

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING DEPARTMENT

PERMITPermit Number: 050772
JUN 20 2005**CITY OF PORTLAND**

This is to certify that CITY OF PORTLAND /Sail Line/ Chris Robinson

has permission to 2 Storage Sheds for USM Sail Line Program 10/04/04

AT 6 COMMERCIAL ST

CITY OF PORTLAND 444 A003001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of the State and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is altered or closed-in. NO NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. Capt. Greg Cass 6-12-05

Health Dept. _____

Appeal Board _____

Other _____

Department Name

[Signature]
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 05-0772		Issue Date: JUN 20 2005		PERMIT ISSUED	
Location of Construction: 6 COMMERCIAL ST		Owner Name: CITY OF PORTLAND		Owner Address: 389 CONGRESS ST	
Business Name:		Contractor Name: Sail Maine/ Chris Robinson		Contractor Address: 58 Fore St Portland	
Lessee/Buyer's Name		Phone:		Phone: 207/874-5678	
Past Use: Commercial		Proposed Use: Commercial/ 2 Storage Sheds for USM Sail Maine Program 10'x 14'		Permit Fee: \$111.00	
				Cost of Work: \$10,000.00	
				CEO District: 1	
Proposed Project Description: 2 Storage Sheds for USM Sail Maine Program 10'x 14'		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>with conditions</i>		INSPECTION: Use Group: <i>U</i> Type: <i>SB</i> <i>6/17/05</i>	
		Signature: <i>Greg Cane</i>		Signature: <i>[Signature]</i>	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)			
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied			
		Signature: _____ Date: _____			
Permit Taken By: Idobson		Date Applied For: 06/16/2005		Zoning Approval	
<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.. 		Special Zone or Reviews		Zoning Appeal	
		<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>6/16/05</i>		<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: _____	

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

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

Permit No:	Date Applied For:	CBL:
05-0772	06/16/2005	444 A003001

Location of Construction: 6 COMMERCIAL ST	Owner Name: CITY OF PORTLAND	Owner Address: 389 CONGRESS ST	Phone:
Business Name:	Contractor Name: Sail Maine/ Chris Robinson	Contractor Address: 58 Fore St Portland	Phone (207) 775-5678
Lessee/Buyer's Name	Phone:	Permit Type: Sheds	

Proposed Use: Commercial/ 2 Storage Sheds for USM Sail Maine Program 10'x 14'	Proposed Project Description: 2 Storage Sheds for USM Sail Maine Program 10'x 14'
--	--

Dept: Zoning Status: Approved Reviewer: Marge Schmuckal Approval Date: 06/16/2005
Note: 6/16/05 The site plan exemptions are under 58 Fore Street Ok to Issue: ☒

Dept: Building Status: Approved with Conditions Reviewer: Mike Nugent Approval Date: 06/17/2005
Note:
1) Floor systems must have 2" x 6" framing 16" o.c. Ok to Issue: ☒

Dept: Fire Status: Approved with Conditions Reviewer: Cptn Greg Cass Approval Date: 06/17/2005
Note:
1) Not to be used for Flammable or Hazardous materials storage. Ok to Issue: ☒

Dept: Fire Status: Reviewer: Approval Date:
Note: Ok to Issue: ☐

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.

Location/Address of Construction: <u>6 Commercial</u>		
Total Square Footage of Proposed Structure <u>288 + 140</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>444-A3</u>	Owner: <u>City of Portland</u>	Telephone: <u>775 5678</u>
Lessee/Buyer's Name (If Applicable) <u>Sail Maine</u>	Applicant name, address & telephone: <u>Sail Maine</u> <u>58 Fore St</u> <u>Portland ME 04101</u>	Cost Of Work: \$ <u>10,000</u> <u>4800</u> <u>5200</u> Fee: \$
Current use: <u>Sail Maine Non Profit Sailing USM Sailing Program</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>2 Storage sheds for Sail Maine / USM Sailing Program</u>		
Project description: _____		
Contractor's name, address & telephone: _____		
Who should we contact when the permit is ready: <u>Chris Robinson</u> <u>775-5678</u> <u>V.P. Board Directors Sail Maine</u>		
Mailing address: <u>58 Fore St. Portland ME</u>		
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: _____		

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: <u>[Signature] Sail Maine</u>	Date: <u>6/15/05</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall



APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW

Sail Mahe / Chen Region
Applicant

5-18-05
Application Date

58 Free Street, Portland Maine
Applicant's Mailing Address

Portland Waterfront Gate 5
Project Name/Description

25-775-5676
Consultant/Agent/Phone Number

Portland Waterfront Gate #5
Address of Proposed Site

Description of Proposed Development: Storage Shed / Seasonal Program operations 12x24
CBL:

Please Attach Sketch/Plan of Proposal/Development

Criteria for Exemptions:
See Section 14-523 (4) on back side of form

- a) Within Existing Structures; No New Buildings, Demolitions or Additions
- b) Footprint Increase Less Than 500 Sq. Ft.
- c) No New Curb Cuts, Driveways, Parking Areas
- d) Curbs and Sidewalks in Sound Condition/Comply with ADA
- e) No Additional Parking/ No Traffic Increase
- f) No Stormwater Problems
- g) Sufficient Property Screening
- h) Adequate Utilities

Applicant's Assessment
(Yes, No, N/A)

Planning Office
Use Only

N/A

See below

Yes

288 Ft²

N/A

N/A

N/A

N/A

N/A

N/A

Planning Division Use Only

Exemption Granted ☒ Partial Exemption ☐ Exemption Denied ☐

Subject to Building permit

Planner's Signature

[Signature]

Date 5-11-05



APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW

Sail Maine
Applicant

5.16.05
Application Date

58 Forest Street, Portland, ME 04101
Applicant's Mailing Address

Community Boating
Project Name/Description

Chris Robinson 775-5678
Consultant/Agent/Phone Number

City of Portland Gale #5
Address of Proposed Site

CBL: 018-A 001

Description of Proposed Development:

Sail Storage Shed 10 x 14

Please Attach Sketch/Plan of Proposal/Development

Criteria for Exemptions:

See Section 14-523 (4) on back side of form

a) Within Existing Structures; No New Buildings,
Demolitions or Additions

b) Footprint Increase Less Than 500 Sq. Ft.

c) No New Curb Cuts, Driveways, Parking Areas

d) Curbs and Sidewalks in Sound Condition/Comply
with ADA

e) No Additional Parking/ No Traffic Increase

f) No Stormwater Problems

g) Sufficient Property Screening

h) Adequate Utilities

Applicant's Assessment
(Yes, No, N/A)

New Shed

Yes

✓

✓

✓

✓

✓

✓

Planning Office
Use Only

see below

140 Ft²

✓

✓

✓

✓

✓

✓

Planning Division Use Only

Exemption Granted ✓ Partial Exemption _____ Exemption Denied _____

Subject to the Building Department

Planner's Signature

[Signature]

Date

5-11-05

From: Sonia Bean
To: Lannie Dobson
Date: 6/15/2005 1:40:51 PM
Subject: Building Permit Fee Waiver

The City Manager has approved a waiver of the building permit fee for the two shed that were built by USMs' Sail Maine.

Sonia Bean
Senior Administrative Assistant
Executive Department
City of Portland
(207) 874-8689

FAX COVERSHEET

SHED CITY

825 Atlantic Highway Warren, Maine 04864

207-273-4442

fax 207-273-4592

www.shedcity.com

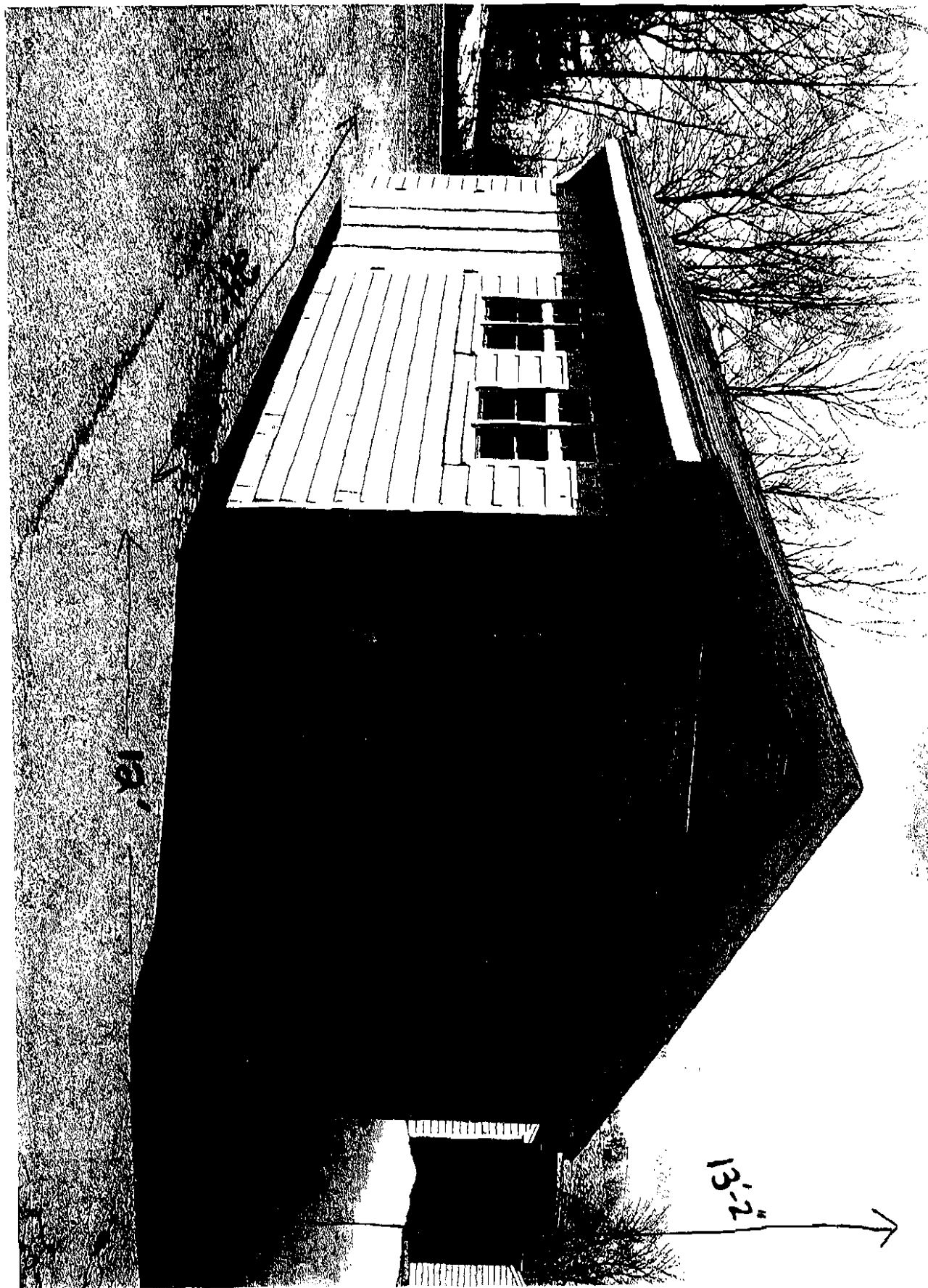
SEND TO: Al Bean / University of Southern MaineFROM: Kathie MarcouxATTENTION: Al BeanDATE: 4/13/05FAX/PHONE#: 780-5182 / 761-4746 (Chris R.)
(AIB.)TOTAL PAGES INCLUDING COVER: 2COMMENTS: Here is the Invoice we discussed -
If you have any questions, please feel
free to call (207) 273-4442Thank youKathie M.

10'

10'

14'



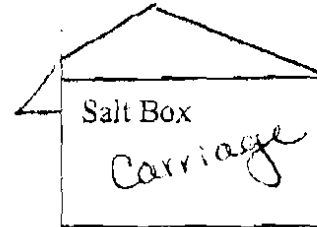
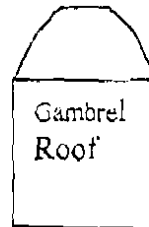
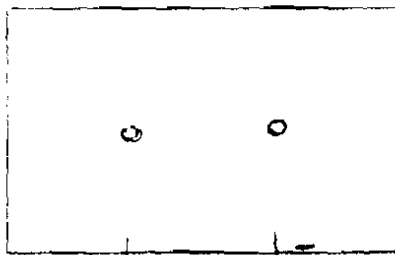


Shed City, Inc

Order Form

Address: 825 Atlantic Highway, Warren, Me. 04864, Telephone 207-273-4442, e-mail shedcity@midcoast.comPlease visit our website www.shedcity, click on gallery or custom to see additional information.

Name University of Southern Today's Date 4/12 Est. Delivery Date mid-may
 Address C/O Al Bean Maine Work Phone # 775-5678
 Town, State, Zip 164 Foreside Rd. Falmouth Home Phone #
 e-mail address crickinson @legmuse.com 04105 Phone # 761-4746 Fax
 Delivery Address for your shed 58 Fore St. Portland
 Loading instructions for your shed door - driver's side Delivered as close as possible to your site

Floor plan 14Color of Roofing Shingles... Black ☒ Brown ☐ Grey ☐ Green ☐ / Special Order ☐

Shed size <u>10 x 14</u>	Cedar <input checked="" type="checkbox"/> Clapboard <input type="checkbox"/> Shiplap Pine <input type="checkbox"/>	Price: <u>\$ 3660.00</u>
Extra windows	\$100.00 ea. / Single sash \$75.00	\$
Extra Doors	\$100.00 ea. - Single door hinged right or left	\$
Pressure Treated Skids	\$75.00 - 8' to 14' / \$100.00 - 16' and over	\$
Arched Doorway	\$150.00 ea. / Dutch door \$175.00	\$
Black Iron Hardware	\$25.00 per hinge	\$
Flower Boxes	\$20.00 ea.	\$
Shutters	\$15.00 ea.	\$
Architectural Shingles	\$75.00 per square, Sheds require 2-3 square	\$
Additional overhang	\$350.00	\$
Carriage style roof available	\$300.00 for 8', \$400.00 for 10', \$500.00 for 12'	\$ <u>400.00</u>
Delivery <u>80 mi.</u>	\$100.00 up to 25 miles, \$3.00 per loaded mile over 25 miles	\$ <u>240.00</u>
Other: <u>Switch, 2 light</u>	\$200.00 + cord to outside installed	\$ <u>100.00</u>
Other: <u>trim + doors Stained - white</u>		\$ <u>400.00</u>
Subtotal \$		<u>4800.00</u>
Maine Tax 5% <u>NA - School</u>		
Total \$		<u>4800.00</u>
Less Deposit \$		
Total to be paid on day of delivery \$		

Special Details on Construction of your shed:

trim + doors Stained - white

light switch, 2 lights and cord to outside

\$500.00 Deposit paid by Cash Check # VISA/MC

Delivery instructions for your shed

Thank you for your order.

Shed materials for SailMaine sheds

10x24 shed

2x4 walls 16'' on center

2x6 floor joist 16'' on center

8x8x24 wooden skids

outside

cedar shingles on 1'' ship lap pine

roof IKO 25 yr 3 tab asphalt shingles

wiring 2 lights ceramic fixtures 1 wall switch 3 gfi wall fixtures

3 windows, 2 barn doors

10x14 shed

2x4 walls 16'' on center

floor 2x4 joists

6x6x14 skids

roof IKO 25 yr 3 tab asphalt shingles

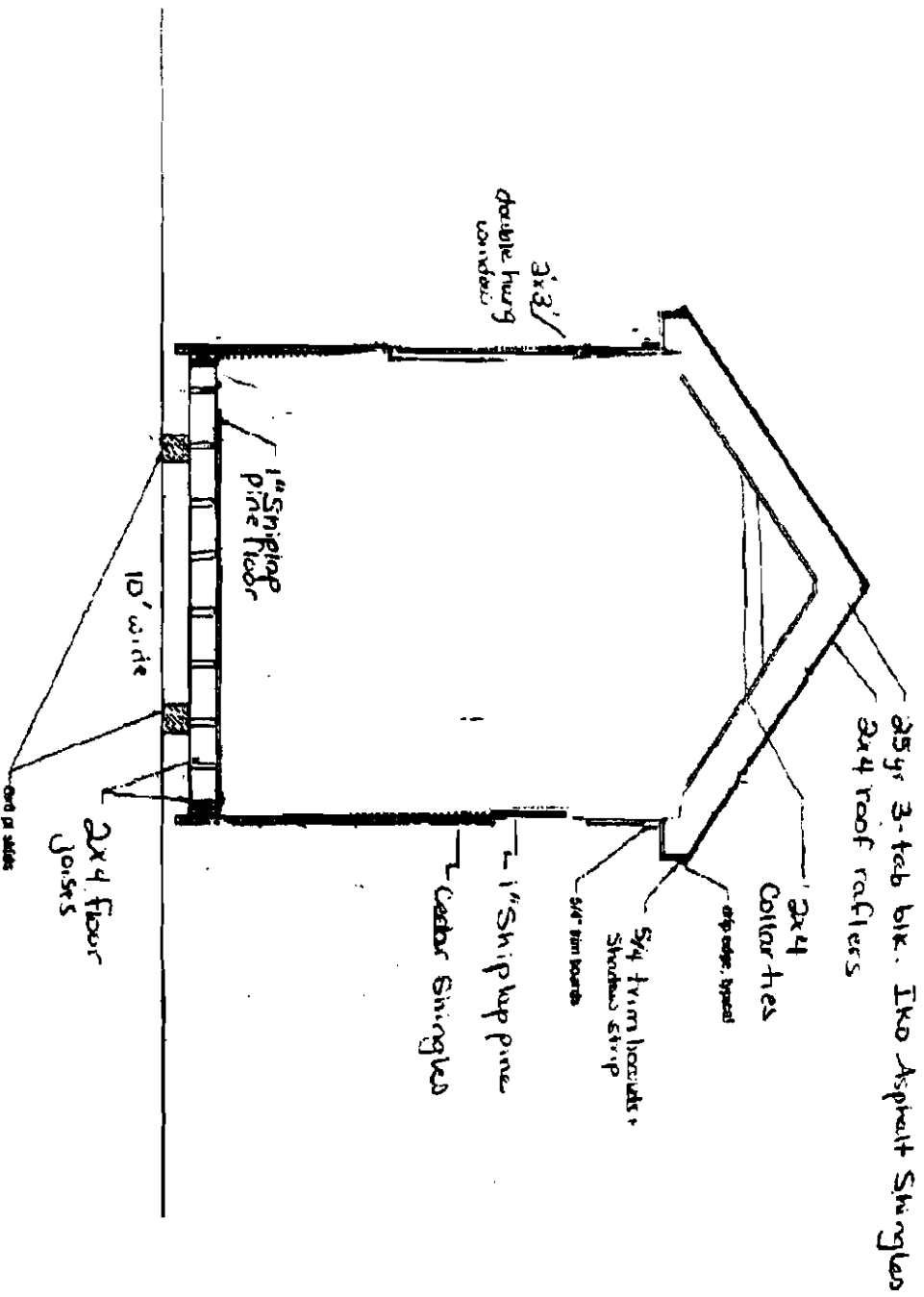
outside cedar shingles on 1'' ship lap pine

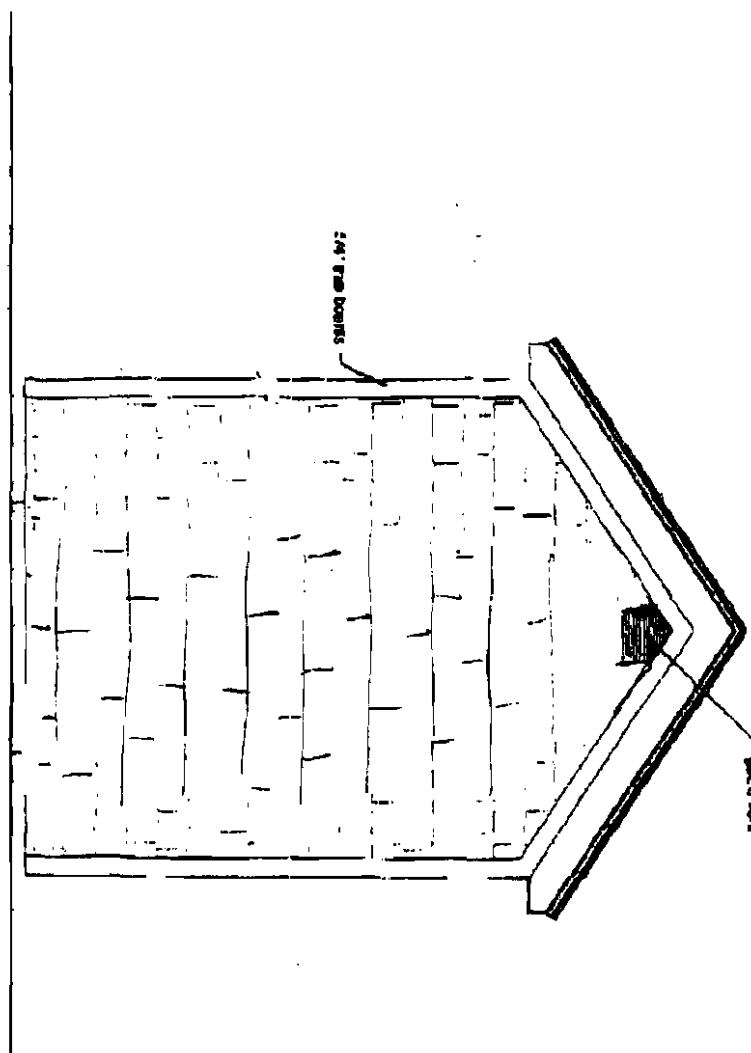
wiring 2 lights ceramic fixture 1 wall switch cord to outside

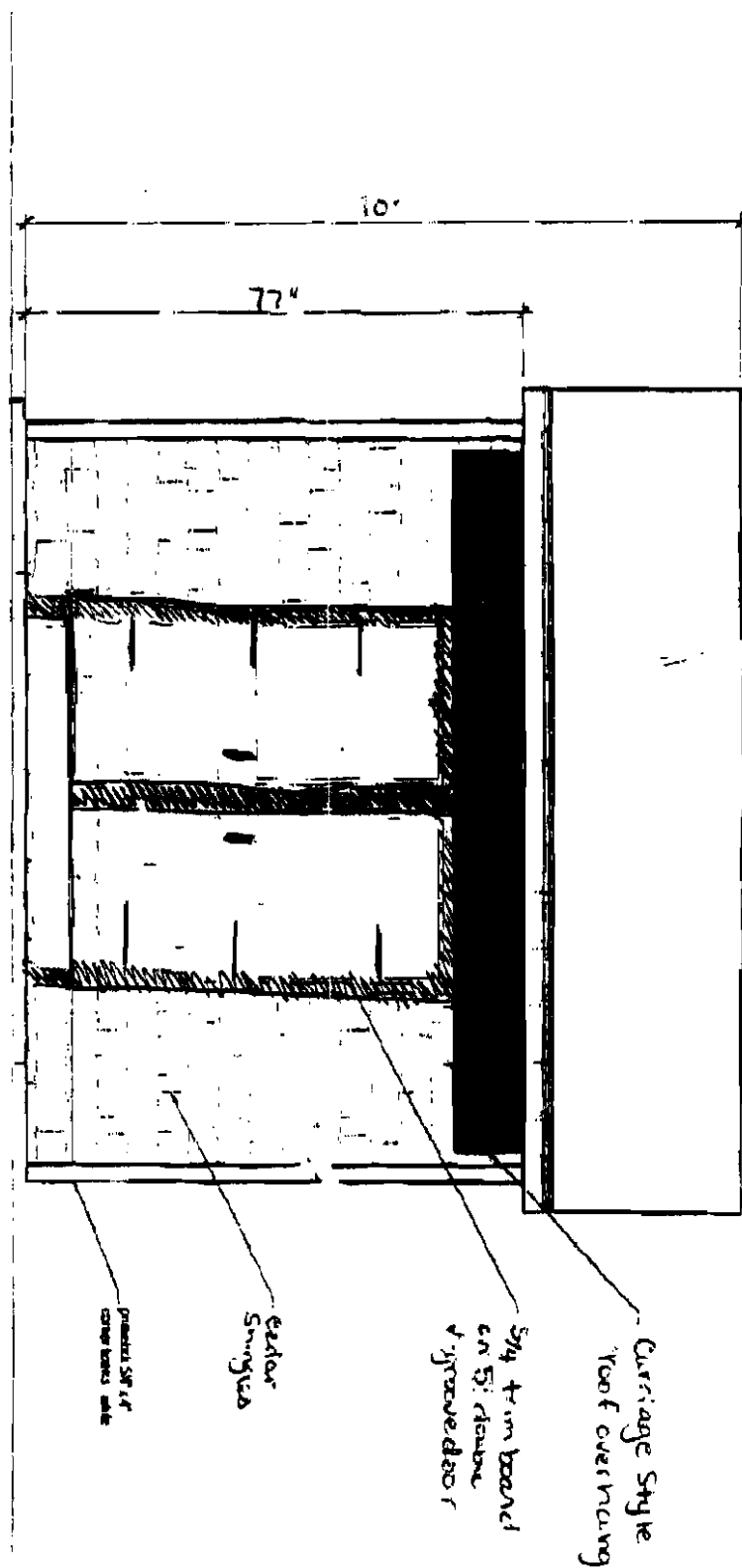
no windows, barn shed door

6/2005

10x14
cedar







LICENSE AGREEMENT

THIS LICENSE AGREEMENT is made by and between the **CITY OF PORTLAND**, a body politic and corporate with a place of business at 389 Congress Street, Portland, Maine (hereinafter "**CITY**") and **SAIL MAINE, INC.**, a Maine non-profit corporation with a place of business at 58 Fore Street, Portland, Maine (hereinafter "**SAIL MAINE**").

WHEREAS, **CITY** holds title to certain real property located on Fore Street, known as a portion of Tax Map and Lot 444-A-3, (hereinafter "**Property**") which land consists of land utilized for storage of waterfront related equipment; and

WHEREAS, **SAIL MAINE** seeks to utilize **Property** to store boats and equipment related to its sailing operations;

NOW, THEREFORE, in consideration of the foregoing and the covenants herein contained, **CITY** hereby grants to **SAIL MAINE** the following rights in and to the **Property**:

1. **License.** A license to enter in, over and under the **Property** on the terms and conditions set forth herein for the purpose of storing boats and equipment related to its sailing programs. **Property** shall not be open to the general public.
2. **City use.** **CITY** retains the right to enter **Property** to access the piles and other equipment it retains on **Property**. The parties agree to utilize best efforts not to interfere with each others use of the **Property**.
3. **Clean up of Property.** **CITY** will move equipment it has on **Property** towards the water's edge in order to provide open space on **Property** for **SAIL MAINE**'s use. **CITY** will remove concrete blocks and miscellaneous equipment and debris on **Property**. **CITY** will add reclaim material or gravel to the lot in order to make **Property** more usable for **SAIL MAINE**'s purposes. **SAIL MAINE** will contribute up to Five Hundred Dollars (\$500.00) towards the cost of clean up and improvements; such amount shall be paid to **CITY** upon completion of such work.
4. **Consideration.** The consideration for use of the **Property** is One Dollar (\$1.00), plus the consideration paid by **SAIL MAINE** for clean up.
5. **Compliance with laws.** **SAIL MAINE** agrees to comply with all applicable laws and regulations in its operations hereunder, including but not limited to all applicable federal, state and local environmental land use and zoning laws and regulations, including without limitation all laws and regulations

governing hazardous substances, and any and all regulations related to maritime security and Coast Guard approved security plan.

6. **Indemnification and Insurance.** SAIL MAINE shall reimburse fully and completely indemnify and save harmless the CITY from any and all loss, damage, cost and expense, including reasonable attorney's fees caused by or arising out of it's entry upon or use of Property and appurtenances, including without limitation any and all costs and expenses incurred to assure safety, securement, protection and continuity of present and future operations, including any changes mandated by statute, regulation or ordinance. SAIL MAINE agrees to provide liability insurance coverage for its use of the Property, in the minimum amount of Four Hundred Thousand Dollars (\$400,000.00) general liability coverage with such companies as shall be reasonably satisfactory to the CITY, which insurance shall name the CITY as additional insured.
7. **Releases.** SAIL MAINE shall make reasonable efforts to obtain releases from individuals entering the Property, releasing CITY and SAIL MAINE from liability for damages incurred by anyone which arises as a result of their presence on Property.
8. **Signage and Improvement.** SAIL MAINE shall obtain permits for any signage it wants on the site. SAIL MAINE shall obtain prior approval from CITY of any improvements or changes it seeks to make on Property.
9. **No property rights.** This instrument is a permit only and no provision hereof shall be construed as conveying an easement or other estate in land.
10. **No Assignment.** This Permit Agreement is non-transferable and shall not be assigned, pledged, sublet or otherwise transferred to another party except upon the prior written approval of the CITY.
11. **Revocable License.** This License is revocable by CITY upon a thirty (30) day notice to SAIL MAINE approved by City Manager or his designee. Upon termination of this License, SAIL MAINE shall remove all of its personal property from Property and shall return Property to CITY in same condition as it was in when SAIL MAINE took occupancy, reasonable wear and tear excepted.
12. **Non Discrimination.** SAIL MAINE shall not discriminate against any person or participant in its programs or user of its facilities because of race, color, creed, national origin, age, sex, sexual orientation or disability.

IN WITNESS WHEREOF, the parties have caused this Agreement to be signed the day and date above written.

WITNESS

CITY OF PORTLAND

By: Joseph E. Gray, Jr.
Joseph E. Gray, Jr.
Its City Manager

WITNESS

Donna M. Bates

SAIL MAINE, INC.

By: Chris Robinson
Its: Vice President

Print Name: Christopher Robinson



APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW

Sailmaker / Chris Robinson
Applicant

58 Fore Street, Portland Maine
Applicant's Mailing Address

207-775-5676
Consultant/Agent/Phone Number

5-18-05
Application Date

Portland Waterfront Gate 5
Project Name/Description

Portland Waterfront Gate #5
Address of Proposed Site

Storage Shed/ Seasonal Program operations 12x24
Description of Proposed Development

Please Attach Sketch/Plan of Proposal/Development

Criteria for Exemptions:
See Section 14-523 (4) on back side of form

- a) Within Existing Structures; No New Buildings, Demolitions or Additions
- b) Footprint Increase Less Than 500 Sq. Ft.
- c) No New Curb Cuts, Driveways, Parking Areas
- d) Curb and Sidewalks in Sound Condition/Comply with ADA
- e) No Additional Parking/ No Traffic Increase
- f) No Stormwater Problems
- g) Sufficient Property Screening
- h) Adequate Utilities

Applicant's Assessment
(Yes, No, N/A)

N/A

Yes

N/A

N/A

N/A

N/A

N/A

N/A

City of Portland
Department of Planning

5-18-05

207-775-5676

5-18-05

5-18-05

5-18-05

5-18-05

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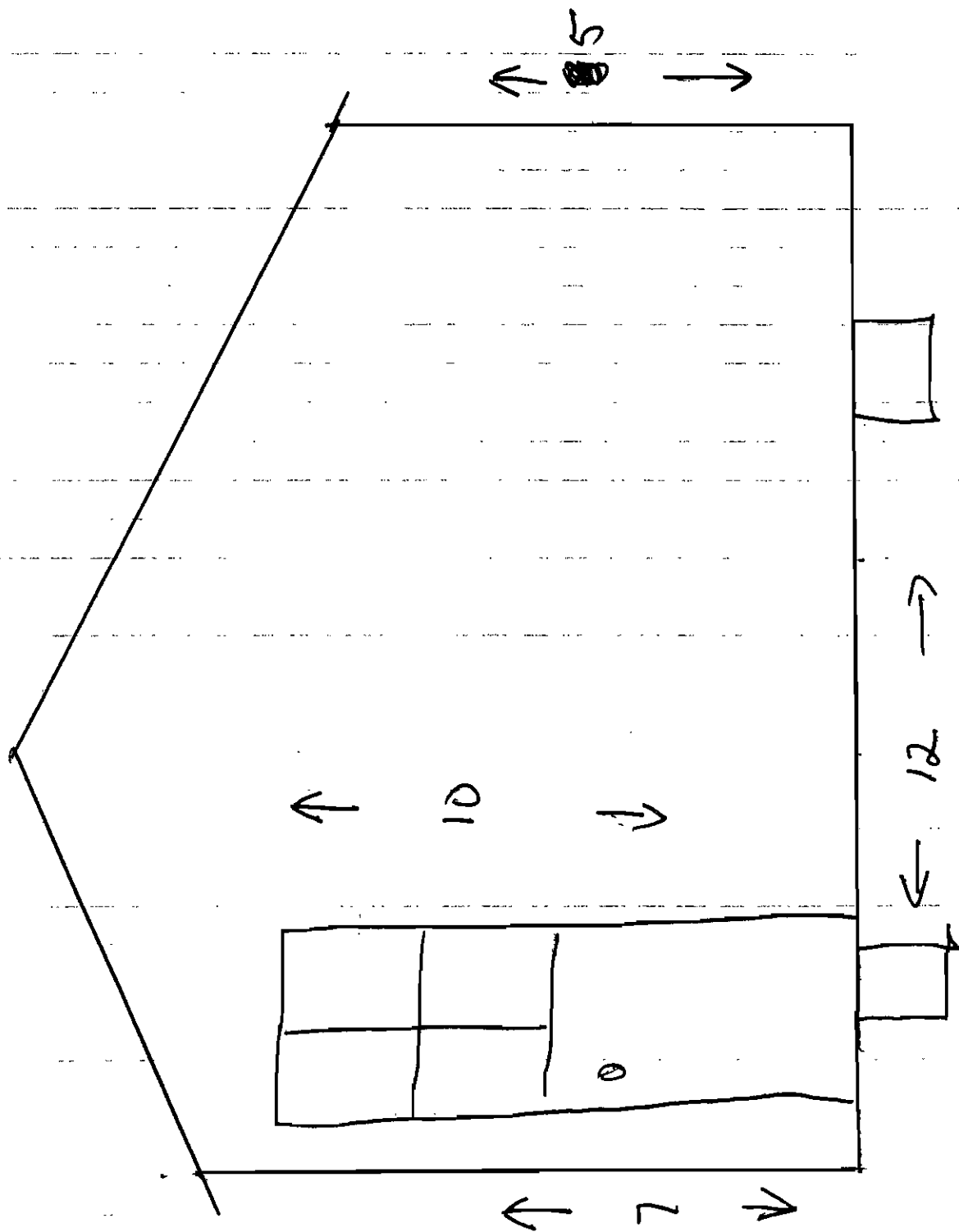
Su:1 Maine
Storage shed
Seabird Program operations
5-15-05



E 12

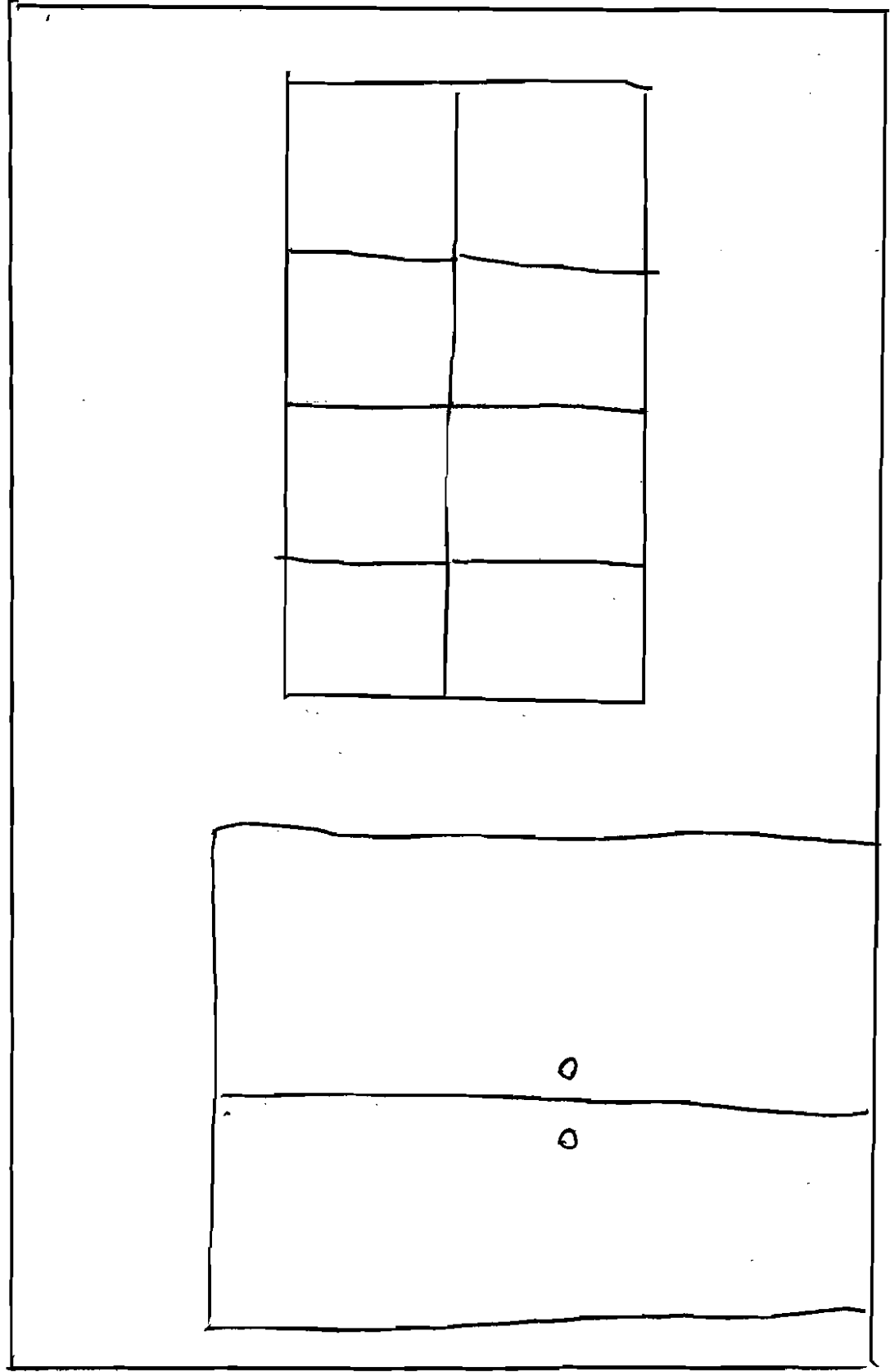
San Marino Storage Shed
Est. 1 5.15.05

Side View

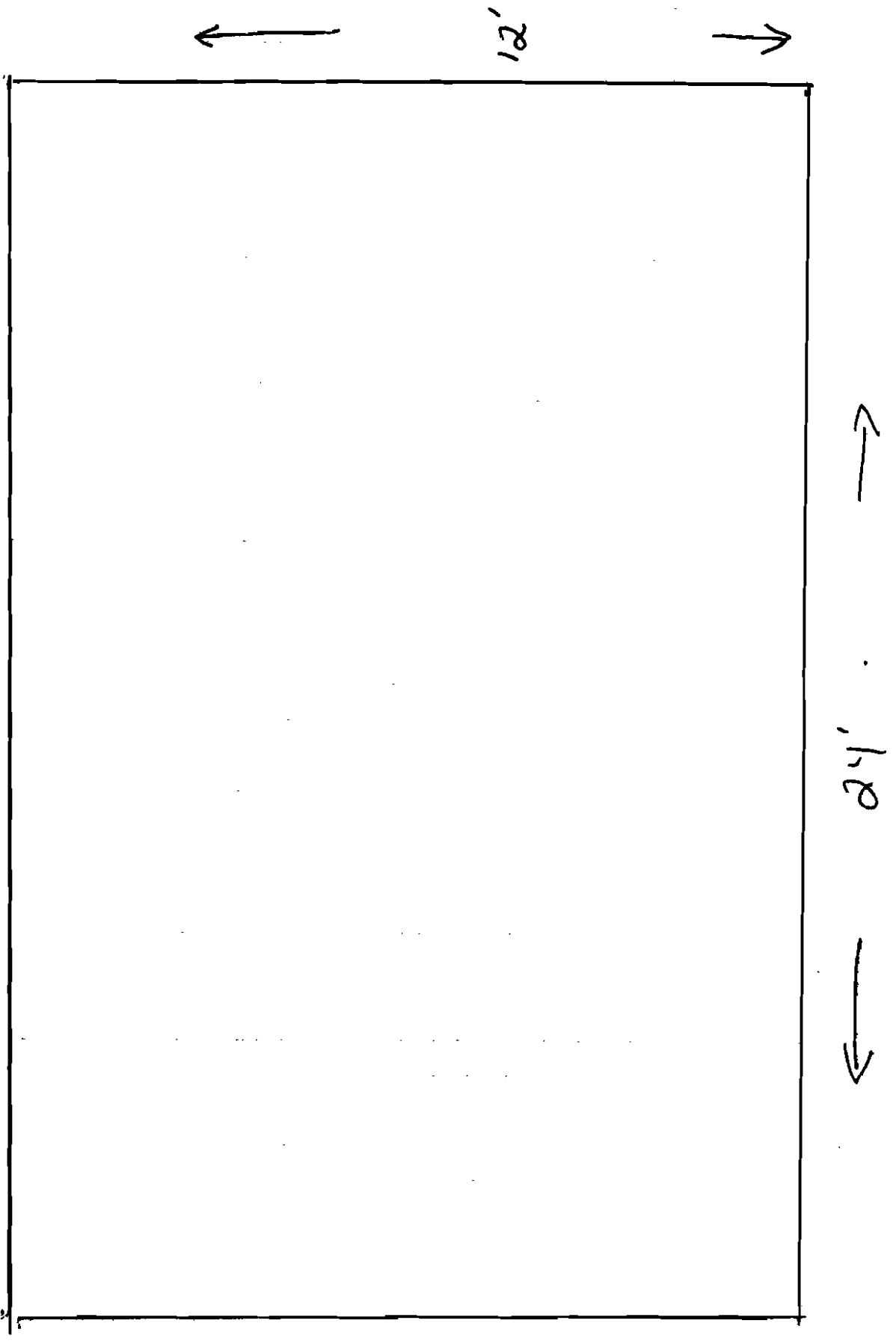


Front View

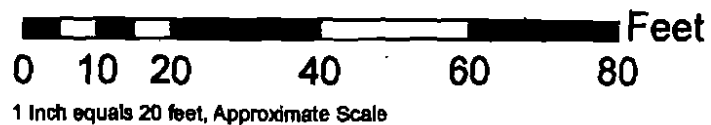
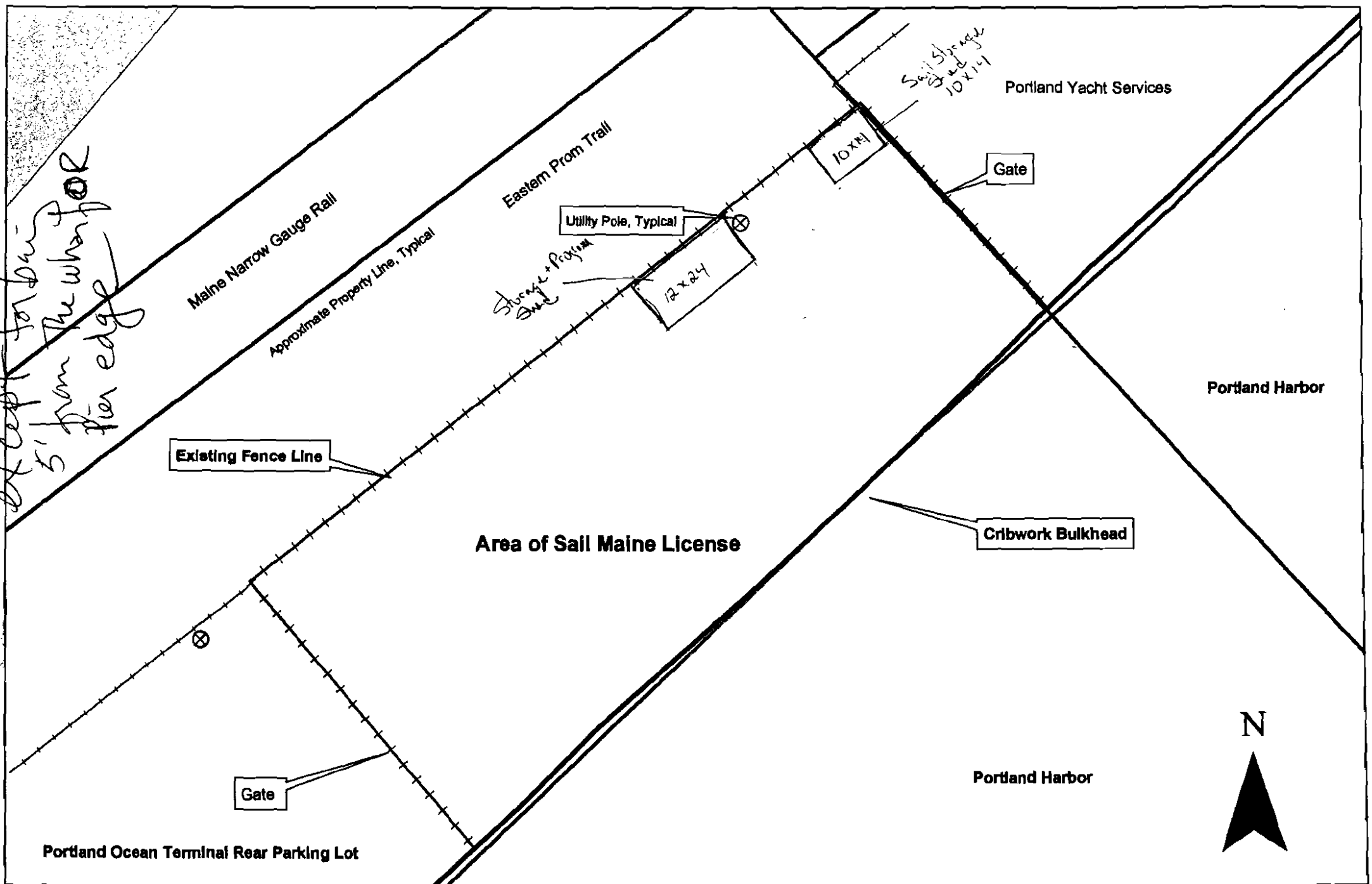
SailMinn Storage Shed
5.15.05



Top View



WPDZ Zone
 no setbacks required
 except for building
 5' from the wharf or
 pier edge

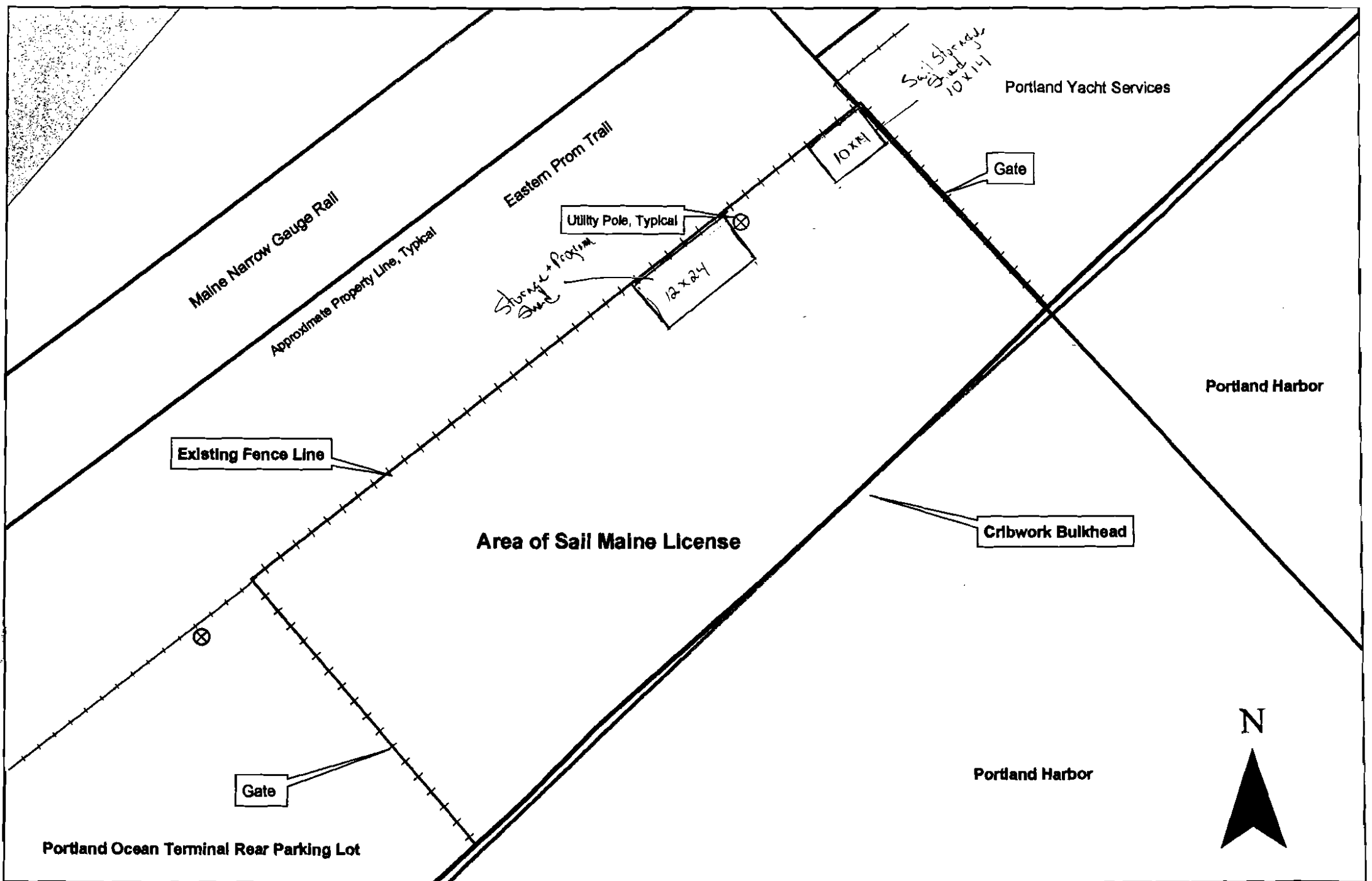


Map produced by the City of Portland Planning Division
 From GIS Work Group Data. All mapped information is to
 be considered approximate and
 does not reflect a standard boundary survey.

Sail Maine Site Sketch

April, 2005





0 10 20 40 60 80 Feet
1 inch equals 20 feet, Approximate Scale

Map produced by the City of Portland Planning Division
From GIS Work Group Data. All mapped information is to
be considered approximate and
does not reflect a standard boundary survey.

Sail Maine Site Sketch

April, 2005



APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW

Sail Main
Applicant

5.16.05
Application Date

58 Forest Street, Portland, ME 04101
Applicant's Mailing Address

Community Boating
Project Name/Description

Chris Robinson 775-5678
Consultant/Agent/Phone Number

City of Portland Gale #5
Address of Proposed Site

CBL: 018-A-001

Description of Proposed Development:

Sail Storage Shed 10 x 14

Please Attach Sketch/Plan of Proposal/Development

Criteria for Exemptions:

See Section 14-523 (4) on back side of form

- a) Within Existing Structures; No New Buildings, Demolitions or Additions
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- e) No Additional Parking/ No Traffic Increase
- f) No Stormwater Problems
- g) Sufficient Property Screening
- h) Adequate Utilities

Applicant's Assessment
(Yes, No, N/A)

New Shed

Yes

✓

✓

✓

✓

✓

✓

Planning Office
(Yes, No, N/A)

See below

NO

✓

✓

✓

✓

✓

✓

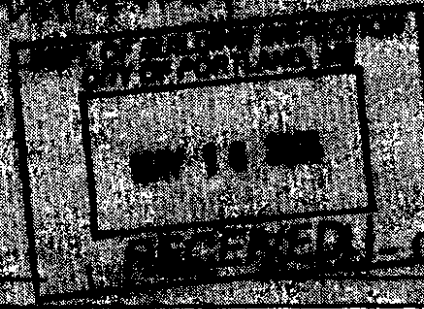
Exemption Granted ✓

Exemption Denied ✓

Exemption Denied ✓

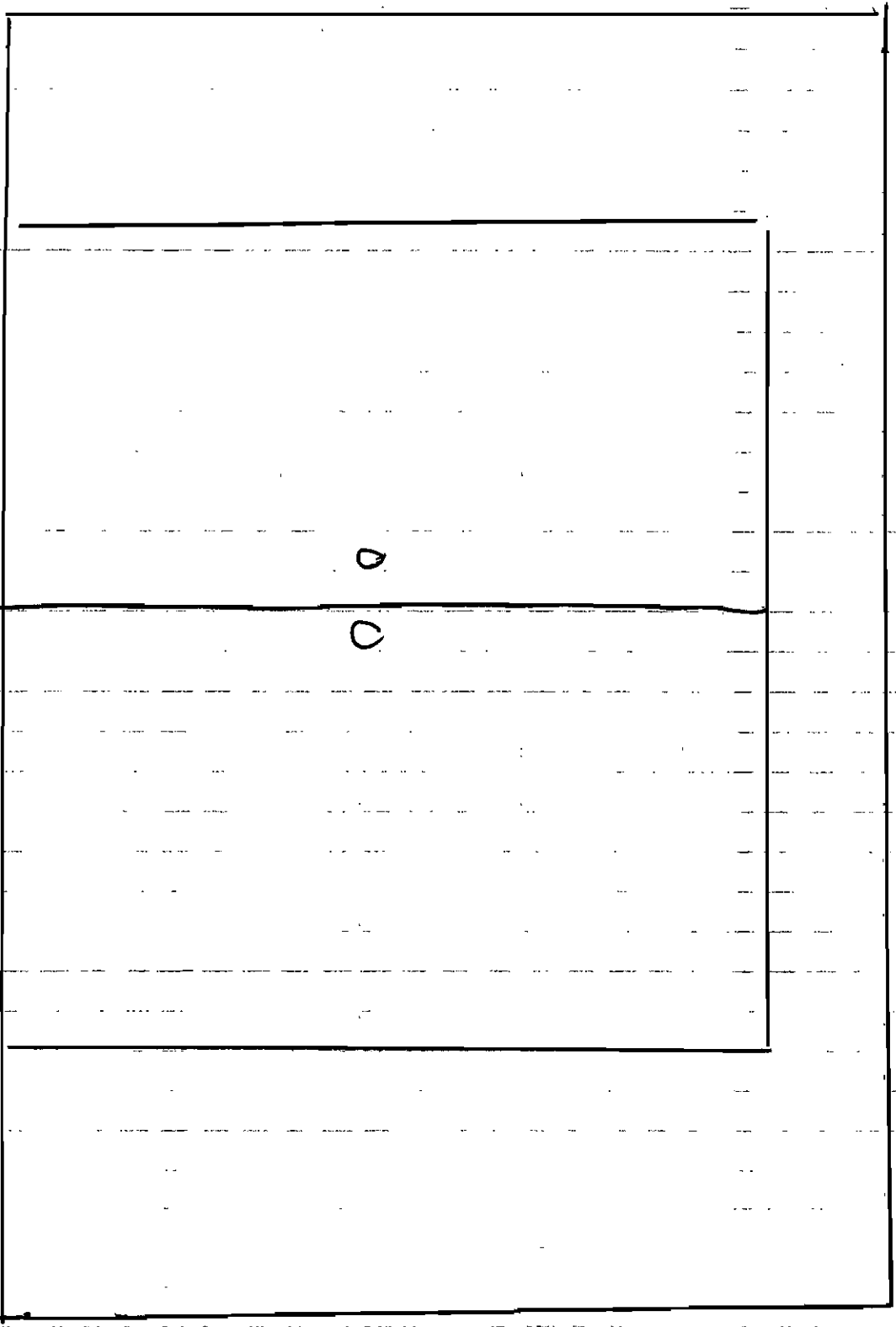
Subject to the City's Right to Revoke

Planner's Signature [Signature]



Front View

Sailplane Sails Stud II



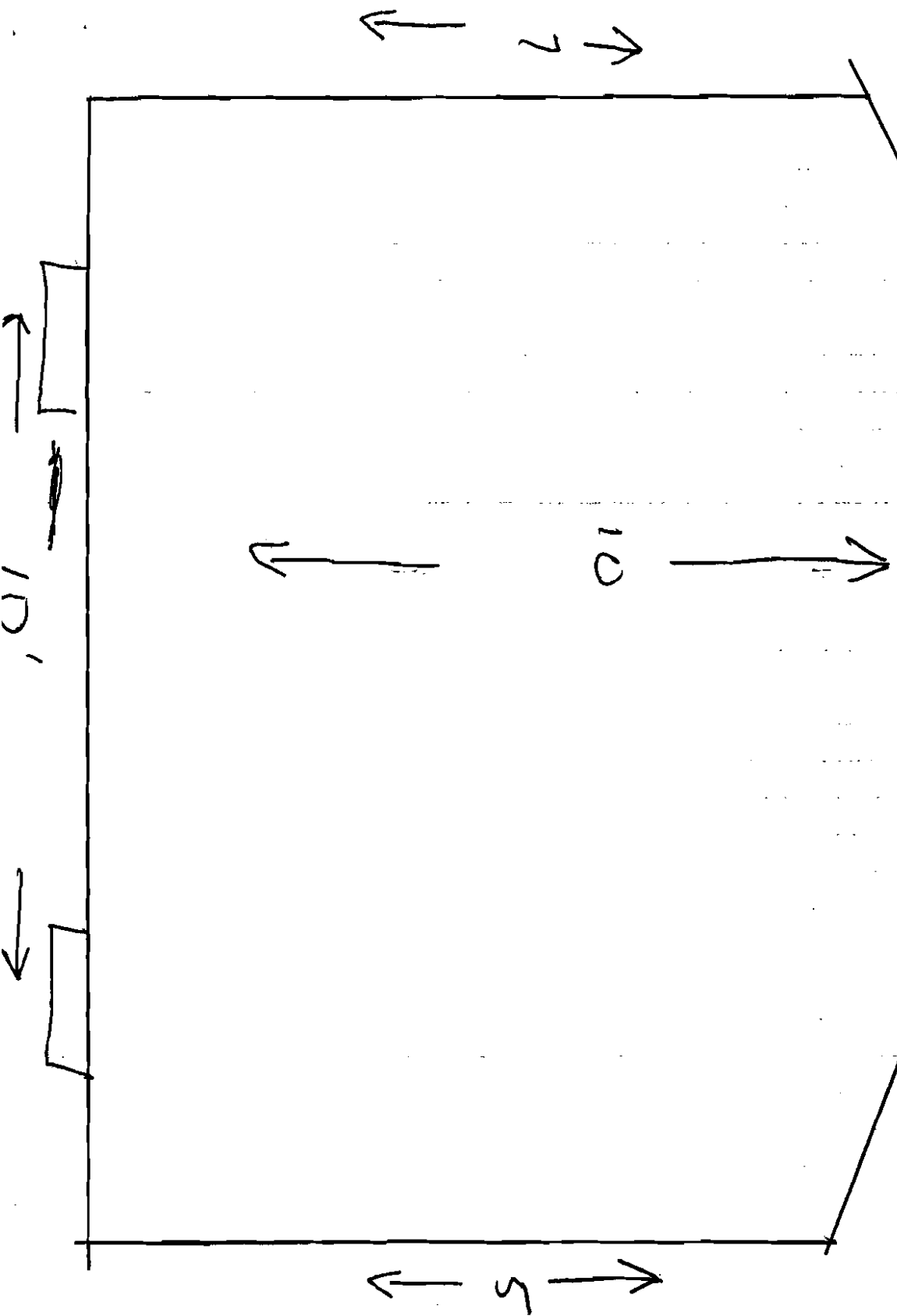
7

149"

7

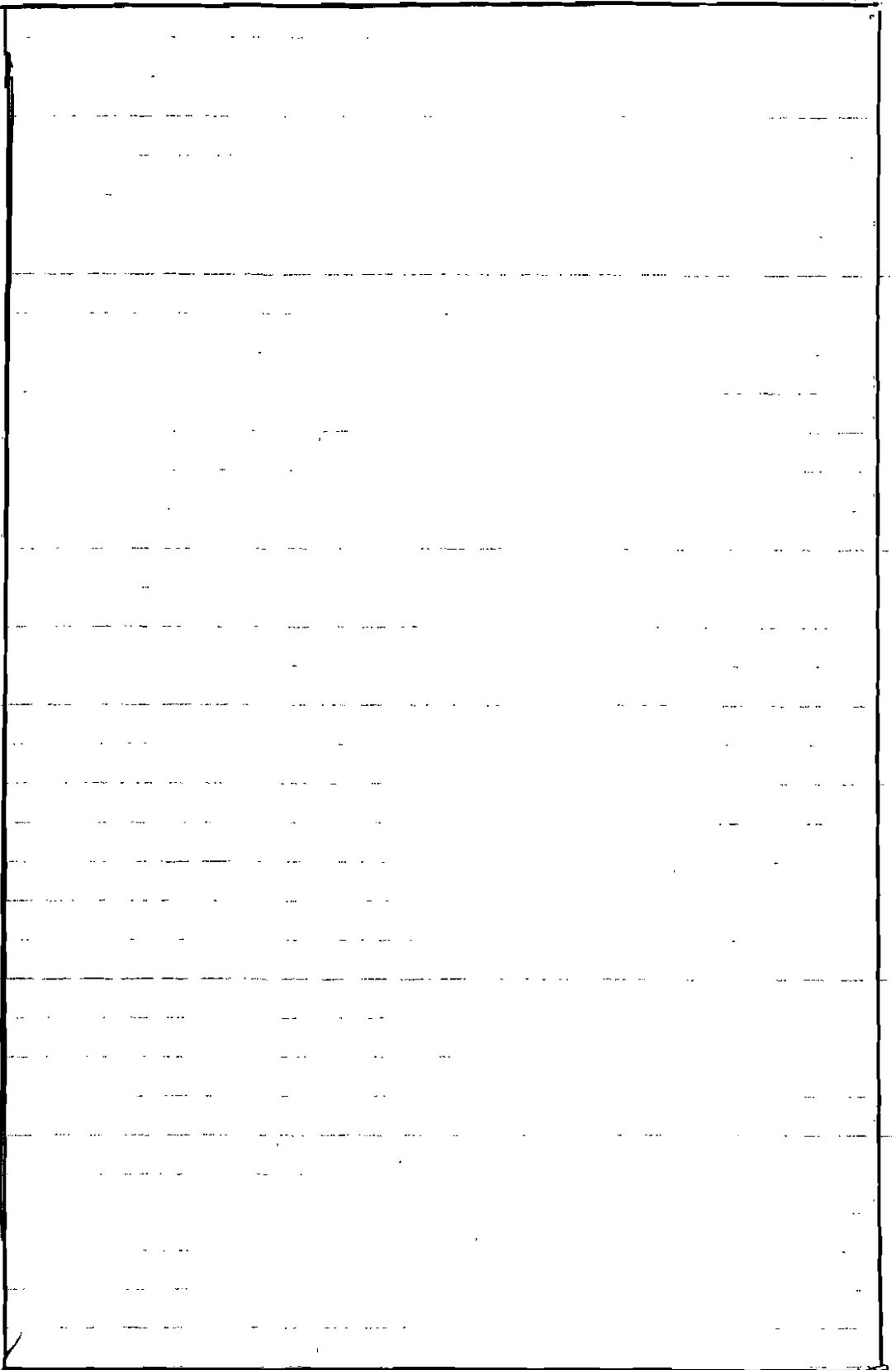
Side View

Swillman Storage Unit
5.15.05

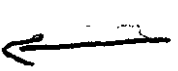
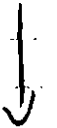


Top View

Soil Mine
Soil Storage Shul II
5.15.05



14



10

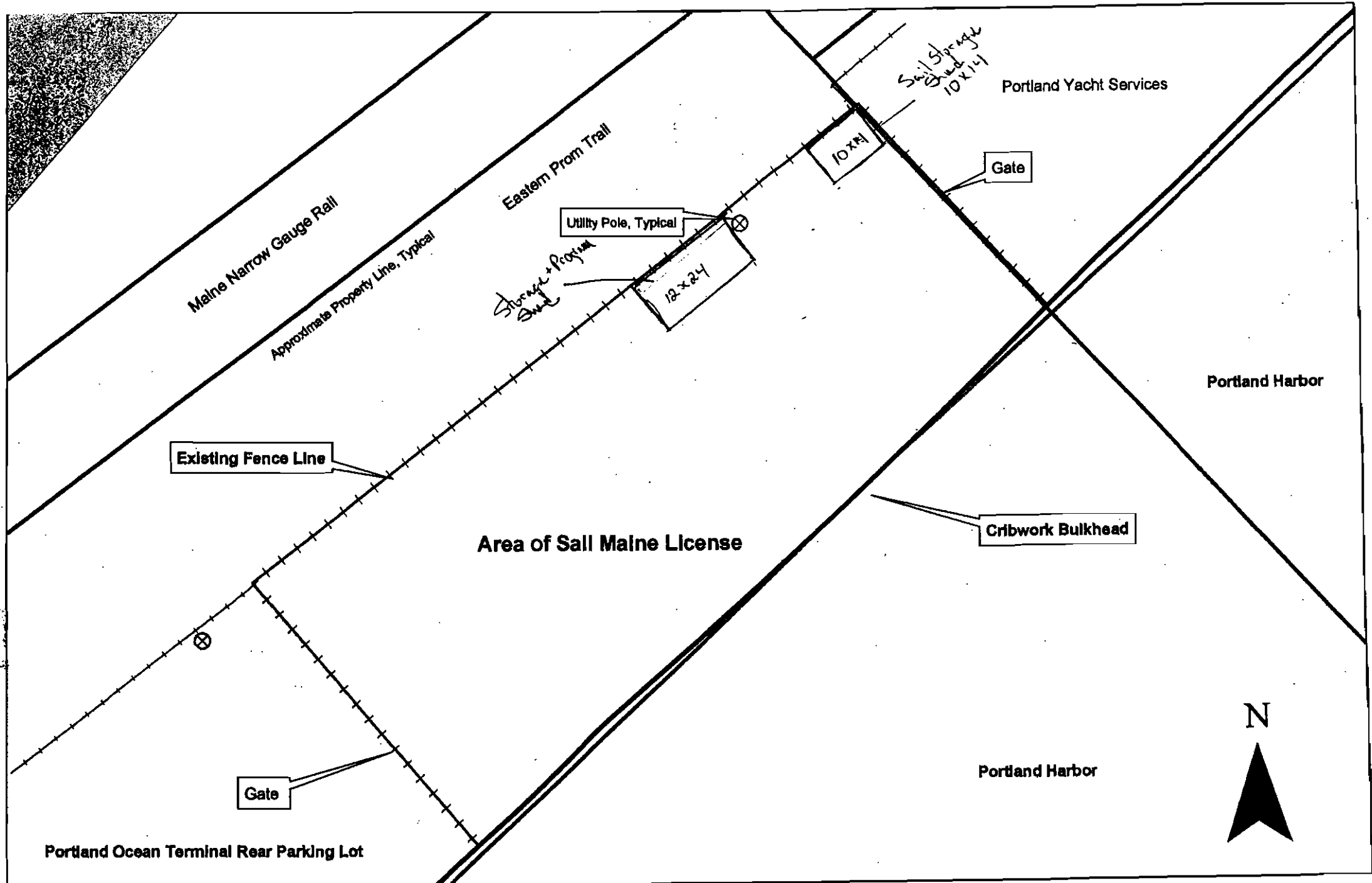


CITY OF PORTLAND, ME

APR 26 2005

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58 Fore St



0 10 20 40 60 80 Feet
1 inch equals 20 feet, Approximate Scale

Map produced by the City of Portland Planning Division
From GIS Work Group Data. All mapped information is to
be considered approximate and
does not reflect a standard boundary survey.

Sail Maine Site Sketch
April, 2005