

Karen A. Geraghty
Mayor

429-J-004



City of Portland.
Office of the Mayor and Council
Portland, Maine

Merge Schmechel

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July 12, 2002

Chip's Service Center
518 Washington Avenue
Portland, Maine 04101

Dear Chip:

Thank you for inviting me out to your property on June 28th to view the issues that you are facing due to your proposed development/expansion. I have discussed your project with Jack Lufkin, our Economic Development Division Director, who has had numerous conversations with City staff from our Planning, Zoning and Legal Divisions.

As I understand the situation, you are scheduled to come before the Zoning Board of Appeals on July 18th regarding the waiving of the 5' landscape buffer requirement. I am further informed that the granting of that waiver will be challenging to obtain, due to a substantial legal threshold. However, anything is possible and you should definitely continue your efforts to that end.

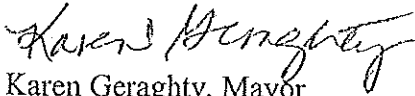
Whether or not a waiver is granted, the next step for you is to obtain a license from the City for you to continue to utilize the area along Bates Court for your operation. For that, you would work with the City's Legal office to draft such a license for approval.

If the Board of Appeals does not grant the waiver, and after you have obtained the aforementioned license from the City, there are two possible options for you to consider. The first would be to work with City staff in Planning and Zoning to create a landscape buffer that would be acceptable to everyone under the current zoning requirements and site plan standards – one that would allow access to your side lot and not impede the display of your vehicles.

The second option would be to enter into a contract zone arrangement with the City Council. A contract zone would allow the City Council to enter into a contract with you that would specify the zone requirements in the contract and would supercede the existing zone requirements. Presumably, the contract zone would address the issues that you are facing with respect to the current zoning designation.

No matter what happens, please know that I am supportive of your efforts and would like to see you continue to grow and operate here in Portland. You should also work with Jack Lufkin as he can assist you through the process described above. Please keep me informed of your progress.

Sincerely,



Karen Geraghty, Mayor
City of Portland, Maine

CC: Manager and City Council

Lee Urban

Jack Lufkin

Alex Jaegerman

Gary Wood

Marge Schmuckal