

Comments Submitted - 7/10/14

Comments Submitted 7/16/14

City of Portland

Development Review Application  
Planning Division Transmittal Form

**Application Number:** 2014-098      **Application Date:** 06/03/2014  
**CBL:** 326 B009001      **Application Type:** Level III Site Plan Under 50,000 sq f  
**Applicant:** Allagash Brewing - 50 Industrial Way, LLC  
**Project Name:** Allagash Brewing Expansion  
**Address:** 50 INDUSTRIAL WAY  
**Project Description:** 2,400 Sq Ft Tank Support addition (Bunker), 18,360 sq. ft. Production Exp. (connecting 50 & 100 Industrial Way Facilities) adding loading docks and associated site work.  
**Zoning:** IM

Bldg Permit # 2014-01527

**Other Required Reviews:**

<input type="checkbox"/> Traffic Movement	<input type="checkbox"/> 14-403 Streets	<input type="checkbox"/> Housing Replacement
<input checked="" type="checkbox"/> Storm Water	# Units _____	<input type="checkbox"/> Historic Preservation
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Flood Plain	<input type="checkbox"/> Other:
# Lots _____	<input type="checkbox"/> Shoreland	
<input type="checkbox"/> Site Location	<input type="checkbox"/> Design Review	
# Unit _____		

**Distribution List:**

<b>Planner</b>	Barbara Barhydt	<b>Parking</b>	John Peverada
<b>Zoning</b>	Marge Schmuckal	<b>Design Review</b>	Alex Jaegerman
<b>Traffic Engineer</b>	Tom Errico	<b>Corporation Counsel</b>	Nennifer Thompson
<b>Civil Engineer</b>	David Senus	<b>Sanitary Sewer</b>	John Emerson
<b>Fire Department</b>	Chris Pirone	<b>Inspections</b>	Tammy Munson
<b>City Arborist</b>	Jeff Tarling	<b>Historic Preservation</b>	Deb Andrews
<b>Engineering</b>	David Margolis-Pineo	<b>DRC Coordinator</b>	Phil DiPierro
		<b>Outside Agency</b>	

Comments needed by 6/20/2014

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**MEMORANDUM**

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**To:** FILE

**From:** Jean Fraser

**Subject:** Application ID: 2014-098

**Date:** 7/16/2014

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**Comments Submitted by: Marge Schmuckal/Zoning on 7/16/2014**

The applicant revised the zoning assessment sheet to reflect a building height of 34' which is well under the 75' maximum height. The building height also affects the required setbacks in this I-M zone. The I-M zone setback are being met using the 34' building height. The building permit #2014-01527 has been applied for and signed off for zoning at this time.

Marge Schmuckal  
Zoning Administrator

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**MEMORANDUM**

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**To:** FILE

**From:** Jean Fraser

**Subject;** Application ID: 2014-098

**Date:** 7/10/2014

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**Comments Submitted by: Marge Schmuckal/Zoning on 7/10/2014**

The newest additions to Allagash Brewery are meeting the I-M industrial dimensional zone requirements, including setbacks, impervious surface, and parking. The zoning analysis mentioned the height of the newest buildings as 31' or 34' depending on which set of given information is used. However the submitted building elevation page does not have any dimensions on it and does not have any scaling information on it. I am pretty sure the maximum height of 75' is not being violated. I will need an elevation plan to confirm the building height.

Marge Schmuckal  
Zonng Administrator

Applicant: Allagash Brewing  
Address: 50 INDUSTRIAL WAY

Date: 7/10/14

C-B-L: 326-B-008-9-10

CHECK-LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - I-M

Interior or corner lot - use:

Proposed Use/Work - Brewery with warehouse & accessory to shop & SAles  
production Addition - Loading Dock

Sewage Disposal -

Lot Street Frontage - 60' min - 500'

Front Yard - 1' for each 1' of Bldg height - 55' at closest

Rear Yard - 1' for each 1' of Bldg height up to 25' - 30.66' at closest  
does not abutt Res.

Side Yard - 1' for each 1' of Bldg height up to 25' - well over 25' on both  
32' at closest side

Projections -

Width of Lot - N/A

Height - 75' MAX - 34' given in Analysis - 34' given 7/15/14

Lot Area -

Lot Coverage/Impervious Surface - 75% MAX - 120,311 # given or 62.7%

Area per Family - N/A

Off-street Parking -

Loading Bays - 1 New - meets min dimensions

Site Plan - 2014-098

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - p. mel 1 - Zone C

min 10' Pavement Setback - 13.85' scaled - 11.69' at front

plan does not show  
time

**Assessment of Zoning**

A copy of the zoning map indicating the location of the project site is provided. As depicted, the subject parcel is located entirely within the medium intensity industrial zone (I-M); and does not abut any other City zoning districts.

The proposed use is a brewery, which is a permitted use as described in Section 14-247.a of the City of Portland Code of Ordinances.

In accordance with the dimensional requirements defined in Section 14-250 of the City of Portland Code of Ordinances, the proposed development meets or exceeds the requirements as follows:

	<u>Ordinance Requirement</u>	<u>Phase 1</u>	<u>Phase 2</u>
Min. lot size	none	4.407 acres	4.407 acres
Max. impervious ratio	75%	56.5%	61.6%
Max. building height	75 feet	34 feet	34 feet
Min. side yard	25 feet	74.5 feet	36.3 feet
Min. rear yard	25 feet	30.6 feet	30.6 feet
Min. front yard	1 ft./1 ft. of building height	35.8 feet	35.8 feet
Min. street frontage	60 feet	881.5 feet	881.5 feet
Pavement setback	10 feet	12 feet	12 feet

*Revised  
7/15/14*

## Marge Schmuckal - RE: Question RE: Allagash Brewing

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**From:** Richard Meek <rmeek@sebagotechnics.com>  
**To:** "Donaldson, Nell" <HCD@portlandmaine.gov>  
**Date:** 7/15/2014 3:37 PM  
**Subject:** RE: Question RE: Allagash Brewing  
**Attachments:** 02249 Final Site Plan Narratives - page 40.pdf; cimarron\_led\_spec\_sheet.pdf; 00249-photometric.pdf

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Nell,

- The Architect is out of town this week. I'm not sure we'll be able to get you an updated elevation by Thursday. The highest (top of steel) elevation at the front of the new addition is 30.25' above finish floor. The average building height above grade is 34'. I've updated and attached the zoning narrative to be consistent with the height reported on the Site plan.
- Sorry, that is my error on the project data sheet(s). There are 17 existing spaces and no new spaces proposed. Ten (10) spaces are located near the main entrance of 50 Industrial Way and 7 spaces are to be relocated near the entrance of 100 Industrial Way. The relocated bike rack is shown on the Site plan. The ten existing spaces at 50 Industrial Way are shown but not identified.
- Cut sheets for a LED exterior light fixture are attached. The LED is an equivalent option to be used in lieu of the HPS (high pressure sodium) fixture originally specified. The corresponding photometric analysis plan is also attached.
- The proposed trees will be located partially on the side slope of the proposed basin. The stormwater management system (including the basin) is designed to drain stormwater runoff from the site in 24-48 hours. Therefore, the trees to be located on the detention basin's side slope will not have continually saturated roots.

I hope this addresses your questions.

Rick

**From:** Helen Donaldson [mailto:HCD@portlandmaine.gov]  
**Sent:** Tuesday, July 15, 2014 11:01 AM  
**To:** Richard Meek  
**Subject:** RE: Question RE: Allagash Brewing

Rick,

Thanks for bearing with us as we switch staff here. I'm getting into the report now and have a couple of questions, which I hope we can straighten out before the hearing report is finalized on Thursday:

- The zoning administrator has commented (attached). She's asking for elevations showing building heights. Can you provide these by Thursday? That way we might avoid a condition of approval.
- Your most recent data sheet shows 10 existing and 10 proposed bike parking spaces. Can you confirm that you'll have 20 spaces total when finished? Can you remind me where the existing bike racks are?
- We need cut sheets for the exterior lights. If we can get these by Thursday, we might avoid a condition on this as well.
- The landscaping plan for phase 2 seems to show some trees in the detention basin. Can you take a look and advise?

Thanks, Rick. I will let you know when/if additional comments come in. I think we should be in pretty good

shape.

Nell

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Nell Donaldson  
City of Portland Planning Division  
389 Congress Street  
Portland, Maine 04101  
874-8723  
[hcd@portlandmaine.gov](mailto:hcd@portlandmaine.gov)

>>> Richard Meek <[rmeek@sebagotechnics.com](mailto:rmeek@sebagotechnics.com)> 7/14/2014 3:25 PM >>>  
Jean,

The project data sheet (for Phase 1) is attached, as requested. Let me know if you require additional information to complete your review.

Thanks  
Rick

**From:** Jean Fraser [<mailto:JF@portlandmaine.gov>]  
**Sent:** Monday, July 14, 2014 11:27 AM  
**To:** Richard Meek  
**Cc:** Donaldson, Helen  
**Subject:** Question RE: Allagash Brewing

Rick

Thanks for the paper copies and disk.

I do not see the separate data sheet for Phase 1 nor the table we discussed showing info for each of the stages- can you tell me where to find those?

thanks  
Jean

*Jean Fraser, Planner  
City of Portland  
874 8728*

>>> Richard Meek <[rmeek@sebagotechnics.com](mailto:rmeek@sebagotechnics.com)> 7/14/2014 10:27 AM >>>  
Hi Jean,

Ok. Thanks. Here are the signature pages. I'm on my way to deliver the paper copies and disk. Should I drop this off at Building Inspections or Planning?

Rick

**From:** Jean Fraser [<mailto:JF@portlandmaine.gov>]  
**Sent:** Monday, July 14, 2014 10:12 AM  
**To:** Richard Meek  
**Subject:** Re: Allagash Brewing

Rick

No- just the electronic copy of the HVAC is fine; that may need to be a condition in any case (because we don't have time to review so much info).

Jean

>>> Richard Meek <[rmeek@sebagotechnics.com](mailto:rmeek@sebagotechnics.com)> 7/14/2014 8:50 AM >>>  
Jean,

I'm awaiting signature on the application and then I'll bring over the required paper copies. I have an electronic copy of the proposed HVAC equipment, which I will also bring over on a disk (since it is a very large file). Do you need a paper copy of this information? (the document is over 200 pages)

Thanks

Rick

**Richard L. Meek, P.E.**  
Sr. Project Engineer

**SEBAGO**  
TECHNICS

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# SEBAGO

June 3, 2014

02249

Barbara Barhydt, Development Review Services Manager  
Planning and Urban Development Department  
City of Portland  
389 Congress Street  
Portland, ME 04101

Level III Preliminary Site Plan Application;  
50 Industrial Way, LLC - Allagash Brewing Company  
Tax Map 326 Block B, Lot 8, Lot 9 and Lot 10

Dear Barbara:

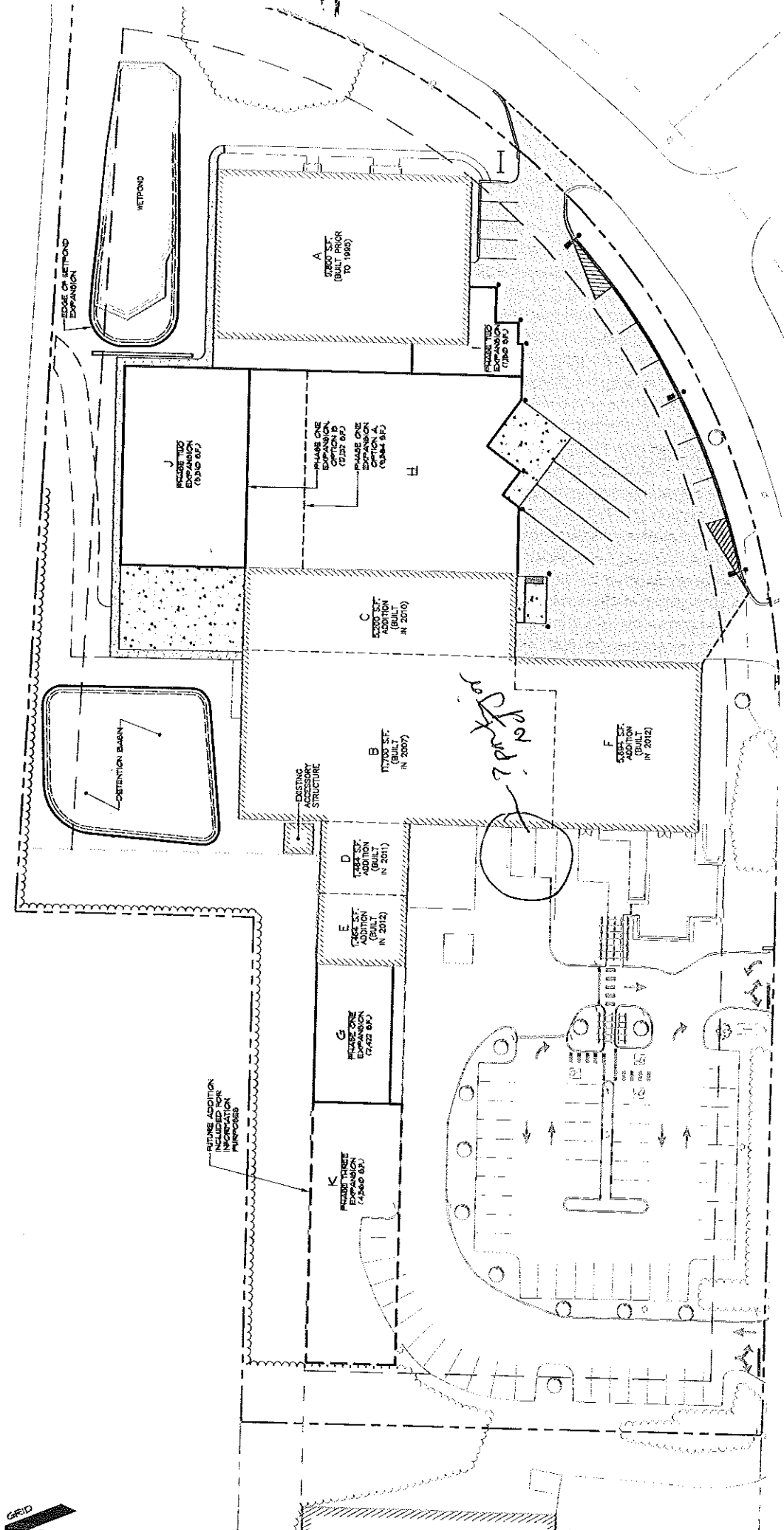
On behalf of 50 Industrial Way, LLC, Sebago Technics, Inc. is submitting this Preliminary Site Plan application for an expansion of their facility located at 50 Industrial Way in Portland, Maine. The property is owned and operated as a Brewery (Allgash Brewing Company) by the applicant and is depicted as Lots 8, 9 and 10 on Tax Map 326. As you will recall, we met with you and the Urban Development review staff on May 28, 2014 to discuss the future development for this property.

The current plan of development includes: a 18,800 square foot building addition (2015 Production addition), which will connect 50 Industrial Way and 100 Industrial Way; a 40' x 60' concrete tank support pad; a 2,422 square foot building addition (Bunker); and, site improvements associated with the loading dock area.

The project is proposed to be phased. Phase 1 will include approximately 12,130 square feet of the 2015 Production addition, approximately 40' x 16' of the concrete tank support pad, the Bunker addition, and the site improvements associated with the loading dock area. Phase 2 will include construction of an approximately 5,510 square foot addition at the rear of the 2015 Production addition, connection of 50 Industrial Way and 100 Industrial Way, and completion of the 40' x 60' concrete tank support pad. Phase 2 will require expansion of the existing wet pond, construction of the proposed stormwater detention basin, and application for a Tier 2 wetland alteration permit. Phase 3 will include an approximately 4,560 square foot addition to the Bunker.

All utilities including: public water, sanitary sewer, natural gas, electrical and communications are currently serving the existing building via connections within Industrial Way. These utilities will be extended to the proposed addition(s) within the building.

The majority of stormwater runoff from the site will be collected and routed to the existing wet pond such that the post-development peak rates of discharge will be maintained or reduced when compared to the pre-development peak rates of discharge. In addition, the wet pond provides water quality treatment in general conformance with Chapter 500 of the Maine Stormwater Law.



GRID

**GENERAL NOTES:**

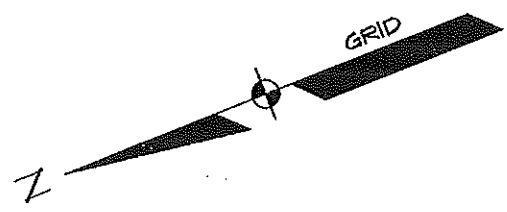
- THE RECORD OWNER OF THE PARCELS IS 50 INDUSTRIAL WAY LLC, 50 INDUSTRIAL WAY, PORTLAND, MAINE 04103 BY DEEDS RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) IN THE FOLLOWING:  
 LOT 11 BOOK 29161 PAGE 291, DATED NOVEMBER 30, 2011  
 LOT 13 BOOK 19385 PAGE 348, DATED NOVEMBER 14, 2002  
 LOT 19 BOOK 28660 PAGE 231, DATED APRIL 26, 2011
- THE PROPERTY IS SHOWN AS ON THE CITY OF PORTLAND TAX MAP 326 BLOCK B AS LOT 10 (SUBDIVISION LOT 17), LOT 9 (SUBDIVISION LOT 18) AND LOT 8 (SUBDIVISION LOT 19) IS LOCATED IN THE IM ZONE.
- SPACE AND BULK CRITERIA FOR THE IM ZONE ARE AS FOLLOWS:  
 ORDINANCE REQUIREMENT:  
 NONE  
 15%  
 75 FEET  
 25 FEET  
 25 FEET  
 1 FT. / 1 FT. OF BLDG. HEIGHT  
 60 FEET  
 10 FEET
- TOTAL AREA OF PARCELS ARE AS FOLLOWS:  
 LOT 11 : 58,920 SQUARE FEET  
 LOT 18 : 13,073 SQUARE FEET  
 LOT 19 : 59,985 SQUARE FEET
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON BOUNDARY, TOPOGRAPHIC AND AS-BUILT SURVEYS PERFORMED BY SEBAGO TECHNIQS, INC. FROM 2002 THROUGH 2014.
- PLAN REFERENCES:  
 A. RECORDING PLAT OF THE TURNPIKE INDUSTRIAL PARK, BY LAND USE CONSULTANTS, DATED MARCH 25, 1986 AND LAST REVISED SEPTEMBER 9, 1986, BEING RECORDED IN THE CCRD IN PLAN BOOK 151 PAGE 61.  
 B. SITE PLAN SET OF PLANS OF LOT 19, TURNPIKE INDUSTRIAL PARK FOR ALLAGASH BREWING, BY SEBAGO TECHNIQS, INC. (PROJECT 05051).
- PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83, ELEVATIONS DEPICTED HEREON ARE NAVD83, BASED ON DUAL FREQUENCY GPS OBSERVATIONS.
- UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION.

**PARKING SUMMARY:**

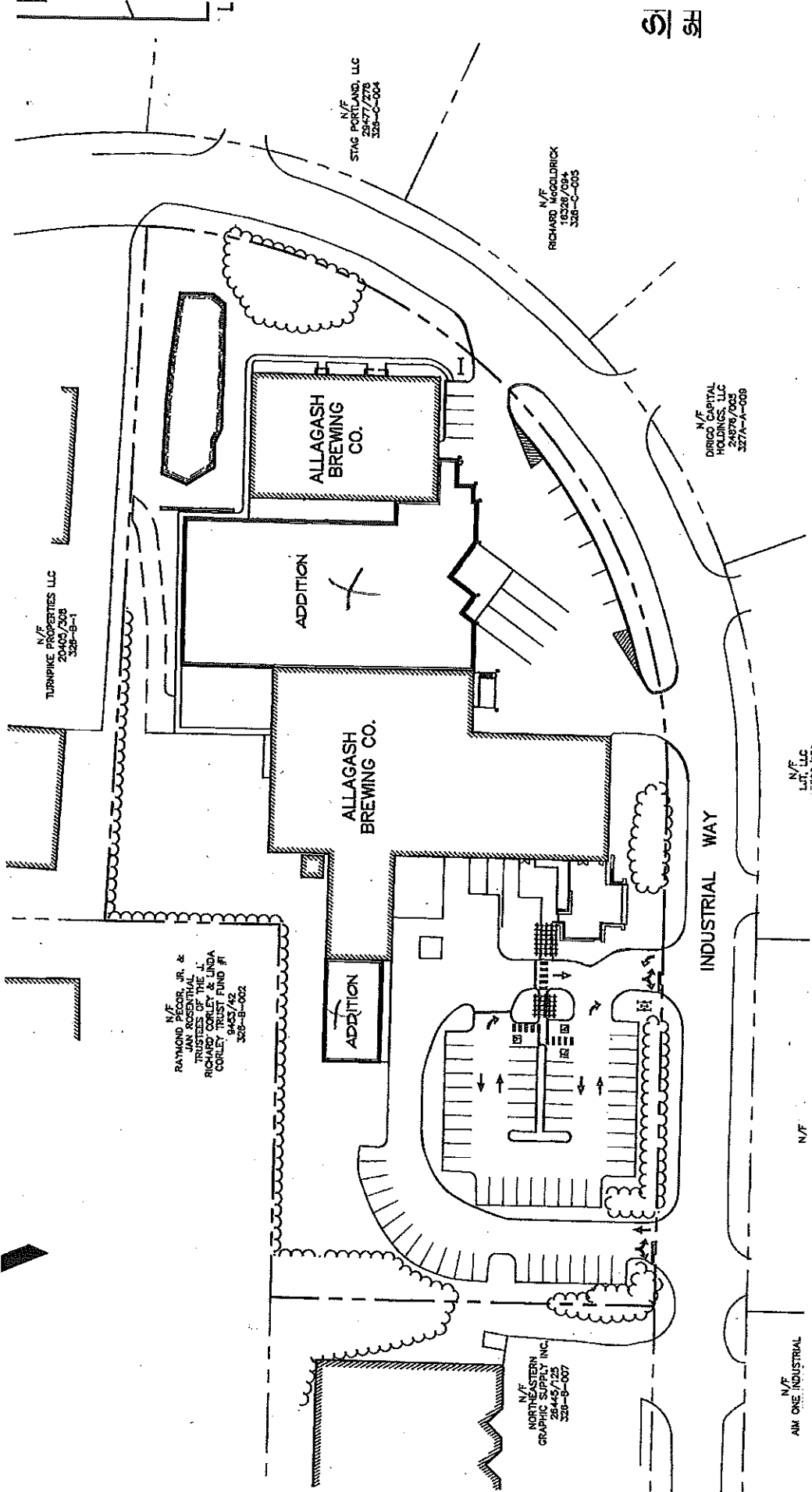
50 INDUSTRIAL WAY	1 SPACE/200 SF. (OVER 2,000 SF.)
RETAIL	1,736 SF.
OFFICE	1,336 SF.
PRODUCTION	53,150 SF.
TOTAL REQUIRED:	56,222 SF.
TOTAL PROVIDED:	14 SPACES

*Confined  
 76 - 2 next  
 to Bldg B may  
 be removed*

*31' from wetland assessment*



WETLAND IMPACT  
 APPENDIX A



N/F  
STAG PORTLAND, LLC  
25-57/773  
328-C-004

N/F  
RICHARD MCGOLDRICK  
16328/094  
328-C-005

N/F  
DRACO CAPITAL  
HOLDINGS, LLC  
24878/003  
327A-A-009

N/F  
TURNPIKE PROPERTIES LLC  
23493/308  
328-B-1

N/F  
RAYMOND PECOR, JR. &  
JAN ROSENTHAL  
TRUSTEES OF THE  
RICHARD PECOR, JR. TRUST  
CORLEY TRUST FUND #1  
9453/742  
328-B-002

ALLAGASH  
BREWING CO.

ADDITION

INDUSTRIAL WAY

N/F  
LIT, LLC

N/F

N/F  
NORTHEASTERN  
GRAPHIC SUPPLY INC.  
26445/125  
328-B-007

N/F  
AIM ONE INDUSTRIAL

## PROJECT DATA

The following information is required where applicable, in order to complete the application.

<b>Total Area of Site</b>	191,979	sq. ft.
<b>Proposed Total Disturbed Area of the Site</b>	163,500	sq. ft.
If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with DEP and a Stormwater Management Permit, Chapter 500, with the City of Portland.		
<b>Impervious Surface Area</b>		
Impervious Area (Total Existing)	93,404	sq. ft.
Impervious Area (Total Proposed)	120,311	sq. ft.
<b>Building Ground Floor Area and Total Floor Area</b>		
Building Footprint (Total Existing)	35,722	sq. ft.
Building Footprint (Total Proposed)	56,936	sq. ft.
Building Floor Area (Total Existing)	37,055	sq. ft.
Building Floor Area (Total Proposed)	64,250	sq. ft.
<b>Zoning</b>		
Existing	I-M	
Proposed, if applicable	I-M	
<b>Land Use</b>		
Existing	BREWERY	
Proposed	BREWERY	
<b>Residential, If applicable</b>		
# of Residential Units (Total Existing)	N/A	
# of Residential Units (Total Proposed)	N/A	
# of Lots (Total Proposed)	N/A	
# of Affordable Housing Units (Total Proposed)	N/A	
<b>Proposed Bedroom Mix</b>		
# of Efficiency Units (Total Proposed)	N/A	
# of One-Bedroom Units (Total Proposed)	N/A	
# of Two-Bedroom Units (Total Proposed)	N/A	
# of Three-Bedroom Units (Total Proposed)	N/A	
<b>Parking Spaces</b>		
# of Parking Spaces (Total Existing)	64	
# of Parking Spaces (Total Proposed)	74	
# of Handicapped Spaces (Total Proposed)	3	
<b>Bicycle Parking Spaces</b>		
# of Bicycle Spaces (Total Existing)	10	
# of Bicycle Spaces (Total Proposed)	10	
<b>Estimated Cost of Project</b>	\$750,000	