



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life • [www.portlandmaine.gov](http://www.portlandmaine.gov)*

Jeff Levine, AICP, Director  
Marge Schmuckal, Zoning Administrator

January 17, 2013

Bernstein Shur  
100 Middle Street  
P.O. Box 9729  
Portland, ME 04104-5029  
Attn: Tabatha J. Berube

RE: 271-371 Presumpscot Street – 420-B-5 & 421-B-3 (the “Property”) – I-M Zone

Dear Ms. Berube,

I am in receipt of your request for a determination letter concerning the Property. The Property is located entirely within the I-M Industrial Moderate Zone. Shoreland Zoning only touches fringes of the lot closest to the water.

The Property was part of a much bigger rendering plant use with multiple buildings in the 1940s. Most of the buildings were demolished, leaving the three main buildings that are currently on the Property.

I am unaware of any violations to the applicable codes, regulations and ordinances regarding the Property. I have enclosed copies of permits, approvals and occupancy permits.

If you have any questions regarding this matter, please do not hesitate to contact me at 874-8695.

Very truly yours,

Marge Schmuckal  
Zoning Administrator

enclosures

RIVER

WATER

LINE

Demol



PLAN OF PLANT BUILDINGS  
CONSOLIDATED RENDERING CO.  
PORTLAND, MAINE  
Surveyed by

RALPH P. CUMMINGS	
CIVIL ENGINEER	
DATE	1946
SCALE	AS SHOWN
PROJECT	RENDERING CO.
DATE	1946
BY	LEGEND
DATE	7 Dec. 1946

Existing

No. 6

Demol



Existing

No. 11

Under Lease from  
Canadian National Railway  
No. 14

Demol

Demol

Haskell, H & W  
No. 4

No. 5

RECEIVED  
AUG 13 1947  
DEPT. OF PUBLIC WORKS  
CITY OF PORTLAND

Storage Tanks

Canadian National Railway

G.T.R. Location

G.T.R.

(COPY)

CITY OF PORTLAND, MAINE  
Department of Building Inspection



## Certificate of Occupancy

LOCATION **#259-285 Presumpscot St.**

Issued to **Deors & Mouldings of Maine, Inc.**  
**Thompson's Point Portland Maine**

Date of Issue **November 10, 1970**

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. **70/718**, 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—Shop & Office**

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved:

*Earl Smith*

(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.

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP .....

B.O.C.A. TYPE OF CONSTRUCTION ..... 01046 .....

ZONING LOCATION ..... PORTLAND, MAINE NOV. 24, 1982..

NOV 24 1982

CITY of PORTLAND

To the CHIEF 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 .... 273 Presumpscot Street ..... Fire District #1 , #2 
1. Owner's name and address .Hascall & Hall, same..... Telephone 772-8687....
2. Lessee's name and address ..... Martin Skalski, 125 State Street ..... Telephone .....
3. Contractor's name and address .Martin Skalski, 125 State Street ..... Telephone 774-7107....
..... No. of sheets .....
Proposed use of building ..... No. families .....
Last use ..... No. families .....
Material ..... No. stories ..... Heat ..... Style of roof ..... Roofing .....
Other buildings on same lot .....
Estimated contractual cost \$1,000.00....

FIELD INSPECTOR—Mr. ....
@ 775-5451

Appeal Fees \$ .....
Base Fee 15.00.....
Late Fee .....
TOTAL \$ 15.00.....

Construct exterior stairway as per plan.
Mail permit to #3.

Stamp of Special Conditions

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

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 partition) 2-4-16" 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: M.A. .... Will there be in charge of the above work a person competent

BUILDING CODE: ..... to take that the State and City requirements pertaining thereto

Fire Dept. .... are observed? .....

Health Dept.: .....

Others: .....

PERMIT ISSUED WITH LETTER

Signature of Applicant M. L. Z. Skalski Phone # 774-7107



# APPLICATION FOR PERMIT

## PERMIT ISSUED

B.O.C.A. USE GROUP .....  
B.O.C.A. TYPE OF CONSTRUCTION ..... 0.0.112

FEB 23 1983

ZONING LOCATION ..... PORTLAND, MAINE ..... Feb. 22, 1983

CITY of PORTLAND

To the CHIEF 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 ..... 273 Presumpscot Street ..... Fire District #1 , #2

1. Owner's name and address ..... Edwin Smith & Rudolph Violaetta ..... Telephone ..... same

2. Lessee's name and address ..... Hastell & Hall Inc. - Ware ..... Telephone ..... 775-1481

3. Contractor's name and address ..... Roger HILBY - Wolcott Rd. Palmouth ..... Telephone ..... 781-3097

..... No. of sheets .....

Proposed use of building ..... office ..... No. families .....

Last use ..... storage ..... No. families .....

Material ..... No. stories ..... Heat ..... Style of roof ..... Roofing .....

Other buildings on same lot .....

Estimated contractual cost \$ ..... 1,500 .....

FIELD INSPECTOR—Mr. ....  
@ 775-5451

Appeal Fees	\$	.....
Base Fee		20.00
Late Fee		.....
TOTAL	\$	20.00

To construct inside stairway to be used from 1st to 2nd floors of building as per plans. 1 sheet of plans.

Stamp of Special Conditions

send permit to # 2 04104 P. O. Box 1922 04104

C/O Edwin Smith - CALL WILL PICK UP PERMIT WHEN READY

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

### 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 EXAMINE: .....

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

ZONING: .....

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

BUILDING CODE: .....

to see that the State and City requirements pertaining thereto

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP .....
B.O.C.A. TYPE OF CONSTRUCTION ..... 00284

APR 19 1983

ZONING LOCATION ..... PORTLAND, MAINE .. April 8, 1983

CITY of PORTLAND

To the CHIEF 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 ..... 273 Presumpscot Street ..... Fire District #1 , #2 
1. Owner's name and address .... Edwin F. Smith & Rudolph Violette - same .... Telephone 775-1481 ...
2. Lessee's name and address ..... Telephone .....
3. Contractor's name and address .... Santino Viola - 12 Frost St. .... Telephone .....
Proposed use of building ..... No. of sheets .....
Last use ..... ~~frictionless~~ vacant ..... No. families .....
Material ..... No. stories ..... Heat ..... Style of roof ..... Roofing .....
Other buildings on same lot .....
Estimated contractual cost \$ ..... Appeal Fees \$ .....
FIELD INSPECTOR—Mr. .... Base Fee .... 25.00 ....
@ 775-5451 ..... Late Fee .....
To demolish 18' x 24' ~~frictionless~~ third floor ..... TOTAL \$ .... 25.00 ....
of vacant building, no utilities.

HOLD, PERMIT TO BE PICKED UP, CALL EDWIN SMITH - 775-1481 Stamp of Special Conditions

Sent to Health Dept. 4-8-83
4-19-83

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

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? .....
ZONING: .....
BUILDING CODE: ..... Will there be in charge of the above work a person competent
Fire Dept.: ..... to see that the State and City requirements pertaining thereto
Health Dept.: ..... are observed? .....
Others: .....

Signature of Applicant Edwin F. Smith

Phone #

PERMIT # _____	PORTLAND BUILDING PERMIT APPLICATION DATE <u>6/30/87</u>	<b>PERMIT ISSUED</b>  JUL 6 1987  City Of Portland
I. GENERAL INFORMATION		
Location/address of construction <u>273 Presumpscot Street</u>		
1. Owner's name <u>Smith &amp; Violet</u>	Tel. <u>775-1481</u>	
Address <u>same</u>		
2. Lessee's name _____		
Address _____		
3. Contractor's name <u>George Lawrence</u>		
Address <u>273 Presumpscot Street</u>		
Tel. <u>773-6620</u>		
4. Is this a legally recorded lot? yes _____ no _____		

II. DESCRIPTION OF WORK:

24 x 34 deck ~~knock knock knock~~ free standing as per plans *(on leased land)*  
 send permit to #3 04103

III. BUILDING DIMENSIONS: length _____ width _____ square footage _____ height _____ #stories _____	
IV. ZONE <u>R-3</u>	Street frontage _____ Zoning board approval: no <input type="checkbox"/> yes <input type="checkbox"/> date _____
Setbacks: front _____ back _____ side _____ side _____	Planning board approval: no <input type="checkbox"/> yes <input type="checkbox"/> date _____
V. REVIEW REQUIRED: variance _____ other _____	Number of off-street parking spaces: _____ enclosed _____ outdoors _____
VI. FEES:	
base fee _____	other fees _____
subdivision fee _____	late fee _____
site plan review fee _____	TOTAL <u>\$30.00</u>

VII. DETAILS OF WORK

1. WATER SUPPLY: <input type="checkbox"/> public <input type="checkbox"/> private	7. ELECTRICAL: service entrance size _____ # smoke detectors _____	8. CHIMNEY: # flues _____ material _____ # fireplaces _____
2. SEWER: <input type="checkbox"/> public <input type="checkbox"/> private, type _____	9. FRAMING: floor joists _____ size _____ max. on center _____ ceiling joists _____ rafters _____ studs _____ wall studs _____	
3. HEAT: type _____ fuel _____	10. If 1-story building w/masonry walls: wall thickness _____ height _____	11. BEDROOM WINDOWS: height _____ width _____ sill height _____ egress window? yes <input type="checkbox"/> no <input type="checkbox"/>
4. FOUNDATION: type _____ thickness _____ footing _____		
5. ROOF: type _____ pitch _____ covering _____ bod _____		
6. PLUMBING: SPRINKLER SYSTEM? yes <input type="checkbox"/> no <input type="checkbox"/>		

VIII. OFFICE USE:	IX. NEW OR PHASED SUBDIVISION REFERENCE
TAX MAP # <u>421</u>	Name _____
LOT # <u>B-3</u>	Lot _____
VALUE/STRUCTURE _____	Block _____
PERMIT EXPIRATION _____	

CODE _____ If other, explain _____	Seasonal <input type="checkbox"/> Condominium <input type="checkbox"/> Apartment <input checked="" type="checkbox"/>
X. PROPOSED USE: <del>328 - research &amp; development</del>	
XI. PAST USE: _____	
XII. OWNERSHIP: PUBLIC <input type="checkbox"/> PRIVATE <input checked="" type="checkbox"/>	
XIII. EST. CONSTRUCTION COST: <u>1,500</u>	XIV. GR. SQ. FT. OF LOT BUILDING _____

COMPLETE XV AND XVI ONLY IF THE NUMBER OF UNITS WILL CHANGE

XV. RESIDENTIAL BUILDINGS ONLY:		XVI. # RESIDENTIAL UNITS:
# NEW DWELLING UNITS WITH: 1 BDRM _____ 2 BDRMS _____ 3 BDRMS _____	# NEW DWELLINGS _____	# EXISTING DWELLINGS _____
# EXISTING DWELLING UNITS WITH: _____	TOTAL RESIDENTIAL UNITS _____	

APPROVALS BY: DATE _____	MISCELLANEOUS
BUILDING INSPECTION - PLAN EXAMINER _____	Will work require disturbing of any tree on a public street? _____
ZONING: <u>O.K. George Lawrence July 9, 1987</u>	Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? _____
C.E.O. _____	
FIRE DEPT. _____	

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

District No. _____	XVII. _____
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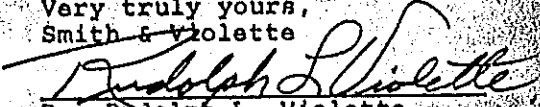
May 29, 1987

Mr. George Lawrence  
Omar, Inc.  
273 Presumpscot St.  
Portland, Maine 04103

Dear Sir:

This letter is to confirm our verbal agreement allowing you to build structures on the parcel of land you have leased from us located in the southeasterly corner of the 273 Presumpscot Street property. The agreement is contingent on your obtaining all required permits from the City of Portland and with the understanding that the structures shall be completely removed at the termination of the lease or lease extensions.

Very truly yours,  
Smith & Violette

  
By: Rudolph L. Violette

RLV/11

**RECEIVED**

JUN 3 0 1987

DEPT. OF BUILDING INSPECTIONS  
CITY OF PORTLAND



923862

Permit # \_\_\_\_\_ City of Portland BUILDING PERMIT APPLICATION Fee \$25.00 Zone \_\_\_\_\_ Map # \_\_\_\_\_ Lot# \_\_\_\_\_  
Please fill out any part which applies to job. Proper plans must accompany form.

mail to P.O. box

Owner: Edwin Smith & Rudy Violetti Phone # 775-1481  
 Address: 273 Presumpscot St. 04104  
 LOCATION OF CONSTRUCTION 273 Presumpscot St. P.O. Box 4842 Prld Me 04112  
 Contractor: Edward Gillis & Steven Bodge Sub:  
 Address: 273 Presumpscot St Phone # 874-1989  
 Est. Construction Cost: \$500.00 Proposed Use: change of use Interior Renovations  
 Past Use: retail  
 # of Existing Res. Units \_\_\_\_\_ # of New Res. Units \_\_\_\_\_  
 Building Dimensions L \_\_\_\_\_ W \_\_\_\_\_ Total Sq. Ft. \_\_\_\_\_  
 # of Bedrooms \_\_\_\_\_ Lot Size: \_\_\_\_\_  
 Is Proposed Use: Seasonal \_\_\_\_\_ Condominium \_\_\_\_\_ Conversion \_\_\_\_\_  
 Explain Conversion: change of use w/ interior renovations

For Official Use Only PERMIT ISSUED  
 Date: 6/11/92 Subdivision: \_\_\_\_\_  
 Inside Fire Limits \_\_\_\_\_ Name: \_\_\_\_\_  
 Bldg Code \_\_\_\_\_ Lot: 10301992  
 Time Limit \_\_\_\_\_ Ownership: \_\_\_\_\_  
 Estimated Cost \_\_\_\_\_

Zoning: T-2-T3  
 Street Frontage Provided: \_\_\_\_\_  
 Provided Setbacks: Front \_\_\_\_\_ Back \_\_\_\_\_ Side \_\_\_\_\_  
 Review Required:  
 Zoning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_  
 Planning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_  
 Conditional Use: \_\_\_\_\_ Variance \_\_\_\_\_ Site Plan \_\_\_\_\_ Subdivision \_\_\_\_\_  
 Shoreland Zoning Yes \_\_\_\_\_ No \_\_\_\_\_ Floodplain Yes \_\_\_\_\_ No \_\_\_\_\_  
 Special Exception \_\_\_\_\_  
 Other: W.D. - 10-12-92 (Explain)

from retail to refinishing

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

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

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

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

Ceiling:  
 1. Ceiling Joists Size: \_\_\_\_\_ Spacing \_\_\_\_\_ Not in District nor Landmark  
 2. Ceiling Strapping Size \_\_\_\_\_ Spacing \_\_\_\_\_  
 3. Type Ceiling: \_\_\_\_\_ Does not require review  
 4. Insulation Type \_\_\_\_\_ Size \_\_\_\_\_  
 5. Ceiling Height: \_\_\_\_\_ Requires Review

Roof:  
 1. Truss or Rafter Size \_\_\_\_\_ Span Action: Approved  
 2. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_ Approved with Condition  
 3. Roof Covering Type \_\_\_\_\_

Chimneys:  
 Type: \_\_\_\_\_ Number of Fire Places \_\_\_\_\_  
 Date: 6/11/92  
 Signature: \_\_\_\_\_

Heating:  
 Type of Heat: \_\_\_\_\_

Electrical:  
 Service Entrance Size: \_\_\_\_\_ Smoke Detector Required Yes \_\_\_\_\_ No \_\_\_\_\_

Plumbing:  
 1. Approval of soil test if required Yes \_\_\_\_\_ No \_\_\_\_\_  
 2. No. of Tubs or Showers \_\_\_\_\_  
 3. No. of Flushes \_\_\_\_\_  
 4. No. of Lavatories \_\_\_\_\_  
 5. No. of Other Fixtures \_\_\_\_\_

Swimming Pools:  
 Type: \_\_\_\_\_ Square Footage \_\_\_\_\_  
 Must conform to National Electrical Code and State Law.

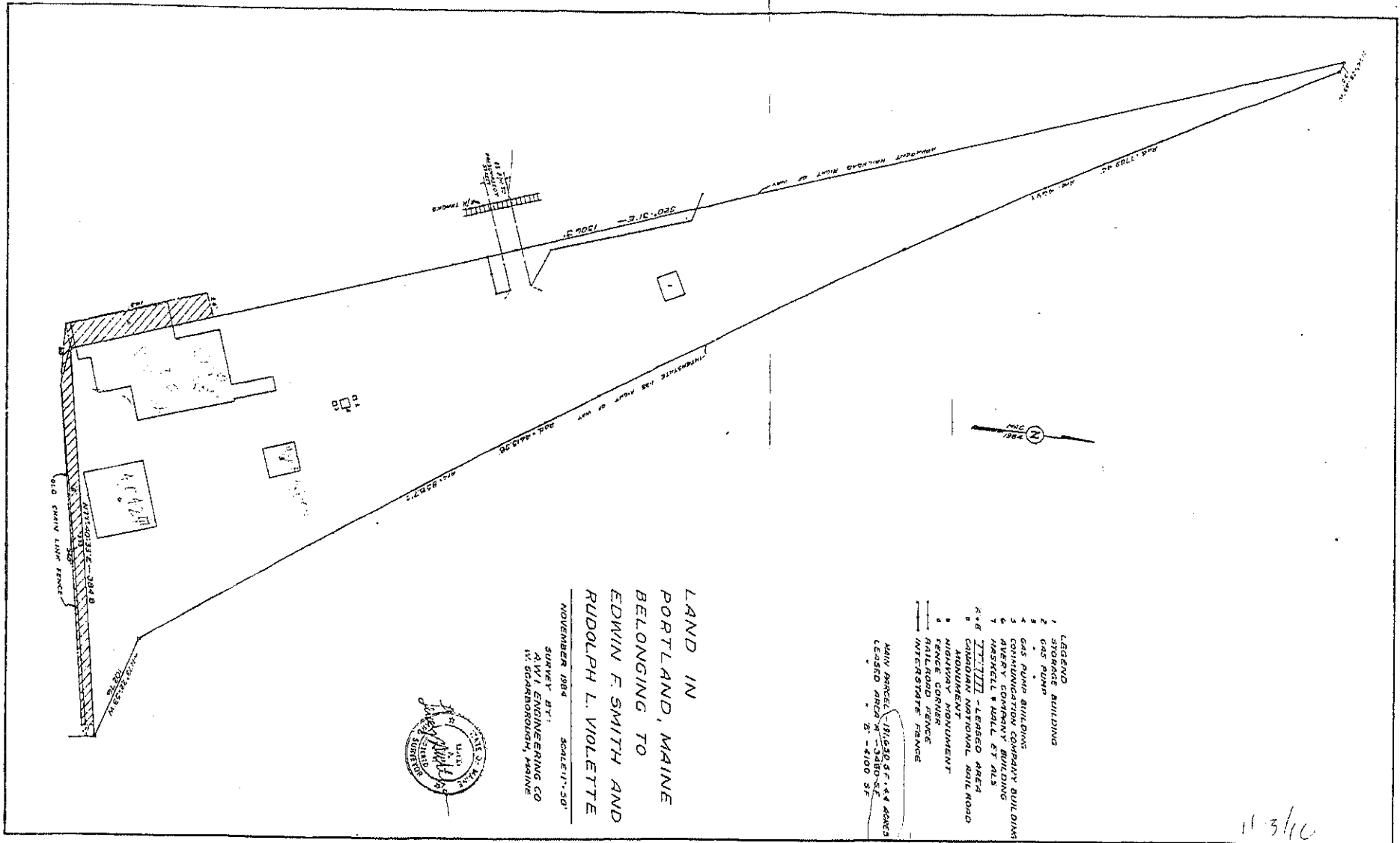
PERMIT ISSUED WITH LETTER

PERMIT ISSUED WITH LETTER

Signature of Applicant: Edward Gillis  
 Date: 6/11/92  
 Signature: \_\_\_\_\_

CONTINUED TO REVERSE SIDE  
 Ivory Tag - CEO

White - Tax Assessor



LAND IN  
PORTLAND, MAINE  
BELONGING TO  
EDWIN F. SMITH AND  
RUDOLPH L. VIOLETTE

NOVEMBER 1984 SCALE 1" = 50'  
SURVEY BY:  
RWI ENGINEERING CO  
11 SCARBOROUGH, MAINE



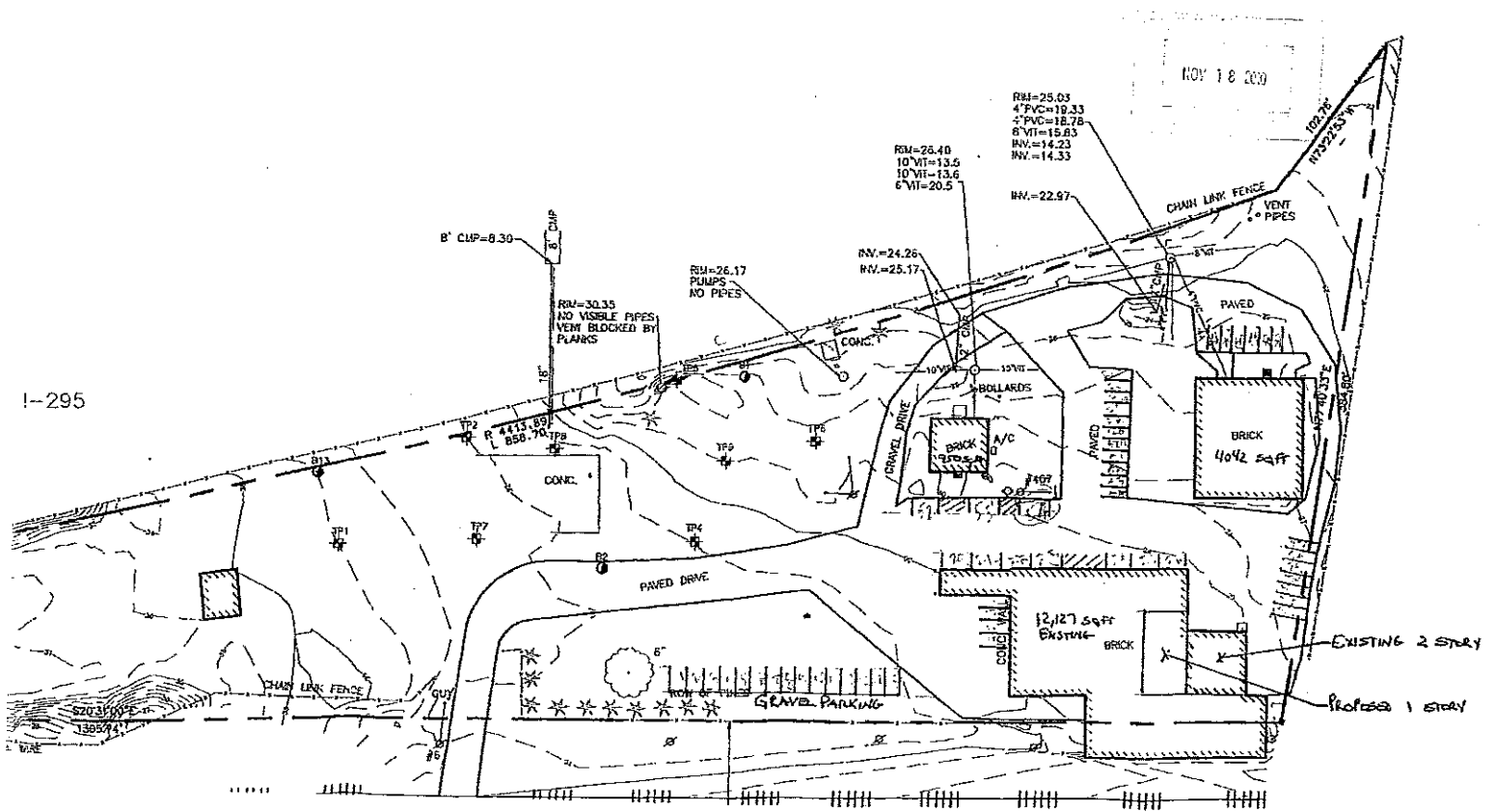
- LEGEND
- 1 STORAGE BUILDING
  - 2 GAS PUMP
  - 3 GAS PUMP BUILDING
  - 4 COMMUNICATION COMPANY BUILDING
  - 5 AVERY COMPANY BUILDING
  - 6 MCKELL & BALL ST. ALS
  - 7-8 [TTTTT] - LEASED AREA
  - 8 CAMBODIAN NATIONAL RAILROAD MONUMENT
  - 9 HIGHWAY MONUMENT
  - 10 FENCE CORNER
  - 11 INTERSTATE FENCE

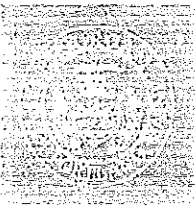
MAIN PARCEL 121,630 S.F. ± 4' AREAS  
LEASED AREA 11 - 3480 S.F.  
B - 4100 S.F.

113/10



I-295



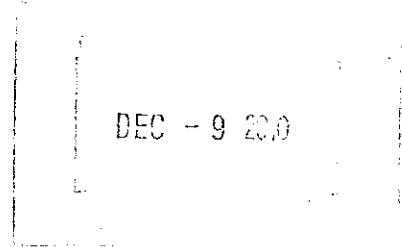


Planning & Urban Development Department  
Penny St. Louis Littell, Director

Planning Division  
Alexander Jaegerman, Director

DECEMBER 8, 2010

C & N Properties LLC  
Attention: Robert L. Bergeron  
Po Box 1838  
Portland, ME 04104



RE: Review Comments for Final Plan – Administrative Review

Project Name: 273 Presumpscot Street: Addition of Second Story Office Space  
Project ID: 10-79900036  
Project Address: 273 Presumpscot St CBL: 420 - B-005-001  
Planner: Shukria Wiar

Dear Mr. Bergeron:

On November 19, 2010, the Portland Planning Authority approved a minor site plan for an addition for a second story office space and a bathroom at 273 Presumpscot Street as submitted by the Applicant and shown on the approved plan prepared by Allied Engineering and dated 09.10.2010.

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. The site shall be developed and maintained as depicted in the site plan and 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 the planning authority pursuant to the terms of this Article V, Site Plan Ordinance of the Portland's Land Use Code.
2. The above approvals do not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.
3. An inspection fee payment of \$300 must be submitted to the Planning Division prior to a pre-construction meeting.
4. 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.

5. Prior to construction, a pre-construction meeting shall be held at the project site 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 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
6. 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.)

Philip DiPierro, Development Review Coordinator, must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached 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 you have any questions, please contact Shukria Wiar at 756-8083 or [shukriaw@portlandmaine.gov](mailto:shukriaw@portlandmaine.gov).

Sincerely,



Alexander Q. Jaegerman  
Planning Division Director

Attachments:

1. Performance Guarantee Packet

**Electronic Distribution:**

Penny St. Louis Littell, Director of Planning and Urban Development  
Alexander Jaegerman, Planning Division Director  
Barbara Barhydt, Development Review Services Manager  
Shukria Wiar, Planner  
Philip DiPierro, Development Review Coordinator  
Marge Schmuckal, Zoning Administrator  
Tammy Munson, Inspections Division Director  
Gayle Guertin, Inspections Division  
Lannie Dobson, Inspections Division  
Michael Bobinsky, Public Services Director  
Kathi Earley, Public Services  
Bill Clark, Public Services  
David Margolis-Pinco, Deputy City Engineer  
Greg Vining, Public Services  
John Low, Public Services  
Jane Ward, Public Services  
Keith Gautreau, Fire  
Jeff Tarling, City Arborist  
Tom Errico, TY Lin  
Dan Goyette, Woodard & Curran  
Assessor's Office  
Approval Letter File  
Hard Copy: Project File



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 273 Presumpscott St.

Issued to Edwin Smith & Rudy V. G. 1986

Date of Issue 1/13/93

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. 92/3862, 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

First floor, partial

refinishing business

Limiting Conditions

(change of use)  
from retail

This certificate represents  
certification of

Approved

Date

Inspector of Building

This certificate is valid only for the use and occupancy specified herein and is subject to the provisions of the Building Code of the City of Portland, Maine.

# BERNSTEIN SHUR

COUNSELORS AT LAW

207-774-1200 main  
207-774-1127 facsimile  
bernsteinshur.com

100 Middle Street  
PO Box 9729  
Portland, ME 04104-5029

Tabatha J. Berube  
Paralegal  
207 228-7377 direct  
tberube@bernsteinshur.com

January 10, 2012

Via Hand Delivery

Marge Schmuckal  
Assistant Chief of Inspection Services  
Zoning Administrator  
Planning & Urban Development  
CITY OF PORTLAND  
389 Congress Street  
Portland, ME 04101

RECEIVED

Jan  
DEC 1 2013

Dept. of Building Inspections  
City of Portland Maine

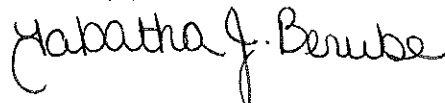
Re: C & N Properties, LLC  
271-371 Presumpscot Street  
TM 420-B-5 & 421-B-3

Dear Marge:

Please issue a letter confirming what zone the buildings and improvements located at the above properties are located in and that the entire buildings are in compliance with applicable codes, regulations and ordinances and also please attach all copies of Certificates of Occupancy that have been issued along with any other filings.

Enclosed please find our checks in the amount of \$150 to cover the fee related to issuing this letter. Per our telephone conversation this transaction is scheduled to close on January 21<sup>st</sup>, therefore please let me know as soon as possible if you will not be able to provide this letter on or before January 18<sup>th</sup>. Thank you very much for your assistance in this matter. Please call me if you have any questions.

Sincerely yours,



Tabatha J. Berube



**CITY OF PORTLAND**  
**DEPARTMENT OF PLANNING & URBAN DEVELOPMENT**

389 Congress Street  
 Portland, Maine 04101

**RECEIPT OF FEES**

<b>Application No:</b> 0000-1615	<b>Applicant:</b> C & N PROPERTIES LLC
<b>Project Name:</b> 273 PRESUMPCOT ST	<b>Location:</b> 273 PRESUMPCOT ST
<b>CBL:</b> 420 B005001	<b>Application Type:</b> Determination Letter
<b>Invoice Date:</b> 01/11/2013	

<b>Previous Balance</b>	-	<b>Payment Received</b>	+	<b>Current Fees</b>	-	<b>Current Payment</b>	=	<b>Total Due</b>	<b>Payment Due Date</b>
\$0.00		\$0.00		\$150.00		\$150.00		\$0.00	On Receipt

**Previous Balance** **\$0.00**

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

**Bill to:** C & N PROPERTIES LLC  
 PO BOX 1838  
 PORTLAND, ME 04104

CBL 420 B005001  
**Application No:** 0000-1615  
**Invoice Date:** 01/11/2013  
**Invoice No:** 39755  
**Total Amt Due:** \$0.00  
**Payment Amount:**

Make checks payable to the *City of Portland*, ATTN: Inspections, 3rd Floor, 389 Congress Street, Portland, ME 04101.

Assessor's Office | 359 Congress Street | Portland, Maine 04101 | Room 135 | (207) 874-8186

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** 420 B005001  
**Land Use Type** WHOLESALE  
**Property Location** 273 PRESUMPCOT ST  
**Owner Information** C & N PROPERTIES LLC  
 PO BOX 1838  
 PORTLAND ME 04104  
**Book and Page** 24346/281  
**Legal Description** 420-B-5 271-B-3  
 PRESUMPCOT ST 271-371  
 REAR  
 161842 SF  
**Acres** 3.7154

13  
 420-A-5

**Current Assessed Valuation:**

**TAX ACCT NO.** 42788 **OWNER OF RECORD AS OF APRIL 2012**  
 C & N PROPERTIES LLC  
**LAND VALUE** \$324,400.00 **PO BOX 1838**  
**BUILDING VALUE** \$534,400.00 **PORTLAND ME 04104**  
**NET TAXABLE - REAL ESTATE** \$858,800.00  
**TAX AMOUNT** \$16,162.62

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



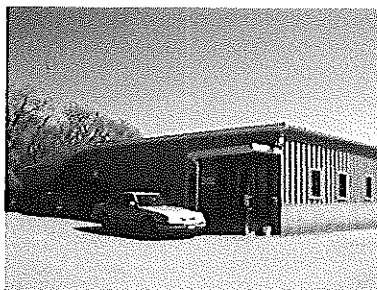
Best viewed at 800x600, with Internet Explorer

**Building Information:**

**Building 1**

**Year Built** 1940  
**Style/Structure Type** OFFICE WAREHOUSE  
**# Units** 1  
**Building Num/Name** 1 - HASCALL & HALL  
**Square Feet** 13592

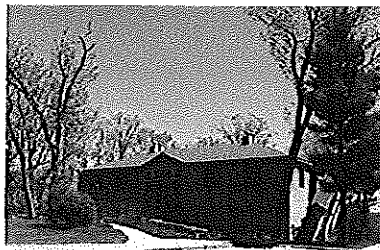
[View Sketch](#) [View Map](#) [View Picture](#)



**Building 2**

**Year Built** 1940  
**Style/Structure Type** OFFICE BUILDING - LOW-RISE  
**# Units** 1  
**Building Num/Name** 1 - MCLAUGHLIN APPLIANCE  
**Square Feet** 3060

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



**Building 3**

**Year Built** 1940  
**Style/Structure Type** WAREHOUSE  
**# Units** 1  
**Building Num/Name** 1 - CASCO BAY REFINISHING  
**Square Feet** 8040

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



**Exterior/Interior Information:**

Building 1



Copyright 2011 Esri. All rights reserved. Fri Jan 11 2013 01:29:12 PM.

lot is 420-B-5

TRUCKSE  
HASSEL - HALL C & N Property

Applicant:

Date: 10/2/2010

Address:

2775 Presumpscot St

C-B-L: A20-B-3  
A20-A-3

A21-B-3  
A20-A-3

CHECK-LIST AGAINST ZONING ORDINANCE

Zone Location - I M

Part of the existing bldg is over the property of ...

Interior or corner lot -

Proposed Use/Work -

1482 sq addition using 14-436b  
will be on above the ...  
but not on the adjacent property

Sewage Disposal -

Lot Street Frontage -

Front Yard -

Rear Yard -

usually non-compliant to setback  
using 14-436b using 12% instead of 8% allowed

Side Yard -

Projections -

Width of Lot -

140/110 sketch showing 29.17' high confirmed 11/18/10

Height -

45' max 19.65' on survey

Lot Area -

4.4 acres - ~~14,842~~ sq ft

Lot Coverage/Impervious Surface -

Needs 75% MAX - my CALS show at least 37% paved (25% max for ...)

Area per Family -

N/A

Off-street Parking -

9x10 - needs to show - styles 48 show 24 shown  
I figured 45 parking spaces

Loading Bays -

Site Plan -

10. 79900030

Shoreland Zoning/ Stream Protection -

N/A

Flood Plains -

Panel 7 - Zone X

Level II Site plan  
100' setback

Needs OK 11/18/10  
below

**MARGE SCHMUCKAL – ZONING ADMINISTRATOR**

November 16, 2010

The project is to allow a 2<sup>nd</sup> floor addition to an existing building on site that is occupied by Haskall & Hall. The property is located in an I-M Industrial Zone. The building in question is shown to be over the property line. It is noted on one sketch that the 2<sup>nd</sup> floor addition for new offices will not be over the building area that projects onto another property.

The filled in application is in error in several significant details such as the lot size. The given survey is showing a lot size of 191,650 sq. ft. The application states the lot size to be 161,842 sq ft. The applicant should confirm the lot size.

The addition is being allowed as described using 14-436(b) of the Ordinance. The applicant is using 12% out of the 80% allowed under this section.

The applicant supplied floor area information for the different uses on site. Using the information on the existing uses and the new addition, 45 parking spaces are required. The submitted plan only shows 29 parking spaces. The applicant must show where all the parking is located as requested previously. If the applicant cannot show the required parking, then there must be a variance appeal to the Zoning Board of Appeals.

The application does not show an elevation of the existing building and addition. I cannot complete my review without such a building elevation.

The applicant also did not supply information on the impervious surface of the lot. I did some general calculations. There is at least 37% pervious area where 25% would be the minimum required pervious area.

November 18, 2010

Kathy from Haskell and Hall dropped off follow-up information concerning the lot size, building height and parking. Now 54 parking spaces are shown on the new plans where 45 parking spaces are required. The project is currently meeting the parking requirements.

The building elevation sketch is being shown having a height of 29.17 feet where 45 feet is the maximum allowed. The project is currently meeting the building height requirements.

The applicant also confirmed that the building lot size per their survey is 191,650 square feet .

**MARGE SCHMUCKAL – ZONING ADMINISTRATOR**

November 16, 2010

The project is to allow a 2<sup>nd</sup> floor addition to an existing building on site that is occupied by Haskall & Hall. The property is located in an I-M Industrial Zone. The building in question is shown to be over the property line. It is noted on one sketch that the 2<sup>nd</sup> floor addition for new offices will not be over the building area that projects onto another property.

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*M*

*11/18/10 - New Plan Submitted Show 54 parking spaces shown*

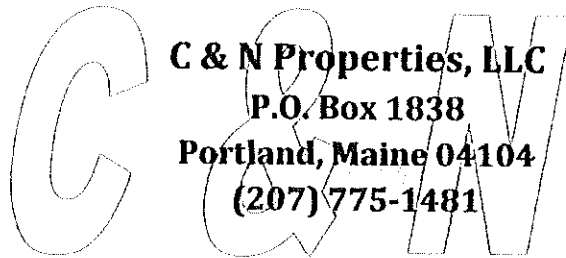
The application does not show an elevation of the existing building and addition. I cannot complete my review without such a building elevation.

←

*11/17/10 - sketch of showing addition*

The applicant also did not supply information on the impervious surface of the lot. I did some general calculations. There is at least 37% pervious area where 25% would be the minimum required pervious area.

*ok*



November 17, 2010

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

RE: 273 Presumpscot Street Building Addition

Dear Ms. Schmuckal:

This letter will address your comments of November 16 related to our Development Review Application for additional office space at 273 Presumpscot Street.

1. Regarding the lot size, our application was in error. The square footage of 191,650 as indicated on the survey is correct. We apologize for our mistake.
2. Enclosed is an updated survey which illustrates the additional parking spaces per your request.
3. An elevation drawing of the existing building that includes the proposed addition is also enclosed.

I trust this information satisfies your requirements. Please feel free to contact me should you need additional information.

Sincerely,

Robert L. Bergeron  
Its Manager

RLB/kbb  
Enclosures