRIL 2014	MILLIKEN PORTLAND PARTNERS LLC
LAND VALUE	\$1,044,500.00		
BUILDING VALUE	\$7,621,000.00		40 SOUTH ST STE 305 MARBLEHEAD MA 01945
NET TAXABLE - REAL ESTATE	\$8,665,500.00		
TAX AMOUNT	\$173,310.00		

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

Building Information:

Building 1

Year Built	1966
Style/Structure Type	WAREHOUSE
# Units	1
Building Num/Name	1 - BARBER FOODS
Square Feet	206165

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

Exterior/Interior Information:

Building 1	
Levels	B1/B1
Size	1600
Use	SUPPORT AREA
Height	12
Heating	NONE
A/C	NONE
Building 1	
Levels	01/01
Size	11108
Use	MULTI-USE OFFICE
Height	12
Walls	GLASS/MASNRY
Heating	HOT AIR
A/C	CENTRAL

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
 Portland, Maine 04101

INVOICE OF FEES

Application No: 0000-2012	Applicant: MILLIKEN PORTLAND PARTNE
Project Name: 56 MILLIKEN ST	Location: 56 MILLIKEN ST
CBL: 334 A014001	Application Type: Determination Letter
Invoice Date: 08/18/2014	

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
-------------------------	---------------

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

CBL 334 A014001
Bill To: MILLIKEN PORTLAND PARTNERS LLC
 40 SOUTH ST STE 305
 MARBLEHEAD, MA 01945

Application No: 0000-2012
Invoice Date: 08/18/2014
Invoice No: 46174
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/792/Permit-Status>

[Click Here to Pay On Line](#)