

JEWELL & BULGER, P.A.

Attorneys at Law

477 Congress Street, Suite 1104
Portland, ME 04101-3453

T: (207) 774-6665
F: (207) 774-1626

Thomas F. Jewell, Esq.
tjewell@jewellandbulger.com

Paul S. Bulger, Esq.
pbulger@jewellandbulger.com

July 12, 2016

RECEIVED

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City of Portland
315 Congress Street
Portland Maine 04101
Attention Anne Machado, Zoning Administrator

Dept. of Building Inspections
City of Portland Maine

Re: Application for a Zoning Determination Letter; 100 Kensington Street,
Portland/Proposed Lessee/User: Navigator Publishing
Zoning: IL Zone and Shoreland Overlay

- lead address is Kensington

Dear Anne,

lead CRL - 429-6-001

I am writing to apply for a Zoning Determination Letter for the above referenced property owned by Maine Yacht Center, LLC and operated as Maine Yacht Center, LLC ("MYC"). The Maine Yacht Center property at 100 Kensington Street, is listed encompassing a structure of 155,543 square feet. My client is Navigator Publishing, a Maine corporation located in Portland, and the publisher of Wooden Boat, and Maine Boats and Harbors Magazines. Navigator Publishing is located in Portland and its leasehold expires in August. Alex Agnew, the principal, at Navigator, has investigated several Portland locations for new occupancy and is now focusing on a portion of the second floor at 100 Kensington in the IL zone as defined in the Portland Zoning Ordinance beginning at Section 14-231 and subject to the Shoreland overlay regulations under Division 26 and 26.5.

Because of the unique location of the property, I advised Navigator Publishing to apply for a zoning determination letter. I have enclosed a relevant portion of the zoning map and our check for the application fee.

Navigator Publishing and Its Uses

For purposes of this letter, I will refer to Navigator Publishing as "Navigator".

Navigator is not changing its business. The purpose of the location is strictly limited to its need for a new location at the end of its current lease. Navigator produces and publishes its magazines from corporate offices in Portland. No printing is performed on-site. The Portland offices are used for pre-print publication services, research, writing, advertising sales, set-up,

desktop formatting and related publication services. The company also warehouses back publications for research and support.

Navigator has 13 employees and it requires 1,500 to 2,000 square feet to efficiently operate, independent of its warehousing. Warehousing back subscriptions will take up an area of 550 square feet or less. Fit-up and improvements for Navigator will be limited. I have advised Mr. Agnew to fully investigate his electrical power needs for work station placement and to apply to your office for permits if needed. Navigator does not intend to build demising walls at this time. If demising walls are required, permits will be applied for in conjunction with those improvements.

100 Kensington/Portland Tax Map/Lot 429-G-1 to 7 430-B-13-15 and 430-E-1 to 4 430-X-1

The property at 100 Kensington is owned by Maine Yacht Center, LLC and occupied on the first floor by the Maine Yacht Center. The first floor is 35,000 square feet constructed in 2004 or 2005.

I believe the second floor is unoccupied.

Zoning/ Restrictions and Requirements

The 100 Kensington Street property is located in the IL Zone and is subject to shoreland zoning restrictions set forth in Division 26 and 26.5.

The IL Zone/ Low Impact Industrial

The property is located in the IL Zone designed for low impact industrial uses located adjacent to residential neighborhoods.

Permitted Uses in the IL Zone include printing and publishing and back office uses. The applicant believes that Navigator Publishing fits within the parameters of the permitted uses within the zone. See 14-232 (a) permitted uses. All activities of Navigator are directly related to its principal business or back office operations and administrative support associated with its publishing business. Navigator contracts for printing services, but all of its publishing operations are located and will be located in Portland at this new location.

Prohibited Uses set forth in Section 14-233, include a number of industrial uses that are more in the nature of manufacturing and heavy industrial production not characteristic of the Navigator business. The odors, noise, and truck traffic characterized by heavy industrial activity are clearly absent with this particular use, as described.

Parking on site is ample for the additional 15 employees. The requirements of Division 20, will be met or exceeded by the applicant.

Division 26 and 26.5/Shoreland Regulations

The structure at 100 Kensington was built in 2005. The Shoreland Zone is an overlay zone and the regulations apply to uses, structures, and activities within 250 feet horizontal distance of the upland edge of coastal wetland including all areas affected by tidal actions.

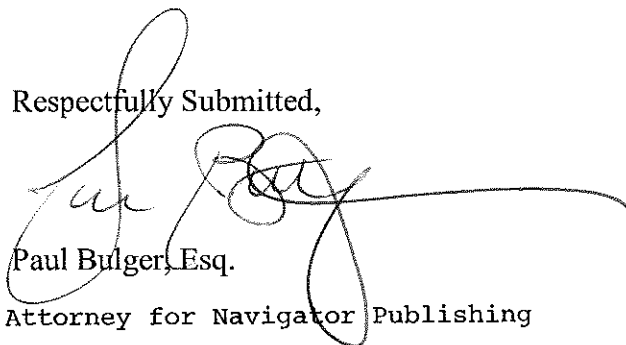
The land use standards in the IL Zone are set forth in Section 14-449 are as follows:

1. Setback for principal structures: 75 feet horizontal from the upland edge of the normal highwater line;
2. A lot of record as defined under 14-433 may be adjusted for setback by application to the Planning Board.

100 Kensington is an existing structure within the zone. The intended use by Navigator does not change the building footprint and does not impact useable cubic footage or square footage. Further, the contemplated use will not impact vegetation and does not require the cutting of trees or other implement external changes to structure or the property. Existing roads, pavement and driveways are not being expanded and all parking meets the requirements and restrictions of the Shoreland Overlay Zone 14-449(k) and 14-449(a)1.

Please call me if you have questions. I look forward to receiving your determination letter.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Paul Bulger", with a long horizontal flourish extending to the right.

Paul Bulger, Esq.

Attorney for Navigator Publishing

Enclosures

cc: Alex Agnew (w/encls.)