



PORTLAND MAINE

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

December 15, 2011

Milliken Portland Partners, LLC and
Bath Savings Institution
c/o Moncure & Barnicle
Attorneys at Law
P.O. Box 636
Brunswick, ME
Attn.: John Moncure

RE: 56 Milliken Street – 334-A-14 & 16 and 354A-A-1 & 6 (the “Property”) – I-M

Dear Attorney Moncure,

I am in receipt of your request for a determination concerning the Property. The Property is located entirely within the I-M moderate industrial zone.

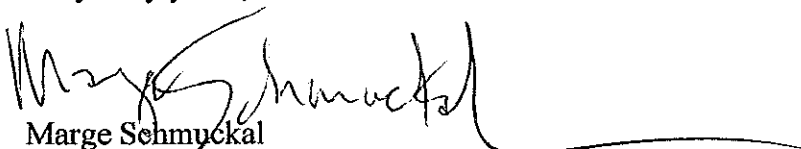
The Property has been reviewed and approved for the uses of light manufacturing, warehousing and accessory offices. The I-M zone allows the uses of light manufacturing, warehousing and accessory offices among other listed uses. Copies of such approvals, both building permits and site plan reviews, are attached with copies for certificates of occupancy.

A review of the property shows that the site is currently in compliance with the requirements of the I-M Land Use Ordinance requirements, including but not limited to impervious surface allowances and parking.

To the best of my knowledge, I am not aware of any violations either current or pending concerning the Property.

If you have any question concerning this matter, please do not hesitate to contact me at (207) 874-8695.

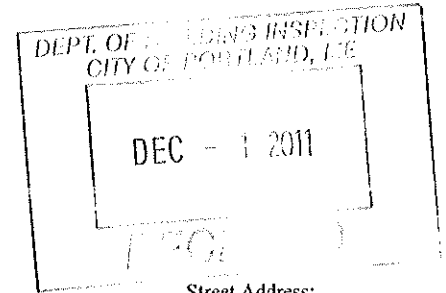
Very truly yours,


Marge Schmuckal
Zoning Administrator

enclosures

MONCURE & BARNICLE
ATTORNEYS AT LAW

P.O. Box 636
BRUNSWICK, ME 04011
TELEPHONE 207-729-0856
TELEFAX 207-729-7790
JMoncure@mb-law.com
WEBSITE <http://www.mb-law.com>



Street Address:
9 Bowdoin Mill Island
Topsham, ME 04086

JOHN MONCURE*
JOHN F. BARNICLE
RICHARD L. HORNBECK
RICHARD R. REGAN
JESSICA L. MAHER**
THOMAS W. BELL

Of Counsel
JOHN RICHARDSON

*ALSO ADMITTED IN NY & THE DISTRICT OF COLUMBIA
**ALSO ADMITTED IN MA

354A-A-1
354A-A-6
334-A-14
334-A-16

November 23, 2011

Ms Marge Schmuckal
City of Portland, Maine
Inspections Divisions Services
389 Congress Street, Room 315
Portland, Maine 04101-3509

I-M

RE: 56 Milliken Street, Tax Map 334 Block A, Lot 14 and Tax Map 334, Block A, Lot 16

Dear Ms Schmuckal,

Pursuant to our several discussions, please consider this a request for a Zoning Determination for the above referenced property.

This firm represents Milliken Portland Partners, LLC which has contracted with KDJS Partners, LLC to purchase the approximately 31 acre parcel with a building of approximately 202,000 square feet.

My research indicates that the property is in the I-M zone. There are currently two tenants in the building.

One of the tenants, Pardigm Operating Company, LLC uses approximately 47,000 square feet for warehousing, light manufacturing and distribution of windows and other uses including small offices spaces incidental thereto.

The other tenant Barber Foods, uses 153,892 square feet for light manufacturing warehousing, storing and distribution of food products and administrative office space incidental thereto, eight (8) percent is allocated to office space.

The survey shows that there are 239 parking spaces.

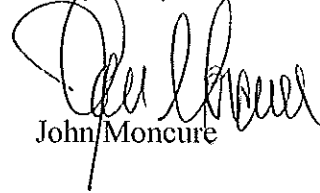
Please be so kind as to send me a Zoning Determination as authorized by Section 14-465 of the Portland Ordinance. Please opine to Milliken Portland Partners, LLC and Bath Savings Institution, care of this firm.

We seek a determination that the described uses are permitted uses within the I-M Zone and the percentage of impervious surface that is permitted.

Finally, if you can without circulating to all the various departments, please state whether there are any records, in the file of the property, of codes violations.

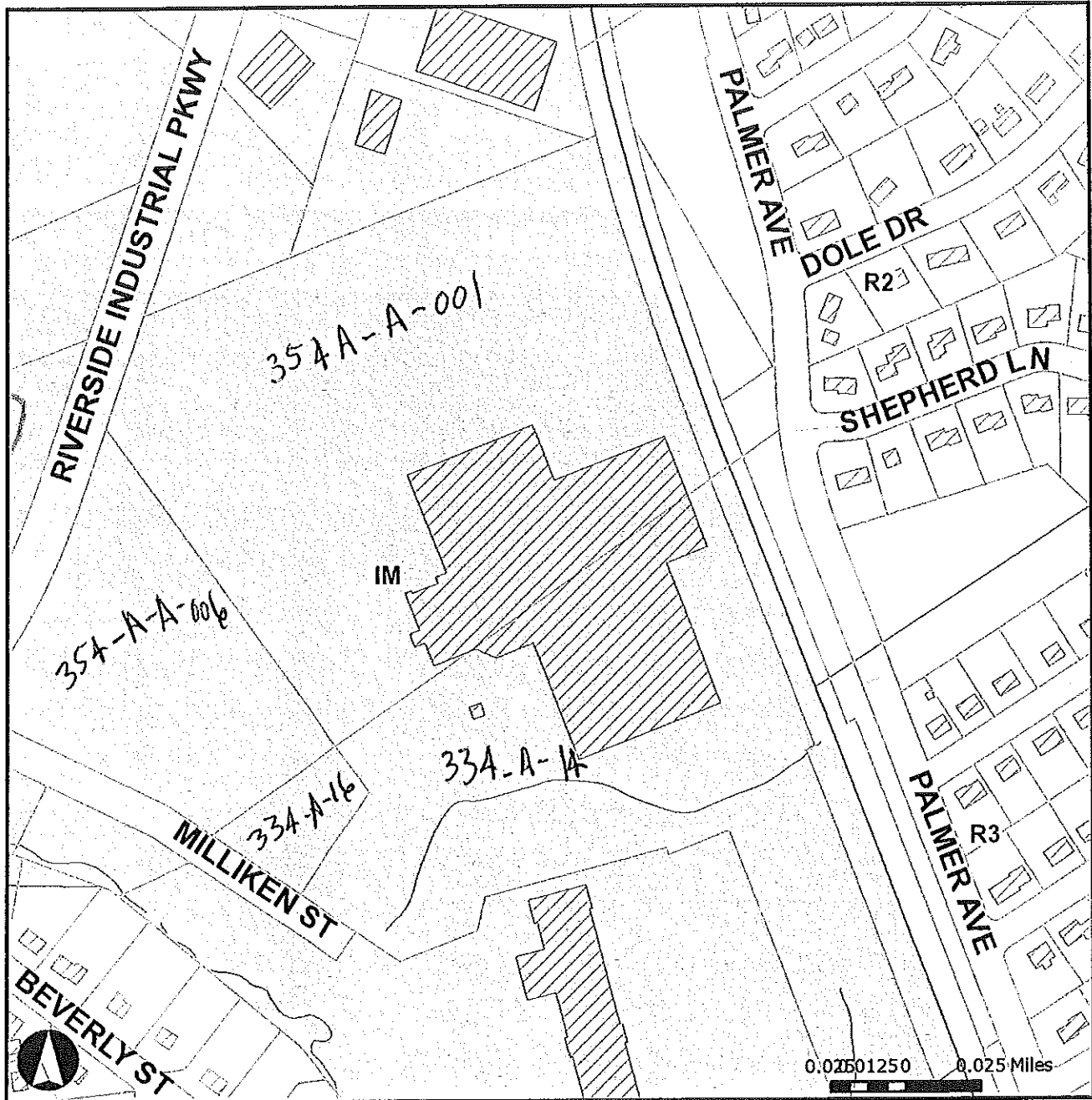
Thank you for your cooperation and assistance along the way. Under separate cover I will be forwarding the \$150.00 fee for service.

Very Truly Yours,



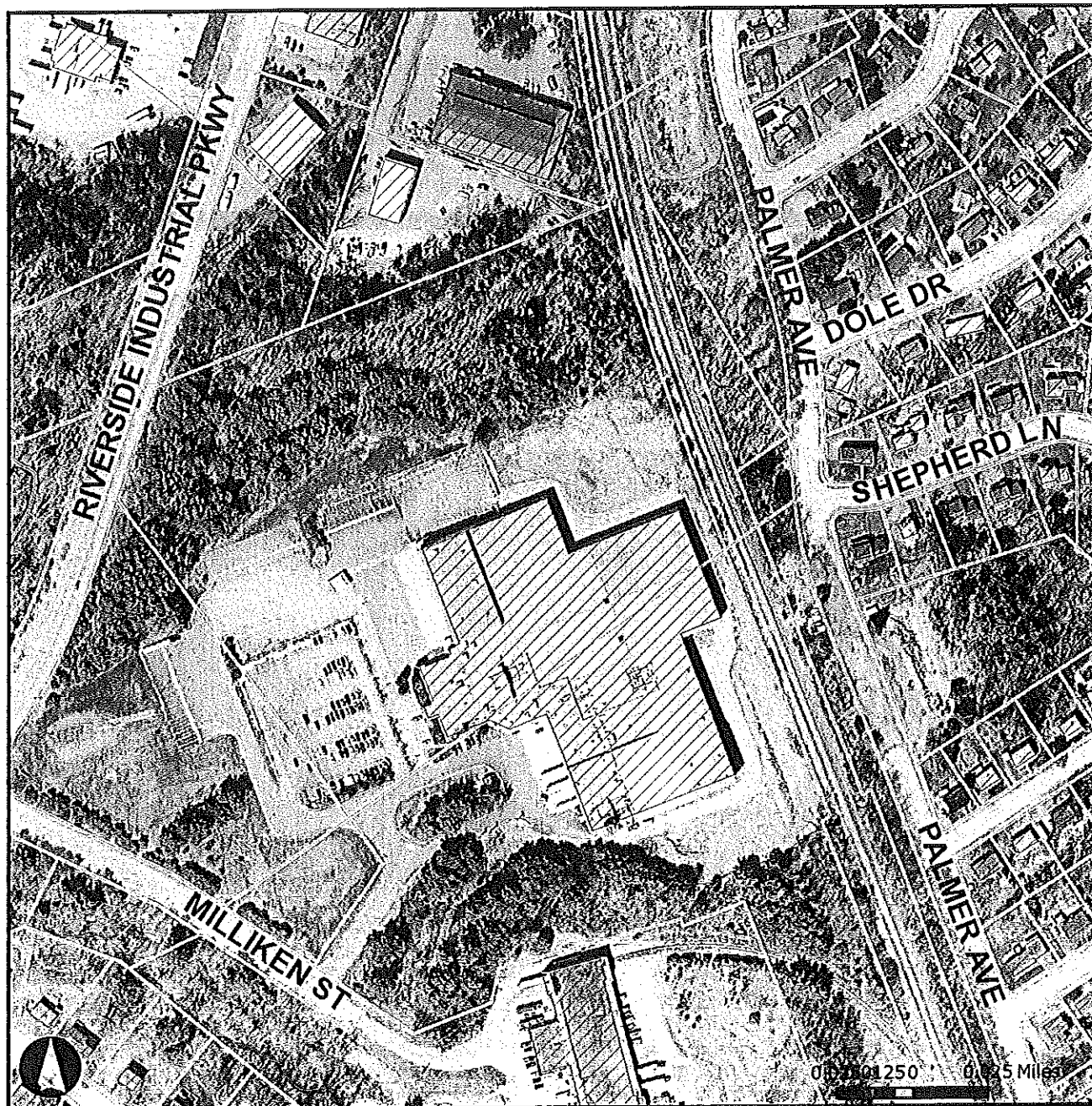
John Moncure

Map



Parcels	Stream Overlay Zone	Zoning (continued)	Zoning (continued)
<input type="checkbox"/> Parcel	<input checked="" type="checkbox"/> Stream_protection	<input type="checkbox"/> R2 Residential	<input type="checkbox"/> C25
Interstate	Island Zoning	<input type="checkbox"/> R3 Residential	<input type="checkbox"/> C26
<input type="checkbox"/> Interstate	<input type="checkbox"/> C43	<input type="checkbox"/> R4 Residential	<input type="checkbox"/> C27
Streets	<input type="checkbox"/> I-B	<input type="checkbox"/> R5 Residential	<input type="checkbox"/> C28
<input type="checkbox"/> Street	<input type="checkbox"/> I-TS	<input checked="" type="checkbox"/> R6 Residential	<input type="checkbox"/> C29
Buildings	<input type="checkbox"/> I-R1	<input type="checkbox"/> ROS Recreation Open	<input type="checkbox"/> C30
<input checked="" type="checkbox"/> Building	<input type="checkbox"/> I-R2	Space	<input type="checkbox"/> C31
<input checked="" type="checkbox"/> Out Building			

Map



Parcels



Interstate



Streets

Buildings



Traveled Ways

Stream



Wetland



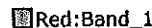
Lake/Pond



County Streets



Photos 2006 (Islands)



ME Towns



Ocean



1-1 INDUSTRIAL ZONE



APPLICATION FOR PERMIT

00598
JUN 10 1965
CITY OF PORTLAND

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

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 227-3283

Contractor's name and address Kibler & Storers 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.
883

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 _____ No. stories _____ solid or filled land? _____ earth or rock? _____

Material of foundation concrete at least 4 below grade _____ 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? _____

Miscellaneous

APPROVED:

[Signature]

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

_____ shall be in charge of the above work a person competent to

(COPY)

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION Milliken Street (off Riverside St.)

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

Date of Issue **March 21, 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

Entire

APPROVED OCCUPANCY

Warehouse and Office Building.

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

(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 _____

Acreeage 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

6-17-77

Date

Milliken Tomilson

Applicant

56 Milliken St.

Mailing Address

warehouse

Proposed Use of Site

1,375,851 sq/ft. 13,668 sq. ft.

Acreeage of Site 7 Ground Floor Coverage

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

Proposed Number of Floors 1

Board of Appeals Action Required: () Yes () No

Total Floor Area 13,668

Planning Board Action Required: () Yes () No

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

	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
COMPLIES	✓	✓			✓		✓	✓	✓								✓	✓
COMPLIES CONDITIONALLY																		
DOES NOT COMPLY																		

CONDITIONS SPECIFIED BELOW

REASONS SPECIFIED BELOW

REASONS:

Michael W. Ward 6/17/77

SIGNATURE OF REVIEWING STAFF/DATE



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP 0613

B.O.C.A. TYPE OF CONSTRUCTION

JUL 22 1977

ZONING LOCATION Z-1 PORTLAND, MAINE, JUN 15, 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, Tomlinson - 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 So. 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. Stamp of Special Conditions

Metal Bldg.

Alterations

Demolitions

Change of Use

Other warehouse

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?

Is connection to be made to public sewer? If not, what is proposed for sewage?

Has septic tank notice been sent? Form notice sent?

Height average grade to top of plate Height average grade to highest point of roof

Size, front depth No. stories solid or filled land? earth or rock?

Material of foundation Thickness, top bottom cellar

Kind of roof Rise per foot Roof covering

No. of chimneys Material of chimneys of lining Kind of heat fuel

Framing Lumber—Kind Dressed or full size? Corner posts Sills

Size Girder Columns under girders Size Max. on centers

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

Joists and rafters: 1st floor 2nd 3rd roof

On centers: 1st floor 2nd 3rd roof

Maximum span: 1st floor 2nd 3rd roof

If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated on same lot, to be accommodated ... number commercial cars to be accommodated ...

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY:

DATE

MISCELLANEOUS

BUILDING INSPECTION—PLAN EXAMINER

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

ZONING: *OK* *11/3/77*

BUILDING CODE: *O.S.* *2/2/77*

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



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

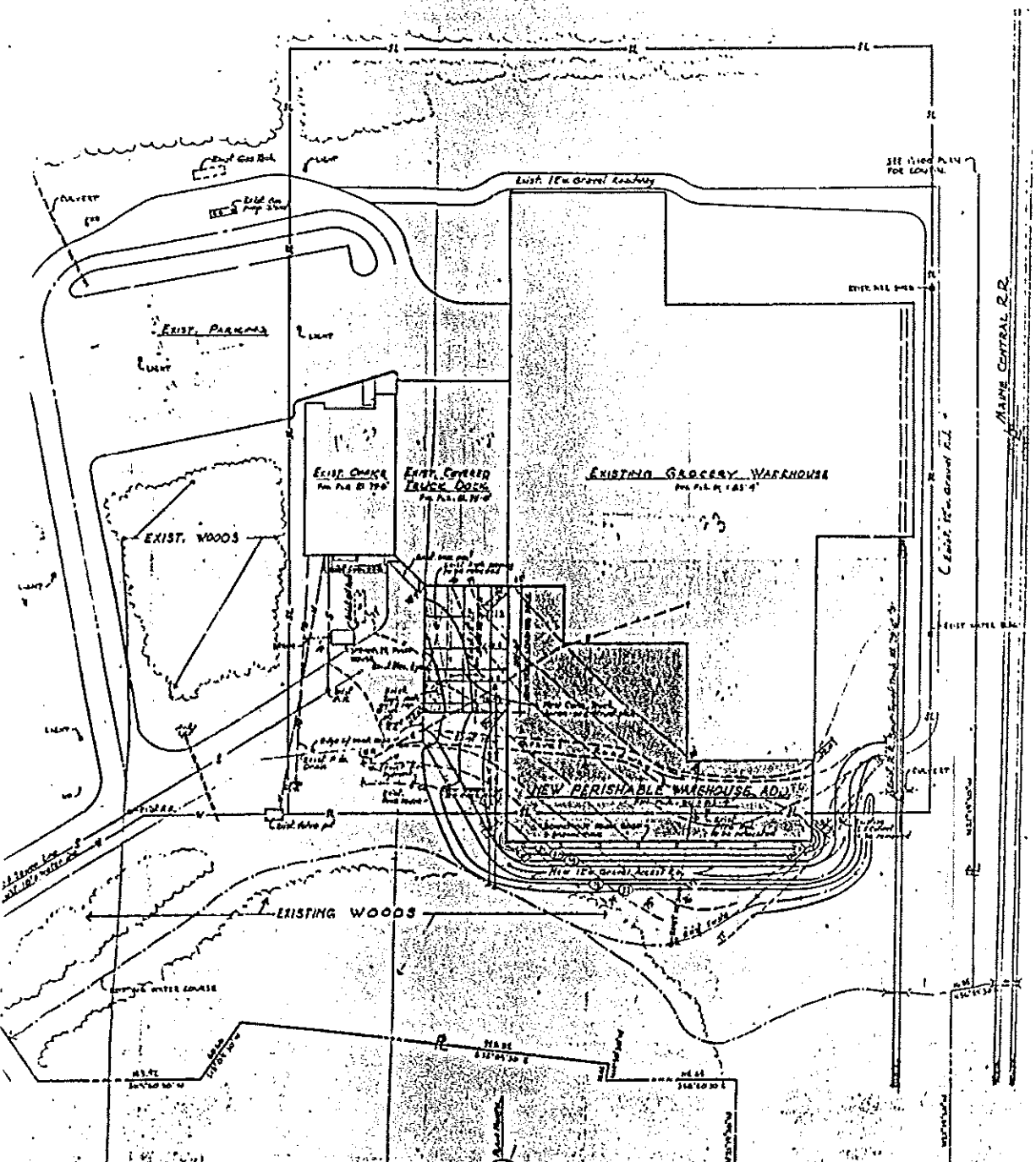
Estimated Cost of Construction: \$1.5 million
Number of Employees: 112 maximum

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 Sydlow
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

LEGEND

- | | |
|--|---------------------|
| | Property Line |
| | Exist. Contour |
| | New Contour |
| | New Spot Elev. |
| | Exist. Spot Elev. |
| | Exist. Sewer Line |
| | Exist. Storm Sew. |
| | Water Main |
| | Exist. Electrical |
| | EXISTING WATER MAIN |



CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Applicant Milliken Tomlinson
56 Milliken St.

Date 7-28-81

Mailing Address GROCERY WAREHOUSE

Address of Proposed Site 56 Milliken St.

Proposed Use of Site 1,362,590 sq. ft. 37,400sq. ft.

Site Identifier(s) from Assessors Maps I-1

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 Jaczem

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 R-1 PORTLAND, MAINE, JUL 29 1981

RECEIVED JUL 29 1981 DEPT. OF BLDG. INSP CITY OF PORTLAND

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

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
This application is for:
Dwelling
Garage
Masonry Bldg.
Metal Bldg.
Alterations
Demolitions
Change of Use
Other

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

C/O Mr. Al. Grassi- Milliken Tomlinson
Also copy to Carl E. Sydow - Missouri
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 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?

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
		<u>60,248 sq. ft. usable -</u>
		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)

[Signature]
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

SITE PLAN REVIEW

Processing Form

Supervisor: Maine Division Date: 9 June 1994

Applicant: 36 Milliken St. Riverside Ind Plant Address of Proposed Site: 36 Milliken St

Mailing Address: 36 Milliken St Address of Proposed Site: 36 Milliken St

Proposed Use of Site: 13,300 sq ft (Loading Dock) Site Identifier(s) from Assessors Maps: 194-A-014 & 194-A-A-006

Acres of Site: 13,300 sq ft (Loading Dock) Zoning of Proposed Site:

Ground Floor Coverage: 13,300 sq ft Total GF Coverage

Site Location Review (DEPT Required): () Yes () No Proposed Number of Floors: 13,300 sq ft

Board of Appeals Action Required: () Yes () No Total Floor Area: 13,300 sq ft

Planning Board Action Required: () Yes () No

Other Comments: Have Frank Sabaga Technical - 056-0277

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 STRUCTURES	LIGHTING	CONFLICT WITH CITY PROJECTS	FINANCIAL CAPACITY	CHANGE IN SITE PLAN
APPROVED												
APPROVED CONDITIONALLY												CONDITIONS SPECIFIED BELOW
DISAPPROVED												REASONS SPECIFIED BELOW

REASONS: SUBJECT TO CONDITIONAL COMMENTS IN PLANNING REPORT #35-94

(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 Hagge
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
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM

296

I. D. Number

Address: 56 MILLIKEN ST - SUPERVALU

Supervalu/Sebage Technics

18 April 1995

Applicant: 56 Milliken St Portland, ME 04103

Application Date: 18 April 1995
Project Name/Description: Supervalu - Parking

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

Address of Proposed Site: 56 Milliken St
Assessor's Reference: Chart-Block-Lot 334-A-014

Consultant/Agent:

Applicant or Agent Daytime Telephone, Fax:

Proposed Development (check all that apply):
 New Building Building Addition Change of Use Residential Office Retail Manufacturing Warehouse/Distribution Other (specify) Additional Parking

Proposed Building Square Feet or # of Units: 19,000 add Parking Space Acreage of Site: 33 acres Zoning:

Check Review Required:

- Site Plan (major/minor)
- Subdivision # of lots
- PAD Review
- 14-403 Streets Review
- Flood Hazard
- Shoreland
- Historic Preservation
- DEP Local Certification
- Zoning Conditional Use (ZBA/PB)
- Zoning Variance
- Single-Family Minor
- Other

Fees paid: site plan 300.00 subdivision

Approval Status: Reviewer: Richard Wheeler 703

- Approved
- Approved w/Conditions listed below
- Denied

- 1
- 2
- 3
- 4

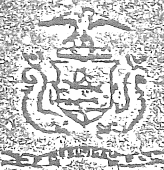
Approval Date: Approval Expiration: Extension to: Additional Sheets Attached

Condition Compliance signature: date:

Performance Guarantee: Required Not Required PART OF EARLIER PERMIT 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: signature:
- Performance Guarantee Released date: signature:
- Defect Guarantee Submitted submitted date: amount: expiration date:
- Defect Guarantee Released date: signature:



May 31, 1995

CITY OF PORTLAND

Mr. Shawn Frank
Sebage Technics
12 Westbrook Common
P.O. Box 1339
Westbrook, ME 04090-1339

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
P. 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 Nishoff, 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

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.

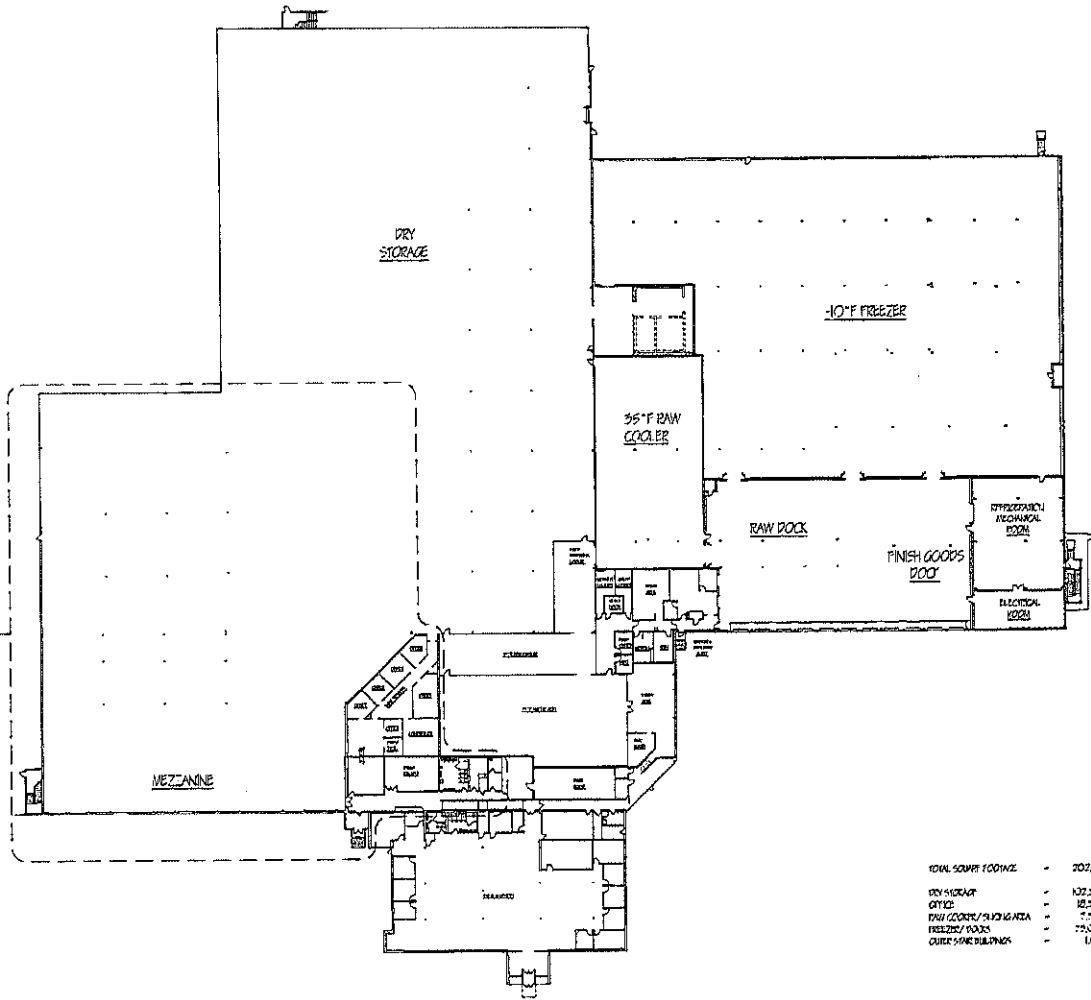
If there are questions concerning this letter, please contact the Planning Staff.

Sincerely,


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

cc: Alexander Jaegerman, Chief Planner
P. Samuel Koffees, 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

LIMIT OF WORK AREA



TOTAL SQUARE FOOTAGE	=	202,000 SQ. FT.
DRY STORAGE	=	102,250
OFFICE	=	12,250
FINISH GOODS/STORAGE AREA	=	7,500
FREEZER/COOLER	=	75,000
OTHER SAME BUILDINGS	=	1,000



MILLIKEN FACILITY LAYOUT
SCALE 1/4" = 1'-0"

NOTE:
DRAWING PROVIDED BY BARBER FOODS FACILITIES.
ALL SHALL FIELD VERIFY AIR COORDINATES PRIOR TO
CONSTRUCTION OF THE WORK.

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

THIS DRAWING IS THE PROPERTY OF GRANT HAY ASSOCIATES. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION IS PROHIBITED.

UNIVERSITY

BARBER FOODS
ALTERATIONS AT

PORTLAND, MAINE
56 MILLIKEN STREET
209 7111

ARCHITECTURE
INTERIOR DESIGN

P.O. BOX 1074 PALM BEACH, FLORIDA 33480

TEL: 561-833-5444 FAX: 561-833-5445

KEY PLAN

UNIVERSITY, MAINE

SCALE NO SCALE

DATE: 19 JUL 10

DRAWN BY: NTH/mch

JOB NO: P00690

DRAWING NO: K-1

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	PERMIT ISSUED Issue Date: JAN 24 2005		BL: 384 AQ14001
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: T-M
Past Use: commercial - Industrial Warehouse	Proposed Use: Industrial Warehouse 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
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]
		Signature: [Signature]	Signature: [Signature]
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: dmartin	Date Applied For: 12/2 112004	Zoning Approval		
<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> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: 12/22/04</p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: [Signature]</p>	

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: 04-829	Issue Date: PERMIT ISSUED JAN - 6 2005	GBL: 334 A014001
----------------------	---	---------------------

Location of Construction: 56 Milliken St	Owner Name: C & S Logistics Of Portland Llc	Owner Address: Old Ferry Rd	Phone: 772-1938
Business Name:	Contractor Name: Food Tech Structures LLC	Contractor Address: 2100 Washington St Hanover	Phone:
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: \$
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]	

for foundation & structural steel

Signature: [Signature] • Signature: [Signature]
 PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action Approved Approved w/Conditions Denied

Signature _____ Date _____

Permit Taken By: jharris	Date Applied For: 12/14/2004
-----------------------------	---------------------------------

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 <i>required</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>OK 12/22/04</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

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>66,980 SF</i>		Square Footage of Lot <i>111k</i>	
Tax Assessor's Chart, Block & Lot Chart# <i>4</i>	Block# <i>A</i>	Lot#	Owner: <i>KDJS Partners LLC</i>
Lessee/Buyer's Name (if Applicable)		Applicant name, address & telephone: <i>Jeff Shorey 54 St John St Portland, ME 04102</i>	Telephone: <i>772 1934 x 316</i>
Current use: <i>S-2 Storage / B. Business</i>		cost Of Work: \$ <i>200,000</i>	Fee: \$ <i>1,821.00</i>
If the location is currently vacant, what was prior use: <i>S. 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>refrigeration, construction of deck offices. This application is for foundations & structural steel.</i>			
Contractor's name, address & telephone: <i>Food Tech Structures LLC, 2100 Washington Street, Hanover, MA 02339</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 for additional permitting and fees with the Planning Department on the 4th floor of City Hall

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	Issue Date:	PERMIT ISSUED JUN - 2 2005
			334 A014001

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
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial

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: 28 8/1/05 Signature: [Signature]	

Signature: Jay Kelley P.F.D. 5-25-05		Signature: [Signature]	
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	
-----------------------------	---------------------------------	------------------------	--

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

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
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. 10-085, 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:

(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.

(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 21, 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.

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

(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
Department of Building Inspection

Certificate of Occupancy

LOCATION 56 Milliken Street

Date of Issue July 13, 1982

Issued to Milliken Tomlinson

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 a certain 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

Receipts Details:

Tender Information: Check , BusinessName: 56 Milliken, Check Number: 28537

Tender Amount: 150.00

Receipt Header:

Cashier Id: Ldobson

Receipt Date: 12/1/2011

Receipt Number: 13576

Receipt Details:

Referance ID:	285	Fee Type:	BP-DP
Receipt Number:	0	Payment Date:	
Transaction Amount:	150.00	Charge Amount:	150.00
Job ID: Miscellaneous charges - <i>Determination Letter</i>			
Additional Comments: 56 Milliken Street Zoning Determination			

Thank You for your Payment!

FAX



To: John Moncure
Fax Number: 729-7790
From: Marge Schmuckel
Fax Number:
Date: 12/15/11
Regarding: 56 Milliken St
Total Number Of Pages Including Cover: 27
Phone Number For Follow-Up: 874-8695

Comments:

Hi John
I will put the originals in the mail.
I hope this helps you

MARGE

City Of Portland, Maine
Inspections Division Services
389 Congress St Room 315 Portland Me 04101-3509
Phone: (207) 874-8703 or (207)874-8693
Fax: (207) 874-8716
<http://www.portlandmaine.gov/>

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
		<u>60,248 sq. ft. usable</u>

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

not part of this permit 9/8/11
Original sign not permitted. Applicant
will either appeal the size or submit new plan
that meets the ordinance. ~~ARL~~

5' 10" 03 6' 30"

6' 4" height

Milliken Street Sign

(B)

Current

Proposed

(10')

64
1.29
x 209
158.04



75' 10" 03

(10')

35.04 ft

(5x7)

(5x7)

Advance Pierre 

4x16 = 644

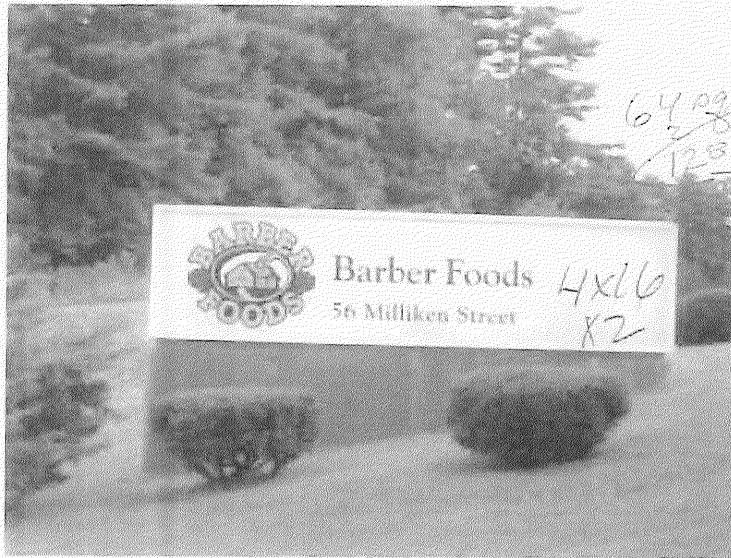
A

Riverside Street Sign

128
256
128
\$286.00

Current – Barber Foods

Approved – Dual logos



6409
12800

Communication type: **Company**

Communication audience: **community, customers, associates, vendors**

Number of logos required: **1**

Same as
Ref. #1014

Will change major signage (leave smaller, less prominent signs).

Process will be to take inventory and rank by priority/prominence.



Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (204) 871-8456

City Home Departments City Council E-Services Calendar Jobs

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information:

Services

Applications

Doing Business

Maps

Tax Relief

Tax Roll

Q & A

browse city services a-z

browse facts and links a-z

CBL 334 A014001
Land Use Type WHOLESALE
Property Location 56 HILLIKEN ST
Owner Information KDJS PARTNERS LLC
 PO BOX 4821
 PORTLAND ME 04112
Book and Page 21661/315
Legal Description 334-A-14 354A-A-1
 HILLIKEN ST 58-66
 RIVERSIDE IND PKWY
 261-309 1121670 SF
Acres 25.75

Current Assessed Valuation:

TAX ACCT NO. 35060 **OWNER OF RECORD AS OF APRIL 2011**
 KDJS PARTNERS LLC
LAND VALUE \$1,044,400.00 **PO BOX 4821**
BUILDING VALUE \$6,851,730.00 **PORTLAND ME 04112**
NET TAXABLE - REAL ESTATE \$7,896,130.00
TAX AMOUNT \$144,341.26

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

Building Information:



Best viewed at 800x600, with Internet Explorer

Building 1
Year Built 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/MASHRY
Heating HOT AIR
A/C CENTRAL

Building 1
Levels 01/01
Size 99617
Use WAREHOUSE
Height 24
Walls METAL-SANDW.
Heating UNIT HEAT
A/C NONE

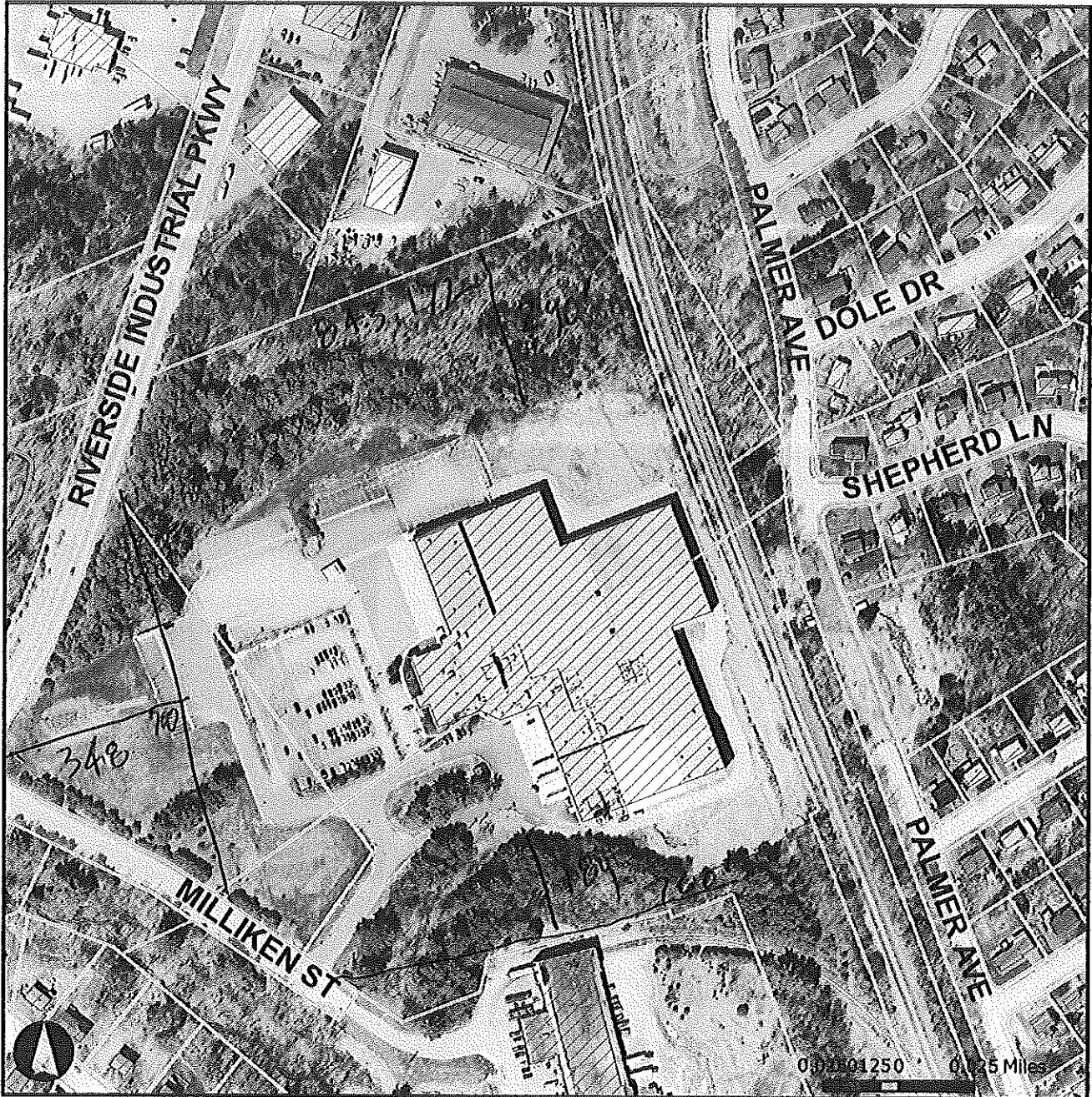
Building 1
Levels H1/H1
Size 6400
Use MULTI-USE STORAGE
Height 12
Heating UNIT HEAT

per Assessor
 $1,391,294 \times 75\% = 347,823.5$
 $290 \times 843.172 = 244,519.80$
 $189 \times 700 \div 2 = 66,150$
 $310,669.80$
 $121,800.00$
 $32,469.80$
 plus long leg of lot.
 12/15/2011

Handwritten calculations:
 $1121,670$
 $209,624$

 $1,391,294$
 total land area

Map



Parcels

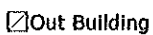


Interstate



Streets

Buildings



Traveled Ways

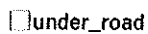
Stream



Wetland



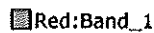
Lake/Pond



County Streets



Photos 2006 (Islands)



ME Towns



Ocean



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

[City](#) [Home](#) [Departments](#) [City Council](#) [E-Services](#) [Calendar](#) [Jobs](#)

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information:

Services

Applications

Doing Business

Maps

Tax Relief

Tax Roll

Q & A

CBL 334 A016001
Land Use Type VACANT LAND
Property Location 0 MILLIKEN ST
Owner Information KOJS PARTNERS LLC
 PO BOX 4821
 PORTLAND ME 04112
Book and Page 21661/315
Legal Description 334-A-16 354A-A-6
 MILLIKEN ST 2-56
Acres 269624 SF
 6.19

Current Assessed Valuation:

browse city services a-z

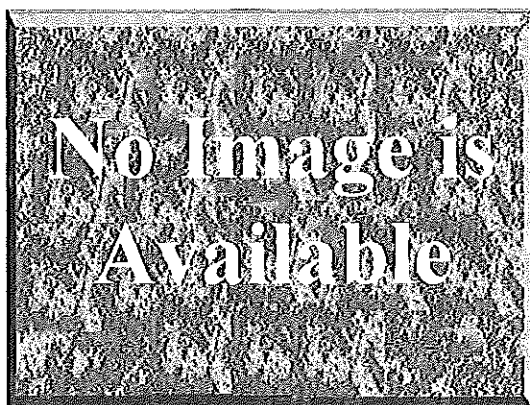
browse facts and links a-z

TAX ACCT NO. 35064 **OWNER OF RECORD AS OF APRIL 2011**
 KOJS PARTNERS LLC
LAND VALUE \$243,100.00 **PO BOX 4821**
BUILDING VALUE \$0.00 **PORTLAND ME 04112**
NET TAXABLE - REAL ESTATE \$243,100.00
TAX AMOUNT \$4,443.88

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



Best viewed at 800x600, with Internet Explorer



[View Map](#)

Sales Information:

Sale Date	Type	Price	Book/Page
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

[New Search!](#)



PORTLAND MAINE

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

Receipts Details:

Tender Information: Check , BusinessName: 56 Milliken, Check Number: 28537

Tender Amount: 150.00

Receipt Header:

Cashier Id: Ldobson

Receipt Date: 12/1/2011

Receipt Number: 13576

Receipt Details:

Referance ID:	285	Fee Type:	BP-DP
Receipt Number:	0	Payment Date:	
Transaction Amount:	150.00	Charge Amount:	150.00
Job ID: Miscellaneous charges			
Additional Comments: 56 Milliken Street Zoning Determination			

Thank You for your Payment!



MONCURE & BARNICLE

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BRUNSWICK, ME 04011

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JOHN F. BARNICLE
RICHARD L. HORNBECK
RICHARD R. REGAN
JESSICA L. MAHER**
THOMAS W. BELL

Street Address:
9 Bowdoin Mill Island
Topsham, ME 04086

Of Counsel
JOHN RICHARDSON

*ALSO ADMITTED IN NY & THE DISTRICT OF COLUMBIA

**ALSO ADMITTED IN MA

Fax

11/23/11

To: City of Portland

From: John Moncure

ATTN: Marge Schmuckal

Fax: 207-874-8716

Pages: 3 (including cover sheet)

Phone:

Date: 11/23/2011

Re: 56 Milliken Street

CC:

Urgent

For Review

Please Comment

Please Reply

Please Recycle

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JMoncure@mb-law.com
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RICHARD R. REGAN
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THOMAS W. BELL

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Of Counsel
JOHN RICHARDSON

*ALSO ADMITTED IN NY & THE DISTRICT OF COLUMBIA
**ALSO ADMITTED IN MA

November 23, 2011

Ms Marge Schmuckal
City of Portland, Maine
Inspections Divisions Services
389 Congress Street, Room 315
Portland, Maine 04101-3509

RE: 56 Milliken Street, Tax Map 354 Block A, Lot 14 and Tax Map 354, Block A, Lot 16

Dear Ms Schmuckal,

Pursuant to our several discussions, please consider this a request for a Zoning Determination for the above referenced property.

This firm represents Milliken Portland Partners, LLC which has contracted with KDJS Partners, LLC to purchase the approximately 31 acre parcel with a building of approximately 202,000 square feet.

My research indicates that the property is in the I-M zone. There are currently two tenants in the building.

One of the tenants, Pardigm Operating Company, LLC uses approximately 47,000 square feet for warehousing, light manufacturing and distribution of windows and other uses including small offices incidental thereto.

The other tenant Barber Foods, uses 153,892 square feet for light manufacturing warehousing, storing and distribution of food products and administrative office space incidental thereto, eight (8) percent is allocated to office space.

The survey shows that there are 239 parking spaces.

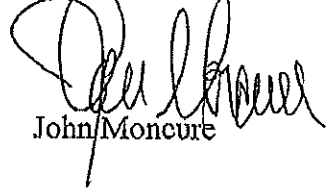
Please be so kind as to send me a Zoning Determination as authorized by Section 14-465 of the Portland Ordinance. Please opine to Milliken Portland Partners, LLC and Bath Savings Institution, care of this firm.

We seek a determination that the described uses are permitted uses within the I-M Zone and the percentage of impervious surface that is permitted.

Finally, if you can without circulating to all the various departments, please state whether there are any records, in the file of the property, of codes violations.

Thank you for your cooperation and assistance along the way. Under separate cover I will be forwarding the \$150.00 fee for service.

Very Truly Yours,



John Moncure

Date/Time: Dec. 15. 2011 12:36PM

File No. Mode	Destination	Pg(s)	Result	Page Not Sent
0217 Memory TX	97297790	P. 28	OK	

Reason for error
 m.m.m. 1) Hang up or line fail
 . 2) No answer
 . 3) Exceeded max. E-mail size
 E. 2) Busy
 E. 4) No facsimile connection

FAX



To: John Moncure
 Fax Number: 729-7790
 From: Marge Schmeckel
 Fax Number:
 Date: 12/15/11
 Regarding: 56 Milliken St
 Total Number Of Pages Including Cover: 27
 Phone Number For Follow-Up: 874-8695

Comments:

Hi John
 I will put the originals in the mail.
 I hope this helps you

Marge