

Listed below are key characters (in bold) for searching within this file.

Hold down the control key and select the “f” key. Enter either a key character from the list below or document name and select enter for a list of documents containing the search word you entered.

APL – all documents behind this target sheet pertain to the original application submitted by the Applicant.

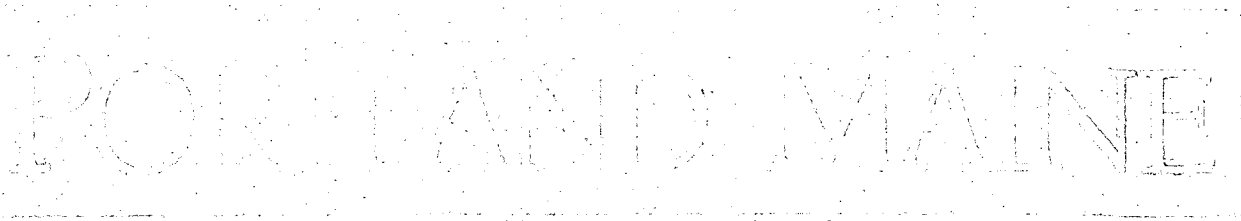
PBM1 – all documents behind this target sheet are any Planning Board memos with attachments that went to the Board.

PBR1 - all documents behind this target sheet are any Planning Board reports with attachments that went to the Board.

CC1 - all documents behind this target sheet are any City Council memos/reports that went to the City Council.

DRC1 - all documents behind this target sheet are those pertaining to the post review of the project by the Development Review Coordinator.

MISC1 - all documents behind this target sheet are those that may not be included in any of the categories above.



Strengthening a Remarkable City. Building a Community for Life

www.portlandmaine.gov

Planning & Urban Development Department
Penny St. Louis Littell, Director

Planning Division
Alexander Jaegerman, Director

JULY 30, 2010

Project Name: Allagash Brewery Building Addition
Project ID: 10-79900008
Project Address: 50 Industrial Way
Planner: Erick Giles, AICP, LEED AP

Dear Mr. Tod:

On July 30, 2010, the Portland Planning Authority approved a minor site plan for the Allagash Brewery Building Addition at 50 Industrial Way as shown on the approved plan prepared by Richard L. Meek, P.E., Sebago Technics and dated January 7th 2009 with the following conditions:

1. Prior to the issuance of a certificate of occupancy, the applicant shall provide a drainage easement across Lot 17 with CBL: 326-B-10 to be reviewed and approved by Corporation Counsel. **Occupancy will not be allowed absent the recorded easement.**

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

STANDARD CONDITIONS OF APPROVAL

Please note the following standard conditions of approval and requirements for all approved site plans:

1. The site shall be developed and maintained as depicted in the site plan and the written submission of the applicant. Modification of any approved site plan or alteration of a parcel which was the subject of site plan approval after May 20, 1974, shall require the prior approval of a revised site plan by the Planning Authority pursuant to the terms of Ch. 14 of the Portland Land Use Code.
2. The above approvals do not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.
3. Final sets of plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*.dwg), release AutoCAD 2005 or greater.
4. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and seven (7) final sets of plans must be

submitted to and approved by the Planning Division and Public Services Dept. prior to the release of a building permit, street opening permit or certificate of occupancy for site plans. If you need to make any modifications to the approved plans, you must submit a revised site plan application for staff review and approval.

5. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
6. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
7. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Service's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
8. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If you have any questions, please contact Erick Giles at 874-8723 or egiles@portlandmaine.gov

Sincerely,



Penny St. Louis Littell, Director
Department of Planning and Urban Development

Attachments:

1. Performance Guarantee Packet

Electronic Distribution:

Penny St. Louis Littell, Director of Planning and Urban Development

Alexander Jaegerman, Planning Division Director

Barbara Barhydt Development Review Services Manager

Eric Giles, AICP Planner/Senior Planner

Philip DiPierro, Development Review Coordinator

Marge Schmuckal, Zoning Administrator

Tammy Munson, Inspections Division Director

Gayle Guertin, Inspections Division

Lannie Dobson, Inspections Division

Michael Bobinsky, Public Services Director

Kathi Earley, Public Services

Bill Clark, Public Services

David Margolis-Pineo, Deputy City Engineer

Greg Vining, Public Services

John Low, Public Services

Jane Ward, Public Services

Keith Gautreau, Fire

Jeff Tarling, City Arborist

Tom Errico, TY Lin

Dan Goyette, Woodard & Curran

Assessor's Office

Approval Letter File

Hard Copy: Project File

One Canal Plaza, Suite 500
Portland, ME 04101

T 207.871.1290
F 207.772.2647

www.boulos.com

June 3, 2010

Barbara Barhydt
Development Review Services Manager
City of Portland
Planning Department
389 Congress St
Portland, Me. 04101

RE: Minor Site Plan Review Application, Allagash Brewing Company

Dear Barbara:

On behalf of Allagash Brewing Company I am pleased to submit 7 copies on the enclosed plans, associated information for a minor site plan review and the application fee of \$400.00. For your reference, a site plan application of the existing building was submitted in November of 2005, approval was received in 2006, and construction was completed in 2007. Subsequent to that approval an approval to build the 5,200 square foot addition was received in February of 2009. That approval, however, expired in February of 2010, hence, our submission for re approval. Based on Allagash's continued growth the building addition continues to be necessary. The proposed use of the addition remains that of a commercial brewery for the production and distribution of beer.

Utilities including water, sewer, telephone, electric and gas are currently serving the site via Industrial Way. No additional utility services are required for the expansion. Storm water runoff generated by the site will be directed to and collected by the existing detention basin, which was designed to accommodate all runoff from the proposed development. The detention basin released the storm water through an outlet control structure, which ensures that the post development peak discharge rates are below pre development rates.

The proposed expansion will not require alteration of existing wetlands. Additionally, the scope of this project does not require a storm water permit form the Maine Department of Environmental Protection.

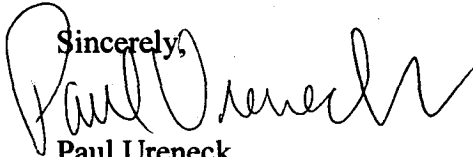
pusenack@boulos.com

Attached for your review are the requirement documents that were submitted with the formerly approved application. I have included an updated financial capacity letter from Bath Savings Bank and also the City of Portland Wastewater Capacity Application which is part of the new application process.

Should you have any questions or comments please do not hesitate to contact me.

Thank you.

Sincerely,



Paul Ureneck
Vice President
Project Management

Cc: Rob Tod, Allagash Brewing Company



**Development Review Application
PORTLAND, MAINE**

Department of Planning and Urban Development,
Planning Division and Planning Board

PROJECT NAME: Allagash Brewing

PROPOSED DEVELOPMENT ADDRESS:

50 Industrial Way Portland Me

PROJECT DESCRIPTION:

5200 sf building addition

CHART/BLOCK/LOT: 326/B/9

CONTACT INFORMATION:

APPLICANT

Name: Rob Tod

Address: 50 Industrial Way
Portland Me

Zip Code: 04103

Work #: 878 5385

Cell #: 450 4274

Fax #: _____

Home: _____

E-mail: robtod@allagash.com

PROPERTY OWNER

Name: Same

Address: _____

Zip Code: _____

Work #: _____

Cell #: _____

Fax #: _____

Home: _____

E-mail: _____

BILLING ADDRESS

Name: Same

Address: _____

Zip: _____

Work #: _____

Cell #: _____

Fax #: _____

Home: _____

E-mail: _____

~As applicable, please include additional contact information on the next page~

AGENT/REPRESENTATIVE

Name: Paul Ureneck
Address: CBRE The Boulos Co
1 Canal Plaza Portland
Zip Code: 04101
Work #: 871 1290
Cell #: 233 1172
Fax #: 772 2647
Home: _____
E-mail: pureneck@boulos.com

ARCHITECT

Name: n/a
Address: _____
Zip Code: _____
Work #: _____
Cell #: _____
Fax #: _____
Home: _____
E-mail: _____

SURVEYOR

Name: Sebago Technics Inc
Address: See Engineer section
Zip Code: _____
Work #: _____
Cell #: _____
Fax #: _____
Home: _____
E-mail: _____

ENGINEER

Name: Sebago Technics, Inc
Address: PO Box 1339
Westbrook, Me. 04098
Zip Code: _____
Work #: 856 0277
Cell #: _____
Fax #: 856 2206
Home: _____
E-mail: rmEEK@sebagotechnics.com

Richard Meek

CONSULTANT

Name: Associated Design Partners Inc
Address: 80 Leighton Rd
Falmouth Me
Zip Code: 04105
Work #: 878 1751
Cell #: _____
Fax #: 878 1788
Home: _____
E-mail: adp@adpengineering.com

ATTORNEY

Name: Rob Ruesch
Address: Verrill Dana
1Portland Square
Portland Me 04101
Zip Code: 774 4000
Work #: _____
Cell #: _____
Fax #: 774 7499
Home: _____
E-mail: rreusch@verrilldana.com

PROJECT DATA

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

Total Site Area	<u>73073</u>	sq. ft.
Proposed Total Disturbed Area of the Site	<u>7000</u>	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)

IMPERVIOUS SURFACE AREA

Proposed Total Paved Area	_____	sq. ft.
Existing Total Impervious Area	_____	sq. ft.
Proposed Total Impervious Area	_____	sq. ft.
Proposed Impervious Net Change	_____	sq. ft.

BUILDING AREA

Existing Building Footprint	<u>11700</u>	sq. ft.
Proposed Building Footprint	<u>16900</u>	sq. ft.
Proposed Building Footprint Net change	<u>5200</u>	sq. ft.
Existing Total Building Floor Area	<u>11700</u>	sq. ft.
Proposed Total Building Floor Area	<u>16900</u>	sq. ft.
Proposed Building Floor Area Net Change	<u>5200</u>	sq. ft.
New Building	<u>yes (addition)</u>	(yes or no)

ZONING

Existing	<u>IM</u>
Proposed, if applicable	<u>Same</u>

LAND USE

Existing	_____
Proposed	_____

RESIDENTIAL, IF APPLICABLE

Proposed Number of Affordable Housing Units	<u>N/A</u>
Proposed Number of Residential Units to be Demolished	_____
Existing Number of Residential Units	_____
Proposed Number of Residential Units	_____
Subdivision, Proposed Number of Lots	_____

PARKING SPACES

Existing Number of Parking Spaces	<u>22</u>
Proposed Number of Parking Spaces	<u>22</u>
Number of Handicapped Parking Spaces	<u>1</u>
Proposed Total Parking Spaces	<u>22</u>

BICYCLE PARKING SPACES

Existing Number of Bicycle Parking Spaces	<u>0</u>
Proposed Number of Bicycle Parking Spaces	<u>0</u>
Total Bicycle Parking Spaces	<u>0</u>

ESTIMATED COST OF PROJECT

\$650,000.00

Please answer the following with a Yes/No response on all that apply to the proposed development

Institutional	<u>n</u>	Change of Use	<u>n</u>
Parking Lot	<u>y</u>	Design Review	<u>n</u>
Manufacturing	<u>y</u>	Flood Plain Review	<u>n</u>
Office	<u>n</u>	Historic Preservation	<u>n</u>
Residential	<u>n</u>	Housing Replacement	<u>n</u>
Retail/Business	<u>n</u>	14-403 Street Review	<u>n</u>
Warehouse	<u>y</u>	Shoreland	<u>n</u>
Single Family Dwelling	<u>n</u>	Site Location	<u>n</u>
2 Family Dwelling	<u>n</u>	Stormwater Quality	<u>y</u>
Multi-Family Dwelling	<u>n</u>	Traffic Movement	<u>n</u>
B-3 Ped Activity Review	<u>n</u>	Zoning Variance	<u>n</u> (or date)
Change of Use	<u>n</u>	Historic Dist./Landmark	<u>n</u>
		Off Site Parking	<u>n</u>

Site Plan Checklist

Portland, Maine

Department of Planning and Urban Development, Planning Division and Planning Board

Allagash Brewing Bldg Addition 50 Industrial Way Portland

Project Name, Address of Project

Application Number

(The form is to be completed by the Applicant or Designated Representative)

Check Submitted	Required Information	Section 14-525 (b,c)																																																																														
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 Standard boundary survey (stamped by a registered surveyor, at a scale of not less than 1 inch to 100 feet and including: Name and address of applicant and name of proposed development - * Scale and north points - * Boundaries of the site - * Total land area of site - * Topography - existing and proposed (2 feet intervals or less) Plans based on the boundary survey including: - * Existing soil conditions - * Location of water courses, wetlands, marshes, rock outcroppings and wooded areas - * Location, ground floor area and grade elevations of building and other structures existing and proposed, elevation drawings of exterior facades, and materials to be used - * Approx location of buildings or other structures on parcels abutting the site and a zoning summary of applicable dimensional standards (example page 11 of packet) - * Location of on-site waste receptacles - * Public utilities - * Water and sewer mains - * Culverts, drains, existing and proposed, showing size and directions of flows - * Location and dimensions, and ownership of easements, public or private rights-of-way, both existing and proposed - * Location and dimensions of on-site pedestrian and vehicular access ways - * Parking areas - * Loading facilities - * Design of ingress and egress of vehicles to and from the site onto public streets - * Curb and sidewalks Landscape plan showing: - * Location of existing vegetation and proposed vegetation - * Type of vegetation - * Quantity of plantings - * Size of proposed landscaping - * Existing areas to be preserved - * Preservation measures to be employed - * Details of planting and preservation specifications - * Location and dimensions of all fencing and screening Location and intensity of outdoor lighting system Location of fire hydrants, existing and proposed (refer to Fire Department checklist – page 11) Written statements to include: - * Description of proposed uses to be located on site - * Quantity and type of residential, if any - * Total land area of the site - * Total floor area, total disturbed area and ground coverage of each proposed Building and structure - * General summary of existing and proposed easements or other burdens - * Type, quantity and method of handling solid waste disposal - * Applicant's evaluation or evidence of availability of off-site public facilities, including sewer, water and streets (refer to the wastewater capacity application – page 12) - * Description of existing surface drainage and a proposed stormwater management plan or description of measures to control surface runoff. | 1 a b c d e 2 a b c d e e f g g g g g h h h h h h h i j k c cl cl c2 c2 c3 c4 c5 c6 |

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- * An estimate of the time period required for completion of the development 7
- * A list of all state and federal regulatory approvals to which the development may be subject to. the status of any pending applications, anticipated timeframe for obtaining such permits, or letters of non-jurisdiction. 8
- * Evidence of financial and technical capability to undertake and complete the development including a letter from a responsible financial institution stating that it has reviewed the planned development and would seriously consider financing it when approved.
- * Evidence of applicant's right title or interest, including deeds, leases, purchase options or other documentation.
- * A description of any unusual natural areas, wildlife and fisheries habitats, or archaeological sites located on or near the site.

 UPON REQUEST

 UPON REQUEST

A jpeg or pdf of the proposed site plan, if available.
 Final sets of the approved plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*.dwg), release AutoCAD 2005 or greater.

Note: Depending on the size and scope of the proposed development, the Planning Board or Planning Authority may request additional information, including (but not limited to):

- drainage patterns and facilities
- erosion and sedimentation controls to be used during construction
- a parking and/or traffic study
- emissions
- a wind impact analysis
- an environmental impact study
- a sun shadow study
- a study of particulates and any other noxious
- a noise study

SITE PLAN CHECKLIST REQUIREMENTS**SECTION 14-525(B) CONTENTS:**

1. A standard boundary survey has been prepared and is included within this submittal showing all pertinent information as requested in Subsections a. through e. The plans are provided at a scale of 1" = 20'.
2. A plan set has been prepared and is included within this submittal showing all pertinent information as requested in Subsections a. through o. The set includes a site plan, grading and utility plan, landscape plan, and detail sheet. A site location map has been included as Exhibit 3.

SECTION 14-525(C) WRITTEN STATEMENTS:

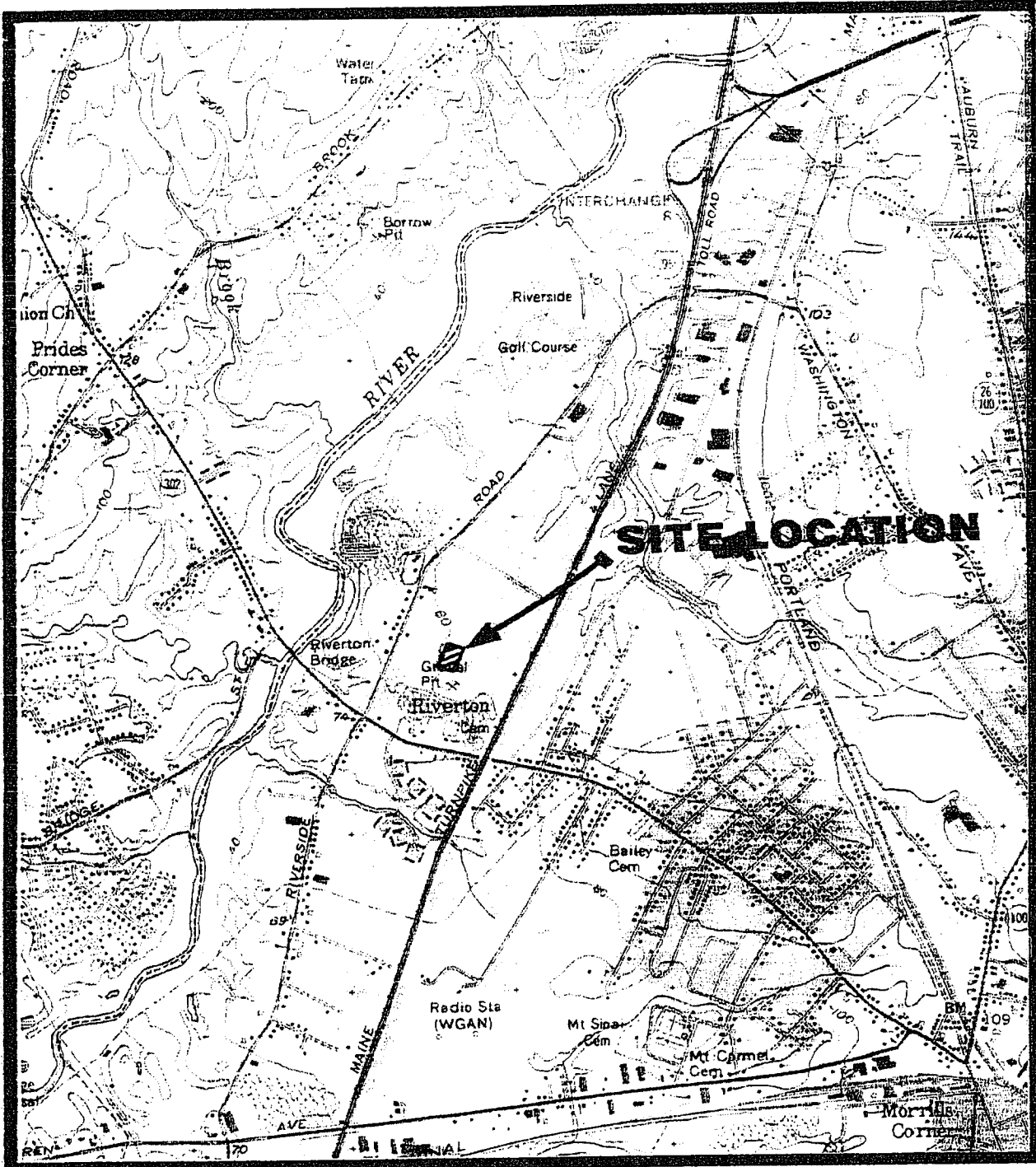
The record owner of the property is Allagash Brewing Company located at 50 Industrial Way, Portland, ME.

1. The proposed development will include a 5,200 square foot addition to the existing building. The addition will be used as warehouse space for storing product produced in the existing facility. The proposal does not deviate from the originally approved site plan, which depicts the addition described above.
2. The existing parcel includes approximately 73,073 square feet (1.68 acres). The floor area of the proposed building is 16,900 square feet.
3. Drainage easements were originally proposed along Industrial Way to allow for placement and access to a driveway culvert. There is also an access easement on the abutting westerly property.
4. Solid waste quantities generated by the project will not significantly increase as a result of the proposed addition. Solid waste and recyclables are currently contained on site inside a screened dumpster enclosure. Solid waste and recyclables are currently disposed of by a licensed waste management and recycling company under contract with the owner.
5. The site is currently serviced by city public water and sewer, natural gas, electric, phone and cable utilities. No significant increase in demand to any of the available utilities is anticipated as a result of the proposed addition. The original letters of capacity from the Portland Water District and Portland Public Works are included for reference.
6. The Stormwater Management Plan will not be significantly altered from the original design. A copy of the original narrative and calculations is included for reference.

SUMMER 2010

7. We anticipate an approximately 3-month construction schedule commencing upon project approvals in the ~~early spring of 2009~~. The anticipated construction schedule is dependent on approval of the final design plans for the project.
8. The project site is fully developed and less than three acres in size and will have less than an acre of impervious area. As such, the site will not require an MDEP Site Location of Development, Stormwater permit, nor a Maine Construction General Permit since it is expected that the area of disturbance will be less than one acre. We do not anticipate that the project is subject to any additional state or federal approvals and we are unaware of any pending applications related to the project site.
9. A letter of financial capacity and intent to finance is included for reference. The applicant is currently engaged in the brewing industry and will bring expertise to the proposed facility. Sebago Technics, Inc. is providing civil design documents. CBRE/Boulos Property Management is providing construction management services. Langford and Low is providing Architectural design documents and general contracting services.
10. The property is owned by the applicant, Allagash Brewing Company. A copy of the property deed is attached, for reference.
11. We have found no evidence at the project site to indicate that there are unusual natural areas, wildlife or fisheries habitat, or archeological sites on or near the project site.
12. We plan to submit the final approved drawings to the City in the desired electronic format(s).
13. A narrative description addressing the particulars of recyclable material generated by the site is included, for reference.

FIGURE 1



SITE LOCATION MAP
USGS TOPOGRAPHIC
7.5 MIN. QUADRANGLE
PORTLAND WEST
SCALE: 1"=2,000'



Doc#: 93526 Bk:18385 Pg: 348

QUITCLAIM DEED WITH COVENANT

NORTHEASTERN GRAPHIC SUPPLY, INC., a Maine corporation, for consideration paid, grants to 50 INDUSTRIAL WAY LLC, a Maine limited liability company with an address of 100 Industrial Way, Portland, Maine, 04103, with Quitclaim Covenant, the following described real property:

A certain lot or parcel of land, with any buildings and improvements thereon, situated in on the northerly side of Industrial Way, so-called, in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Lot 18 as shown on a Plan entitled Turnpike Industrial Park-Riverside Street, Portland Maine, Recording Plat, made for Portland Venture Partners, 100 Silver Street, Portland, Maine, by Land Use Consultants, dated March 25, 1986, revised through September 9, 1986 and recorded in the Cumberland County Registry of Deeds, in Plan Book 157, Page 61 ("the Subdivision Plan"), to which Subdivision Plan reference is hereby made for a more particular description.

Meaning and intending to convey and hereby conveying the same premises as conveyed to Northeastern Graphic Supply by deed of Alfred H. Milliken, Jr., et als, dated June 2, 1988 and recorded in the Cumberland County Registry of Deeds in Book 8317, Page 51.

Together with an easement to benefit the above described Lot 18, over the parcel of land described hereinafter (the "Easement Area") for ingress and egress by foot and by vehicle, together with the right to construct, improve, maintain, repair, grade, excavate, fill and pave a driveway within the Easement Area for access to Lot 18, and together with the right to install within the Easement Area, both above and below ground, utility services to include, without limitation, facilities necessary or convenient for the transmission of electricity, gas, telephone communications, cable television, computer communications, sewerage and water.

The Easement Area is a fifty (50) foot wide parcel of land, being a portion of Lot 19 as shown on the Subdivision Plan, bound and described as follows:

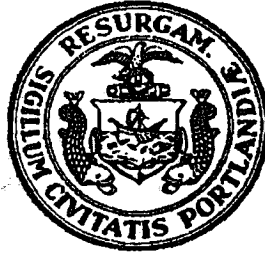
Beginning on the northerly side of Industrial Park Way, also known as Industrial Way, at the southwesterly corner of Lot 18 as shown on the Subdivision Plan, said point also being the most southerly corner of Lot 19 as shown on the Subdivision Plan;

Thence N 29° 52' 15" E along the westerly sideline of Lot 18 and the easterly sideline of Lot 19 a distance of 90.00 feet;

MAINE REAL ESTATE TAX PAID

CITY OF PORTLAND WASTEWATER CAPACITY APPLICATION

Department of Public Services,
55 Portland Street,
Portland, Maine 04101-2991



Mr. Frank J. Brancely,
Senior Engineering Technician,
Phone #: (207) 874-8832,
Fax #: (207) 874-8852,
E-mail: fjb@portlandmaine.gov

Date: 5/28/10

1. Please, Submit Utility, Site, and Locus Plans.

Site Address: 50 Industrial Way Portland Me
(Regarding addressing, please contact Leslie Kaynor, either at 756-8346, or at LMK@portlandmaine.gov) Chart Block Lot Number: 326/B /9

Proposed Use: Brewery
 Previous Use: Brewery

Existing Sanitary Flows: 25 employees=375 GPD
 Existing Process Flows: 9000 GPD

Description and location of City sewer, at proposed building sewer lateral connection:
10" diameter pipe unknown material located approx in middle of Industrial Way
Clearly, indicate the proposed connection, on the submitted plans.

Site Category	Commercial	___
	Industrial <i>(complete part 4 below)</i>	x
	Governmental	___
	Residential	___
	Other <i>(specify)</i>	___

2. Please, Submit Domestic Wastewater Design Flow Calculations.

Estimated Domestic Wastewater Flow Generated: 20% growth 450 GPD
 Peaking Factor/ Peak Times: Monday - Friday 5am 11pm
 Specify the source of design guidelines: (i.e. "Handbook of Subsurface Wastewater Disposal in Maine," ___ "Plumbers and Pipe Fitters Calculation Manual," ___ Portland Water District Records, ___ Other (specify))
15gpd per employee = 30 employees x 15 gpd = 450 gpd
Note: Please submit calculations showing the derivation of your design flows, either on the following page, in the space provided, or attached, as a separate sheet.

3. Please, Submit Contact Information.

Owner/Developer Name: Allagash Brewing
 Owner/Developer Address: 50 Industrial Way Portland Me
 Phone: 878 5385 Fax: _____ E-mail: robtod@allagash.com
 Engineering Consultant Name: Richard Meek PE c/o Sebago Technics, Inc
 Engineering Consultant Address: PO Box 1339 Westbrook, Me 04098
 Phone: 856 0277 x269 Fax: 856 2206 E-mail: rmeek@sebagotechnics.com
 City Planner's Name: _____ Phone: 874 8728

Note: Consultants and Developers should allow +/- 15 days, for capacity status, prior to Planning Board Review.

4. Please, Submit Industrial Process Wastewater Flow Calculations

Estimated Industrial Process Wastewater Flows Generated: 30% growth 11,700 GPD
 Do you currently hold Federal or State discharge permits? Yes No ___
 Is the process wastewater termed categorical under CFR 40? Yes ___ No
 OSHA Standard Industrial Code (SIC): 2082 (<http://www.osha.gov/oshstats/sicscr.html>)
 Peaking Factor/Peak Process Times: Monday Friday 5am 11pm



Bath Savings Institution

Since 1852

May 24, 2010

City of Portland
Planning Division
389 Congress Street
Portland ME 04101

Re: Allagash Brewing/50 Industrial Way, LLC

To Whom it May Concern:

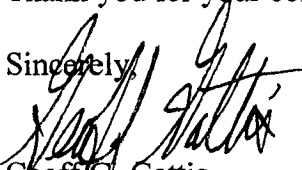
Allagash Brewing has been a customer of Bath Savings Institution since June 2006. We assisted with financing the construction of current Allagash Brewing facility at 50 Industrial Way in Portland. This letter is to underscore that Bath Savings Institution believes that 50 Industrial Way, LLC has the financial capacity to finance the expansion of the existing building at 50 Industrial Way.

We look forward to assisting them as this growing business continues to expand and create jobs in the Portland market.

If you have any questions regarding the financial capacity of 50 Industrial Way, LLC, to undertake the expansion of their current building please do not hesitate to give me call.

Thank you for your consideration.

Sincerely,


Geoff G. Gattis
Executive Vice President & CCO

jdm

cc: Allagash Brewing
Paul Ureneck

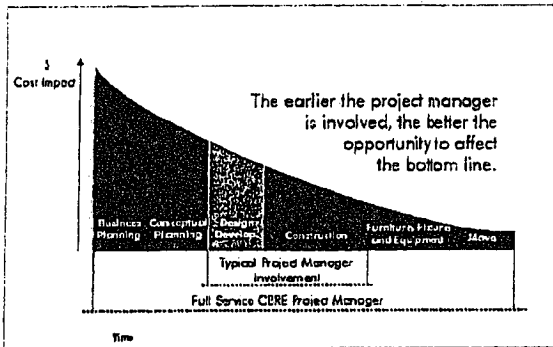
105 FRONT STREET, PO BOX 548, BATH, MAINE 04530

TEL. 207-442-7711 FAX 207-442-9137

1-800-447-4559

MEMBER FDIC

PROJECT SERVICES



CBRE/Boulos can assist with any of these items as part of our menu of services:

- ✓ Tenant Improvements
- ✓ Capital Improvements
- ✓ Program Development
- ✓ Facility Assessment
- ✓ Site Selection
- ✓ Due Diligence
- ✓ Permitting & Government Relations
- ✓ Project Team Selection
- ✓ Communications
- ✓ Scheduling
- ✓ Budget Management
- ✓ Construction Oversight
- ✓ Systems Commissioning
- ✓ Furniture & Equipment Selection
- ✓ Move Management

MANAGING YOUR PROJECT

With any project, regardless of size or complexity, the biggest challenge is knowing who is needed when, and what it should cost. Having someone on your team from the beginning with the knowledge and experience to guide the process can accelerate schedules and increase cost effectiveness. The result is time and money saved, without sacrificing the quality of the project.

DON'T KNOW WHERE TO START?

We are our clients' advocates. Our Project Management Division provides a single source of expertise to oversee any or all tasks necessary to renovate space, construct new buildings, or help with other real estate-related tasks. We offer an integrated package of services, available together or separately, to smoothly manage all aspects of your project. This single source management technique provides direct accountability and has been the key to our success for 30 years.

Our project management team uses both in-house resources and our relationships with specialized consultants to assist our clients. The process can be complex, involving architects, engineers, environmental consultants, lawyers, and contractors. The entire process, from the initial idea to completion, runs smoothly. Our track record speaks for itself.

WHO TO CALL

Paul Ureneck
Vice President of Project Management
pureneck@boulos.com

Kim Farrar
Project Manager
kfarrar@boulos.com

CBRE/Boulos Property Management
One Canal Plaza
Portland, ME 04101
(207) 871-1290

EXPERIENCE

VALUE

EXCELLENCE

PROJECT SERVICES

THE PROJECT MANAGEMENT TEAM



Paul Ureneck
Vice President

Paul Ureneck joined CBRE/Boulos Property Management in 1985. Prior to joining the CBRE/Boulos team, Mr. Ureneck served in various supervisory capacities for large commercial construction companies throughout Northern New England. He has over thirty years of experience in the permitting, design and construction of commercial office, industrial and retail buildings.

Mr. Ureneck's responsibilities include the oversight of all CB Richard Ellis/Boulos Property Management and third party development from the initial conceptual design through ultimate occupancy by coordinating all design, contracting, and regulatory approval tasks. Mr. Ureneck also oversees all tenant improvement work in a multi-building portfolio totaling approximately 3,000,000 square feet.



Kim Farrar
Project Manager

Maine Real Estate Lic. #BA902461

Kim Farrar is Project Manager for CBRE/Boulos Property Management. As Project Manager, she works with contractors, vendors, governmental agencies, tenants, owners, and staff on all aspects of development projects. Since joining the company in 1988, she has served in several capacities, including General Manager for the brokerage company, Development Coordinator, and Property Manager. Active in the real estate field since 1985, Ms. Farrar has been involved with both high-end residential/investment and commercial real estate.

Sebago Technics, Inc. Technical Ability

Sebago Technics, Inc. has been retained to perform the civil engineering, stormwater management, and sediment and erosion control design for the proposed project. In addition, we have prepared the Maine Department of Environmental Protection Site Location Application. The technical phase of this project includes the preparation of a detailed grading design, taking into account hydrogeological considerations and stormwater management. The permitting phase of this project consists of the preparation of all State and local application packages and coordination throughout the entire review process from initial submission to final approval.

Company Background

Sebago Technics, Inc. was established in 1981. The company, as a whole, has grown to approximately 95 professionals. The company consists of civil/site engineers, surveyors, landscape architects, soil scientist, and other professionals. In 1986, a computer-aided design drafting (CADD) division was established to further enhance our scope of available services. Sebago Technics, Inc. provides full-range technical assistance to developers, contractors, and municipalities in the areas of commercial, residential, and industrial developments.

Key Personnel

Walter P. Stinson, P.E.

President and founder of Sebago Technics, is a Registered Professional Engineer with a background that includes experience with the Department of Agriculture, Soil Conservation Service. He has a strong interest in land management, experience in grading and drainage practices, and maintains a strong involvement in all significant projects of the firm.

Charles L. Brown, P.L.S.

A Registered Land Surveyor, he joined the firm in 1984. His expertise in boundary and topographic surveying provides comprehensive land planning and design services to clients.

Shawn M. Frank, P.E.

A Registered Professional Engineer, he joined the firm in 1985 as a design engineer. His 23 years of practice in consulting engineering firms provides the required experience to allow for effective project management.

STORMWATER MANAGEMENT
Allagash Brewing
Lot 18, Turnpike Industrial Park
Portland, Maine

General

This Stormwater Management Plan has been prepared to evaluate the pre and post-development condition associated with the proposed development on Lot 18 of the Turnpike Industrial Park in Portland, Maine. This project is being proposed by the applicant Allagash Brewing, and includes approximately 1.68 acres.

The site is located within an industrial park. The proposed development will consist of a 18,200 square foot building; 1,050 square feet of concrete pads for storage silo; associated parking and maneuvering areas; landscaping and associated grading. A detention pond is proposed to mitigate the increased runoff generated by this development.

Pre-Development Site Conditions

The proposed project site is presently undeveloped. Ground cover consists primarily of woodland. The topography throughout the site consists of flat slopes with approximately 18,300 square feet of wetland area. Based upon the available topographic information the entire site is included in one subcatchment. Stormwater is conveyed generally north and east via sheet flow and shallow concentrated flow and eventually exits the site at the easterly property line. Observation of the site indicates that the proposed parcel of land is presently stable with no areas of erosion.

Soils

Soils information used for the stormwater evaluation was obtained via the Medium Intensity Soil Survey. The soil survey maps one (1) soil type on the site, which is Scantic. It is classified with a Hydrologic Soil Group D.

Methodology

The stormwater runoff analysis was developed using the "HydroCAD" computer modeling software, which incorporates the TR-55 and TR-20 methodologies as provided by the Soil Conservation Service of the U.S. Department of Agriculture. The 2-year, 10-year, and 25-year, Type III, 24-hour storm events were used for the analysis. The 24-hour rainfall values utilized in the hydrologic model are as follows.

Storm Frequency Precipitation (in./24 hr)	
2-year	3.0
10-year	4.7
25-year	5.5

Post-Development Site Conditions

Drainage for the post-development conditions includes three subcatchments. The ground cover has changed from woodland to impervious and grass cover.

Watershed 1 is comprised of mostly wooded area, with a small portion of impervious from the parking and silo storage area. Runoff is conveyed via sheet flow and shallow concentrated flow to the Study Point, located at the easterly property line.

Watershed 2 consists of the building, paved areas, and lawn areas. Runoff is directed via sheet flow, shallow concentrated flow and pipe flow to the detention pond, located on the eastern side of the property. The detention pond utilizes an outlet control structure to direct stormwater to the Study Point.

Watershed 3 consists of the immediate runoff associated with the roadside ditches. Culverts are being added under driveway entrances in order to maintain drainage patterns through the existing ditches. Flow continues in existing ditches to the Study Point along the eastern property line.

Stormwater Management

The following table summarizes the results of stormwater calculations for the design storm events for the project area. Calculations and computer modeling data sheets are provided with this report.

Stormwater Peak Discharge Summary Table									
Study Point	2-Year Storm			10-Year Storm			25-Year Storm		
	Pre (cfs)	Post (cfs)	Diff (cfs)	Pre (cfs)	Post (cfs)	Diff (cfs)	Pre (cfs)	Post (cfs)	Diff (cfs)
SP1	1.32	1.25	-0.07	2.97	2.48	-0.49	3.80	3.54	-0.26

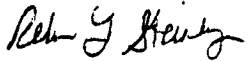
Summary

The proposed development will include a detention pond to which runoff from impervious areas will be directed. The runoff will subsequently be released to the existing woodlands at the rear and to the east of the property via a multi-stage discharge control structure. The pond is designed to hold post-developed peak discharge rates at or below pre-developed peak discharge rates for the 2, 10, and 25-year storm events

Other drainage provisions will include specific grading plan and erosion and sedimentation control measures that will be implemented throughout the construction sequence. Incorporation of the above mentioned drainage provisions and infrastructure for the proposed development would adequately address stormwater runoff such that no significant impacts to downstream properties are anticipated.

Prepared by

SEBAGO TECHNICS, INC.



Rebecca L. Steinberg
Design Engineer



Richard L. Meek, P.E.
Project Engineer

RLS/RLM:rls/df
November 15, 2005

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points

Runoff by SCS TR-20 method, UH=SCS, Type III 24-hr Rainfall=5.50"

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment WS-1: (new node)

Tc=35.7 min CN=78 Area=1.980 ac Runoff= 3.80 cfs 0.479 af

Reach Study Point: (new node)

Inflow= 3.80 cfs 0.479 af

Outflow= 3.80 cfs 0.479 af

Runoff Area = 1.980 ac Volume = 0.479 af Average Depth = 2.90"

Subcatchment WS-1: (new node)

Runoff = 3.80 cfs @ 12.50 hrs, Volume= 0.479 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=5.50"

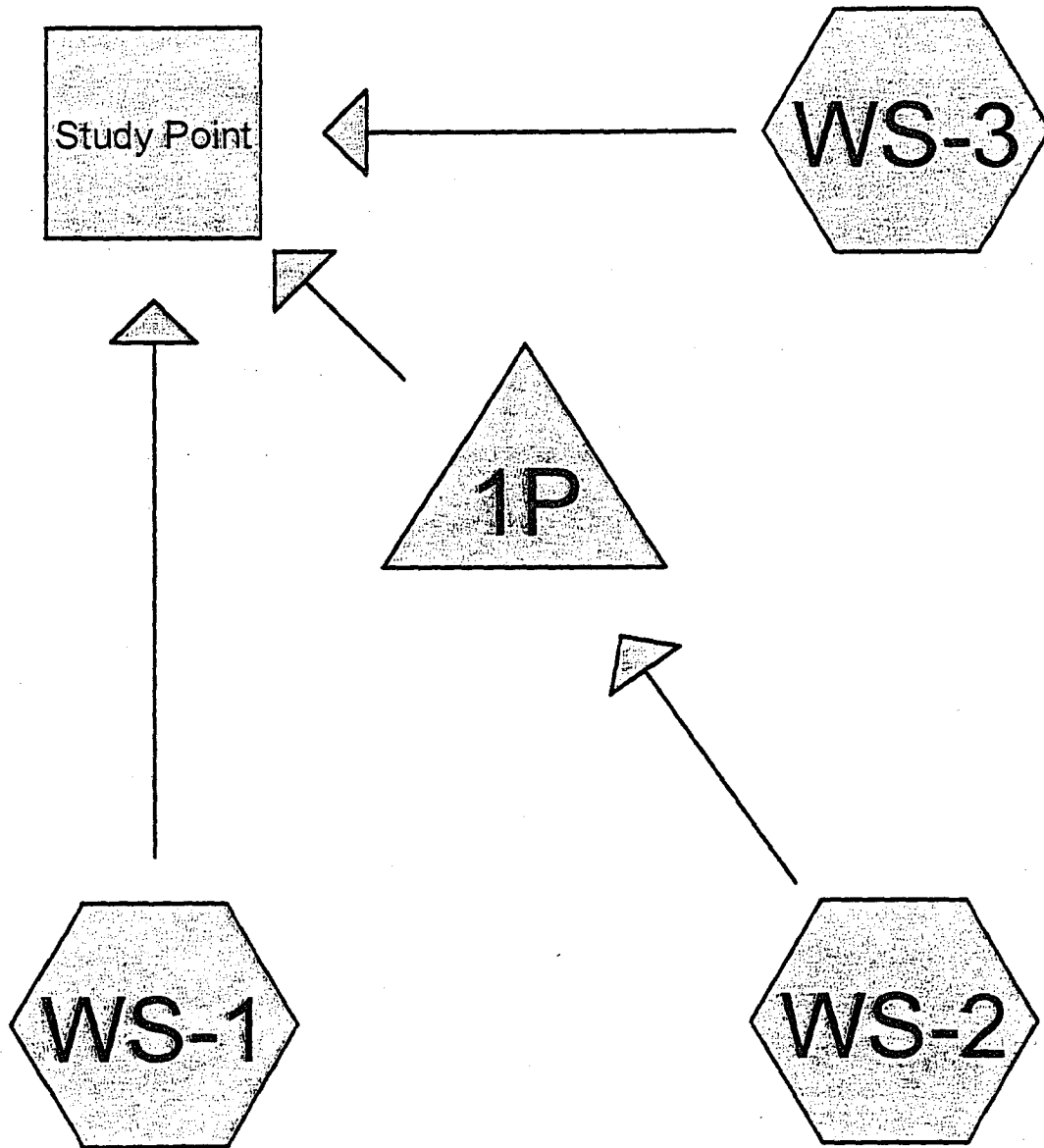
Area (ac)	CN	Description
1.900	77	Woods, Good, HSG D
0.080	98	Paved parking & roofs
1.980	78	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
30.7	150	0.0200	0.1		Sheet Flow, A to B Woods: Light underbrush n= 0.400 P2= 3.00"
5.0	250	0.0280	0.8		Shallow Concentrated Flow, B to C Woodland Kv= 5.0 fps
35.7	400	Total			

Reach Study Point: (new node)

Inflow = 3.80 cfs @ 12.50 hrs, Volume= 0.479 af
Outflow = 3.80 cfs @ 12.50 hrs, Volume= 0.479 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs



Drainage Diagram for 02249 ALLAGASH BREWING post
Prepared by SEBAGO TECHNICS INC. 10/19/05
HydroCAD® 6.00 s/n 000643 © 1986-2001 Applied Microcomputer Systems

02249 ALLAGASH BREWING post

Type III 24-hr Rainfall=3.00" (2-Year Storm)

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Page 2

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10/19/05

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points

Runoff by SCS TR-20 method, UH=SCS, Type III 24-hr Rainfall=3.00"

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment WS-1: (new node)

Tc=37.4 min CN=80 Area=0.660 ac Runoff= 0.48 cfs 0.063 af

Subcatchment WS-2: (new node)

Tc=4.0 min CN=95 Area=1.070 ac Runoff= 3.06 cfs 0.206 af

Subcatchment WS-3: (new node)

Tc=2.1 min CN=92 Area=0.250 ac Runoff= 0.68 cfs 0.042 af

Reach Study Point: (new node)

Inflow= 1.25 cfs 0.309 af
Outflow= 1.25 cfs 0.309 af

Pond 1P: (new node)

Peak Storage= 3,461 cf Inflow= 3.06 cfs 0.206 af
Primary= 0.66 cfs 0.204 af Secondary= 0.00 cfs 0.000 af Outflow= 0.66 cfs 0.204 af

Runoff Area = 1.980 ac Volume = 0.312 af Average Depth = 1.89"

02249 ALLAGASH BREWING post

Type III 24-hr Rainfall=3.00" (2-Year Storm)

Prepared by SEBAGO TECHNICS INC.

Page 3

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Subcatchment WS-1: (new node)

Runoff = 0.48 cfs @ 12.54 hrs, Volume= 0.063 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=3.00"

Area (ac)	CN	Description
0.398	77	Woods, Good, HSG D
0.081	98	Paved parking & roofs
0.181	80	>75% Grass cover, Good, HSG D
0.660	80	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
31.5	150	0.0187	0.1		Sheet Flow, A to B Woods: Light underbrush n= 0.400 P2= 3.00"
5.9	255	0.0210	0.7		Shallow Concentrated Flow, B to C Woodland Kv= 5.0 fps
37.4	405	Total			

Subcatchment WS-2: (new node)

Runoff = 3.06 cfs @ 12.06 hrs, Volume= 0.206 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=3.00"

Area (ac)	CN	Description
0.863	98	Paved parking & roofs
0.207	80	>75% Grass cover, Good, HSG D
1.070	95	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.2	30	0.0330	0.2		Sheet Flow, A to B Grass: Short n= 0.150 P2= 3.00"
0.5	83	0.0370	2.9		Shallow Concentrated Flow, B to C Grassed Waterway Kv= 15.0 fps
0.3	75	0.0053	3.8	4.70	Circular Channel (pipe), C to D Diam= 15.0" Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.013
4.0	188	Total			

Subcatchment WS-3: (new node)

Runoff = 0.68 cfs @ 12.04 hrs, Volume= 0.042 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=3.00"

02249 ALLAGASH BREWING post

Type III 24-hr Rainfall=3.00" (2-Year Storm)

Prepared by SEBAGO TECHNICS INC.

Page 4

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10/19/05

Area (ac)	CN	Description
0.165	98	Paved parking & roofs
0.085	80	>75% Grass cover, Good, HSG D
0.250	92	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.5	118	0.0430	3.6	6.07	Parabolic Channel, A to B W=5.00' D=0.50' Area=1.7 sf Perim=5.1' n= 0.040
0.4	72	0.0030	2.9	3.54	Circular Channel (pipe), B to C Diam= 15.0" Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.013
0.5	80	0.0088	2.6	17.43	Parabolic Channel, C to D W=10.00' D=1.00' Area=6.7 sf Perim=10.3' n= 0.040
0.4	110	0.0270	4.6	30.53	Parabolic Channel, D to E W=10.00' D=1.00' Area=6.7 sf Perim=10.3' n= 0.040
0.3	75	0.0200	4.0	0.79	Circular Channel (pipe), E to F Diam= 6.0" Area= 0.2 sf Perim= 1.6' r= 0.13' n= 0.013
2.1	455	Total			

Reach Study Point: (new node)

Inflow = 1.25 cfs @ 12.43 hrs, Volume= 0.309 af
 Outflow = 1.25 cfs @ 12.43 hrs, Volume= 0.309 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Pond 1P: (new node)

Inflow = 3.06 cfs @ 12.06 hrs, Volume= 0.206 af
 Outflow = 0.66 cfs @ 12.46 hrs, Volume= 0.204 af, Atten= 78%, Lag= 23.8 min
 Primary = 0.66 cfs @ 12.46 hrs, Volume= 0.204 af
 Secondary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Peak Elev= 77.57' Storage= 3,461 cf

Plug-Flow detention time= 79.6 min calculated for 0.204 af (99% of inflow)

Storage and wetted areas determined by Prismatic sections

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
76.00	0	0	0
77.00	2,530	1,265	1,265
78.00	5,205	3,868	5,133
79.00	8,150	6,678	11,810

Primary OutFlow (Free Discharge)

- 1=Culvert
- 2=Orifice/Grate
- 3=Orifice/Grate
- 4=Sharp-Crested Rectangular Weir

Secondary OutFlow (Free Discharge)

- 5=Broad-Crested Rectangular Weir

#	Routing	Invert	Outlet Devices
1	Primary	75.90'	15.0" x 10.0' long Culvert RCP, sq.cut end projecting, Ke= 0.500 Outlet Invert= 75.85' S= 0.0050 '/' n= 0.011 Cc= 0.900
2	Device 1	75.90'	3.0" Vert. Orifice/Grate C= 0.600
3	Device 1	77.05'	5.0" Vert. Orifice/Grate C= 0.600
4	Device 1	78.05'	6.0' long x 1.5' high Sharp-Crested Rectangular Weir 2 End Contraction(s)
5	Secondary	78.25'	14.0' long x 6.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4 Coef. (English) 2.37 2.51 2.70 2.68 2.68 2.67 2.65 2.65 2.65 2.65 2.66 2.66 2.6

02249 ALLAGASH BREWING post

Type III 24-hr Rainfall=4.70" (10-Year Storm)

Prepared by SEBAGO TECHNICS INC.

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10/19/05

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points

Runoff by SCS TR-20 method, UH=SCS, Type III 24-hr Rainfall=4.70"

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment WS-1: (new node)

Tc=37.4 min CN=80 Area=0.660 ac Runoff= 1.04 cfs 0.134 af

Subcatchment WS-2: (new node)

Tc=4.0 min CN=95 Area=1.070 ac Runoff= 5.00 cfs 0.346 af

Subcatchment WS-3: (new node)

Tc=2.1 min CN=92 Area=0.250 ac Runoff= 1.15 cfs 0.075 af

Reach Study Point: (new node)

Inflow= 2.48 cfs 0.548 af
Outflow= 2.48 cfs 0.548 af

Pond 1P: (new node)

Peak Storage= 5,873 cf Inflow= 5.00 cfs 0.346 af
Primary= 1.25 cfs 0.339 af Secondary= 0.00 cfs 0.000 af Outflow= 1.25 cfs 0.339 af

Runoff Area = 1.980 ac Volume = 0.555 af Average Depth = 3.36"

02249 ALLAGASH BREWING post

Type III 24-hr Rainfall=4.70" (10-Year Storm)

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Subcatchment WS-1: (new node)

Runoff = 1.04 cfs @ 12.52 hrs, Volume= 0.134 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=4.70"

Area (ac)	CN	Description
0.398	77	Woods, Good, HSG D
0.081	98	Paved parking & roofs
0.181	80	>75% Grass cover, Good, HSG D
0.660	80	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
31.5	150	0.0187	0.1		Sheet Flow, A to B Woods: Light underbrush n= 0.400 P2= 3.00"
5.9	255	0.0210	0.7		Shallow Concentrated Flow, B to C Woodland Kv= 5.0 fps
37.4	405	Total			

Subcatchment WS-2: (new node)

Runoff = 5.00 cfs @ 12.06 hrs, Volume= 0.346 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=4.70"

Area (ac)	CN	Description
0.863	98	Paved parking & roofs
0.207	80	>75% Grass cover, Good, HSG D
1.070	95	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.2	30	0.0330	0.2		Sheet Flow, A to B Grass: Short n= 0.150 P2= 3.00"
0.5	83	0.0370	2.9		Shallow Concentrated Flow, B to C Grassed Waterway Kv= 15.0 fps
0.3	75	0.0053	3.8	4.70	Circular Channel (pipe), C to D Diam= 15.0" Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.013
4.0	188	Total			

Subcatchment WS-3: (new node)

Runoff = 1.15 cfs @ 12.04 hrs, Volume= 0.075 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=4.70"

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Type III 24-hr Rainfall=4.70" (10-Year Storm)

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Area (ac)	CN	Description
0.165	98	Paved parking & roofs
0.085	80	>75% Grass cover, Good, HSG D
0.250	92	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.5	118	0.0430	3.6	6.07	Parabolic Channel, A to B W=5.00' D=0.50' Area=1.7 sf Perim=5.1' n= 0.040
0.4	72	0.0030	2.9	3.54	Circular Channel (pipe), B to C Diam= 15.0" Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.013
0.5	80	0.0088	2.6	17.43	Parabolic Channel, C to D W=10.00' D=1.00' Area=6.7 sf Perim=10.3' n= 0.040
0.4	110	0.0270	4.6	30.53	Parabolic Channel, D to E W=10.00' D=1.00' Area=6.7 sf Perim=10.3' n= 0.040
0.3	75	0.0200	4.0	0.79	Circular Channel (pipe), E to F Diam= 6.0" Area= 0.2 sf Perim= 1.6' r= 0.13' n= 0.013
2.1	455	Total			

Reach Study Point: (new node)

Inflow = 2.48 cfs @ 12.42 hrs, Volume= 0.548 af
 Outflow = 2.48 cfs @ 12.42 hrs, Volume= 0.548 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Pond 1P: (new node)

Inflow = 5.00 cfs @ 12.06 hrs, Volume= 0.346 af
 Outflow = 1.25 cfs @ 12.41 hrs, Volume= 0.339 af, Atten= 75%, Lag= 21.3 min
 Primary = 1.25 cfs @ 12.41 hrs, Volume= 0.339 af
 Secondary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Peak Elev= 78.11' Storage= 5,873 cf

Plug-Flow detention time= 84.4 min calculated for 0.338 af (98% of inflow)

Storage and wetted areas determined by Prismatic sections

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
76.00	0	0	0
77.00	2,530	1,265	1,265
78.00	5,205	3,868	5,133
79.00	8,150	6,678	11,810

02249 ALLAGASH BREWING post

Type III 24-hr Rainfall=4.70" (10-Year Storm)

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Primary OutFlow (Free Discharge)

- ↑ 1=Culvert
- ↑ 2=Orifice/Grate
- | 3=Orifice/Grate
- | 4=Sharp-Crested Rectangular Weir

Secondary OutFlow (Free Discharge)

- ↑ 5=Broad-Crested Rectangular Weir

#	Routing	Invert	Outlet Devices
1	Primary	75.90'	15.0" x 10.0' long Culvert RCP, sq.cut end projecting, Ke= 0.500 Outlet Invert= 75.85' S= 0.0050 '/' n= 0.011 Cc= 0.900
2	Device 1	75.90'	3.0" Vert. Orifice/Grate C= 0.600
3	Device 1	77.05'	5.0" Vert. Orifice/Grate C= 0.600
4	Device 1	78.05'	6.0' long x 1.5' high Sharp-Crested Rectangular Weir 2 End Contraction(s)
5	Secondary	78.25'	14.0' long x 6.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4 Coef. (English) 2.37 2.51 2.70 2.68 2.68 2.67 2.65 2.65 2.65 2.65 2.66 2.66 2.66

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Type III 24-hr Rainfall=5.50"
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment WS-1: (new node)

Tc=37.4 min CN=80 Area=0.660 ac Runoff= 1.31 cfs 0.170 af

Subcatchment WS-2: (new node)

Tc=4.0 min CN=95 Area=1.070 ac Runoff= 5.91 cfs 0.412 af

Subcatchment WS-3: (new node)

Tc=2.1 min CN=92 Area=0.250 ac Runoff= 1.38 cfs 0.090 af

Reach Study Point: (new node)

Inflow= 3.54 cfs 0.662 af
Outflow= 3.54 cfs 0.662 af

Pond 1P: (new node)

Peak Storage= 6,445 cf Inflow= 5.91 cfs 0.412 af
Primary= 2.09 cfs 0.402 af Secondary= 0.00 cfs 0.000 af Outflow= 2.09 cfs 0.402 af

Runoff Area = 1.980 ac Volume = 0.672 af Average Depth = 4.07"

02249 ALLAGASH BREWING post

Type III 24-hr Rainfall=5.50" (25-Year Storm)

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Subcatchment WS-1: (new node)

Runoff = 1.31 cfs @ 12.51 hrs, Volume= 0.170 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=5.50"

Area (ac)	CN	Description
0.398	77	Woods, Good, HSG D
0.081	98	Paved parking & roofs
0.181	80	>75% Grass cover, Good, HSG D
0.660	80	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
31.5	150	0.0187	0.1		Sheet Flow, A to B Woods: Light underbrush n= 0.400 P2= 3.00"
5.9	255	0.0210	0.7		Shallow Concentrated Flow, B to C Woodland Kv= 5.0 fps
37.4	405	Total			

Subcatchment WS-2: (new node)

Runoff = 5.91 cfs @ 12.06 hrs, Volume= 0.412 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=5.50"

Area (ac)	CN	Description
0.863	98	Paved parking & roofs
0.207	80	>75% Grass cover, Good, HSG D
1.070	95	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.2	30	0.0330	0.2		Sheet Flow, A to B Grass: Short n= 0.150 P2= 3.00"
0.5	83	0.0370	2.9		Shallow Concentrated Flow, B to C Grassed Waterway Kv= 15.0 fps
0.3	75	0.0053	3.8	4.70	Circular Channel (pipe), C to D Diam= 15.0" Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.013
4.0	188	Total			

Subcatchment WS-3: (new node)

Runoff = 1.38 cfs @ 12.04 hrs, Volume= 0.090 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=5.50"

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Type III 24-hr Rainfall=5.50" (25-Year Storm)

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Area (ac)	CN	Description
0.165	98	Paved parking & roofs
0.085	80	>75% Grass cover, Good, HSG D
0.250	92	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.5	118	0.0430	3.6	6.07	Parabolic Channel, A to B W=5.00' D=0.50' Area=1.7 sf Perim=5.1' n= 0.040
0.4	72	0.0030	2.9	3.54	Circular Channel (pipe), B to C Diam= 15.0" Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.013
0.5	80	0.0088	2.6	17.43	Parabolic Channel, C to D W=10.00' D=1.00' Area=6.7 sf Perim=10.3' n= 0.040
0.4	110	0.0270	4.6	30.53	Parabolic Channel, D to E W=10.00' D=1.00' Area=6.7 sf Perim=10.3' n= 0.040
0.3	75	0.0200	4.0	0.79	Circular Channel (pipe), E to F Diam= 6.0" Area= 0.2 sf Perim= 1.6' r= 0.13' n= 0.013
2.1	455	Total			

Reach Study Point: (new node)

Inflow = 3.54 cfs @ 12.34 hrs, Volume= 0.662 af
 Outflow = 3.54 cfs @ 12.34 hrs, Volume= 0.662 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Pond 1P: (new node)

Inflow = 5.91 cfs @ 12.06 hrs, Volume= 0.412 af
 Outflow = 2.09 cfs @ 12.29 hrs, Volume= 0.402 af, Atten= 65%, Lag= 14.1 min
 Primary = 2.09 cfs @ 12.29 hrs, Volume= 0.402 af
 Secondary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Peak Elev= 78.20' Storage= 6,445 cf
 Plug-Flow detention time= 80.2 min calculated for 0.401 af (97% of inflow)
 Storage and wetted areas determined by Prismatic sections

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
76.00	0	0	0
77.00	2,530	1,265	1,265
78.00	5,205	3,868	5,133
79.00	8,150	6,678	11,810

02249 ALLAGASH BREWING post

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Emergency Spillway

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Pond 1P: (new node)

Inflow = 5.91 cfs @ 12.06 hrs, Volume= 0.412 af
 Outflow = 3.99 cfs @ 12.15 hrs, Volume= 0.254 af, Atten= 33%, Lag= 5.2 min
 Primary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af
 Secondary = 3.99 cfs @ 12.15 hrs, Volume= 0.254 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Peak Elev= 78.49' Storage= 8,414 cf

Plug-Flow detention time= 154.6 min calculated for 0.253 af (61% of inflow)

Storage and wetted areas determined by Prismatic sections

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
76.00	0	0	0
77.00	2,530	1,265	1,265
78.00	5,205	3,868	5,133
79.00	8,150	6,678	11,810

Primary OutFlow (Free Discharge)

- 1=Culvert
- 2=Orifice/Grate
- 3=Orifice/Grate
- 4=Sharp-Crested Rectangular Weir

Secondary OutFlow (Free Discharge)

- 5=Broad-Crested Rectangular Weir

#	Routing	Invert	Outlet Devices
1	Primary	75.90'	15.0" x 10.0' long Culvert X 0.00 RCP, sq.cut end projecting, Ke= 0.500 Outlet Invert= 75.85' S= 0.0050 1/1 n= 0.011 Cc= 0.900
2	Device 1	75.90'	3.0" Vert. Orifice/Grate C= 0.600
3	Device 1	77.05'	5.0" Vert. Orifice/Grate C= 0.600
4	Device 1	78.05'	6.0' long x 1.5' high Sharp-Crested Rectangular Weir 2 End Contraction(s)
5	Secondary	78.25'	14.0' long x 6.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4 Coef. (English) 2.37 2.51 2.70 2.68 2.68 2.67 2.65 2.65 2.65 2.65 2.65 2.66 2.66 2.6

MISC1



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Planning & Urban Development Department
Penny St. Louis Littell, Director

Planning Division
Alexander Jaegerman, Director

Paul Ureneck
1 Canal Plaza
Portland, ME 04101

JULY 1, 2010

Rob Tod
50 Industrial Way
Portland, ME 04103

RE: Review Comments for Final Plan – Administrative Review

Project Name: Allagash Brewery Addition
Project ID: 10-79900008
Project Address: 50 Industrial Way CBL: 326 - B-009-001
Planner: Erick Giles, AICP, LEED AP

Dear Applicant:

Thank you for submitting an application for the Allagash Brewery Addition at 50 Industrial Way. This proposal is being reviewed as a final site plan subject to the following applicable Land Use Code provisions:

- Site Plan Ordinance, Article V

Staff review of your final plan has generated the following review comments.

Final Site Plan- Administrative Review: Staff Review Comments

A. Deputy City Engineer David Margolis-Pineo

Public Services staff has the following comments on this project.

- The applicant is requested to set property pins on all property corners.
 - An annual inspection and maintenance plan is required for the stormwater treatment device.
 - If not already in hand, a drainage easement is required to discharge stormwater onto an abutting property.
 - Please provide additional detail on where the drainage goes once off site.
 - Since water supply letter is eight years old, please supply a current request.
 - Please explain how the construction entrance works or provide more detail.
1. The Planning Authority may request additional information during the continued review of the proposal according to applicable laws, ordinances and regulations.

Please submit the additional information to address staff comments. Upon receipt of the revised material, the City of Portland will review the additional plans and information for conformance with applicable ordinances. If you have any questions, feel free to contact me at 874-8723 or by email at egiles@portlandmaine.gov

Sincerely,



Erick Giles, AICP, LEED AP
Planner

Electronic Distribution:

Barbara Barhydt, Development Review Services Manager

Danielle West-Chuhta, Associate Corporation Counsel

Marge Schmuckal, Zoning Administrator

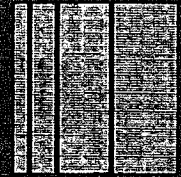
David Margolis-Pineo, Deputy City Engineer

Keith Gautreau, Fire

Jeff Tarling, City Arborist

Tom Errico, Wilbur Smith Consulting Engineers

Dan Goyette, Woodard & Curran



July 7, 2010
02249

Erick Giles, AICP, LEED AP, Planner
Planning & Urban Development Department
389 Congress Street
Portland, ME 04101

Final Site Plan – Administrative Review
Allagash Brewery Addition; 50 Industrial Way
CBL: 326-B-009-001

Dear Erick:

This letter and attached material are provided in response to the review comments regarding the above referenced project as contained in your letter dated July 1, 2010. The following numbered responses correspond to the comments within your letter:

A. Deputy City Engineer

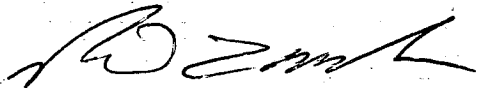
1. It is our understanding that the setting of property pins is a requirement of the Land Use Code Article IV-Subdivisions Sec. 14-496.a.21 and b.5; and not a requirement of Article V-Site Plan. However, the applicant/land owner will make a decision regarding this request once project costs are finalized.
2. An annual inspection and maintenance plan is provided, as requested.
3. The Subdivision plan does not indicate any drainage easements in the vicinity of this lot. The stormwater management plan for this development was designed to maintain or reduce the peak rates of stormwater discharge from the site when compared to pre-development rates. As such, we do not agree that a drainage easement is required.
4. It is our understanding that stormwater discharge from this site flows overland in an easterly direction through Lot 17. We have not conducted a survey of the neighboring lots and have not determined the ultimate outfall of stormwater runoff.
5. An updated water supply request has been submitted to the Portland Water District (PWD). A copy of the request is included for reference and the PWD response will be forwarded upon receipt.

6. The construction entrance is necessary to minimize the tracking of soil from the site into the public right-of-way. At a new construction site, a typical construction entrance may consist of approximately 50 lineal feet of clean angular stone, which dislodges soil from the tires of exiting construction vehicles. The stone should be periodically rehabilitated or replaced to maintain the effectiveness. Since this site includes existing paved site entrances, the approximately 120 lineal foot stable surface is sufficient to mitigate any tracking of soil from the site. During construction, the pavement should be swept/cleaned periodically to minimize transport of soil from the site.

We are hopeful that we have addressed all outstanding issues such that this project may proceed with approval. Please call if you have any questions or comments while reviewing this material. Thank you for your consideration.

Sincerely,

SEBAGO TECHNICS, INC.



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

RLM:rlm/df

Enc.

cc: Rob Tod, Allagash Brewing
Paul Ureneck, CB Richard Ellis/Boulos Property Management

BMP MAINTENANCE PLAN OF STORMWATER MANAGEMENT FACILITIES

The owner of the proposed Allagash Brewery is Allagash Brewing Company. The owner's address is 50 Industrial Way, Portland, ME 04103; the telephone number is (207) 878-5385. The owner will be responsible for the maintenance of all stormwater management structures, the establishment of any contract services required to implement the program, and the keeping of records and maintenance log book. Records of all inspections and maintenance work accomplished must be kept on file and retained for a minimum 5 year time span. At a minimum, the appropriate and relevant activities for each of the stormwater management systems will be performed on the prescribed schedule.

1. Open swales and ditches need to be inspected on a semiannual basis or after a major rainfall event to assure that debris or sediments do not reduce the effectiveness of the system. Debris needs to be removed at that time. Any sign of erosion or blockage shall be immediately repaired to assure a vigorous growth of vegetation for the stability of the structure and proper functioning.
2. Vegetated ditches should be mowed at least monthly during the growing season. Larger brush or trees must not be allowed to become established in the channel. Any areas where the vegetation fails will be subject to erosion and should be repaired and revegetated.
3. If sediment in culverts or piped drainage systems exceeds 20% of the diameter of the pipe, it should be removed. This may be accomplished by hydraulic flushing or any mechanical means; however, care should be taken to not flush the sediments into the retention/detention pond as it will reduce the pond's capacity and hasten the time when it must be cleaned. All pipes should be inspected on an annual basis.
4. After each significant rainfall event, or at semiannually, the detention basin will be visually inspected to assure that the outlet structure is not blocked and that no sign of erosion is apparent within the berm or riprap. Any signs of erosion or blockage shall be immediately repaired to assure a vigorous growth of vegetation for the stability of the structure and proper functioning of the outlet structure.
5. On a semiannual basis, remove debris from the level lip spreader, outlets and emergency overflow channel.
6. On a semiannual basis, inspect and remove debris from the outlet control structure; check the orifice and all openings, and the elevation of the weir.
7. Paved surfaces shall be swept or vacuumed at least annually in the spring to remove all winter sand and periodically during the year on as-needed basis to minimize the transportation of sediment during rainfall events.

Richard Meek

From: Richard Meek
Sent: Friday, July 02, 2010 10:31 AM
To: Jamie Paschal
Cc: 'Ureneck, Paul'; 'Rob Tod'
Subject: Allagash Brewing Company

Jamie,

On behalf of Allagash Brewing Company, 50 Industrial Way, Portland, I am requesting an updated ability to serve letter. I believe my last communication with the District regarding this project occurred in July 2006.

The owner is proposing to complete the expansion of their facility, which will include an addition of approximately 5,200 square feet of floor space (to be used primarily as warehouse space). The owner has indicated that their highest usage occurred earlier this year and included approximately 264 HCF during 23 working days (approximately 8,600 GPD). The owner anticipates approximately 30% growth in association with the expansion of their facility, which will equate to approximately 11,200 GPD of demand.

Please confirm that PWD has sufficient capacity available to serve this project. Let me know if you have any questions or if you require additional information.

Thanks
Rick

Richard Meek, P.E., LEED AP
Sr. Project Engineer

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7/2/2010