

Project Description

50 Industrial Way, LLC currently owns and operates the Allagash Brewing Company facility located at 50 Industrial Way, identified as Block B, Lot 8, 9, and 10 on the City of Portland Tax Map 326. The Allagash Brewery is currently located in the moderate intensity industrial zone (I-M) and is accessed from Industrial Way which intersects Riverside Street, north of Forest Avenue.

The project site consists of three contiguous lots within the Turnpike Industrial Park with a combined parcel area of 4.407 acres. The proposed development will include construction of a 7,670 square foot building addition, construction of a paved pad adjacent to the addition, construction of a temporary access drive and associated site improvements. When completed, the developed area will encompass approximately 4.14 acres with approximately 2.77 acres of impervious area.

Based upon the rapid growth of their business, it has become necessary for the applicant to consider increasing the size of their facility and capacity of their operation. 50 Industrial Way, LLC is proposing an addition to the current building. The addition is intended to accommodate packaging and distribution efforts for the brewery operations. The original Site Plan was approved in 2006; with construction and occupancy of 13,000 square feet of floor space occurring by 2007. There have been several expansions since then which brings the current floor space to 65,080 square feet. The proposed additional space would increase the overall floor area to 72,750 square feet.