



Planning and Development Department
Zoning Board of Appeals
Conditional Use Appeal Application

1546

Applicant Information:

LISA VACCARO

Name

CAIDLAS RESTAURANT / HARVAC PROPERTIES

Business Name

58 PINE STREET

Address

Portland, ME 04102

207-772-1110

Telephone

Fax

Applicant's Right, Title or Interest in Subject Property:

(e.g. owner, purchaser, etc.):

Current Zoning Designation:

B-1

Existing Use of Property:

Currently Restaurant

With 2 resident apt on 2nd

story

Subject Property Information:

56 Pine St.

Property Address

56-C-005

Assessor's Reference (Chart-Block-Lot)

Property Owner (if different):

Name

Address

650-9526

Telephone

Fax

Conditional Use Authorized by Section 14 - 143 a

Type of Conditional Use Proposed:

We want to add 17x24

of additional dining on the

ground floor. an office will

be added on the 2nd story

Standards:

Upon a showing that a proposed use is a conditional use under this article, a conditional use permit shall be granted unless the board determines that:

- (a) There are unique or distinctive characteristics or effects associated with the proposed conditional use;
- (b) There will be an adverse impact upon the health, safety, or welfare of the public or the surrounding area; and
- (c) Such impact differs substantially from the impact which would normally occur from such a use in that zone.

NOTE: If site plan approval is required, attach preliminary or final site plan.

The undersigned hereby makes application for a conditional use permit as above described, and certified that all information herein supplied by his/her is true and correct to the best of his/her knowledge and belief.

Signature of Applicant

Lisa Vaccaro

Date

8/11/09

AUG 17 2009

Ref: Cover Letter
56-58 Pine Street Conditional use
Caiola's restaurant
650-9526

8/11/2009

Zoning Board of appeals,

Caiola;s restaurant located in a B-1 Zone at 56-58 Pine Street in Portland has been in operation for 4 years. We are proposing to build a 17 x 24 addition on the back of the restaurant. The basement will serve as storage for the restaurant. The ground floor will serve as additional restaurant use and the 2nd story will be used as an office. Sec. 14-163. Conditional use requirements for a restaurant as follows: 1.) Currently the total public floor area is 753 sq.feet. This includes dining area, bathrooms, hallways and corridors. Although we are proposing to build a 17 x 24 expansion on the back of the restaurant, only 240 sq. feet in the new addition will be used for dining (public use) the remaining will be used as storage, service area and an employee bathroom. Therefore, this will give us a total 993 sq. feet of public floor space, which meets the 1000 sq. feet maximum. 2.) We currently are opened Tuesday through Saturday 5 pm. To 9:30 pm and Sunday 9 am To 2 pm. This will not change. 3.) Approximately 90% of our income has been generated from food sales and 10% from wine and alcohol. 4.) We currently do not offer drive through services nor do we intend to with the addition. We will continue to offer ample off street parking to support the parking ordinance for the square footage of dining. Additionally, we entered into a lease agreement with Aurora Provisions in 2005 for the use of their parking lot which includes 14 additional spaces adjacent to our existing 7 spaces. **Note: additional parking is located on the right side of our property line between us and Aurora Provisions.* Finally, this change will not increase traffic or create congestion, nor will it bare any impact upon the health, safety or welfare of the public in the surrounding area. We believe we meet all the codes and set back requirements needed for our project and would appreciate your consideration. If you have any questions or concerns prior to our scheduled meeting of Sept. 3rd, Please feel free to contact me.

Sincerely,



Lisa Vaccaro

a. Any residential use set forth in section 14-162(a);

b. Bed and breakfast, subject to the standards of article V (site plan).

(Ord. No. 292-88, 4-4-88; Ord. No. 133-93, § 2, 11-15-93; Ord. No. 125-97, § 5, 3-3-97; Ord. No. 94-99, 11-15-99; Ord. No. 74-06/07, 12-4-06)

***Editor's Note--** Pursuant to Order No. 74-06/07 enacted on 12-4-06, the changes made in (2) *Business* have an effective date of October 16, 2006.

Sec. 14-163. Conditional uses.

The following uses permitted in the B-1 zone and on the ground floor level of buildings in the B-1b zone, as provided in section 14-474 (conditional uses), if they meet the following requirements, provided that such use which generates in excess of a ratio of 100 peak hour vehicle trips per 2000 sq. ft. of space, and generates in excess of 100 peak hour vehicle trips is prohibited. As set forth in the Technical and Design Standards and Guidelines, section III, 6, the city traffic engineer shall require a traffic study when it calculates the proposed use will generate in excess of a total of 50 peak hour vehicle trips.

(a) Restaurants, provided they meet the following requirements

1. Maximum total floor area for use of the public shall be one thousand (1,000) sq. ft.;
2. The hours of operation shall be limited to between 6:00 a.m. and 11:00 p.m. each day;
3. Food service and consumption are the primary function of the restaurant; and

4. There shall be no drive-through service.

(Ord. No. 292-88, 4-4-88; Ord. No. 133-93, § 3, 11-15-93; Ord. No. 94-99, 11-15-99; Ord. No. 74-06/07, 12-4-06)

***Editor's Note:** Pursuant to Order No. 74-06/07 enacted on 12-4-06, the changes made in (2) *Business* have an effective date of October 16, 2006.

Sec. 14-164. Prohibited uses.

Uses not enumerated in sections 14-162 and 14-163 as either permitted or conditional uses are prohibited.

(Ord. No. 292-88, 4-4-88)

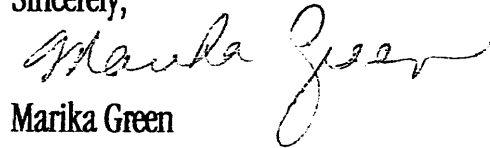
Supplement 2007-1
14-199

AURORA
PROVISIONS

To Whom It May Concern :

As of August 2005, Lisa Vaccaro and Abby Harmon , the proprietors of the restaurant to be located on 58 Pine St. in Portland, Maine have entered into an agreement with Marika Green, the proprietor of Aurora Provisions on 64 Pine St., Portland to lease up to 15 parking spaces. Questions or further verification can be obtained by calling 871-9060.
Thank you.

Sincerely,



Marika Green

64 Pine Street
Portland, Maine 04102

(P) 207.871.9060
F 207.871.9061

auroraprov@aol.com
auroraprovisions.com

SHORT FORM QUITCLAIM DEED WITH COVENANT

KNOW ALL PERSONS BY THESE PRESENTS, that LEARNINGWORKS, a Maine nonprofit corporation with a place of business at Portland, Maine, formerly known as Portland West, Inc. and Portland West Neighborhood Planning Council (the "Grantor"), FOR CONSIDERATION PAID, the receipt whereof is hereby acknowledged, does hereby GRANT to HARVAC PROPERTIES, LLC, a Maine limited liability company, having a place of business and mailing address of 46 Everett Avenue, South Portland, Maine 04106, with QUITCLAIM COVENANT, the following described real property:


A certain lot or parcel of land, together with the buildings and improvements thereon, situated at 56-58 Pine Street, Portland, Cumberland County, Maine, more particularly described on Exhibit A attached hereto and made a part hereof.

IN WITNESS WHEREOF, LearningWorks, the Grantor, has caused this instrument to be executed by Ethan Strimling, its Executive Director thereunto duly authorized, this 27th day of July, 2009.

WITNESS:

LEARNINGWORKS, Grantor



By: 
Ethan Strimling, its
Executive Director

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

July 27, 2009

Personally appeared the above-named Ethan Strimling, Executive Director of LearningWorks as aforesaid, and acknowledged the forgoing instrument to be his free act and deed in his said capacity and the free act and deed of said nonprofit corporation.

Before me,

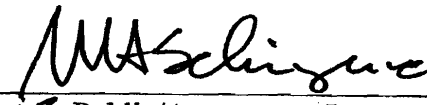

Notary Public/Attorney-at-Law
Print name: MASELINGER, M
My commission expires: _____

EXHIBIT A

56-58 Pine Street

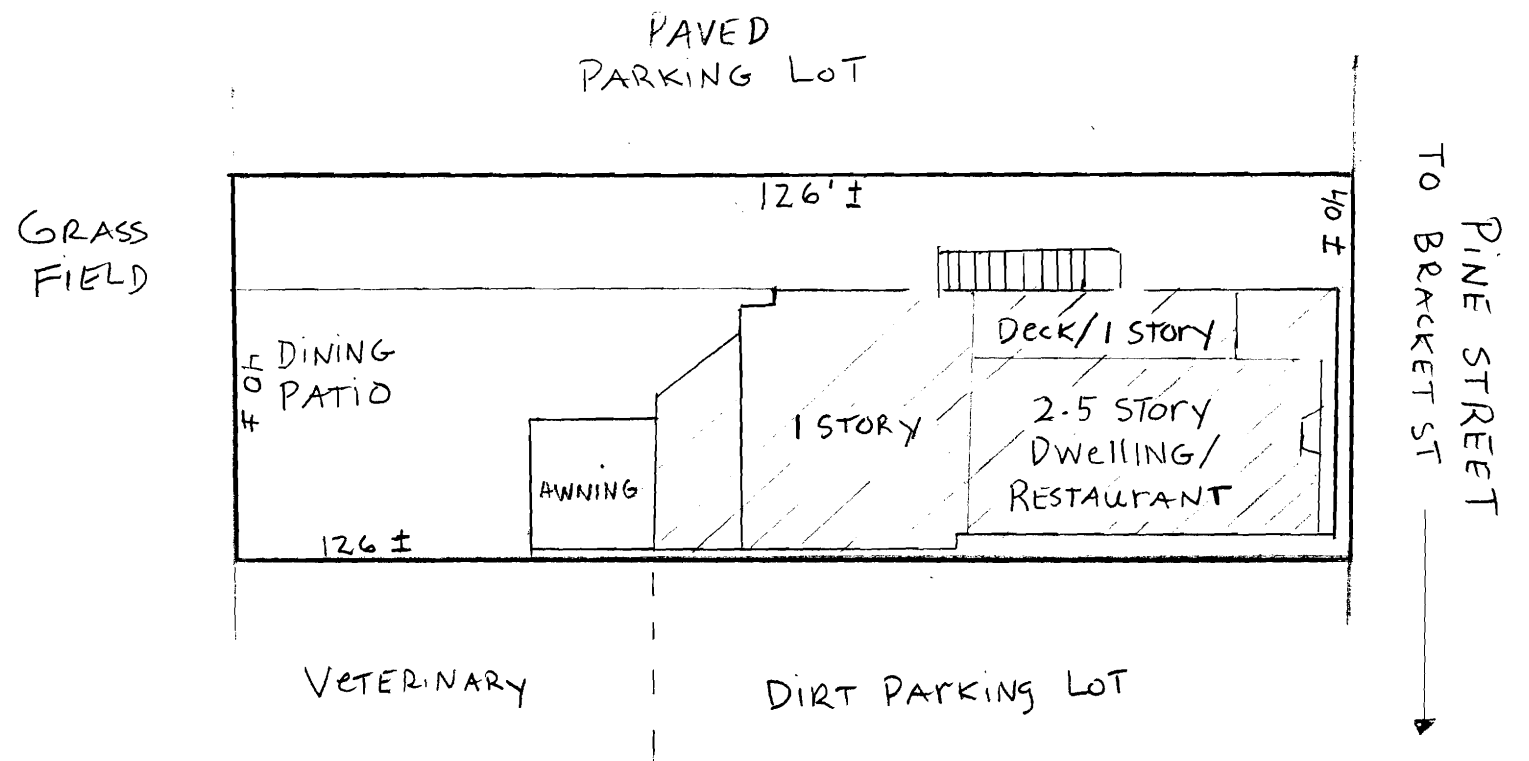
A certain lot or parcel of land with the buildings thereon situated in the City of Portland, County of Cumberland and State of Maine, on the southeasterly side of Pine Street and bounded and described as follows: Commencing on Pine Street at a post one hundred twenty (120) feet southwesterly from Brackett Street, thence southwesterly on Pine Street forty (40) feet, more or less, to land formerly of Isaiah Ingalls; thence southeasterly by said Ingalls land one hundred twenty-six (126) feet, more or less, to a post; thence northeasterly on a line supposed to be parallel with Pine Street forty (40) feet, more or less, to a post; thence northwesterly one hundred twenty-six (126) feet, more or less, to Pine Street at the point begun at.

Being the same premises as conveyed to Portland West Neighborhood Planning Council by deed from O.J. Porter Co. dated March 18, 1981 and recorded in Book 4753, Page 204.

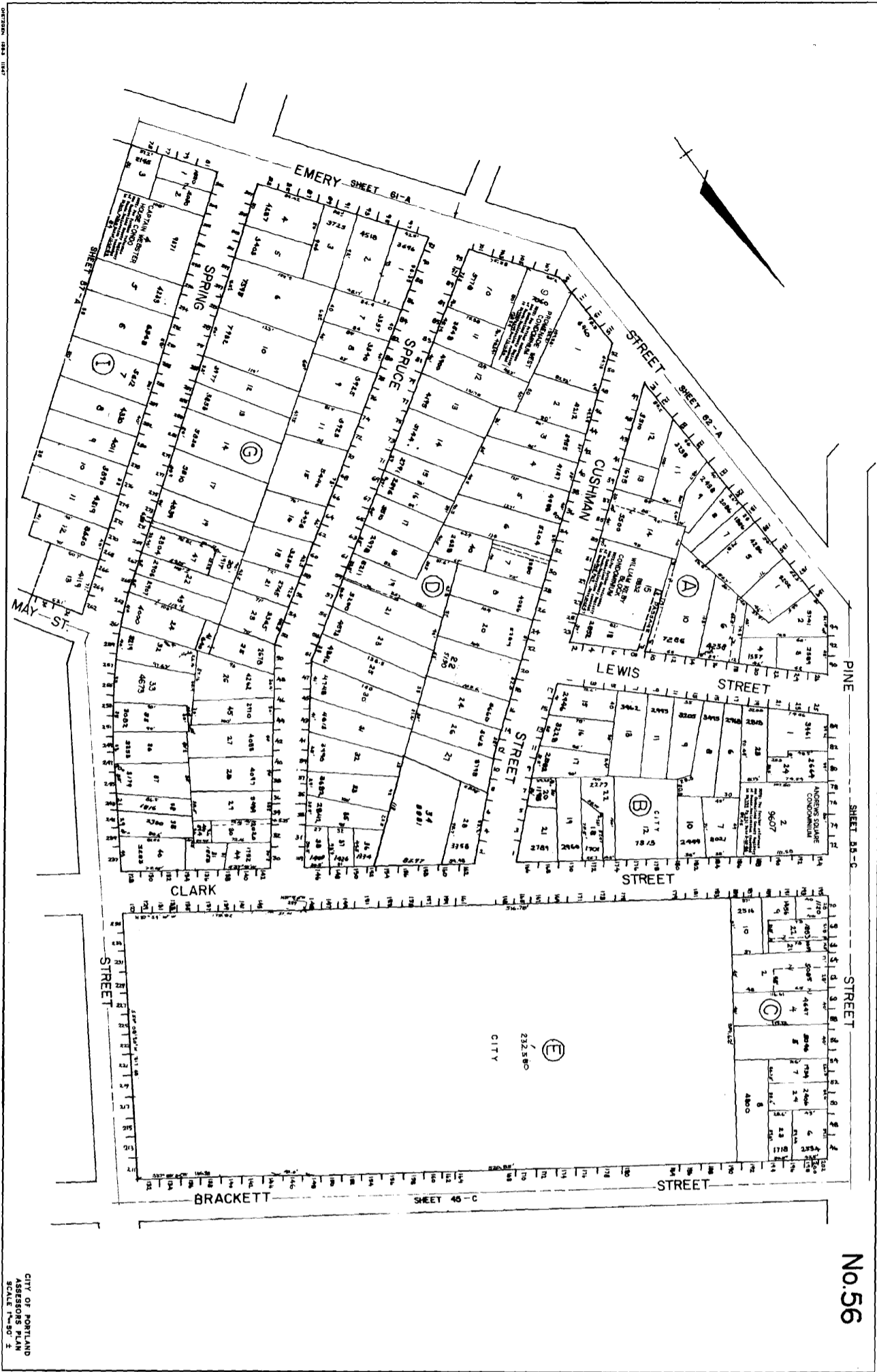
C:\CTSBMIO_MAS\1170767 LearningWorks\Harvac\Transfer documents\Quitclaim deed with covenant.doc

CAIOLAS RESTAURANT
56-58 PINE STREET
SCALE 1" = 20'

PLOT PLAN
7/28/09







CITY OF PORTLAND
ASSESSORS PLAN
SCALE 1"=80' ±
RETRACTED 7-19-73 REWARD 1/10/05

B-1 AND B-1b
NEIGHBORHOOD BUSINESS ZONES
Traffic Analysis Report

The proposed use at 56 Pine St (Caiolas), Portland,
Maine, consuming approximately 1000 square feet of area,

Is / Is Not

estimated to produce in excess of 100 peak vehicle trips.
As a result, a traffic study

Is / Is Not required.

8-13-09
Dated

Thomas A. Jones
Traffic Engineer
City of Portland

From: "Tom Errico" <thomas.errico@tylin.com>
To: "Marge Schmuckal" <MES@portlandmaine.gov>
Date: 8/13/2009 11:19:21 AM
Subject: 56 Pine Street - Traffic Analysis Report

Marge - the report is attached and a traffic study is NOT required. If you have any questions, please contact me.

Best regards,

Thomas A. Errico, P.E.

T.Y. Lin International

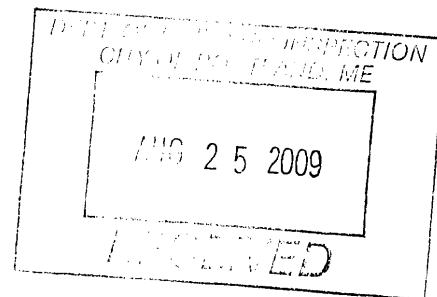
12 Northbrook Drive
Building A, Suite One
Falmouth, ME 04105

207.347.4354 (Direct)
207.781.4721 (Main)
207.781.4753 (Fax)
207.400.0719 (Mobile)

CC: "Katherine Earley" <KAS@portlandmaine.gov>, "David Margolis-Pineo" <DMP@portlandmaine.gov>

Operating Agreement
HarVac Properties, LLC

OPERATING AGREEMENT
OF
HARVAC PROPERTIES, LLC
(A Manager-Run Limited Liability Company)



~~July~~ THIS OPERATING AGREEMENT is made and entered into as of the 27 day of ~~April~~, 2009, by and among the Company and the Persons executing this Operating Agreement as Members (hereinafter individually referred to as "Member," and collectively referred to as "Members").

WITNESSETH:

In consideration of the mutual covenants contained in this Operating Agreement and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, that parties agree as follows:

NOW, THEREFORE, the Members agree as follows:

ARTICLE 1. DEFINITIONS

1.1. Definitions. Any capitalized term used in this Agreement without a definition shall have the meaning assigned to it in Appendix A hereto.

ARTICLE 2. FORMATION OF COMPANY

2.1. Formation. The Company shall be formed at the time of the filing of the initial Articles of Organization with the Secretary of State in substantial compliance with the Act, and, until such time, no Person shall be authorized to take any action pursuant to this Operating Agreement except for the purpose of effecting such formation.

2.2. Name. The name of the Company is HarVac Properties, LLC.

2.3. Principal Place of Business. The Company's principal place of business shall be, 46 Everett Avenue, South Portland, Maine 04106. The Company may relocate its principal place of business from time to time as the Managers deem advisable.

2.4. Registered Office and Registered Agent. The address of the Company's initial registered office shall be 84 Marginal Way, Suite 600, Portland, Maine 04101. The name and address of the Company's initial registered agent shall be Gary D. Vogel, 84 Marginal Way, Suite 600, Portland, Maine 04101. The registered office and registered agent may be changed from time to time as the Managers deem advisable by filing notice of such changes with the Secretary of State in accordance with the Act.

ARTICLE 3. BUSINESS OF COMPANY

3.1. Company Purpose. The Company may engage in any lawful business permitted by the Act or the laws of any jurisdiction in which the Company may do business. The Company shall have the authority to do all things necessary or convenient to operate its business.

ARTICLE 4. IDENTITY OF MEMBERS, MEMBERSHIP INTERESTS, VOTING RIGHTS AND CLASSES

4.1. Members. The names and last known addresses of the Members are set forth on Exhibit A attached hereto. The Members shall be required to update Exhibit A from time to time as necessary to accurately reflect the information therein.

4.2. Membership Interests and Voting Rights. The initial Capital Contributions to the Company and Membership Interests of each Member are set forth on Exhibit B. Each Member shall be entitled to vote their Membership Interest on matters on which the Member's may vote under the Act, the Articles of Organization and this Agreement.

4.3. Classes of Members. There shall be one class of Members.

ARTICLE 5. RIGHTS AND DUTIES OF MANAGERS

5.1. Management. The Managers are charged with the responsibility and vested with the exclusive authority to manage the Company's business and its day-to-day operations, except in those cases in which the approval of the Members is expressly required by this Operating Agreement or by the Act. No Member who is not also a Manager shall have authority nor take any action to bind the Company. A Member who takes any unauthorized action purportedly on behalf of the Company shall indemnify and hold the Company harmless from any costs or damages incurred by the Company as a result thereof. In furtherance of their authority, the Managers are authorized and empowered to perform any and all acts customary or incident to the management of the Company's business and purposes. At any time when there is more than one Manager, each Manager is authorized to act independently without prior consultation with or approval by the other Managers unless his authority is specifically limited by this Operating Agreement or a vote of the Members or unless another Manager objects to him so acting, in which case his right to act shall be suspended and the action which he proposes to take shall be submitted as soon as practicable to a vote of all of the Managers. An affirmative vote of a majority in number of all Managers shall be required to approve such action. Notwithstanding such vote, the Company shall be bound by the act of a Manager for the purpose of apparently carrying on the usual way the business or affairs of the Company, including the exercise of the authority indicated in this Article 5, except as to Persons having knowledge that such act was in contravention of this Section 5.1, and no person dealing with the Company shall have any obligation to inquire into the power or authority of the Manager acting on behalf of the Company.

→ 5.2. Number, Tenure and Qualifications. The Company shall initially have two (2) Managers who shall be Abby Harmon and Lisa A. Vaccaro. The number of Managers of the Company may be increased or decreased from time to time in accordance with the Act by the

affirmative vote of a Majority in Interest of the Members, but in no instance shall there be less than one Manager. No Manager shall have a contractual right independent of this Operating Agreement to such position. Managers shall be elected by the affirmative vote of a Majority in Interest of the Members. Managers need not be Members of the Company or natural persons. Each Manager shall hold office until his successor shall have been elected and qualified unless he resigns under Section 5.9 or is removed under Section 5.10.

5.3. Certain Powers of Managers. Without limiting the generality of Section 5.1 and subject to Section 5.4, and Article 3 hereof, the Managers shall have power and authority on behalf of the Company:

- (a) to acquire property from any Person as the Managers may determine. The fact that a Manager or a Member is directly or indirectly affiliated or connected with any such Person shall not prohibit the Managers from dealing with that Person;
- (b) to borrow money for the Company from banks, other lending institutions, the Managers, Members or Affiliates of the Managers or Members on such terms as the Managers deem appropriate, and in connection therewith, to hypothecate, encumber and grant security interests in the assets of the Company to secure repayment of the borrowed sums;
- (c) to purchase liability and other insurance to protect the Company's property and business;
- (d) to hold and own any Company real and/or personal property in the name of the Company;
- (e) to invest any Company funds temporarily (by way of example but not limitation) in time deposits, short-term governmental obligations, commercial paper or other investments;
- (f) to sell or otherwise dispose of the assets of the Company so long as such disposition is not in violation of or a cause of a default under any other agreement to which the Company may be bound;
- (g) to execute on behalf of the Company all instruments and documents, including, without limitation, checks; drafts; notes and other negotiable instruments; mortgages or deeds of trust; security agreements; financing statements; documents providing for the acquisition, mortgage or disposition of the Company's property; assignments; bills of sale; leases; partnership agreements, operating agreements of other limited liability companies; and any other instruments or documents necessary, in the opinion of the Managers, to the business of the Company;
- (h) to employ accountants, legal counsel, managing agents or other experts to perform services for the Company and to compensate them from Company funds;
- (i) to enter into any and all other agreements on behalf of the Company with any other Person for any purpose, in such forms as the Managers may approve;

(j) to appoint officers of the Company to which the Managers may delegate such rights, duties and responsibilities as they shall determine from time to time. Such delegation shall not relieve the Managers of their responsibility for managing the business of the Company or affect their ability to bind the Company in dealings with third parties ; and

(k) to do and perform all other acts as may be necessary or appropriate to the conduct of the Company's business, subject in all cases to the provisions of Article 3.

5.4. Restrictions on Authority of the Managers.

(a) Notwithstanding anything to the contrary in Section 5.3 or elsewhere in the Operating Agreement, no Manager shall have any authority to take any of the following actions without first obtaining the consent of a Majority in Interest of the Members:

(i) dispose or contract for a disposition of all or substantially all of the Company's property;

(ii) incur any indebtedness on behalf of the Company in excess of \$50,000 or refinancing any indebtedness of the Company in excess of \$50,000;

(iii) confess a judgment against the Company in an amount in excess of \$50,000;

(iv) cause the Company to incur any liabilities in any single transaction in excess of \$50,000;

(v) cause the Company to make any capital expenditure in any single transaction in excess of \$50,000.

(b) No Manager shall have any authority to take any of the following actions without the unanimous consent of the Members:

(i) cause or permit the Company to engage in any activity that is not consistent with the purposes of the Company as set forth in Section 3.1 hereof;

(ii) knowingly do any act in contravention of this Operating Agreement;

(iii) knowingly do any act which would make it impossible to carry on the ordinary business and purposes of the Company, except as otherwise provided in this Operating Agreement;

(iv) knowingly perform any act that would cause the Company to conduct business in a state which has neither enacted legislation which permits limited liability companies to organize in such state nor permits the Company to register to do business in such state as a foreign limited liability company;

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

Peter Coyne
Philip Saucier-chair
Jill E. Hunter
Gordan Smith-secretary
William Getz
Sara Moppin

September 16, 2009

Lisa Vaccaro
Caiola's Restaurant
58 Pine Street
Portland, ME 04102

RE: 56 Pine Street
CBL: 056 C005
ZONE: B-1

Dear Ms. Vaccaro:

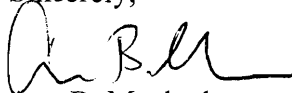
As you know, at the September 3, 2009 meeting, the Zoning Board voted 6-0 to grant your Conditional Use Appeal to expand your existing restaurant, Caiola's.

Enclosed please find the billing for the abutter's notification; also a copy of the board's decision. Your application to build your addition (permit #09-0833) is in the process of being reviewed by the Inspections Division.

Appeals from decisions of the Board may be filed in Superior Court, pursuant to 30-A M.R.S.A. section 2691 (2) (G).

Should you have any questions please feel free to contact me at 207-874-8709.

Sincerely,



Ann B. Machado
Zoning Specialist

Cc: file

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

ZONING BOARD APPEAL DECISION

To: City Clerk
From: Marge Schmuckal, Zoning Administrator
Date: September 8, 2009
RE: Action taken by the Zoning Board of Appeals on September 3, 2009.

Members Present: Phil Saucier (chair), Gordon Smith (secretary), Jill Hunter, Sara Moppin, Peter Coyne and William Getz.

1. New Business:

A. Variance Appeal:

1213-1221 Congress Street, Richard A. Stewart, Jr., lessee, Tax Map 186, Block D, Lot 001, B-1 Zone:
The appellant is seeking a Variance Appeal under section 14-162 to allow an automobile garage repair shop as a permitted use. Representing the appeal is the lessee, Richard A. Stewart, Jr. **The Board voted 6-0 to grant the Variance Appeal.**

B. Conditional Use Appeal:

250 Brackett Avenue, Peaks Island, Samuel S. Saltonstall, Peaks Environmental Action Team, lessee, Tax Map 088, Block K, Lot 001 & Tax Map 089, Block E, Lot 004, ROS Zone: The appellant is seeking a Conditional Use Appeal under section 14-155(d) to install a temporary wind anemometer tower. Representing the appeal is Samuel S. Saltonstall from Peaks Environmental Action Team. **The Board voted 6-0 to grant the Conditional Use Appeal with two conditions. The applicant must submit proof of insurance and proof of a removal agreement with the tower provider.**

C. Conditional Use Appeal:

56 Pine Street, Harvac Properties, LLC, owner, Tax Map 056, Block C, Lot 005, B-1 Zone: The appellant is seeking a Conditional Use Appeal under section 14-163(a) to expand the existing restaurant, Caiola's. Representing the appeal is Lisa Viccaro, Harvac Properties, LLC. **The Board voted 6-0 to grant the Conditional Use Appeal.**

2. Other Business:

A. Election for the offices of Chair and Secretary. Philip Saucier was elected Chair for the next term and Gordon Smith Was elected Secretary for the next term.

Enclosure:

Agenda of September 3, 2009
Original Zoning Board Decision
One dvd
CC: Joseph Gray, City Manager
Penny St. Louis Littell, Director, Planning & Urban Development
Alex Jaegerman, Planning Division
T.J. Martzial, Housing & Neighborhood Services Division

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

B-1 Neighborhood Business Zone (Restaurant):

Conditional Use Appeal

DECISION

Date of public hearing: September 3, 2009

Name and address of applicant: Lisa Vaccaro
Caiolas Restaurant
58 Pine St.
Portland, ME 04102

Location of property under appeal: 58 Pine St.

For the Record:

Names and addresses of witnesses (proponents, opponents and others):

LISA VACCARO

Exhibits admitted (e.g. renderings, reports, etc.):

Findings of Fact and Conclusions of Law:

The applicant is requesting a conditional use permit for a property located within the B-1 zone, in order to expand the existing restaurant use. They are proposing to add a 17' x 24' addition on the back of the restaurant. Only 240 sq. ft. of the addition will be used for use by the public. Adding this additional space to the existing space, there will be a total of 993 sq. ft. of floor area for use by the public. The remaining area of the addition will be used for storage and office space. Current operating hours of 5 pm to 9:30 Tuesday through Saturday and 9 am to 2 pm Sunday will remain the same. Food service and consumption account for 90% of the business. There is no drive through service.

A. Conditional Use Standards pursuant to Portland City Code §14-163(a):

1. The use applied for is a restaurant, i.e., a food service establishment with indoor seating capacity for ten (10) or more patrons.

Satisfied ☒ Not Satisfied ☐

Reason and supporting facts:

Per testimony + personal dining experience
of Board members.

2. Maximum total floor area for use of the public shall be one thousand (1,000) square feet.

Satisfied ☒ Not Satisfied ☐

Reason and supporting facts:

Per Application

3. The hours of operation shall be limited to between 6:00 a.m. and 11:00 p.m. each day.

Satisfied ✓ Not Satisfied

Reason and supporting facts:

per application

4. Food service and consumption are the primary function of the restaurant.

Satisfied ✓ Not Satisfied

Reason and supporting facts:

per testing / Application

5. There shall be no drive-through service.

Satisfied ✓ Not Satisfied

Reason and supporting facts:

per Testing

6. The use will generate no more than 100 peak hour vehicle trips per 2000 sq. ft. of space. (Note: the city traffic engineer shall require a traffic study when it calculates the proposed use will generate in excess of a total of 50 peak hour vehicle trips.)

Satisfied ☒ Not Satisfied ☐

Reason and supporting facts:

per study provided by Applicant

B. Conditional Use Standards pursuant to Portland City Code §14-474(c)(2):

1. There are unique or distinctive characteristics or effects associated with the proposed conditional use.

Yes ☐ No ☒

Reason and supporting facts:

Several small restaurants/businesses in area

2. There will be an adverse impact upon the health, safety, or welfare of the public or the surrounding area.

Yes ____ No ☒

Reason and supporting facts:

no traffic concerns per Applicant; same use as existing

3. Such impact differs substantially from the impact which would normally occur from such a use in that zone.

Yes ____ No ☒

Reason and supporting facts:

Very similar use to other businesses in Area; similar impact as currently exists.

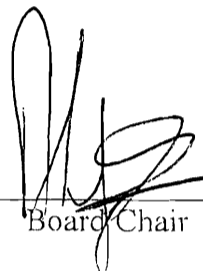
Conclusion: (check one)

☒ Option 1: The Board finds that all of the standards (1 through 6) described in section A above have been satisfied and that not all of the conditions (1 through 3) described in section B above are present, and therefore GRANTS the application.

☐ Option 2: The Board finds that the all of the standards (1 through 6) described in section A above have been satisfied, and that while not all of the conditions (1 through 3) described in section B above are present, certain additional conditions must be imposed to minimize adverse effects on other property in the neighborhood, and therefore GRANTS the application SUBJECT TO THE FOLLOWING CONDITIONS:

☐ Option 3: The Board finds that the standards (1 through 6) described in section A above have NOT all been satisfied and/or that all of the conditions (1 through 3) described in section B above are present, and therefore DENIES the application.

Dated: 9.3.09



Board Chair

O:\OFFICE\FORMS\B-1 conditional use appeal (restaurant).doc



City of Portland Zoning Board of Appeals

August 27, 2009

Lisa Vaccaro
Cailos Restaurant
58 Pine Street
Portland, Maine 04102

Dear Appellant,

Your Conditional Use Appeal has been scheduled to appear before the Zoning Board of Appeals on **Thursday, September 03, 2009 at 6:30 p.m.** located on the second floor room 209 of City Hall.

Please remember to bring a copy of the packet with you to the meeting to answer any questions the Board may have.

I have included an agenda with your appeal highlighted, as well as the procedures of the meeting for you to familiarize yourself.

I have also included the bill for the legal ad and notices. The check should be written as follows:

MAKE CHECK OUT TO:	City of Portland
MAILING ADDRESS:	Room 315
	389 Congress Street
	Portland, ME 04101

Please feel free to contact me at 207-874-8701 if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Gayle Guertin".

Gayle Guertin
Office Assistant

Cc: File

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
389 Congress Street
Portland, Maine 04101

INVOICE FOR FEES

Application No:	0000-1546	Applicant:	Lisa Viccaro
Project Name:	56 Pine St	Location:	56 PINE ST
CBL:	056 C005001	Application Type:	Conditional Use Appeal
Invoice Date:	08/18/2009		

Previous Balance	-	Payment Received	+	Current Fees	-	Current Payment	=	Total Due	Payment Due Date
\$0.00		\$0.00		\$100.00		\$100.00		\$0.00	On Receipt

Previous Balance \$0.00

Fee Description	Qty	Fee/Deposit Charge
Legal Advertisements	1	\$57.00
Legal Ad Processing Fee	1	\$50.00
Appeal Fee	1	\$100.00
		\$207.00
Total Current Fees:		+ \$207.00
Total Current Payments:		- \$100.00
Amount Due Now:		\$107.00

Bill to: Caiolas Restaurant/Harvac Properties 58 Pine Street Portland, ME 04102	CBL 056 C005001
	Application No: 0000-1546
	Invoice Date: 08/18/2009
	Invoice No: 35304
	Total Amt Due: \$0.00
	Payment Amount: \$100.00

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

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS

APPEAL AGENDA

The Board of Appeals will hold a public hearing on Thursday, September 3, 2009 at 6:30 p.m. on the second floor in room 209 at the Portland City Hall, 389 Congress Street, Portland, Maine, to hear the following Appeals:

1. New Business:

A. Variance Appeal:

1213-1221 Congress Street, Richard A. Stewart, Jr., lessee, Tax Map 186, Block D, Lot 001, B-1 Zone: The appellant is seeking a Variance Appeal under section 14-162 to allow an automobile garage repair shop as a permitted use. Representing the appeal is the lessee, Richard A. Stewart, Jr.

B. Conditional Use Appeal:

250 Brackett Avenue, Peaks Island, Samuel S. Saltonstall, Peaks Environmental Action Team, lessee, Tax Map 088, Block K, Lot 001 & Tax Map 089, Block E, Lot 004, ROS Zone: The appellant is seeking a Conditional Use Appeal under section 14-155(d) to install a temporary wind anemometer tower. Representing the appeal is Samuel S. Saltonstall from Peaks Environmental Action Team.

C. Conditional Use Appeal:

56 Pine Street, Harvac Properties, LLC, owner, Tax Map 056, Block C, Lot 005, B-1 Zone: The appellant is seeking a Conditional Use Appeal under section 14-163(a) to expand the existing restaurant, Caiola's. Representing the appeal is Lisa Viccaro, Harvac Properties, LLC.

2. Other Business:

A. Election for the offices of Chair and Secretary.

3. Adjournment:

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

APPEAL AGENDA

The Board of Appeals will hold a public hearing on Thursday, September 3, 2009 at 6:30 p.m. on the second floor in room 209 at the Portland City Hall, 389 Congress Street, Portland, Maine, to hear the following Appeals:

1. New Business:

A. Variance Appeal:

1213-1221 Congress Street, Richard A. Stewart, Jr., lessee, Tax Map 186, Block D, Lot 001, B-1 Zone: The appellant is seeking a Variance Appeal under section 14-162 to allow an automobile garage repair shop as a permitted use. Representing the appeal is the lessee, Richard A. Stewart, Jr.

B. Conditional Use Appeal:

250 Brackett Avenue, Peaks Island, Samuel S. Saltonstall, Peaks Environmental Action Team, lessee, Tax Map 088, Block K, Lot 001 & Tax Map 089, Block E, Lot 004, ROS Zone: The appellant is seeking a Conditional Use Appeal under section 14-155(d) to install a temporary wind anemometer tower. Representing the appeal is Samuel S. Saltonstall from Peaks Environmental Action Team.

C. Conditional Use Appeal:

56 Pine Street, Harvac Properties, LLC, owner, Tax Map 056, Block C, Lot 005, B-1 Zone: The appellant is seeking a Conditional Use Appeal under section 14-163(a) to expand the existing restaurant, Caiola's. Representing the appeal is Lisa Viccaro, Harvac Properties, LLC.

2. Other Business:

A. Election for the offices of Chair and Secretary.

3. Adjournment:

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS

APPEAL AGENDA

Members Present:
Phil Savary, Peter Cagney,
Bill Getz, Jill Hunter,
Sara Mappin, Gordon Smith

The Board of Appeals will hold a public hearing on Thursday, September 3, 2009 at 6:30 p.m. on the second floor in room 209 at the Portland City Hall, 389 Congress Street, Portland, Maine, to hear the following Appeals:

Start - 6:38

1. New Business:

A. Variance Appeal:

6-0
granted
1213-1221 Congress Street, Richard A. Stewart, Jr., lessee, Tax Map 186, Block D, Lot 001, B-1 Zone: The appellant is seeking a Variance Appeal under section 14-162 to allow an automobile garage repair shop as a permitted use. Representing the appeal is the lessee, Richard A. Stewart, Jr.

B. Conditional Use Appeal:

6-0
granted
conditional
250 Brackett Avenue, Peaks Island, Samuel S. Saltonstall, Peaks Environmental Action Team, lessee, Tax Map 088, Block K, Lot 001 & Tax Map 089, Block E, Lot 004, ROS Zone: The appellant is seeking a Conditional Use Appeal under section 14-155(d) to install a temporary wind anemometer tower. Representing the appeal is Samuel S. Saltonstall from Peaks Environmental Action Team.

C. Conditional Use Appeal:

6-0
granted
56 Pine Street, Harvac Properties, LLC, owner, Tax Map 056, Block C, Lot 005, B-1 Zone: The appellant is seeking a Conditional Use Appeal under section 14-163(a) to expand the existing restaurant, Caiola's. Representing the appeal is Lisa Viccaro, Harvac Properties, LLC.

2. Other Business:

A. Election for the offices of Chair and Secretary.

5-0 Gordon Smith Secretary

3. Adjournment: 7:34

5-0 Philip Savary Chair

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
Portland, Maine 04101

INVOICE FOR FEES

Application No: 0000-1546	Applicant: Lisa Viccaro
Project Name: 56 Pine St	Location: 56 PINE ST
CBL: 056 C005001	Application Type: Conditional Use Appeal
Invoice Date: 08/18/2009	

Previous Balance	-	Payment Received	+	Current Fees	-	Current Payment	=	Total Due	Payment Due Date
\$0.00		\$0.00		\$393.75		\$207.00		\$186.75	On Receipt

First Billing

Previous Balance

\$0.00

Fee Description	Qty	Fee/Deposit Charge
Legal Advertisements	1	\$57.00
Notices	249	\$186.75
Legal Ad Processing Fee	1	\$50.00
Appeal Fee	1	\$100.00
		<u>\$393.75</u>

Total Current Fees: + \$393.75

Total Current Payments: - \$207.00

Amount Due Now: \$186.75

Detach and remit with payment

Bill to: Caiolas Restaurant/Harvac Properties
58 Pine Street
Portland, ME 04102

CBL 056 C005001
Application No: 0000-1546
Invoice Date: 08/18/2009
Invoice No: 35304
Total Amt Due: \$186.75
Payment Amount:

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

Gayle Guertin - FW: zoning board of appeals legal ad

From: Joan Jensen <jjensen@pressherald.com>
To: Gayle Guertin <GG@portlandmaine.gov>
Date: 8/25/2009 12:27 PM
Subject: FW: zoning board of appeals legal ad

Hi Gayle!

All set to run your ad on Friday, August 28.
The cost is \$170.09.

If you have any questions, please call or email me.

Thank you,
Joan

Joan Jensen
Legal Advertising
Portland Press Herald/Maine Sunday Telegram
P.O. Box 1460
Portland, ME 04104
Tel. (207) 791-6157
Fax (207) 791-6910
Email jjensen@pressherald.com

Good Morning Joan,

Attached is the Zoning Board of Appeals legal ad for Friday, August 28, 2009.

Thank You
Gayle Guertin @ 874-8701

Gayle Guertin - zoning board of appeals legal ad

From: Gayle Guertin
To: classified@pressherald.com
Date: 8/25/2009 8:28 AM
Subject: zoning board of appeals legal ad
CC: Ann Machado; Gayle Guertin; Marge Schmuckal

Good Morning Joan,

Attached is the Zoning Board of Appeals legal ad for Friday, August 28, 2009.

Thank You
Gayle Guertin @ 874-8701

CITY OF PORTLAND, MAINE
Zoning Board of Appeals

Zoning Board of Appeals Committee

DATE: 9/3/2009
TIME: 6:30:00 PM
LOCATION: 389 Congress Street

AGENDA

- 1 New Business: A. Variance Appeal: 1213-1221 Congress Street, Richard A. Stewart, Jr., lessee, Tax Map 186, Block D, Lot 001, B-1 Zone: The appellant is seeking a Variance Appeal under section 14-162 to allow an automobile garage repair shop as a permitted use. Representing the appeal is the lessee, Richard A. Stewart, Jr.
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- 1 C. Conditional Use Appeal: 56 Pine Street, Harvac Properties, LLC, owner, Tax Map 056, Block C, Lot 005, B-1 Zone: The appellant is seeking a Conditional Use Appeal under section 14-163 (a) to expand the existing restaurant, Caiola's. Representing the appeal is Lisa Viccaro, Harvac Properties, LLC.

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
045 C024001	CKC/BAC REALTY LLC	172 STATE ST PORTLAND , ME 04101	105 WINTER ST	1
045 C025001	CRAWFORD CHRISTOPHER K & BEVERLY A CRAWFORD JTS	44 GUNSTOCK RD SCARBOROUGH, ME 04074	113 WINTER ST	2
045 C026001	CLEWS HENRY A & MARY CLEWS JTS	117 WINTER ST PORTLAND , ME 04102	117 WINTER ST	4
045 C027001	SMITH MARC A & JENNIFER A DEFILIPP JTS	119 WINTER ST PORTLAND , ME 04102	119 WINTER ST	4
045 C028001	BRENIER RACHEL	22 PINE ST # 1 PORTLAND , ME 04102	22 PINE ST	1
045 C028002	NYLUND JAMES A & EMILY E HRICKO JTS	22 PINE ST # 2 PORTLAND , ME 04102	22 PINE ST	1
045 C028003	DEXTER ERIC & ANGELA C DEXTER JTS	52 WESTERN PROM PORTLAND , ME 04102	22 PINE ST	1
045 C028004	BOYINGTON SHANE G	22 PINE ST # 4 PORTLAND , ME 04102	22 PINE ST	1
045 C028005	HAYWARD SANDRA L	22 PINE ST # 5 PORTLAND , ME 04102	22 PINE ST	1
045 C028006	CAGNEY JONATHAN J	22 PINE ST # 6 PORTLAND , ME 04102	22 PINE ST	1
045 C029001	RESNISKY EDWARD J JR	115 CLARK ST PORTLAND, ME 04102	20 PINE ST	6
045 E001001	VAIL PROPERTIES LLC	19 PINE ST PORTLAND, ME 04102	124 WINTER ST	8
045 E001181	SMITH ROGER	118 WINTER ST # 1 PORTLAND , ME 04102	118 WINTER ST	1
045 E001182	KANE BRIAN R	118 WINTER ST # 2 PORTLAND , ME 04102	118 WINTER ST	1
045 E001183	GAMMON-MOSS ELAINE	118 WINTER ST # 3 PORTLAND , ME 04102	118 WINTER ST	1
045 E001184	PALMER SARAH	32 HARTLEY ST PORTLAND , ME 04103	118 WINTER ST	1
045 E001185	SCHNEIDER LORI	118 WINTER ST # 5 PORTLAND , ME 04102	118 WINTER ST	1
045 E001186	TUCKER GRETCHEN	1 WILLIAM KNIGHT RD WINDHAM , ME 04062	118 WINTER ST	1
045 E001241	BONAM NOEL	29 STATE ST # 2 PORTLAND , ME 04101	124 WINTER ST	1
045 E001242	MCGOLDRICK SEAN P	124 WINTER ST # 2 PORTLAND , ME 04102	124 WINTER ST	1
045 E001243	TREES CHRISTINE A	124 WINTER ST # 3 PORTLAND , ME 04102	124 WINTER ST	1
045 E001244	BOWLER JAMES	124 WINTER ST # 4 PORTLAND , ME 04102	124 WINTER ST	1
045 E001245	BOOMHOUR DAVID	39 VERMONT AVE PORTLAND , ME 04103	124 WINTER ST	1
045 E001261	MRAZ MELINDA E	913 BYRNE HALL HANOVER , NH 03755	126 WINTER ST	1
045 E001262	JACEK JEREMIAH	126 WINTER ST # 2 PORTLAND , ME 04102	126 WINTER ST	1
045 E001263	DEATHERAGE MICHELLE & BRENT DEATHERAGE JTS	777 N ASHLEY DR # 401 TAMPA , FL 33602	126 WINTER ST	1
045 E001341	HAMEL BRYAN R	34 PINE ST # 1 PORTLAND , ME 04102	34 PINE ST	1
045 E001342	BARTER PAULETTE ZOIDIS & PHILIP J BARTER JTS	34 PINE ST # 2 PORTLAND , ME 04102	34 PINE ST	1
045 E001343	HAMILTON MARGARET	34 PINE ST # 3 PORTLAND , ME 04102	34 PINE ST	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
045 E001344	WALSH W MICHAEL JR	PO BOX 4601 PORTLAND , ME 04112	34 PINE ST	1
045 E001345	BALTES JASON L	34 PINE ST # 5 PORTLAND , ME 04102	34 PINE ST	1
045 E003001	RAWSTRON MARY	116 WINTER ST PORTLAND, ME 04102	116 WINTER ST	1
045 E004001	MARSDEN DAVID S	177 CALEB ST PORTLAND , ME 04102	112 WINTER ST	3
045 E005001	SZAFRAN ALEXANDER J & SHEILA H SZAFRAN JTS	110 WINTER ST # 1 PORTLAND , ME 04102	110 WINTER ST	1
045 E005002	GOODHUE R KIRK	PO BOX 15161 PORTLAND , ME 04112	110 WINTER ST	1
045 E005003	JORDAN DEBORAH P & ALEXANDER DAVID STANKOWICZ	33 LYNDON AVE PEAKS ISLAND , ME 04108	110 WINTER ST	1
045 E005004	PRATT REBECCA	110 WINTER ST # 4 PORTLAND , ME 04102	110 WINTER ST	1
045 E006001	MARASCO ROSE C	108 WINTER ST PORTLAND, ME 04102	108 WINTER ST	2
045 E007001	SHEDD DAVID R	28 WILLOWOOD LN SCARBOROUGH , ME 04074	104 WINTER ST	4
045 E008001	KIMBLE NATHAN W	69 WELLINGTON RD PORTLAND, ME 04103	100 WINTER ST	4
045 E009001	PARKSIDE PROPERTIES LLC	PO BOX 641 FREEPORT, ME 04032	96 WINTER ST	5
045 E010001	PARKSIDE PROPERTIES LLC	PO BOX 641 FREEPORT , ME 04032	94 WINTER ST	5
045 E011001	MORRIS CHARLES L & KATHERINE A GILBERT JTS	92 WINTER ST PORTLAND , ME 04102	92 WINTER ST	3
045 E012001	HAMILL KIRKLAND K	2125 14TH ST NW # 110W WASHINGTON , DC 20009	88 WINTER ST	1
045 E012002	BERGERON SANDRA M	88 WINTER ST # 2 PORTLAND, ME 04102	88 WINTER ST	1
045 E012003	DUMMER KRISTEN D	350 COUNTRY WAY SCITUATE , MA 02066	88 WINTER ST	1
045 E013001	GANGEWER THOMAS S & JAMES P BELANGER JTS	86 WINTER ST PORTLAND , ME 04102	86 WINTER ST	4
045 E030001	NCCS INC	545 SALEM ST WAKEFIELD , MA 01880	149 BRACKETT ST	6
045 E033001	PLYMALE BRETT	274 CONCORD ST W PORTLAND , ME 04103	165 BRACKETT ST	3
045 E034001	HOLMES HAZEL G BOYD & MATHEW C HOLMES JTS	167 BRACKETT ST PORTLAND , ME 04102	167 BRACKETT ST	2
045 E035001	CHICK BRIAN R	169 BRACKETT ST PORTLAND , ME 04102	169 BRACKETT ST	1
045 E036001	ANASTASOFF JENNIFER L	173 BRACKETT ST PORTLAND, ME 04102	173 BRACKETT ST	2
045 E037001	WIZARD ACQUISITIONS LIMITED LIABILITY COMPANY	64 EASTERN PROMENADE PORTLAND, ME 04101	175 BRACKETT ST	1
045 E038001	PORTLAND WEST PLANNING COUNCIL	155 BRACKETT ST PORTLAND, ME 04101	181 BRACKETT ST	1
045 E039001	STEVENS DANIEL W & JOHN R JORDAN	64 EASTERN PROMENADE PORTLAND, ME 04101	183 BRACKETT ST	1
045 E041001	CLARKE MERLE W	40 PORTLAND PIER # 2 PORTLAND , ME 04101	189 BRACKETT ST	1
045 E042001	CLARKE PROPERTIES INC	40 PORTLAND PIER # 2 PORTLAND , ME 04101	40 PINE ST	1
045 E044001	LAMOUR JEAN H	PO BOX 8618 PORTLAND, ME 04104	36 PINE ST	4

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
045 E048001	BRESETTE ALBERT	2 CAMPBELL RD PORTLAND, ME 04103	173 BRACKETT ST	1
045 E049001	BRESETTE ALBERT	2 CAMPBELL RD PORTLAND, ME 04103	1 JOY PL	3
045 E055001	MORRIS WALTER D & MONA M MORRIS JTS	219 S JACKSON ST BEVERLY HILLS , FL 34465	88 WINTER ST	1
045 E056001	YOUTH IN ACTION	155 BRACKETT ST PORTLAND, ME 04102	151 BRACKETT ST	1
055 A004001	BUTLER PAYSON COMPANY	320 NORWOOD PARK SOUTH NORWOOD , MA 02062	17 CARLETON ST	1
055 A007001	KNUDSEN ERIK R & CATHERINE D KNUDSEN	2 MARINERS LN FALMOUTH, ME 04105	30 WEST ST	44
055 A008001	JOYCE VIRGINIA SERENA	20 WEST ST # 1 PORTLAND , ME 04102	20 WEST ST	1
055 A008002	WEST CAROL & JACQUELINE NADEAU JTS	20 WEST ST # 2 PORTLAND , ME 04102	20 WEST ST	1
055 A008003	SCHWARTZ DONNA L	85 CLINTON ST PORTLAND , ME 04103	20 WEST ST	1
055 A008004	JOCABESA LIMITED LIABILITY CO	20 WEST ST # 4 PORTLAND , ME 04102	20 WEST ST	1
055 A008005	REED W SPENCER	170 HARRIET ST SOUTH PORTLAND , ME 04106	20 WEST ST	1
055 A008006	MERRITT KAREN & ELLIOT RAPPAPORT JTS	20 WEST ST # 6 PORTLAND , ME 04102	20 WEST ST	1
055 A008007	DAVIS MICHAEL C & TROY P HENNINGER JTS	20 WEST ST # 7 PORTLAND , ME 04102	20 WEST ST	1
055 A008008	HARVARD JEFFREY C	20 WEST ST # 8 PORTLAND , ME 04102	20 WEST ST	1
055 A008009	DINSMORE R DAVID	20 WEST ST # 22 PORTLAND, ME 04102	20 WEST ST	1
055 A008010	BARROW BRIAN P	615 N SPRING ST # 3 PENSACOLA , FL 32501	20 WEST ST	1
055 A008011	IVEY REBECCA	20 WEST ST # 11 PORTLAND , ME 04102	20 WEST ST	1
055 A008012	BURGIN CARRIE E	20 WEST ST # 12 PORTLAND , ME 04102	20 WEST ST	1
055 A008013	JOCABESA LIMITED LIABILITY CO	20 WEST ST # 4 PORTLAND , ME 04102	20 WEST ST	1
055 A008014	DAVIS MICHAEL C & TROY P HENNINGER JTS	20 WEST ST # 14 PORTLAND , ME 04102	20 WEST ST	1
055 A008015	THERIAULT ANNE M	155 MIDDLE RD FALMOUTH , ME 04105	20 WEST ST	1
055 A008016	PLAKKE ELISE L	20 WEST ST # 16 PORTLAND , ME 04102	20 WEST ST	1
055 A008017	OSTER LESLIE R	20 WEST ST # 17 PORTLAND , ME 04102	20 WEST ST	1
055 A008018	KESEL DAVID W	20 WEST ST # 18 PORTLAND, ME 04102	20 WEST ST	1
055 A008019	KARU TIMOTHY	20 WEST ST # 19 PORTLAND , ME 04102	20 WEST ST	1
055 A014001	GRANGE JOSEPH	95 PINE ST PORTLAND, ME 04102	95 PINE ST	2
055 A015001	PHILLIPS JOHN C & CHARLOTTE B PHILLIPS JTS	93 PINE ST PORTLAND , ME 04102	93 PINE ST	2
055 A016001	TESCHKE CAROLINE J	91 PINE ST PORTLAND , ME 04102	91 PINE ST	2
055 A017001	BRUENJES MICHAEL & JUDITH K JTS	89 PINE ST PORTLAND , ME 04102	89 PINE ST	2

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
055 A018001	LANGNER GRETCHEN M	87 PINE ST PORTLAND , ME 04102	87 PINE ST	2
055 A019001	BUTLER PAYSON COMPANY	320 NORWOOD PARK SOUTH NORWOOD , MA 02062	77 PINE ST	39
055 B002001	OPPENHEIM-RAFFEL CLAIRE C & KENNETH E RAFFEL JTS	41 CARLETON ST PORTLAND , ME 04102	41 CARLETON ST	1
055 B010001	WATSON TREVOR E & KATIELYNN O'CONNOR WATSON	33 WEST ST PORTLAND , ME 04102	33 WEST ST	2
055 B011001	MCVICAR BRUCE R & EVA JTS	29 WEST ST PORTLAND, ME 04102	29 WEST ST	1
055 B012001	NELLIGAN WILLIAM M & DEBORAH E BOYAJIAN JTS	27 WEST ST PORTLAND , ME 04102	27 WEST ST	1
055 B013001	MAINE MEDICAL CENTER	22 BRAMHALL ST PORTLAND , ME 04102	19 WEST ST	1
055 B013002	MAINE MEDICAL CENTER	22 BRAMHALL ST PORTLAND , ME 04102	19 WEST ST	1
055 B013003	MAINE MEDICAL CENTER	22 BRAMHALL ST PORTLAND , ME 04102	19 WEST ST	1
055 B014001	GALLIN BONNIE S TRUSTEE	13 WEST ST PORTLAND , ME 04102	13 WEST ST	1
055 B015001	NAPLES JOHN WWII VET & RITA J JTS	5 WEST ST PORTLAND, ME 04102	5 WEST ST	2
055 B016015	IRMISCHER KRISTA Y	15 BLYTHE CT PORTLAND , ME 04102	15 BLYTHE CT	1
055 B016017	FILENE DANIEL R	17 BLYTHE CT PORTLAND, ME 04102	17 BLYTHE CT	1
055 B017001	SKINNER KATHRYN	5 HOULTON ST PORTLAND , ME 04102	5 HOULTON ST	4
055 B020001	HOME KEEPERS LLC	217 BRACKETT ST PORTLAND , ME 04102	240 BRACKETT ST	4
055 B022001	IONTA JANICE	88 SCHOOL ST SOUTH PORTLAND, ME 04106	236 BRACKETT ST	2
055 B023001	HUNT REBECCA C & JOHN A MONROE JTS	234 BRACKETT ST PORTLAND , ME 04102	234 BRACKETT ST	2
055 B024001	VOANNE BRACKETT STREET	14 MAINE ST STE 225 BRUNSWICK , ME 04011	232 BRACKETT ST	1
055 B025001	SOLOTAIRE ROBERT S HEIRS	9 PARRIS ST # 1 PORTLAND, ME 04101	228 BRACKETT ST	1
055 B028001	COURTOIS LELAND B	55 MONTROSE AVE PORTLAND, ME 04103	65 PINE ST	5
055 B031001	SMITH IAN H & VIRGINIA L CURIT-SMITH JTS	2 HOULTON ST PORTLAND, ME 04102	2 HOULTON ST	2
055 B031002	MAHAL YASMIN & PRADEEP MAHAL JTS	2 HOULTON ST PORTLAND , ME 04102	2 HOULTON ST	1
055 B031004	PLATT SUSAN A & ROBERT G PLATT JR JTS	4 HOULTON ST PORTLAND , ME 04102	4 HOULTON ST	1
055 B032001	HIRSCH CHRISTOPHER A & JANE H BARTHELETTE JTS	6 HOULTON ST PORTLAND , ME 04102	6 HOULTON ST	3
055 B033001	RAUSCH RALPH H & ANNA K KAROLCZAK JTS	61 PINE ST PORTLAND, ME 04102	61 BLYTHE CT	1
055 B035001	MCLEAN ELIZABETH A TRUSTEE	1 MAPLE DR SACO , ME 04072	59 PINE ST	12
055 B036001	PIERCY JAY R	55 PINE ST PORTLAND , ME 04101	55 PINE ST	4
055 B037001	MANCHESTER CHARLES H KW	P.O.BOX 8494 PORTLAND, ME 04104	53 PINE ST	4
055 B038001	BERENSON GAIL SUSAN & LOWELL MCCURTIS JEFFERS JTS	220 BRACKETT ST PORTLAND, ME 04102	220 BRACKETT ST	3

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
055 B041001	REED TRACIE J & JOSHUA REED JTS	121 BRITTANY MNR # D AMHERST , MA 01002	214 BRACKETT ST	3
055 B043001	V S H REALTY INC	777 DEDHAM ST # V0546 CANTON, MA 02021	49 PINE ST	1
055 B045001	SNL PARTNERS LLC	217 BRACKETT ST PORTLAND , ME 04102	244 BRACKETT ST REAR	2
055 B050001	KODI BOULIS K & AWATIF F KODI JTS	230 BRACKETT ST PORTLAND , ME 04102	230 BRACKETT ST	2
055 B051001	ILLIAN RANDY M & ANA B COURTNEY JTS	9 HOULTON ST # 2 PORTLAND , ME 04102	9 HOULTON ST	2
055 B052001	BAMPTON MATTHEW & ELIZABETH SHERRERD PAGE JTS	11 HOULTON ST PORTLAND, ME 04102	11 HOULTON ST	1
055 B055001	SILVERMAN GEORGE A & SUNNIE G SILVERMAN	15 WEST ST PORTLAND , ME 04102	15 WEST ST	1
055 B056001	SAUER CHRISTOPHER R & LINDA L SAUER JTS	17 WEST ST PORTLAND , ME 04102	17 WEST ST	1
055 B057001	ORLANDI ROBERT J	21 WEST ST PORTLAND , ME 04102	21 WEST ST	1
055 B058001	BLOOM CATHERINE L	23 WEST ST PORTLAND, ME 04102	23 WEST ST	1
055 B059001	HADDEN CHRISTOPHER B & NAN E JTS	25 WEST ST PORTLAND, ME 04102	25 WEST ST	1
055 C014001	RICE GEOFFREY I	658 CONGRESS ST 1ST FLOOR PORTLAND, ME 04101	235 BRACKETT ST	10
055 D001001	BIXBY DOUGLAS B & KATHLEEN F WHITE	12 WALKER ST PORTLAND, ME 04102	12 WALKER ST	4
055 D002001	SHOEBOTTOM BRUCE W & KIM	40 WOODFIELD DR SCARBOROUGH , ME 04074	10 WALKER ST	4
055 D003001	DUBOIS REAL ESTATE	318 BRIGHTON AVE PORTLAND, ME 04102	6 WALKER ST	14
055 D007001	LEO JAMES M & LORNA M LEO	223 BRACKETT ST PORTLAND , ME 04102	223 BRACKETT ST	1
055 D008001	BACHRACH ALFRED P & MILDRED K BACHRACH &	PO BOX 205 PITTSFIELD , ME 04967	211 BRACKETT ST	3
055 D009001	HOME KEEPERS LLC	217 BRACKETT ST PORTLAND , ME 04102	25 DOW ST	5
055 D010001	VENETIANS INC	39 MAPLE LN KNOX , ME 04986	21 DOW ST	6
055 D011001	17-19 DOW STREET LLC	PO BOX 7225 PORTLAND , ME 04112	17 DOW ST	15
055 D012001	GREEN JOHN W	PO BOX 11591 PORTLAND , ME 04104	15 DOW ST	2
055 D013001	PARKS SUZANNE D	109 DARTMOUTH ST PORTLAND , ME 04103	13 DOW ST	8
055 D017001	TANGUAY HEATHER L & DENNIS B MARTIN	217 BRACKETT ST PORTLAND, ME 04102	217 BRACKETT ST	1
055 D017002	SAMUELSON SHAUN D	219 BRACKETT ST # 2 PORTLAND , ME 04102	219 BRACKETT ST	1
055 D020001	NOVEY WALTER L & JANICE C COHEN JTS	27 DOW ST PORTLAND , ME 04102	27 DOW ST	2
055 E001001	ELGNER SOPHIE & ANITA ISGRO	36 DOW ST PORTLAND , ME 04102	34 DOW ST	1
055 E002001	SPEAR M RITA	30 DOW ST PORTLAND, ME 04102	30 DOW ST	1
055 E003001	HALL JOEL & ZOE SWAN JTS	28 DOW ST PORTLAND , ME 04102	28 DOW ST	2
055 E004001	TRIPP SHERRI & BARRY C JTS	6013 NIBLICK WAY # 143 CARRABASSETT VALLEY , ME	26 DOW ST	4

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
055 E005001	DOW STREET PROPERTIES LLC	PO BOX 9715-213 PORTLAND , ME 04104	22 DOW ST	3
055 E006001	THE ASHBY TEAM LLC	776 OCEAN AVE PORTLAND , ME 04103	6 HORTON PL	3
055 E007001	AVIZIENIS JURATE	5 HORTON PL PORTLAND , ME 04102	5 HORTON PL	1
055 E008001	MARSHALL DAVID A	41 PINE ST PORTLAND , ME 04101	41 PINE ST	2
055 E009001	VERRILL BRUCE A	20 BAYSITE LN FALMOUTH, ME 04105	39 PINE ST	3
055 E010001	GILLESPIE KEVIN B	37 PINE ST #1 PORTLAND , ME 04102	35 PINE ST	5
055 E011001	DEPEW ALFRED M	31 PINE ST PORTLAND, ME 04102	31 PINE ST	1
055 E012001	KEEZER TERRY V	29 PINE ST PORTLAND , ME 04102	29 PINE ST	4
055 E013001	O'MAHONY NANCY F	21 PINE ST # 1 PORTLAND , ME 04102	21 PINE ST	1
055 E013002	GILBERT JONATHAN P & CARLYN P GILBERT JTS	21 PINE ST # 2 PORTLANAD , ME 04102	21 PINE ST	1
055 E013003	SANTIAGO BLANCA & JON BRADLEY JTS	19 PINE ST # 3 PORTLAND , ME 04102	23 PINE ST	1
055 E013004	COLLIER RONALD & MAUREEN COLLIER JTS	23 PINE ST # 4 PORTLAND , ME 04102	23 PINE ST	1
055 E013005	O'DONNELL RYAN M	23 PINE ST # 5 PORTLAND , ME 04102	23 PINE ST	1
055 E013006	BERSHAD SHIRLEY	25 PINE ST # 6 PORTLAND , ME 04102	25 PINE ST	1
055 E013007	CRUME ABBY N	27 PINE ST # 1 PORTLAND , ME 04102	27 PINE ST	1
055 E013008	DELAWARE RYAN C	27 PINE ST # 8 PORTLAND , ME 04102	27 PINE ST	1
055 E013009	LIBBY PATRICK J	27 PINE ST # 9 PORTLAND , ME 04102	27 PINE ST	1
055 E013010	BLAKE LAUREN J	27 PINE ST # 10 PORTLAND , ME 04102	27 PINE ST	1
055 E014001	VAIL HOLDINGS LLC	19 PINE ST PORTLAND, ME 04102	23 PINE ST	9
055 E015001	TORREY WILLIAM A III & PAMELA P TORREY JTS	19 PINE ST PORTLAND , ME 04101	19 PINE ST	1
055 E019001	DEVINE KATHRYN S & ROBERT DEVINE JTS	4 LONGWOODS RD FALMOUTH, ME 04105	1 HORTON PL	2
055 E020001	FOLEY JAMES T	14 DOW ST PORTLAND, ME 04102	14 DOW ST	1
055 E024001	LODOKA LADO	3 HORTON PL PORTLAND , ME 04102	3 HORTON PL	3
055 E025001	RUIZCALDERON JORGE A & THOMAS J WILLETT JTS	4 HORTON PL PORTLAND , ME 04102	4 HORTON PL	2
055 E040001	WOODWARD MARY M & FLEMMING OVERGAARD JTS	16 DOW ST PORTLAND , ME 04102	16 DOW ST	2
055 E041001	BROWN CORA L	203 BRACKETT ST PORTLAND, ME 04102	203 BRACKETT ST	8
055 E042001	FLAHERTY PATRICK M	29A PINE ST PORTLAND , ME 04102	29 PINE ST	1
055 E055001	GEBHARDT TIMOTHY M & NIRVANA BASHA JTS	20 DOW ST PORTLAND , ME 04102	20 DOW ST	3
056 A001001	DIGIOVANNI STEPHEN S	137 EMERY ST PORTLAND , ME 04102	137 EMERY ST	2

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
056 A002001	94 PINE LLC	104 GRANT ST PORTLAND , ME 04101	94 PINE ST	1
056 A003001	90 PINE STREET APARTMENTS	104 GRANT ST PORTLAND , ME 04101	90 PINE ST	4
056 A004001	BAUER SANDRA M	20 LEWIS ST PORTLAND , ME 04103	20 LEWIS ST	2
056 A006001	NEWTON JOHN W	8 MATTHEWS ST PORTLAND , ME 04103	18 LEWIS ST	4
056 A010001	SCALZO CAROL A & JOSEPH A SCALZO TRUSTEES	PO BOX 966 CENTER HARBOR , NH 03226	12 LEWIS ST	1
056 A010002	YORK DARCY L	12 LEWIS ST # 2 PORTLAND , ME 04102	12 LEWIS ST	1
056 A010003	MOREY ERIN	19 BRANDON ST PORTLAND , ME 04103	12 LEWIS ST	1
056 A010004	KEANE IRENE C HEIRS	70 THOMAS ST DEDHAM , MA 02026	12 LEWIS ST	1
056 A010005	WAECKER STEPHANIE C	12 LEWIS ST # 5 PORTLAND , ME 04102	12 LEWIS ST	1
056 A010006	RIPLEY MATTHEW J	12 LEWIS ST # 6 PORTLAND , ME 04102	12 LEWIS ST	1
056 A010007	MCGUIRE JOHN & ELEANOR THERESE MCGUIRE	12 LEWIS ST # 7 PORTLAND , ME 04102	12 LEWIS ST	1
056 A010008	MORABITO HUNJUNG	2804 MALABAR AVE # 1 SANTA CLARA , CA 95051	12 LEWIS ST	1
056 A010009	ZIMMERMAN ANNE T	12 LEWIS ST # 9 PORTLAND , ME 04102	12 LEWIS ST	1
056 A015271	METSCH PETER R	27 CUSHMAN ST # 1 PORTLAND , ME 04102	27 CUSHMAN ST	1
056 A015272	RICH PENNEY	27 CUSHMAN ST #2 PORTLAND, ME 04102	27 CUSHMAN ST	1
056 A015273	WEBER CHRISTINE D	27 CUSHMAN ST PORTLAND , ME 04102	27 CUSHMAN ST	1
056 A015291	LORD HOLLY L	29 CUSHMAN ST # 1 PORTLAND , ME 04102	29 CUSHMAN ST	1
056 A015292	LAROCHE ROBERT P & SUZANNE C JTS	29 CUSHMAN ST PORTLAND, ME 04102	29 CUSHMAN ST	1
056 A015293	REIZBAUM MARILYN	29 CUSHMAN ST #3 PORTLAND, ME 04102	29 CUSHMAN ST	1
056 A015311	SHAPIRO AARON J & SUSAN E ROSENBAUM JTS	31 CUSHMAN ST PORTLAND, ME 04102	31 CUSHMAN ST	1
056 A015312	ADAMS NANCY MILLY	31 CUSHMAN ST PORTLAND, ME 04102	31 CUSHMAN ST	1
056 A018001	DINGWELL JENNIFER	25 CUSHMAN ST # 1 PORTLAND, ME 04102	25 CUSHMAN ST	1
056 A018002	HEISER ROBERT S & LESLEY K HEISER JTS	25 CUSHMAN ST # 2 PORTLAND , ME 04102	25 CUSHMAN ST	1
056 A018003	REOCH GINGER R	25 CUSHMAN ST # 3 PORTLAND , ME 04102	25 CUSHMAN ST	1
056 A018004	LENTZ JANNETTE & KEVIN TACKA JTS	25 CUSHMAN ST # 4 PORTLAND , ME 04102	25 CUSHMAN ST	1
056 B001001	ROGGENTHIEN DONNA	84 PINE ST PORTLAND , ME 04102	84 PINE ST	1
056 B002001	SCHWINGLE STACEY	72 PINE ST # 1 PORTLAND , ME 04102	72 PINE ST	1
056 B002002	LAMONT KELLY A C & WILLIAM A LAMONT JR JTS	198 HARDING BRIDGE RD GORHAM, ME 04038	72 PINE ST	1
056 B002003	LOPEZ PABLO	72 PINE ST # 3 PORTLAND , ME 04102	72 PINE ST	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
056 B002004	BORDOWITZ ELIZABETH L	72 PINE ST UNIT 4 PORTLAND, ME 04102	72 PINE ST	1
056 B002005	NANOS M DOROTHY	72 PINE ST # 5 PORTLAND, ME 04102	72 PINE ST	1
056 B002006	FOSTER KATHERINE A	72 PINE ST PORTLAND, ME 04102	72 PINE ST	1
056 B002007	MACLEAN BARBARA A	72 PINE ST APT 7 PORTLAND, ME 04102	72 PINE ST	1
056 B002008	DUBITSKY ANNICE S	72 PINE ST UNIT #8 PORTLAND, ME 04102	72 PINE ST	1
056 B002009	FRANK RUSSELL J	31 MAHLON AVE GORHAM , ME 04038	72 PINE ST	1
056 B002010	SCOONES CAROLINE	72 PINE ST # 10 PORTLAND , ME 04102	72 PINE ST	1
056 B002011	LIGHTFOOT KALI P	74 PINE ST # 11 PORTLAND , ME 04102	72 PINE ST	1
056 B002012	PERRY KARYL S	72 PINE ST APT 12 PORTLAND, ME 04102	72 PINE ST	1
056 B002013	STARREN PETER & BEVERLY MOBLEY STARREN	402 N PHILLIPS ST CARSON CITY , NV 89703	72 PINE ST	1
056 B002014	WARE BARBARA A	72 PINE ST # 14 PORTLAND, ME 04102	72 PINE ST	1
056 B002015	RAJOTTE MARK L	72 PINE ST # 15 PORTLAND , ME 04102	72 PINE ST	1
056 B002016	GROVE FAMILY LLC	30 CRESTWOOD DR CUMBERLAND , ME 04021	72 PINE ST	1
056 B006001	MCNABB ANDREW S & SHARON E MCNABB	15 LEWIS ST PORTLAND , ME 04102	17 LEWIS ST	1
056 B006002	DOYLE DAVID & CYNTHIA SWETT JTS	17 LEWIS ST # 2 PORTLAND , ME 04102	17 LEWIS ST	1
056 B006003	HAMILTON ALEXANDER F & MEREDETH V HAMILTON JTS	35 BURNT JACKET LANDING WOOLWICH , ME 04579	17 LEWIS ST	1
056 B007001	W-2 REALTY TRUST	PO BOX 382 CUMBERLAND, ME 04021	184 CLARK ST	6
056 B009001	ST GERMAIN PHILIP E	752 MAIN ST WESTBROOK , ME 04092	11 LEWIS ST	4
056 B010001	W-2 REALTY TRUST	PO BOX 382 CUMBERLAND CENTER, ME 04021	182 CLARK ST	1
056 B011001	REDFERN PROPERTIES LLC	PO BOX 8816 PORTLAND , ME 04104	9 LEWIS ST	7
056 B01101A	GRABIAS STENLEY L & JOHANNA V GRABIAS JTS	1424 DAUPHIN AVE READING , PA 19610	9 LEWIS ST	1
056 B01101B	EVON ROBERT W III & LESLEY J EVON JTS	9 LEWIS ST E 1B PORTLAND , ME 04102	9 LEWIS ST	1
056 B01102A	MARIN NORMA B	53 GILMAN WASS RD ADDISON , ME 04606	9 LEWIS ST	1
056 B01102B	GREGG EDWIN T JR & NANCY B GREGG JTS	201 ROCKLAND RD WESTMINSTER , MD 21158	9 LEWIS ST	1
056 B01102C	LOMBARD JOHN T & SADIE R LOMBARD JTS	9 LEWIS ST # 2C PORTLAND , ME 04102	9 LEWIS ST	1
056 B01103A	TUGGEY CARLISLE	9 LEWIS ST # 3A PORTLAND , ME 04102	9 LEWIS ST	1
056 B01103B	CONNOLLY GREGORY J & KRISTEN W VAN WOERT JTS	9 LEWIS ST # 3B PORTLAND , ME 04102	9 LEWIS ST	1
056 B015001	FISK JAMES L & JAN W PIERCE-FISK JTS	11 BROWN ST KENNEBUNK, ME 04043	11 CUSHMAN ST	3
056 B017001	BRYAN SUZANNE GARDINER & EDWARD B S BRYAN JTS	9 CUSHMAN ST PORTLAND, ME 04102	9 CUSHMAN ST	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
056 B018001	PORTLAND WEST PLANNING COUNCIL INC	181 BRACKETT ST PORTLAND, ME 04102	170 CLARK ST	6
056 B020001	LAPCHICK JODIE & MARK BARNETTE JTS	7 CUSHMAN ST PORTLAND, ME 04103	7 CUSHMAN ST	1
056 B021001	JOHNSON PEGGY HELEN	168 CLARK ST PORTLAND, ME 04102	168 CLARK ST	2
056 B022001	KAMPS KRISTI M	174 CLARK ST PORTLAND, ME 04102	174 CLARK ST	1
056 B023001	LEWIS-WHITTEN LLC	23 ST LAWRENCE ST PORTLAND, ME 04101	19 LEWIS ST	5
056 B024001	FREMONT OLIVER T & KERRIANN D FREMONT JTS	82 PINE ST PORTLAND, ME 04102	82 PINE ST	1
056 C001001	RICHMOND PETER W & GLADYS M RICHMOND JTS	490 HARPSWELL ISLAND RD HARPSWELL, ME 04079	68 PINE ST	1
056 C002001	PRINCESS K LLC	64 PINE ST PORTLAND, ME 04102	64 PINE ST	1
056 C005001	PORTLAND WEST PLANNING COUNCIL	181 BRACKETT ST PORTLAND, ME 04102	56 PINE ST	1
056 C006001	STAUFFER WILLIAM L & CHARLES C STAUFFER	468 FOREST AVE PORTLAND, ME 04101	200 BRACKETT ST	5
056 C007001	STAUFFER WILLIAM L & CHARLES C STAUFFER	468 FOREST AVE PORTLAND, ME 04101	54 PINE ST	1
056 C008001	FLOOD NANCY K	192 BRACKETT ST PORTLAND, ME 04102	192 BRACKETT ST	1
056 C009001	INGALLS EDWARD III	191 CLARK ST PORTLAND, ME 04102	189 CLARK ST	3
056 C010001	MCCOY DEBORAH A	185 CLARK ST # 3 PORTLAND, ME 04102	185 CLARK ST	3
056 C021001	RICHMOND PETER W & GLADYS M RICHMOND JTS	490 HARPSWELL ISLAND RD HARPSWELL, ME 04079	66 PINE ST	1
056 C023001	WIRTH WYNNE H	196 BRACKETT ST PORTLAND, ME 04102	196 BRACKETT ST	3
056 C024001	WARMING DIANE	52 PINE ST PORTLAND, ME 04102	52 PINE ST	3
056 D022001	ASTRACHAN CHRISTINA E & GARY D JTS	18 CUSHMAN ST PORTLAND, ME 04102	18 CUSHMAN ST	1
056 D024001	ARMSTRONG ANTHONY A	32 LAWSON RD CAPE ELIZABETH, ME 04107	16 CUSHMAN ST	3
056 D026001	BEHAN CHRISTOPHER P & JAMES R LIGHT	12 CUSHMAN ST PORTLAND, ME 04102	12 CUSHMAN ST	2
056 D027001	PORTLAND WEST PLANNING COUNCIL	181 BRACKETT ST PORTLAND, ME 04102	8 CUSHMAN ST	3
056 D028001	MCINNIS LAWRENCE C KW VET	162 CLARK ST PORTLAND, ME 04102	162 CLARK ST	1
056 D033001	FOX WILLIAM H	50 SOUTH SHORE DR # 28 MIAMI BEACH, FL 33141	37 SPRUCE ST	3
056 D034001	SHALOM HOUSE INC	1 PLEASANT ST PORTLAND, ME 04101	154 CLARK ST	5
056 D035001	WEST BRACKETT INC	104 GRANT ST PORTLAND, ME 04101	146 CLARK ST	7
056 D036001	BISSEON JAMES T & JOANN T BISSEON JTS	150 CLARK ST PORTLAND, ME 04102	150 CLARK ST	1

CBL	OWNER		OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
Total Listed	258	UNITS	605		