SEBAGO
TECHNICS

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.

With the inclusion of the $750.00 application fee, we are hopeful that the information provided is sufficient to complete a review of the application and to proceed with final approval of the development proposal. Please contact me if you have any questions or if you require additional information. Thank you for your consideration.

Sincerely,

SEBAGO TECHNICS, INC.

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

RLM:llg

Enclosure

cc: Rob Tod, Allagash Brewing Company
Paul Ureneck, CBRE/Boulos Asset Management

SEBAGO TECHNICS

CIVIL ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE

PRELIMINARY SITE PLAN APPLICATION

For

Allagash Brewing Company

Prepared for:

50 industrial Way, LLC
50 Industrial Way
Portland, ME 04103

June 3, 2014

75 John Roberts Road – Suite 1A, South Portland, ME 04106-6963 • 207.856.0277 • 207.856.2206

Table of Contents
Level III Site Plan

Preliminary Plan Written Requirements

Final Plan Written Requirements

Exhibit 1

Application Form

Portland, Maine | Yes. Life's good here.

Jeff Levine, AICP, Director
Planning & Urban Development Department

Electronic Signature and Fee Payment Confirmation

Notice: Your electronic signature is considered a legal signature per state law.

By digitally signing the attached document(s), you are signifying your understanding this is a legal document and your electronic signature is considered a ***legal signature*** per Maine state law. You are also signifying your intent on paying your fees by the opportunities below.

I, the undersigned, intend and acknowledge that no Site Plan or Historic Preservation Applications can be reviewed until payment of appropriate application fees are ***paid in full*** to the Inspections Office, City of Portland Maine by method noted below:

☐ Within 24-48 hours, once my complete application and corresponding paperwork has been electronically delivered, I intend to **call the Inspections Office** at 207-874-8703 and speak to an administrative representative and provide a credit/debit card over the phone.

☐ Within 24-48 hours, once my application and corresponding paperwork has been electronically delivered, I intend to **call the Inspections Office** at 207-874-8703 and speak to an administrative representative and provide a credit/debit card over the phone.

☒ I intend to deliver a payment method through the U.S. Postal Service mail once my application paperwork has been electronically delivered.

Applicant Signature: _____ Date: 6/3/14

I have provided digital copies and sent them on: _____ Date: _____

NOTE: All electronic paperwork must be delivered to buildinginspections@portlandmaine.gov or by physical means i.e. a thumb drive or CD to the Inspections Office, City Hall, 3rd Floor, Room 315.

Level III – Preliminary and Final Site Plans
Development Review Application
Portland, Maine

Planning and Urban Development Department
Planning Division

Portland's Planning and Urban Development Department coordinates the development review process for site plan, subdivision and other applications under the City's Land Use Code. Attached is the application form for a Level III: Preliminary or Final Site Plan. Please note that Portland has delegated review from the State of Maine for reviews under the Site Location of Development Act, Chapter 500 Stormwater Permits, and Traffic Movement Permits.

Level III: Site Plan Development includes:

- New structures with a total floor area of 10,000 sq. ft. or more except in Industrial Zones.
- New structures with a total floor area of 20,000 sq. ft. or more in Industrial Zones.
- New temporary or permanent parking area(s) or paving of existing unpaved parking areas for more than 75 vehicles.
- Building addition(s) with a total floor area of 10,000 sq. ft. or more (cumulatively within a 3 year period) except in Industrial Zones.
- Building addition(s) with a total floor area of 20,000 sq. ft. or more in Industrial Zones.
- A change in the use of a total floor area of 20,000 sq. ft. or more in any existing building (cumulatively within a 3 year period).
- Multiple family development (3 or more dwelling units) or the addition of any additional dwelling unit if subject to subdivision review.
- Any new major or minor auto business in the B-2 or B-5 Zone, or the construction of any new major or minor auto business greater than 10,000 sq. ft. of building area in any other permitted zone.
- Correctional prerelease facilities.
- Park improvements: New structures greater than 10,000 sq. ft. and/or facilities encompassing 20,000 sq. ft. or more (excludes rehabilitation or replacement of existing facilities); new nighttime outdoor lighting of sports, athletic or recreation facilities not previously illuminated.
- Land disturbance of 3 acres or more (includes stripping, grading, grubbing, filling or excavation).

Portland's development review process and requirements are outlined in the Land Use Code (Chapter 14) which is available on our website:

Land Use Code: http://me-portland.civicplus.com/DocumentCenter/Home/View/1080
Design Manual: http://me-portland.civicplus.com/DocumentCenter/View/2355
Technical Manual: http://me-portland.civicplus.com/DocumentCenter/View/2356

Planning Division
Fourth Floor, City Hall
389 Congress Street
(207) 874-8719

Office Hours
Monday thru Friday
8:00 a.m. – 4:30 p.m.

Updated: April 23, 2014

PROJECT NAME: Allagash Brewery 2015 Expansion

PROPOSED DEVELOPMENT ADDRESS:

50 Industrial Way, Portland

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.

CHART/BLOCK/LOT: 326,B (89,210)

PRELIMINARY PLAN _____ (date)
FINAL PLAN _____ (date)

CONTACT INFORMATION:

Applicant – must be owner, Lessee or Buyer Name: 50 Industrial Way,LLC Business Name, if applicable: Allagash Brewing Co. Address: 50 Industrial Way City/State : Portland, ME Zip Code: 04103	**Applicant Contact Information** Work # 207-878-5385 Home# Cell # 207-450-4274 Fax# e-mail: robtod@allagash.com
Owner – (if different from Applicant) Name: Address: City/State : Zip Code:	**Owner Contact Information** Work # Home# Cell # Fax# e-mail:
Agent/ Representative Name: Richard Meek,P.E. Address: 75 John Roberts RD Suite 1A City/State : So. Portland Zip Code: 04106	**Agent/Representative Contact information** Work # 207-200-2075 Cell # e-mail: rmeek@sebagotechnics.com
Billing Information Name: Rob Too c/o Allagash Brewing Co. Address: 50 Industrial Way City/State : Portland, ME Zip Code: 04103	**Billing Information** Work # 207-878-5385 Cell # 207-450-4274 Fax# e-mail: robtod@allagash.com

Engineer Name: Richard Meek Address: 75 John Roberts RD Suite 1A City/State : So. Portland Zip Code: 04106	**Engineer Contact Information** Work # 207-200-2075 Cell # Fax# 207-856-2206 e-mail: rmeek@ sebagotechnics.com
Surveyor Name: Matthew Ek Address: 15 John Roberts RD Suite 1A City/State : So. Portland Zip Code: 04106	**Surveyor Contact Information** Work # 207-200-2058 Cell # Fax# 207-871-9308 e-mail: mek@sebagotechnics.com
Architect Name: Mike Hays c/o Grant Hays Assoc. Address: P.O. BOX 6179 City/State : Falmouth, ME Zip Code: 04105	**Architect Contact Information** Work # 207-871-5900 Cell # Fax# 207-871-9308 e-mail: mhays@earhlink.net
Attorney Name: David Galgay c/o Verrill Dana,LLP Address: ONE Portland Square City/State : Portland, ME Zip Code: 04112	**Attorney Contact Information** Work # 207-774-4000 Cell # Fax# 774-7499 e-mail: dgalgay@verrilldana.com

APPLICATION FEES:

Check all reviews that apply. (Payment may be made by Credit Card, Cash or Check payable to the City of Portland.)

Level III Development (check applicable reviews)

__X__ Less than 50,000 sq. ft. ($500.00)
___ 50,000 - 100,000 sq. ft. ($1,000)
___ 100,000 – 200,000 sq. ft. ($2,000)
___ 200,000 – 300,000 sq. ft. ($3,000)
___ over $300,00 sq. ft. ($5,000)
___ Parking lots over 11 spaces ($1,000)
___ After-the-fact Review ($1,000.00 plus applicable application fee)

Plan Amendments (check applicable reviews)

___ Planning Staff Review ($250)
___ Planning Board Review ($500)

_____

The City invoices separately for the following:

- Notices ($.75 each)
- Legal Ad (% of total Ad)
- Planning Review ($40.00 hour)
- Legal Review ($75.00 hour)

Third party review fees are assessed separately. Any outside reviews or analysis requested from the Applicant as part of the development review, are the responsibility of the Applicant and are separate from any application or invoice fees.

Other Reviews (check applicable reviews)

___ Traffic Movement ($1,000)
__X__ Stormwater Quality ($250)
___ Subdivisions ($500 + $25/lot)
# of Lots ___ x $25/lot = _____
___ Site Location ($3,000, except for residential projects which shall be $200/lot)
# of Lots ___ x $200/lot = _____
___ Other _____
___ Change of Use
___ Flood Plain
___ Shoreland
___ Design Review
___ Housing Replacement
___ Historic Preservation

APPLICATION SUBMISSION:

1. All site plans and written application materials must be submitted electronically on a CD or thumb drive with each plan submitted as separate files, with individual file which can be found on the **Electronic Plan and Document Submittal** page of the City's website at http://me-portland.civicplus.com/764/Electronic-Plan-and-Document-Submittal

2. **In addition, one (1) paper set of the plans (full size), one (1) paper set of plans (11 x 17), paper copy of written materials, and the application fee must be submitted to the Building Inspections Office to start the review process.**

The application must be complete, including but not limited to the contact information, project data, application checklists, wastewater capacity, plan for fire department review, and applicant signature. The submissions shall include one (1) paper packet with folded plans containing the following materials:

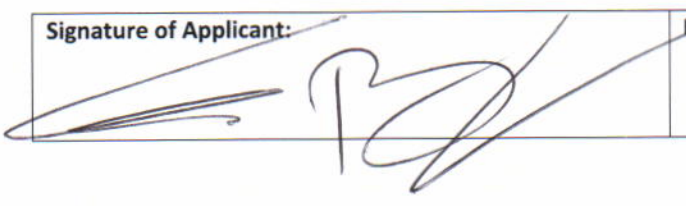
1. **One (1) full size site plans** that must be **folded.**
2. One (1) copy of all written materials or as follows, unless otherwise noted:
   a. Application form that is completed and signed.
   b. Cover letter stating the nature of the project.
   c. All Written Submittals (Sec. 14-525 2. (c), including evidence of right, title and interest.
3. A stamped standard boundary survey prepared by a registered land surveyor at a scale not less than one inch to 50 feet.
4. Plans and maps based upon the boundary survey and containing the information found in the attached sample plan checklist.
5. One (1) set of plans reduced to 11 x 17.

Please refer to the application checklist (attached) for a detailed list of submission requirements.

APPLICANT SIGNATURE:

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Planning Authority and Code Enforcement's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

This application is for a Level II Site Plan review. It is not a permit to begin construction. An approved site plan, a Performance Guarantee, Inspection Fee, Building Permit, and associated fees will be required prior to construction. Other Federal, State or local permits may be required prior to construction, which are the responsibility of the applicant to obtain.

Signature of Applicant:	**Date:**
	6/3/14

PROJECT DATA

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

Total Area of Site	191 979	sq. ft.
Proposed Total Disturbed Area of the Site	169,500	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.		
Impervious Surface Area		
Impervious Area (Total Existing)	93,404	sq. ft.
Impervious Area (Total Proposed)	123,560	sq. ft.
Building Ground Floor Area and Total Floor Area		
Building Footprint (Total Existing)	35,722	sq. ft.
Building Footprint (Total Proposed)	61,496	sq. ft.
Building Floor Area (Total Existing)	37,055	sq. ft.
Building Floor Area (Total Proposed)	68,810	sq. ft.
Zoning		
Existing	I-M	
Proposed, if applicable	I-M	
Land Use		
Existing	BREWERY	
Proposed	BREWERY	
Residential, If applicable		
# 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	
Proposed Bedroom Mix		
# 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	
Parking Spaces		
# of Parking Spaces (Total Existing)	64	
# of Parking Spaces (Total Proposed)	74	
# of Handicapped Spaces (Total Proposed)	3	
Bicycle Parking Spaces		
# of Bicycle Spaces (Total Existing)	10	
# of Bicycle Spaces (Total Proposed)	10	
Estimated Cost of Project	$750,000	

PRELIMINARY PLAN (Optional) - Level III Site Plan			
Applicant Checklist	Planner Checklist	# of Copies	**GENERAL WRITTEN SUBMISSIONS CHECKLIST**
X		1	Completed Application form
X		1	Application fees
X		1	Written description of project
X		1	Evidence of right, title and interest
X		1	Evidence of state and/or federal approvals, if applicable
X		1	Written assessment of proposed project's compliance with applicable zoning requirements
X		1	Summary of existing and/or proposed easement, covenants, public or private rights-of-way, or other burdens on the site
X		1	Written requests for waivers from site plan or technical standards, if applicable.
X		1	Evidence of financial and technical capacity
X		1	Traffic Analysis (may be preliminary, in nature, during the preliminary plan phase)
Applicant Checklist	Planner Checklist	# of Copies	**SITE PLAN SUBMISSIONS CHECKLIST**
X		1	Boundary Survey meeting the requirements of Section 13 of the City of Portland's Technical Manual
		1	**Preliminary Site Plan including the following: (information provided may be preliminary in nature during preliminary plan phase)**
X		Proposed grading and contours;	
X		Existing structures with distances from property line;	
X		Proposed site layout and dimensions for all proposed structures (including piers, docks or wharves in Shoreland Zone), paved areas, and pedestrian and vehicle access ways;	
X		Preliminary design of proposed stormwater management system in accordance with Section 5 of the Technical Manual (note that Portland has a separate applicability section);	
X		Preliminary infrastructure improvements;	
X		Preliminary Landscape Plan in accordance with Section 4 of the Technical Manual;	
X		Location of significant natural features (including wetlands, ponds, watercourses, floodplains, significant wildlife habitats and fisheries or other important natural features) located on the site as defined in Section 14-526 (b) (1);	
X		Proposed buffers and preservation measures for significant natural features, as defined in Section 14-526 (b) (1);	
X		Location , dimensions and ownership of easements, public or private rights of way, both existing and proposed;	
X		Exterior building elevations.	

FINAL PLAN - Level III Site Plan			
Applicant Checklist	Planner Checklist	# of Copies	**GENERAL WRITTEN SUBMISSIONS CHECKLIST (* If applicant chooses to submit a Preliminary Plan, then the * items were submitted for that phase and only updates are required)**
		1	* Completed Application form
		1	* Application fees
		1	* Written description of project
		1	* Evidence of right, title and interest
		1	* Evidence of state and/or federal permits
		1	* Written assessment of proposed project's specific compliance with applicable Zoning requirements
		1	* Summary of existing and/or proposed easements, covenants, public or private rights-of-way, or other burdens on the site
		1	* Evidence of financial and technical capacity
		1	Construction Management Plan
		1	A traffic study and other applicable transportation plans in accordance with Section 1 of the technical Manual, where applicable.
		1	Written summary of significant natural features located on the site (Section 14-526 (b) (a))
		1	Stormwater management plan and stormwater calculations
		1	Written summary of project's consistency with related city master plans
		1	Evidence of utility capacity to serve
		1	Written summary of solid waste generation and proposed management of solid waste
		1	A code summary referencing NFPA 1 and all Fire Department technical standards
		1	Where applicable, an assessment of the development's consistency with any applicable design standards contained in Section 14-526 and in City of Portland Design Manual
		1	Manufacturer's verification that all proposed HVAC and manufacturing equipment meets applicable state and federal emissions requirements.

Applicant Checklist	Planner Checklist	# of Copies	**SITE PLAN SUBMISSIONS CHECKLIST** **(* If applicant chooses to submit a Preliminary Plan, then the * items were submitted for that phase and only updates are required)**
		1	* Boundary Survey meeting the requirements of Section 13 of the City of Portland's Technical Manual
		1	**Final Site Plans including the following:**
		Existing and proposed structures, as applicable, and distance from property line (including location of proposed piers, docks or wharves if in Shoreland Zone);	
		Existing and proposed structures on parcels abutting site;	
		All streets and intersections adjacent to the site and any proposed geometric modifications to those streets or intersections;	
		Location, dimensions and materials of all existing and proposed driveways, vehicle and pedestrian access ways, and bicycle access ways, with corresponding curb lines;	
		Engineered construction specifications and cross-sectional drawings for all proposed driveways, paved areas, sidewalks;	
		Location and dimensions of all proposed loading areas including turning templates for applicable design delivery vehicles;	
		Existing and proposed public transit infrastructure with applicable dimensions and engineering specifications;	
		Location of existing and proposed vehicle and bicycle parking spaces with applicable dimensional and engineering information;	
		Location of all snow storage areas and/or a snow removal plan;	
		A traffic control plan as detailed in Section 1 of the Technical Manual;	
		Proposed buffers and preservation measures for significant natural features, where applicable, as defined in Section 14-526(b)(1);	
		Location and proposed alteration to any watercourse;	
		A delineation of wetlands boundaries prepared by a qualified professional as detailed in Section 8 of the Technical Manual;	
		Proposed buffers and preservation measures for wetlands;	
		Existing soil conditions and location of test pits and test borings;	
		Existing vegetation to be preserved, proposed site landscaping, screening and proposed street trees, as applicable;	
		A stormwater management and drainage plan, in accordance with Section 5 of the Technical Manual;	
		Grading plan;	
		Ground water protection measures;	
		Existing and proposed sewer mains and connections;	

- Continued on next page -

		Location of all existing and proposed fire hydrants and a life safety plan in accordance with Section 3 of the Technical Manual;
		Location, sizing, and directional flows of all existing and proposed utilities within the project site and on all abutting streets;
		Location and dimensions of off-premises public or publicly accessible infrastructure immediately adjacent to the site;
		Location and size of all on site solid waste receptacles, including on site storage containers for recyclable materials for any commercial or industrial property;
		Plans showing the location, ground floor area, floor plans and grade elevations for all buildings;
		A shadow analysis as described in Section 11 of the Technical Manual, if applicable;
		A note on the plan identifying the Historic Preservation designation and a copy of the Application for Certificate of Appropriateness, if applicable, as specified in Section Article IX, the Historic Preservation Ordinance;
		Location and dimensions of all existing and proposed HVAC and mechanical equipment and all proposed screening, where applicable;
		An exterior lighting plan in accordance with Section 12 of the Technical Manual;
		A signage plan showing the location, dimensions, height and setback of all existing and proposed signs;
		Location, dimensions and ownership of easements, public or private rights of way, both existing and proposed.

PORTLAND FIRE DEPARTMENT
SITE REVIEW
FIRE DEPARTMENT CHECKLIST

A separate drawing[s] shall be provided as part of the site plan application for the Portland Fire Department's review.

1. Name, address, telephone number of applicant
2.
3. Name address, telephone number of architect

4. Proposed uses of any structures [NFPA and IBC classification]
5.
6. Square footage of all structures [total and per story]

7. Elevation of all structures

8. Proposed fire protection of all structures
   - ***As of September 16, 2010 all new construction of one and two family homes are required to be sprinkled in compliance with NFPA 13D. This is required by City Code. (NFPA 101 2009 ed.)***

9. Hydrant locations

10. Water main[s] size and location

11. Access to all structures [min. 2 sides]

12. A code summary shall be included referencing NFPA 1 and all fire department. Technical standards.

Some structures may require Fire flows using annex H of NFPA 1

CITY OF PORTLAND WASTEWATER CAPACITY APPLICATION

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

Date: June 3, 2014

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

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

Site Address: 50 Industrial Way, Portland ME 04103

Chart Block Lot Number: 326/B/8,9,10

Proposed Use: Brewery

Previous Use: Brewery

Existing Sanitary Flows: 900 GPD

Existing Process Flows: 22,000 GPD

Description and location of City sewer that is to receive the proposed building sewer lateral.

10" DIA. Pipe,Unknown Material Located Aproximately in The Center of Industrial Way

Site Category		
	Commercial *(see part 4 below)*	
	Industrial *(complete part 5 below)*	X
	Governmental	
	Residential	
	Other *(specify)*	

(Clearly, indicate the proposed connections, on the submitted plans)

2. Please, Submit Contact Information.

City Planner's Name: _____ Phone: _____

Owner/Developer Name: Rob Tod c/o 50 Industrial Way, LLC

Owner/Developer Address: 50 Industrial Way, Portland ME 04103

Phone: 207-878-5385 Fax: E-mail: robtod@allagash.com

Engineering Consultant Name: Richard Meek c/o Sebago Technics, Inc.

Engineering Consultant Address: 75 John Roberts RD Suite 1A So.Portland, ME 04106

Phone: 207-200-2075 Fax: 207-856-2206 E-mail: rmeek@sebagotechnics.com

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

3. Please, Submit Domestic Wastewater Design Flow Calculations.

Estimated Domestic Wastewater Flow Generated: 975 GPD

Peaking Factor/ Peak Times: M-F 5am to 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)*

15 GPD per employee = 65 employees x 15 GPD = 975 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)

4. Please, Submit External Grease Interceptor Calculations.

Total Drainage Fixture Unit (DFU) Values: N/A

Size of External Grease Interceptor:

Retention Time:

Peaking Factor/ Peak Times:

(Note: In determining your restaurant process water flows, and the size of your external grease interceptor, please use The Uniform Plumbing Code. Note: In determining the retention time, sixty (60) minutes is the minimum retention time. Note: Please submit detailed calculations showing the derivation of your restaurant process water design flows, and please submit detailed calculations showing the derivation of the size of your external grease interceptor, either in the space provided below, or attached, as a separate sheet)

5. Please, Submit Industrial Process Wastewater Flow Calculations

Estimated Industrial Process Wastewater Flows Generated: 28,000 GPD

Do you currently hold Federal or State discharge permits? Yes X No

Is the process wastewater termed categorical under CFR 40? Yes No X

OSHA Standard Industrial Code (SIC): 2082 *http://www.osha.gov/oshstats/sicser.html*

Peaking Factor/Peak Process Times: M - F 5am to 11pm

(Note: On the submitted plans, please show where the building's domestic sanitary sewer laterals, as well as the building's industrial-commercial process wastewater sewer laterals exits the facility. Also, show where these building sewer laterals enter the city's sewer. Finally, show the location of the wet wells, control manholes, or other access points; and, the locations of filters, strainers, or grease traps)

(Note: Please submit detailed calculations showing the derivation of your design flows, either in the space provided below, or attached, as a separate sheet)

Notes, Comments or Calculation

Exhibit 2

Project Description

Exhibit 2

Project Description

50 Industrial Way, LLC (the applicant) currently owns and operates the Allagash Brewing Company facility located in the I-M zone at 50 Industrial Way, identified as Block B, Lot 9 on the City of Portland Tax Map 326. The original Site Plan was approved in 2006; with construction of 11,700 square feet footprint occurring in 2007. A 5,200 square foot addition (approved as part of the original Site Plan) was constructed in 2010. The applicant purchased the adjacent, undeveloped, lot identified as Block B, Lot 8 on the City of Portland Tax Map 326 in April 2011. A 1,464 square foot addition was approved and constructed in 2011. In November 2011, the applicant purchased the adjacent lot identified as Block B, Lot 10 on the City of Portland Tax Map 326 (100 Industrial Way). In 2012, a 1,464 square foot building addition, a 5,894 square foot building addition and a 64 space parking lot were approved and constructed.

The current plan of development includes a 18,800 square feet 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 feet building addition (Bunker), and site improvements associated with the loading dock area.

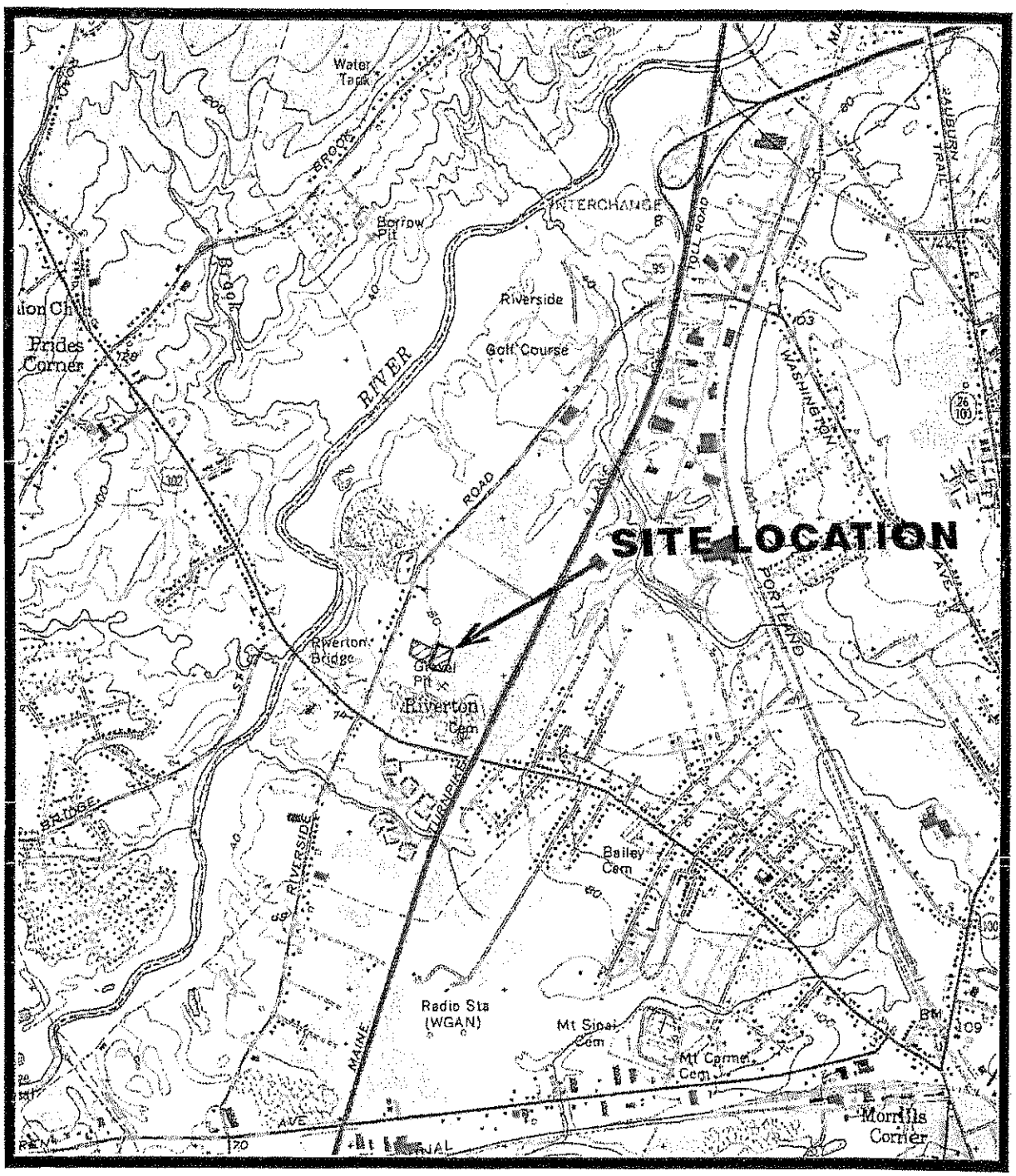
The project is proposed to be phased. Phase 1 will include approximately 12,130 square feet of the 2015 Production addition, approximately 40' x 16' of the concrete tank support pad, the Bunker addition and the site improvements associated with the loading dock area. Phase 2 will include construction of an approximately 5,510 square feet 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.

02249

FIGURE 1



SITE LOCATION MAP

USGS TOPOGRAPHIC

7.5 MIN. QUADRANGLE

PORTLAND WEST

SCALE: 1"=2,000'

Sebago Technics

Engineering & Planning for the Future

Exhibit 3

Title, Right and Interest

Exhibit 3

Title, Right or Interest

The record owner of the parcel(s) is 50 Industrial Way, LLC by deeds recorded at the Cumberland County Registry of Deeds (CCRD). The parcels are identified on the City of Portland Tax Map 326 as Block B, Lot 8 (subdivision Lot 19), Lot 9 (subdivision Lot 18) and Lot 10 (subdivision Lot 17). Copies of the following deeds are attached, for reference:

Lot 9	CCRD Book 18385, page 348, dated November 14, 2002
Lot 8	CCRD Book 28660, page 237, dated April 26, 2011
Lot 10	CCRD Book 29167, page 291, dated November 30, 2011

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;

Doc#: 93526 Bk:18385 Pg: 349

Received
Recorded Register of Deeds
Nov 15,2002 10:01:56A
Cumberland County
John B. Wheeler

Thence N 60° 03' 55" W through land of Northeastern Graphic Supply, Inc., being Lot 19 as aforesaid, a distance of 50.00 feet;

Thence S 29° 52' 15" W through land of Northeastern Graphic Supply, Inc., being Lot 19 as aforesaid, a distance of 90.00 feet to the northerly sideline of Industrial Way;

Thence S 60° 03' 55" E along the northerly sideline of Industrial Way a distance of 50.00 feet to the point of beginning.

The Easement Area consists of approximately 4,500 square feet.

The Grantor herein reserves for itself, its successors and assigns, the right to use the Easement Area in common with the Grantee for all purposes, including but not limited to, ingress and egress by foot and vehicle and the right to install and/or connect to all utilities located within the Easement Area, all of which reserved rights shall benefit the Grantor's adjoining property.

IN WITNESS WHEREOF, Northeastern Graphic Supply, Inc. has caused this instrument to be executed by Brian Kroot, its president this 14th day of November, 2002.

WITNESS

Catherine E. Decker

NORTHEASTERN GRAPHIC SUPPLY, INC.

By: _____
Brian Kroot
Its: President

State of Maine
County of Cumberland

November 14, 2002

Personally appeared before me the above named Brian Kroot, president of Northeastern Graphic Supply, Inc. and acknowledged the foregoing instrument to be his/her free act and deed in said capacity and the free act and deed of Northeastern Graphic Supply, Inc.

Catherine E. Decker
~~Notary Public~~/Attorney at Law

Print Name CATHERINE E. DECKER

My Commission Expires N/A

Doc#: 20512 Bk:28660 Pg: 237

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:

MAINE REAL ESTATE TAX PAID

A certain lot or parcel of land, with any buildings and improvements thereon, situated 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 19 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 a portion of the premises as conveyed to Northeastern Graphic Supply, Inc. by deed of Turnstone Properties, dated March 29, 1988 and recorded in the Cumberland County Registry of Deeds in Book 8226, Page 37.

IN WITNESS WHEREOF, Northeastern Graphic Supply, Inc. has caused this instrument to be executed by Brian Kroot, its Treasurer, as of the 26th day of April, 2011.

WITNESS

NORTHEASTERN GRAPHIC SUPPLY, INC.

By: _____
Brian Kroot
Its Treasurer

State of Maine
County of Cumberland, ss.

April 26, 2011

Personally appeared before me the above named Brian Kroot, Treasurer of Northeastern Graphic Supply, Inc. and acknowledged the foregoing to be his free act and deed and the free act and deed of Northeastern Graphic Supply, Inc.

_____
Notary Public / Attorney At Law
Print Name: David L. Galgay Jr
My Commission Expires: _____

BAR # 003643

Received
Recorded Register of Deeds
Apr 26,2011 12:41:53P
Cumberland County
Pamela E. Lovley

MAINE REAL ESTATE TAX PAID

QUITCLAIM DEED
With Covenant

THAT, 100 INDUSTRIAL WAY, LLC, a Maine Limited Liability Company with an office in Portland, County of Cumberland, State of Maine (Grantor) in consideration of one dollar and other valuable consideration paid by 50 INDUSTRIAL WAY LLC, a Maine Limited Liability Company with an office in Portland, County of Cumberland, State of Maine whose mailing address is 50 Industrial Way, Portland, Maine 04103 (Grantee), the receipt whereof Grantor does hereby acknowledge, does hereby remise, release, bargain, sell and convey and forever quitclaim unto the said 50 Industrial Way LLC, its successors and assigns forever, the following described real estate:

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

Lot 17 as shown on a Plan of Turnpike Industrial Park made for Portland Venture Partners by Land Use Consultants (Jeffrey H. McAllister, Registered Land Surveyor No. 1263), dated March 25, 1986 and recorded September 17, 1986 in the Cumberland County Registry of Deeds in Plan Book 157, page 61, to which Plan reference is hereby made for a more particular description.

Being the same premises conveyed to the Grantor herein by deed from Bruce E. Milliken dated August 29, 2006 and recorded in the Cumberland County Registry of Deeds in Book 24314, Page 237.

TO HAVE AND TO HOLD the same, together with all the privileges and appurtenances thereunto belonging to the said 50 Industrial Way LLC, its successors and assigns forever.

AND Grantor does covenant with the said Grantee, its successors and assigns, that Grantor shall and will warrant and defend the premises to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, Peter Colesworthy, Manager of 100 Industrial Way, LLC have hereunto set my hand and seal in my said capacity this 30th day of November, 2011.

Witness

100 INDUSTRIAL WAY, LLC

By: _____
Peter Colesworthy, Its Manager

State of Maine
Cumberland, ss.

November 30, 2011

Personally appeared Peter Colesworthy, Manager of 100 Industrial Way, LLC and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said 100 Industrial Way, LLC.

Before me,

Notary Public/
Attorney at Law

David L Gallgay Jr
Bar # 003643

Received
Recorded Register of Deeds
Dec 01,2011 11:31:38A
Cumberland County
Pamela E. Lovley

Exhibit 4

State and Federal Permits

Exhibit 4

State and Federal Permits

The development of the site has required alteration (filling) of approximately 14,790 square feet of forested wetlands. As such, a Natural Resource Protection Act Permit (NRPA) - Tier 1 and a Maine Programmatic General Permit - Tier 1 were obtained. These permit applications were filed through the Maine Department of Environmental Protection (MDEP) and the Army Corps of Engineers, respectively. Copies of the existing permits are provided, for reference.

The remaining wetlands on site (approximately 3,757 square feet) will be directly altered or impacted during Phase 2 of the proposed expansion. As such, a Natural Resource Protection Act Permit (NRPA) - Tier 2 and a Maine Programmatic General Permit will be required. The applicant would prefer to delay application for the State and Federal permits until necessary to construct Phase 2. As such, the applicant will be requesting a Condition of Approval which will allow Phase 1 construction to proceed without additional State and Federal permits.

A Notice of Intent to Comply with Maine Construction General Permit application will be filed with the MDEP because greater than one acre of disturbance is proposed. This permit is typically approved 14 days after submission unless notified otherwise. A copy of the application will be forwarded once submitted to MDEP.

STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION
17 STATE HOUSE STATION
AUGUSTA, ME 04333

DEPARTMENT ORDER
IN THE MATTER OF

50 INDUSTRIAL WAY, LLC	) NATURAL RESOURCES PROTECTION ACT
Portland, Cumberland County	) FRESHWATER WETLAND ALTERATION
ALLAGASH BREWING COMPANY	) WATER QUALITY CERTIFICATION
L-21059-TC-D-N (approval)	) FINDINGS OF FACT AND ORDER

Project History: In Department Order # L-21059-TC-B-N, dated December 28, 2005, the applicant received approval to fill approximately 14,180 square feet of freshwater wetlands to construct a new 18,200-square foot production warehouse and office facility with associated parking and loading. In Department Order # L-21059-TC-C-N, dated September 7, 2011, the applicant received approval to fill an additional 979 square feet of freshwater wetland to construct a 1,600 square foot building addition.

Project Description: The applicant proposes to fill an additional 64 square feet of freshwater wetlands to relocate an existing accessory structure adjacent to the existing building. This accessory structure contains an open-air brewing tank that requires electrical and piping connections with the existing building. The applicant considered alternate locations around the existing building, but the alternatives were rejected because they would either require more extensive wetland impacts, would be located in a stormwater management area, or would conflict with brewing equipment within the existing building. In order to minimize wetland impacts to the greatest extent practicable, side slopes of fill along the wetland boundary and within the wetlands will be constructed at a 2:1 ratio. With the wetland fill proposed by the applicant, the total cumulative wetland alteration for the development will be approximately 14,790 square feet. The proposed project is shown on a plan titled "Site Plan of Allagash Brewing Company" drawn by Sebago Technics and dated July 29, 2011, with a last revision date of September 29, 2011. According to the Department's Geographic Information System (GIS), there are no mapped significant wildlife habitats associated with the project site. The project is located on Industrial Way in Portland.

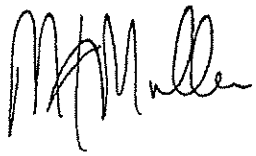
Permit for:	[X]	Tier 1
DEP Decision:	[X]	Approved [ ] Denied (see attached letter)
CORPS Action:	[X]	The Corps has been notified of your application. The following are subject to Federal screening: (1) projects with previously authorized or unauthorized work, in combination with a Tier 1 permit for a single and complete project, which total more than 15,000 square feet of altered area; (2) projects with multiple state permits and/or state exemptions which apply to a single and complete project that total more than 15, 000 square feet of altered area; and (3) projects that may impact a vernal pool, as determined by the State of Maine or the Corps. If your activity is listed above, *Corps approval is required for your project.* For information regarding the status of your application contact the Corps' Maine Project Office at 623-8367.

Standard Conditions:

1) If construction or operation of the activity is not begun within four (4) years from the date signed, this permit shall lapse and the applicant shall reapply to the Department for a new permit. This permit is transferable only with prior approval from the Department. If the activity is associated with a larger project, starting any aspect of that project constitutes start of construction.
2) The project shall be completed according to the plans in the application. Any change in the project plans must be reviewed and approved by the Department.
3) Properly installed erosion control measures shall be installed prior to beginning the project, and all disturbed soil should be stabilized immediately upon project completion.
4) A copy of this approval will be sent to the City of Portland. Department approval of your activity does not supersede or substitute the need for any necessary local approvals.

THIS APPROVAL DOES NOT CONSTITUTE OR SUBSTITUTE FOR ANY OTHER REQUIRED STATE, FEDERAL OR LOCAL APPROVALS NOR DOES IT VERIFY COMPLIANCE WITH ANY APPLICABLE SHORELAND ZONING ORDINANCES.

DEPARTMENT OF ENVIRONMENTAL PROTECTION



This permit is digitally signed by Michael Mullen on behalf of Commissioner Patricia Aho. It is digitally signed pursuant to 10 M.R.S.A. § 9418. It has been filed with the Board of Environmental Protection as of the signature date.
2011.10.31 13:34:20 -04'00'

PLEASE NOTE THE ATTACHED SHEET FOR GUIDANCE ON APPEAL PROCEDURES...

cgw/l21059dn/ats73963

Natural Resource Protection Act (NRPA)
Standard Conditions

THE FOLLOWING STANDARD CONDITIONS SHALL APPLY TO ALL PERMITS GRANTED UNDER THE NATURAL RESOURCE PROTECTION ACT, TITLE 38, M.R.S.A. SECTION 480-A ET.SEQ. UNLESS OTHERWISE SPECIFICALLY STATED IN THE PERMIT.

A. Approval of Variations From Plans. The granting of this permit is dependent upon and limited to the proposals and plans contained in the application and supporting documents submitted and affirmed to by the applicant. Any variation from these plans, proposals, and supporting documents is subject to review and approval prior to implementation.

B. Compliance With All Applicable Laws. The applicant shall secure and comply with all applicable federal, state, and local licenses, permits, authorizations, conditions, agreements, and orders prior to or during construction and operation, as appropriate.

C. Erosion Control. The applicant shall take all necessary measures to ensure that his activities or those of his agents do not result in measurable erosion of soils on the site during the construction and operation of the project covered by this Approval.

D. Compliance With Conditions. Should the project be found, at any time, not to be in compliance with any of the Conditions of this Approval, or should the applicant construct or operate this development in any way other the specified in the Application or Supporting Documents, as modified by the Conditions of this Approval, then the terms of this Approval shall be considered to have been violated.

E. Time frame for approvals. If construction or operation of the activity is not begun within four years, this permit shall lapse and the applicant shall reapply to the Board for a new permit. The applicant may not begin construction or operation of the activity until a new permit is granted. Reapplications for permits may include information submitted in the initial application by reference. This approval, if construction is begun within the four-year time frame, is valid for seven years. If construction is not completed within the seven-year time frame, the applicant must reapply for, and receive, approval prior to continuing construction.

F. No Construction Equipment Below High Water. No construction equipment used in the undertaking of an approved activity is allowed below the mean high water line unless otherwise specified by this permit.

G. Permit Included In Contract Bids. A copy of this permit must be included in or attached to all contract bid specifications for the approved activity.

H. Permit Shown To Contractor. Work done by a contractor pursuant to this permit shall not begin before the contractor has been shown by the applicant a copy of this permit.

STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION
17 STATE HOUSE STATION, AUGUSTA, MAINE 04333

Erosion Control for Homeowners

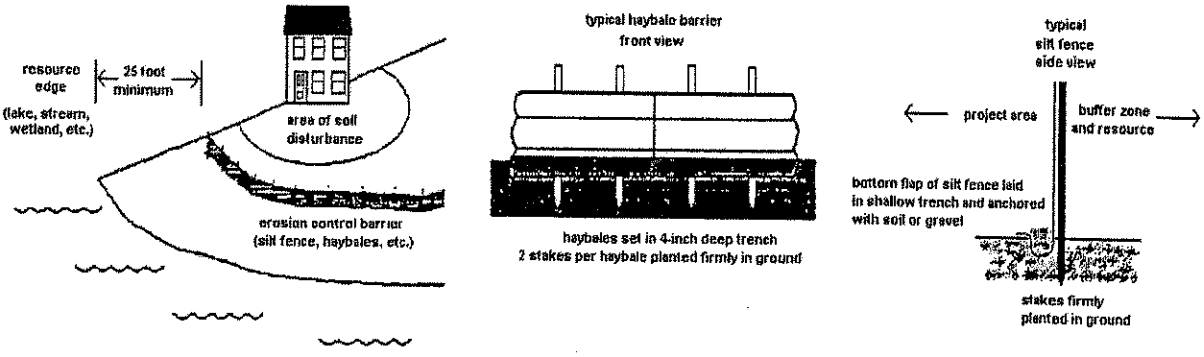
Before Construction

1. If you have hired a contractor, make sure you discuss your permit-by-rule with them. Talk about what measures they plan to take to control erosion. Everybody involved should understand what the resource is, and where it is located. Most people can identify the edge of a lake or river. However, the edges of wetlands are often not so obvious. Your contractor may be the person actually pushing dirt around, but you are both responsible for complying with the permit-by-rule.

2. Call around to find where erosion control materials are available. Chances are your contractor has these materials already on hand. You probably will need silt fence, hay bales, wooden stakes, grass seed (or conservation mix), and perhaps filter fabric. Places to check for these items include farm & feed supply stores, garden & lawn suppliers, and landscaping companies. It is not always easy to find hay or straw during late winter and early spring. It also may be more expensive during those times of year. Plan ahead -- buy a supply early and keep it under a tarp.

3. Before any soil is disturbed, make sure an erosion control barrier has been installed. The barrier can be either a silt fence, a row of staked hay bales, or both. Use the drawings below as a guide for correct installation and placement. The barrier should be placed as close as possible to the soil-disturbance activity.

4. If a contractor is installing the erosion control barrier, double check it as a precaution. Erosion control barriers should be installed "on the contour", meaning at the same level or elevation across the land slope, whenever possible. This keeps stormwater from flowing to the lowest point along the barrier where it can build up and overflow or destroy the barrier.



During Construction

1. Use lots of hay or straw mulch on disturbed soil. The idea behind mulch is to prevent rain from striking the soil directly. It is the force of raindrops hitting the bare ground that makes the soil begin to move downslope with the runoff water, and cause erosion. More than 90% of erosion is prevented by keeping the soil covered.

2. Inspect your erosion control barriers frequently. This is especially important after a rainfall. If there is muddy water leaving the project site, then your erosion controls are not working as intended. You or your contractor then need to figure out what can be done to prevent more soil from getting past the barrier.

3. Keep your erosion control barrier up and maintained until you get a good and healthy growth of grass and the area is permanently stabilized.

DEP INFORMATION SHEET
Appealing a Commissioner's Licensing Decision

Dated: May 2004 **Contact: (207) 287-2811**

SUMMARY

There are two methods available to an aggrieved person seeking to appeal a licensing decision made by the Department of Environmental Protection's (DEP) Commissioner: (1) in an administrative process before the Board of Environmental Protection (Board); or (2) in a judicial process before Maine's Superior Court. This INFORMATION SHEET, in conjunction with consulting statutory and regulatory provisions referred to herein, can help aggrieved persons with understanding their rights and obligations in filing an administrative or judicial appeal.

I. ADMINISTRATIVE APPEALS TO THE BOARD

LEGAL REFERENCES

DEP's General Laws, 38 M.R.S.A. § 341-D(4), and its Rules Concerning the Processing of Applications and Other Administrative Matters (Chapter 2), 06-096 CMR 2.24 (April 1, 2003).

HOW LONG YOU HAVE TO SUBMIT AN APPEAL TO THE BOARD

The Board must receive a written notice of appeal within 30 calendar days of the date on which the Commissioner's decision was filed with the Board. Appeals filed after 30 calendar days will be rejected.

HOW TO SUBMIT AN APPEAL TO THE BOARD

Signed original appeal documents must be sent to: Chair, Board of Environmental Protection, c/o Department of Environmental Protection, 17 State House Station, Augusta, ME 04333-0017; faxes are acceptable for purposes of meeting the deadline when followed by receipt of mailed original documents within five (5) working days. Receipt on a particular day must be by 5:00 PM at DEP's offices in Augusta; materials received after 5:00 PM are not considered received until the following day. The person appealing a licensing decision must also send the DEP's Commissioner and the applicant a copy of the documents. All the information listed in the next section must be submitted at the time the appeal is filed. Only the extraordinary circumstances described at the end of that section will justify evidence not in the DEP's record at the time of decision being added to the record for consideration by the Board as part of an appeal.

WHAT YOUR APPEAL PAPERWORK MUST CONTAIN

The materials constituting an appeal must contain the following information at the time submitted:

1. *Aggrieved Status*. Standing to maintain an appeal requires the appellant to show they are particularly injured by the Commissioner's decision.

2. *The findings, conclusions or conditions objected to or believed to be in error*. Specific references and facts regarding the appellant's issues with the decision must be provided in the notice of appeal.

3. *The basis of the objections or challenge*. If possible, specific regulations, statutes or other facts should be referenced. This may include citing omissions of relevant requirements, and errors believed to have been made in interpretations, conclusions, and relevant requirements.

4. *The remedy sought*. This can range from reversal of the Commissioner's decision on the license or permit to changes in specific permit conditions.

5. *All the matters to be contested.* The Board will limit its consideration to those arguments specifically raised in the written notice of appeal.

6. *Request for hearing.* The Board will hear presentations on appeals at its regularly scheduled meetings, unless a public hearing is requested and granted. A request for public hearing on an appeal must be filed as part of the notice of appeal.

7. *New or additional evidence to be offered.* The Board may allow new or additional evidence as part of an appeal only when the person seeking to add information to the record can show due diligence in bringing the evidence to the DEP's attention at the earliest possible time in the licensing process or show that the evidence itself is newly discovered and could not have been presented earlier in the process. Specific requirements for additional evidence are found in Chapter 2, Section 24(B)(5)

OTHER CONSIDERATIONS IN APPEALING A DECISION TO THE BOARD

1. *Be familiar with all relevant material in the DEP record.* A license file is public information made easily accessible by DEP. Upon request, the DEP will make the material available during normal working hours, provide space to review the file, and provide opportunity for photocopying materials.
There is a charge for copies or copying services.

2. *Be familiar with the regulations and laws under which the application was processed, and the procedural rules governing your appeal.* DEP staff will provide this information on request and answer questions regarding applicable requirements.

3. *The filing of an appeal does not operate as a stay to any decision.* An applicant proceeding with a project pending the outcome of an appeal runs the risk of the decision being reversed or modified as a result of the appeal.

WHAT TO EXPECT ONCE YOU FILE A TIMELY APPEAL WITH THE BOARD

The Board will formally acknowledge initiation of the appeals procedure, including the name of the DEP project manager assigned to the specific appeal, within 15 days of receiving a timely filing. The notice of appeal, all materials accepted by the Board Chair as additional evidence, and any materials submitted in response to the appeal will be sent to Board members along with a briefing and recommendation from DEP staff. Parties filing appeals and interested persons are notified in advance of the final date set for Board consideration of an appeal or request for public hearing. With or without holding a public hearing, the Board may affirm, amend, or reverse a Commissioner decision. The Board will notify parties to an appeal and interested persons of its decision.

II. APPEALS TO MAINE SUPERIOR COURT

Maine law allows aggrieved persons to appeal final Commissioner licensing decisions to Maine's Superior Court, see 38 M.R.S.A. § 346(1); 06-096 CMR 2.26; 5 M.R.S.A. § 11001; & MRCivP 80C. Parties to the licensing decision must file a petition for review within 30 days after receipt of notice of the Commissioner's written decision. A petition for review by any other person aggrieved must be filed within 40-days from the date the written decision is rendered. The laws cited in this paragraph and other legal procedures govern the contents and processing of a Superior Court appeal.

ADDITIONAL INFORMATION: If you have questions or need additional information on the appeal process, contact the DEP's Director of Procedures and Enforcement at (207) 287-2811.

Note: The DEP provides this INFORMATION SHEET for general guidance only; it is not intended for use as a legal reference. Maine law governs an appellant's rights.

DEPARTMENT OF THE ARMY

NEW ENGLAND DISTRICT, CORPS OF ENGINEERS
696 VIRGINIA ROAD
CONCORD, MASSACHUSETTS 01742-2751

REPLY TO ATTENTION OF

MAINE GENERAL PERMIT (GP)
AUTHORIZATION LETTER AND SCREENING SUMMARY

50 Industrial Way, LLC.
Allagash Brewing Company
50 Industrial Way
Portland, Maine 04103

CORPS PERMIT # NAE-2005-04110 Amend #2
CORPS PGP ID# Non-screen
STATE ID# L-21059-TC-B-N

DESCRIPTION OF WORK:
To amend Department of the Army permit NAE-2005-04110 to place additional fill in 64 SF (0.001 acres) of wetland in conjunction with the construction of an 1,600 square foot expansion to the existing facility and relocating an 250 SF accessory structure off 50 Industrial Way at Portland, Maine as shown on the attached plans entitled "Allagash Brewing Company for 50 Industrial Way, LLC, Portland, Maine" by Sebago Technics in 2 sheets. The total cumulative impacts to wetlands is 14,790 SF (0.34 acres).

LAT/LONG COORDINATES : 43.70284 N 70.31806 W USGS QUAD: ME-PORTLAND WEST

I. CORPS DETERMINATION:

Based on our review of the information you provided, we have determined that your project will have only minimal individual and cumulative impacts on waters and wetlands of the United States. **Your work is therefore authorized by the U.S. Army Corps of Engineers under the enclosed Federal Permit, the Maine General Permit (GP).** Accordingly, we do not plan to take any further action on this project.

You must perform the activity authorized herein in compliance with all the terms and conditions of the GP [including any attached Additional Conditions and any conditions placed on the State 401 Water Quality Certification including any required mitigation]. Please review the enclosed GP carefully, including the GP conditions beginning on page 5, to familiarize yourself with its contents. You are responsible for complying with all of the GP requirements; therefore you should be certain that whoever does the work fully understands all of the conditions. You may wish to discuss the conditions of this authorization with your contractor to ensure the contractor can accomplish the work in a manner that conforms to all requirements.

If you change the plans or construction methods for work within our jurisdiction, please contact us immediately to discuss modification of this authorization. This office must approve any changes before you undertake them.

Condition 41 of the GP (page 18) provides one year for completion of work that has commenced or is under contract to commence prior to the expiration of the GP on October 12, 2015. You will need to apply for reauthorization for any work within Corps jurisdiction that is not completed by October 12, 2016.

This authorization presumes the work shown on your plans noted above is in waters of the U.S. Should you desire to appeal our jurisdiction, please submit a request for an approved jurisdictional determination in writing to the undersigned.

No work may be started unless and until all other required local, State and Federal licenses and permits have been obtained. **This includes but is not limited to a Flood Hazard Development Permit issued by the town if necessary.**

II. STATE ACTIONS: PENDING [ ], ISSUED[ ], DENIED [ ] DATE_____

APPLICATION TYPE: PBR:___ TIER 1: X TIER 2:___ TIER 3___ LURC:___ DMR LEASE:___ NA:___

III. FEDERAL ACTIONS:

JOINT PROCESSING MEETING: Non-screen LEVEL OF REVIEW: CATEGORY 1: X CATEGORY 2:___

AUTHORITY (Based on a review of plans and/or State/Federal applications): SEC 10___, 404 X 10/404___, 103___

EXCLUSIONS: The exclusionary criteria identified in the general permit do not apply to this project.

FEDERAL RESOURCE AGENCY OBJECTIONS: EPA NO, USF&WS NO, NMFS NO

If you have any questions on this matter, please contact my staff at 207-623-8367 at our Manchester, Maine Project Office. In order for us to better serve you, we would appreciate your completing our Customer Service Survey located at http://per2.nwp.usace.army.mil/survey.html

Rodney A Howe

RODNEY A. HOWE
SENIOR PROJECT MANAGER
MAINE PROJECT OFFICE

Paul Vasnent 9/30/11

FOR FRANK J. DEL GIUDICE DATE
CHIEF, PERMITS & ENFORCEMENT BRANCH
REGULATORY DIVISION

Exhibit 5

Assessment of Zoning

Exhibit 5

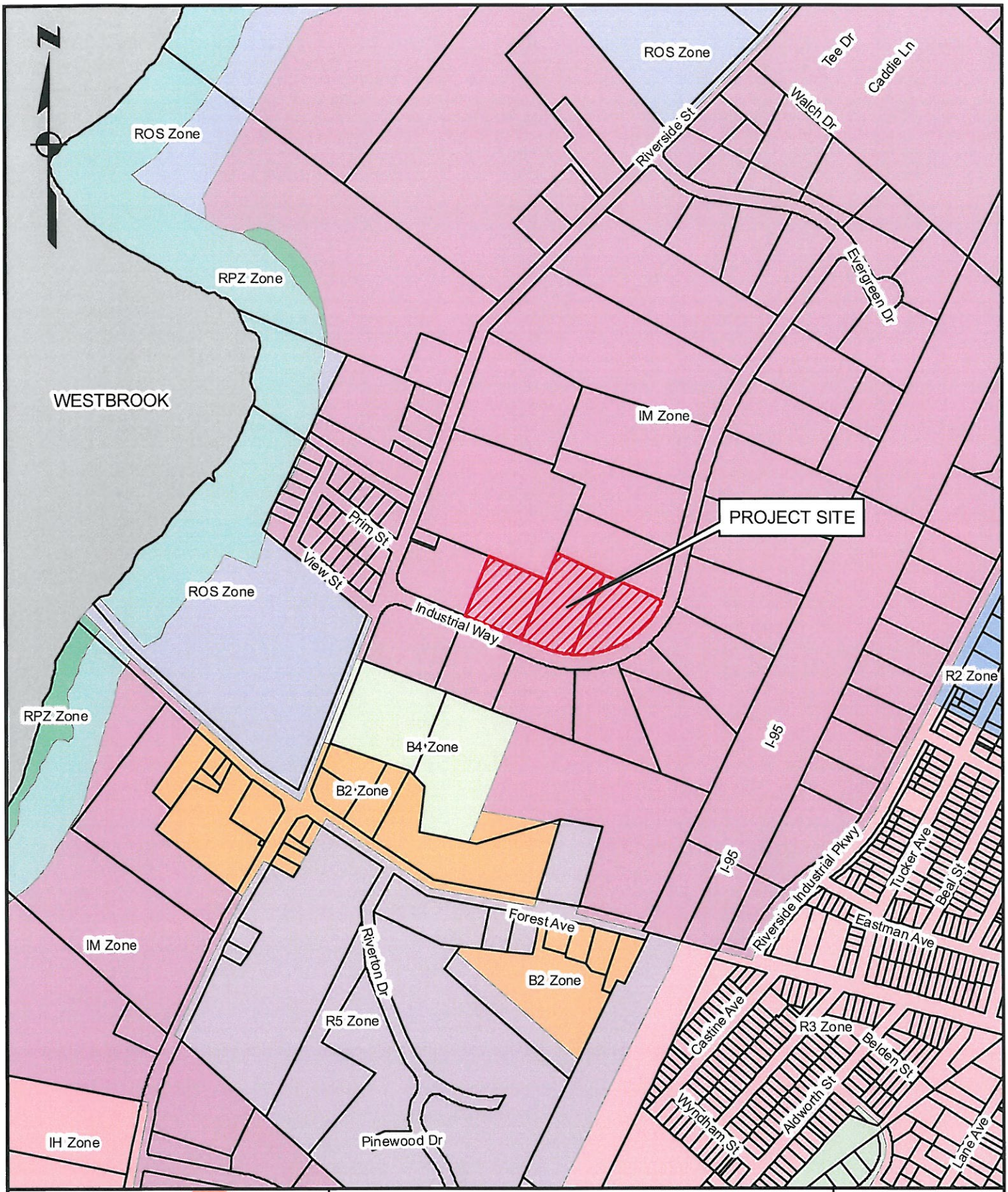
Assessment of Zoning

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:

	Ordinance Requirement	Provided
Min. lot size	none	4.07 acres
Max. impervious ratio	75%	64.4%
Max. building height	75 feet	31 feet
Min. side yard	25 feet	35.9 feet
Min. rear yard	25 feet	30.6 feet
Min. front yard	1 ft./1 ft. of building height	35.8 feet
Min. street frontage	60 feet	881.5 feet
Pavement setback	10 feet	12 feet



SEBAGO TECHNICS

WWW.SEBAGOTECHNICS.COM

75 John Roberts Rd. - Suite 1A
South Portland, ME 04106
Tel. 207-200-2100

250 Goddard Rd. - Suite B
Lewiston, ME 04240
Tel. 207-783-5656

ZONING MAP
OF LOT 18, TURNPIKE INDUSTRIAL PARK

SCALE: 1 " = 500 '

DATE: 07/03/12

LOCATION:
INDUSTRIAL WAY
PORTLAND, MAINE

INFORMATION:
ZONING MAP AND PARCEL DATA FROM
THE CITY OF PORTLAND GIS DEPARTMENT

02249GIS.mxd

Exhibit 6

Existing/Proposed Easements

Exhibit 6

Existing/Proposed Easements

There is an existing drainage easement to the City of Portland located along the site frontage in the vicinity of the loading dock entrance. Additionally, the site is encumbered by an existing 30 foot preservation buffer. The site is composed of three parcels which were created as lots within the Turnpike Industrial Park Subdivision in 1986. The subdivision abuts property previously occupied by Spurwink School which prompted the 30 foot wide preservation buffer to be established within all lots which abut the Spurwink School property.

There are no proposed easements anticipated in association with the project.

Exhibit 7

Waivers

Exhibit 7

Waivers

The applicant is requesting a waiver pertaining to the construction of curbs and sidewalks along the site's frontage. In accordance with the provisions of Sec 14-506 (b) – Sidewalks, the following apply:

1. There is no reasonable expectation for pedestrian usage coming from, going to, or traversing the site.

2. Strict adherence to the sidewalk requirement would result in the loss of significant site features related to landscaping or topography that are deemed to be of a greater public value (i.e. the existing roadside drainage swales).

In accordance with the provisions of Sec 14-506 (b) – Curbing, the following apply:

1. Strict adherence to the sidewalk requirement would result in the loss of significant site features related to landscaping or topography that are deemed to be of a greater public value (i.e. the existing roadside drainage swales).

2. Stormwater runoff within the street does not require curbing for stormwater management.

The applicant is requesting a waiver pertaining to the number of street trees. In accordance with the provisions of Sec 4.6.3 of the City Technical manual, trees are required within the right-of-way spaced at 30-45 feet on-center. The following mitigating circumstances apply:

1. The City maintains drainage swales along Industrial Way. The existing swales occupy the area from the edge of pavement to the limits of the right-of-way.

2. Existing trees, which will be preserved to the extent possible, exceed the 30 to 45 foot spacing requirement.

3. Providing street trees within the right-of-way potentially conflicts with the sight distance requirements of the existing driveways.

Exhibit 8

Traffic Analysis

SEBAGO TECHNICS

Memorandum

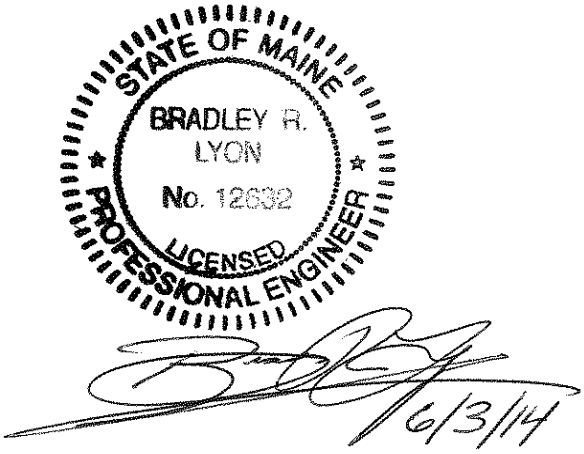
Project: **02249**

To: **Richard Meek, P.E.,**
Project Manager

From: **Bradley Lyon, P.E., PTOE,**
Sr. Transportation Engineer

Date: **June 3rd, 2014**

Subject: **Traffic Evaluation for the 2015 Allagash Brewing Company Expansion, Portland, ME**



This memorandum is to present relevant traffic information in response to the City of Portland's Technical Manual, Section 1.1 Traffic Studies which states, "*Developments that generate less than 100 passenger car equivalents (PCE), but require a Scoping Meeting because they generate 25 PCE or more and are located*

(1) On an arterial; and/or

(2) Within ½ mile of a high crash location; and/or

(3) Within ¼ mile of an intersection that has been identified in a previous traffic study as a failing intersection, with an overall Level of Service below Level of Service D."

Proposed Development Plan

The applicant is proposing to expand their existing operations located at 100 and 50 Industrial Way in Portland, ME. Once the project is complete, the full build out will comprise of 57,276 s.f. of manufacturing / office space with 50 employees, 3,810 s.f. of warehouse and 1,736 s.f. of specialty retail (tour facility and merchandise) with 10 employees.

Trip Generation

Given the fact that the existing development does not currently have a Traffic Movement Permit and was developed within the last 10 years, we have calculated the total trip generation for the weekday AM, weekday PM and Saturday peak hours of the generator per ITE's Trip

Generation, 8th Edition including both the existing and proposed buildout. Land Use Code (LUC) #140 Manufacturing, LUC #150 Warehousing and LUC #814 Specialty Retail were used. As can be seen from the attached table, trip generation rates were used per 1,000 square feet and averaged with rates per employee where possible.

Using this methodology the total trip ends generated by this development is expected to be 49 trips in the weekday AM peak hour, 51 trips in the weekday PM peak hour and 26 trips in the Saturday peak hour.

Given the fact that the warehousing component of this facility will primarily include deliveries by tractor trailer we factored the trip ends for this use by 2.0 per the City of Portland's Technical Manual, Section 1.1 Traffic Studies, in order to calculate an applicable passenger car equivalent (PCE). In turn the total PCE generated by this development is expected to be 57 PCE in the weekday AM Peak Hour, 56 PCE in the weekday PM Peak Hour and 26 PCE in the Saturday Peak Hour. Since this development generates less than 100 PCE in a peak hour a Traffic Movement Permit (TMP) will not be required.

Road Classification

The development is located on Industrial Way, which is classified by the MaineDOT as a "local road" and therefore is not located on an arterial.

High Crash Locations

High crash locations (HCL's) are defined by MaineDOT as locations having a minimum of 8 crashes in a three-year period and a Critical Rate Factor (CRF) greater than 1. The latest three year period from 2010-2012 was studied and it was determined that there was one high crash location within a ½ mile radius of the project site located on the section of roadway between the intersection of Riverside Street @ Forest Avenue to the intersection of Riverton Drive @ Forest Avenue. As can be seen from the attached crash summary report provided by MaineDOT there were 13 crashes and a CRF of 2.40 within the latest three year period. MaineDOT recently had a roadway improvement project in 2012 (Project No. NH-1310(700)E) that began at the intersection of Riverside Street @ Forest Avenue and extended easterly for 0.41 miles to the intersection of Castine Avenue @ Forest Avenue. Given the fact that MaineDOT recently made improvements to this corridor in 2012 and that the crash data we're analyzing is from 2010-2012, a determination cannot be made on the effectiveness of this project in correcting this HCL. Since there are no other HCL's within a ½ mile of this project we believe no further action is needed.

Level of Service

The major intersections within ¼ mile of the project site at Industrial Way were determined to be Riverside Street @ Forest Avenue, Riverton Drive @ Forest Avenue and Hannaford Drive @ Forest Avenue. As stated previously, MaineDOT recently had a project that improved this corridor in 2012, therefore, it is our opinion that any intersections that may have been

previously identified as failing intersections will have been improved by this project and no further action is needed.

Conclusions

Based on traffic assessment, we offer the following conclusions:

- The proposed expansion of the Allagash Brewing Company facility on 100 and 50 Industrial Way is expected to generate less than 100 PCE and therefore will not require a Traffic Movement Permit (TMP).

- Even though the development generates more than 25 PCE, a Scoping Meeting will not be required per the City of Portland's Technical Manual, Section 1.1 Traffic Studies due to the fact that

    (1) The development is located on a "local road" and not an arterial.

    (2) There is only 1 high crash location within a ½ mile radius of the development. This high crash location occurs within the limits of a MaineDOT project which was built in 2012. Since this project was built less than 3 years ago it cannot be determined if the presence of the high crash location has been eliminated as a result of this construction.

    (3) There are no intersections within a ¼ mile that have been identified in a previous traffic study as a failing intersection, with an overall Level of Service below Level of Service D. The recent construction of the MaineDOT project on Forest Avenue (Project No. NH-1310(700)E) covered all three major intersections of Riverside Street @ Forest Avenue, Riverton Drive @ Forest Avenue and Hannaford Drive @ Forest Avenue.

Enclosures

1. Trip Generation Computations
2. 2010-2012 MaineDOT Crash Summary Reports

2015 Allagash Brewing Company Expansion
50 Industrial Way, Portland

TRIP GENERATION COMPUTATIONS

FULL BUILD OUT

MANUFACTURING, LUC #140				
BY 1000 SF	**SF**	**RATE (Trips/1000SF)**	**TOTAL TRIP ENDS**	**PASSENGER CAR EQUIVALENTS**
WEEKDAY AM PEAK HOUR	57,276	T=0.83(X)-17.71	30	30
WEEKDAY PM PEAK HOUR	57,276	T=0.76(X)-5.15	38	38
SATURDAY PEAK HOUR	57,276	0.28	16	16
BY EMPLOYEES	**Employees**	**RATE (Trips/Employee)**	**TOTAL TRIP ENDS**	**PASSENGER CAR EQUIVALENTS**
WEEKDAY AM PEAK HOUR	50	Ln(T)=0.89Ln(X)-0.11	29	29
WEEKDAY PM PEAK HOUR	50	Ln(T)=0.82Ln(X)+0.31	34	34
SATURDAY PEAK HOUR	50	0.16	8	8
AVERAGE		**TOTAL TRIP ENDS**		**PASSENGER CAR EQUIVALENTS**
WEEKDAY AM PEAK HOUR		29		29
WEEKDAY PM PEAK HOUR		36		36
SATURDAY PEAK HOUR		12		12

WAREHOUSING, LUC #150				
BY 1000 SF	**SF**	**RATE (Trips/1000SF)**	**TOTAL TRIP ENDS**	**PASSENGER CAR EQUIVALENTS**
WEEKDAY AM PEAK HOUR	3,810	Ln(T)=0.70Ln(X)+1.11	8	15
WEEKDAY PM PEAK HOUR	3,810	Ln(T)=0.78Ln(X)+0.72	6	12
SATURDAY PEAK HOUR	3,810	0.13	1	2

SPECIALTY RETAIL CENTER, LUC #814				
BY 1000 SF	**SF**	**RATE (Trips/1000SF)**	**TOTAL TRIP ENDS**	**PASSENGER CAR EQUIVALENTS**
WEEKDAY AM PEAK HOUR	1,736	6.84	12	12
WEEKDAY PM PEAK HOUR	1,736	5.02	9	9
SATURDAY PEAK HOUR*	1,736	6.84	12	12

TOTAL TRIP GENERATION		
	TOTAL TRIP ENDS	**TOTAL PASSENGER CAR EQUIVALENTS**
WEEKDAY AM PEAK HOUR	49	**57**
WEEKDAY PM PEAK HOUR	51	**56**
SATURDAY PEAK HOUR*	25	**26**

*Data for Saturday Peak Hour is not available, therefore the highest rate between the AM and PM peak hours has been used

Crash Summary Report

Report Selections and Input Parameters

REPORT SELECTIONS

☑ Crash Summary I ☐ Section Detail ☑ Crash Summary II ☐ 1320 Public ☐ 1320 Private ☐ 1320 Summary

REPORT DESCRIPTION

Rt 302

REPORT PARAMETERS

Year 2010, Start Month 1 through Year 2012 End Month: 12

Route: 0302X	Start Node: 16885	Start Offset: 0	☐ Exclude First Node
	End Node: 16894	End Offset: 0	☐ Exclude Last Node

Crash Summary I

Nodes

Node	Route - MP	Node Description	U/R	Total Crashes	Injury Crashes K	A	B	C	PD	Percent Injury	Annual M Ent-Veh	Crash Rate	Critical Rate	CRF
16885	0302X - 3.32	Int of FOREST AV STUART ST	2	1	0	0	0	0	1	0.0	6.570	0.05	0.30	0.00
												Statewide Crash Rate:	0.12	
16886	0302X - 3.37	Int of FARNHAM ST FOREST AV	2	1	0	0	0	0	1	0.0	6.318	0.05	0.30	0.00
												Statewide Crash Rate:	0.12	
16887	0302X - 3.42	Int of FOREST AV LANE AV	2	0	0	0	0	0	0	0.0	6.484	0.00	0.30	0.00
												Statewide Crash Rate:	0.12	
16888	0302X - 3.46	Int of BAILEY AV FOREST AV	2	3	0	0	1	1	1	66.7	6.209	0.16	0.30	0.00
												Statewide Crash Rate:	0.12	
16889	0302X - 3.52	Int of ALDWORTH ST FOREST AV	2	2	0	0	0	1	1	50.0	6.028	0.11	0.30	0.00
												Statewide Crash Rate:	0.12	
16890	0302X - 3.56	Int of FOREST AV TUCKER AV	2	0	0	0	0	0	0	0.0	5.871	0.00	0.30	0.00
												Statewide Crash Rate:	0.12	
A16891	0302X - 3.62	Int of CASTINE AV FOREST AV	2	0	0	0	0	0	0	0.0	0.000	0.00	0.00	0.00
												Statewide Crash Rate:	0.12	
P13321	0302X - 3.64	Int of FOREST AV, RIVERSIDE IND P	9	7	0	0	1	2	4	42.9	6.285	0.37	1.10	0.00
												Statewide Crash Rate:	0.65	
18508	0302X - 3.92	Int of FOREST AV RIVERTON DR	2	3	0	0	1	0	2	33.3	5.607	0.18	0.31	0.00
												Statewide Crash Rate:	0.12	
P16892	0302X - 4	Int of FOREST AV RIVERSIDE ST	9	29	0	0	3	9	17	41.4	10.580	0.91	1.00	0.00
												Statewide Crash Rate:	0.65	
A66782	0302X - 4.02	Int of FOREST AV RD INV 3209706	2	0	0	0	0	0	0	0.0	0.000	0.00	0.00	0.00
												Statewide Crash Rate:	0.12	
16893	0302X - 4.23	TL Portland Westbrook	2	0	0	0	0	0	0	0.0	7.613	0.00	0.28	0.00
												Statewide Crash Rate:	0.12	
16894	0302X - 4.27	Int of BRIDGTON RD EAST BRIDGE ST	9	12	0	0	0	2	10	16.7	7.774	0.51	1.06	0.00
												Statewide Crash Rate:	0.65	
Study Years:	3.00	NODE TOTALS:		58	0	0	6	15	37	36.2	75.339	0.26	0.38	0.67

Crash Summary I

Sections

Start Node	End Node	Element	Offset Begin - End	Route - MP	Section Length	U/R	Total Crashes	Injury Crashes K	A	B	C	PD	Percent Injury	Annual HMVM	Crash Rate	Critical Rate	CRF
16885	16886	3122266	0 - 0.05	0302X - 3.32	0.05	2	0	0	0	0	0	0	0.0	0.00315	0.00	460.39	0.00
Int of FOREST AV STUART ST				US 302											Statewide Crash Rate: 168.84		
16886	16887	3106435	0 - 0.05	0302X - 3.37	0.05	2	1	0	0	0	0	1	0.0	0.00313	106.61	461.14	0.00
Int of FARNHAM ST FOREST AV				US 302											Statewide Crash Rate: 168.84		
16887	16888	3106436	0 - 0.04	0302X - 3.42	0.04	2	0	0	0	0	0	0	0.0	0.00245	0.00	491.47	0.00
Int of FOREST AV LANE AV				US 302											Statewide Crash Rate: 168.84		
16888	16889	3129284	0 - 0.06	0302X - 3.46	0.06	2	2	0	0	1	1	0	100.0	0.00361	184.54	444.23	0.00
Int of BAILEY AV FOREST AV				US 302											Statewide Crash Rate: 168.84		
16889	16890	3122267	0 - 0.04	0302X - 3.52	0.04	2	1	0	0	0	1	0	100.0	0.00238	140.08	494.96	0.00
Int of ALDWORTH ST FOREST AV				US 302											Statewide Crash Rate: 168.84		
16890	16891	3106437	0 - 0.06	0302X - 3.56	0.06	2	3	0	0	1	1	1	66.7	0.00337	296.35	452.13	0.00
Int of FOREST AV TUCKER AV				US 302											Statewide Crash Rate: 168.84		
13321	16891	3106247	0 - 0.02	0302X - 3.62	0.02	2	0	0	0	0	0	0	0.0	0.00112	0.00	596.88	0.00
Int of FOREST AV, RIVERSIDE IND P				US 302											Statewide Crash Rate: 168.84		
13321	18508	3123934	0 - 0.28	0302X - 3.64	0.28	2	7	0	0	0	4	3	57.1	0.01598	146.05	311.30	0.00
Int of FOREST AV, RIVERSIDE IND P				US 302											Statewide Crash Rate: 168.84		
16892	18508	3106439	0 - 0.08	0302X - 3.92	0.08	2	13	0	0	2	1	10	23.1	0.00423	1024.45	426.58	2.40
Int of FOREST AV RIVERSIDE ST				US 302											Statewide Crash Rate: 168.84		
16892	66782	3154570	0 - 0.02	0302X - 4	0.02	2	0	0	0	0	0	0	0.0	0.00151	0.00	556.20	0.00
Int of FOREST AV RIVERSIDE ST				US 302											Statewide Crash Rate: 168.84		
66782	16893	3154571	0 - 0.21	0302X - 4.02	0.21	2	7	0	0	1	2	4	42.9	0.01581	147.62	312.01	0.00
Int of FOREST AV RD INV 3209706				US 302											Statewide Crash Rate: 168.84		
16893	16894	3106441	0 - 0.04	0302X - 4.23	0.04	2	3	0	0	0	1	2	33.3	0.00308	324.75	462.97	0.00
TL Portland Westbrook				US 302											Statewide Crash Rate: 168.84		
Study Years: 3.00				Section Totals:	0.95		37	0	0	5	11	21	43.2	0.05981	206.22	245.08	0.84
				Grand Totals:	0.95		95	0	0	11	26	58	38.9	0.05981	529.48	362.08	1.46

Crash Summary

Section Details

Start Node	End Node	Element	Offset Begin - End	Route - MP	Total Crashes	Injury Crashes K	A	B	C	PD	Crash Report	Crash Date	Crash Mile Point	Injury Degree
16885	16886	3122266	0 - 0.05	0302X - 3.32	0	0	0	0	0	0				
16886	16887	3106435	0 - 0.05	0302X - 3.37	1	0	0	0	0	1	2011-2956C	02/10/2011	3.41	PD
16887	16888	3106436	0 - 0.04	0302X - 3.42	0	0	0	0	0	0				
16888	16889	3129284	0 - 0.06	0302X - 3.46	2	0	0	1	1	0	2012-48564	12/25/2012	3.47	B
											2010-24429C	11/03/2010	3.51	C
16889	16890	3122267	0 - 0.04	0302X - 3.52	1	0	0	0	1	0	2010-7680C	03/30/2010	3.55	C
16890	16891	3106437	0 - 0.06	0302X - 3.56	3	0	0	1	1	1	2010-2543C	02/03/2010	3.57	C
											2012-45902	12/02/2012	3.60	B
											2010-15287C	08/01/2010	3.61	PD
13321	16891	3106247	0 - 0.02	0302X - 3.62	0	0	0	0	0	0				
13321	18508	3123934	0 - 0.28	0302X - 3.64	7	0	0	0	4	3	2010-16651C	08/09/2010	3.66	PD
											2011-17266	11/29/2011	3.67	C
											2011-1772C	01/31/2011	3.75	C
											2012-32345	07/11/2012	3.75	PD
											2010-30516C	12/31/2010	3.84	C
											2012-253	01/08/2012	3.89	C
											2011-728C	01/13/2011	3.91	PD
16892	18508	3106439	0 - 0.08	0302X - 3.92	13	0	0	2	1	10	2012-46813	12/08/2012	3.95	PD
											2011-8558C	05/22/2011	3.96	PD
											2010-17574C	08/17/2010	3.97	B
											2012-27943	05/09/2012	3.97	B
											2011-14946	11/07/2011	3.97	C
											2012-40847	10/11/2012	3.97	PD
											2012-46520	12/06/2012	3.97	PD
											2010-24466C	11/09/2010	3.97	PD
											2010-30511C	12/31/2010	3.97	PD
											2011-18190	12/08/2011	3.97	PD
											2012-24623	02/10/2012	3.98	PD
											2010-10353C	05/23/2010	3.98	PD
											2010-8639C	04/17/2010	3.99	PD
16892	66782	3154570	0 - 0.02	0302X - 4	0	0	0	0	0	0				

Crash Summary

Section Details

Start Node	End Node	Element	Offset Begin - End	Route - MP	Total Crashes	Injury Crashes K	A	B	C	PD	Crash Report	Crash Date	Crash Mile Point	Injury Degree
66782	16893	3154571	0 - 0.21	0302X - 4.02	7	0	0	1	2	4	2012-2229	01/28/2012	4.03	B
											2011-3530	06/27/2011	4.03	C
											2011-18467	12/10/2011	4.03	PD
											2011-18464	12/09/2011	4.06	C
											2011-7450	08/10/2011	4.06	PD
											2012-51181	12/08/2012	4.19	PD
											2010-18314C	08/29/2010	4.20	PD
16893	16894	3106441	0 - 0.04	0302X - 4.23	3	0	0	0	1	2	2011-5674	01/25/2011	4.26	C
											2010-8060C	04/12/2010	4.26	PD
											2010-16138C	07/21/2010	4.26	PD
				Totals:	37	0	0	5	11	21				

Crash Summary II - Characteristics

Crashes by Day and Hour

	AM												PM												
	Hour of Day																								
Day Of Week	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	Un	Tot
SUNDAY	0	1	0	0	0	0	0	1	1	1	2	2	1	0	0	0	0	1	0	0	1	1	0	0	0	12
MONDAY	0	0	0	0	1	0	0	1	1	2	2	0	1	1	3	1	1	2	1	0	0	0	1	0	0	18
TUESDAY	0	0	0	0	0	0	0	2	3	1	1	0	1	1	2	1	2	1	1	0	1	1	0	1	0	19
WEDNESDAY	0	0	0	0	0	0	0	1	1	2	0	3	1	0	0	3	1	3	1	0	0	0	0	0	0	16
THURSDAY	0	0	0	0	0	0	0	2	0	0	0	0	3	1	3	0	0	1	3	0	0	0	0	1	0	14
FRIDAY	0	0	0	0	0	1	0	0	0	1	1	0	0	0	0	2	0	3	1	0	0	0	1	0	0	10
SATURDAY	1	0	1	1	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	1	0	0	0	0	0	6
Totals	1	1	1	1	1	1	0	7	6	8	7	5	7	3	8	7	4	11	7	1	2	2	2	2	0	95

Vehicle Counts by Type

Unit Type	Total
1-Passenger Car	114
2-(Sport) Utility Vehicle	30
3-Passenger Van	11
4-Cargo Van (10K lbs or Less)	0
5-Pickup	27
6-Motor Home	0
7-School Bus	0
8-Transit Bus	0
9-Motor Coach	0
10-Other Bus	0
11-Motorcycle	1
12-Moped	0
13-Low Speed Vehicle	0
14-Autocycle	0
15-Experimental	0
16-Other Light Trucks (10,000 lbs or Less)	0
17-Medium/Heavy Trucks (More than 10,000 lbs)	2
18-ATV - (4 wheel)	0
20-ATV - (2 wheel)	0
21-Snowmobile	0
22-Pedestrian	2
23-Bicyclist	2
24-Witness	6
25-Other	2
Total	197

Crash Summary II - Characteristics

Crashes by Driver Action at Time of Crash

Driver Action at Time of Crash	Dr 1	Dr 2	Dr 3	Dr 4	Dr 5	Other	Total
No Contributing Action	23	21	2	0	0	0	46
Ran Off Roadway	2	0	0	0	0	0	2
Failed to Yield Right-of-Way	7	6	0	0	0	0	13
Ran Red Light	2	0	0	0	0	0	2
Ran Stop Sign	0	0	0	0	0	0	0
Disregarded Other Traffic Sign	0	0	0	0	0	0	0
Disregarded Other Road Markings	0	0	0	0	0	0	0
Exceeded Posted Speed Limit	0	1	1	0	0	0	2
Drove Too Fast For Conditions	4	0	0	0	0	0	4
Improper Turn	3	0	0	0	0	0	3
Improper Backing	1	1	0	0	0	0	2
Improper Passing	1	1	0	0	0	0	2
Wrong Way	0	0	0	0	0	0	0
Followed Too Closely	10	13	2	0	0	0	25
Failed to Keep in Proper Lane	2	2	0	0	0	0	4
Operated Motor Vehicle in Erratic, Reckless, Careless, Negligent or Aggressive Manner	0	1	0	0	0	0	1
Swerved or Avoided Due to Wind, Slippery Surface, Motor Vehicle, Object, Non-Motorist in Roadway	0	0	0	0	0	0	0
Over-Correcting/Over-Steering	1	0	0	0	0	0	1
Other Contributing Action	2	5	1	0	0	0	8
Unknown	0	1	0	0	0	0	1
Total	58	52	6	0	0	0	116

Crashes by Apparent Physical Condition And Driver

Apparent Physical Condition	Dr 1	Dr 2	Dr 3	Dr 4	Dr 5	Other	Total
Apparently Normal	90	78	11	1	0	2	182
Physically Impaired or Handicapped	0	0	0	0	0	0	0
Emotional(Depressed, Angry, Disturbed, etc.)	1	0	0	0	0	0	1
Ill (Sick)	0	0	0	0	0	0	0
Asleep or Fatigued	0	0	0	0	0	0	0
Under the Influence of Medications/Drugs/Alcohol	4	2	0	0	0	0	6
Other	0	1	0	0	0	0	1
Total	95	81	11	1	0	2	190

Driver Age by Unit Type

Age	Driver	Bicycle	SnowMobile	Pedestrian	ATV	Total
09-Under	0	0	0	0	0	0
10-14	0	0	0	0	0	0
15-19	8	0	0	0	0	8
20-24	27	0	0	0	0	27
25-29	24	0	0	0	0	24
30-39	31	0	0	0	0	31
40-49	39	0	0	0	0	39
50-59	30	0	0	0	0	30
60-69	19	0	0	0	0	19
70-79	6	0	0	0	0	6
80-Over	0	0	0	0	0	0
Unknown	3	2	0	2	0	7
Total	187	2	0	2	0	191

Crash Summary II - Characteristics

Most Harmful Event

Most Harmful Event	Total	Most Harmful Event	Total
1-Overturn / Rollover	0	38-Other Fixed Object (wall, building, tunnel, etc.)	2
2-Fire / Explosion	0	39-Unknown	13
3-Immersion	0	40-Gate or Cable	0
4-Jackknife	0	41-Pressure Ridge	0
5-Cargo / Equipment Loss Or Shift	0	Total	93
6-Fell / Jumped from Motor Vehicle	0		
7-Thrown or Falling Object	0		
8-Other Non-Collision	0		
9-Pedestrian	2		
10-Pedalcycle	0		
11-Railway Vehicle - Train, Engine	0		
12-Animal	0		
13-Motor Vehicle in Transport	70		
14-Parked Motor Vehicle	0		
15-Struck by Falling, Shifting Cargo or Anything Set in Motion by Motor Vehicle	0		
16-Work Zone / Maintenance Equipment	0		
17-Other Non-Fixed Object	0		
18-Impact Attenuator / Crash Cushion	0		
19-Bridge Overhead Structure	0		
20-Bridge Pier or Support	0		
21-Bridge Rail	0		
22-Cable Barrier	0		
23-Culvert	0		
24-Curb	1		
25-Ditch	0		
26-Embankment	0		
27-Guardrail Face	2		
28-Guardrail End	0		
29-Concrete Traffic Barrier	0		
30-Other Traffic Barrier	0		
31-Tree (Standing)	1		
32-Utility Pole / Light Support	1		
33-Traffic Sign Support	1		
34-Traffic Signal Support	0		
35-Fence	0		
36-Mailbox	0		
37-Other Post Pole or Support	0		

Injury Data

Severity Code	Injury Crashes	Number Of Injuries
K	0	0
A	0	0
B	11	13
C	26	35
PD	58	0
Total	95	48

Road Character

Road Grade	Total
1-Level	79
2-On Grade	16
3-Top of Hill	0
4-Bottom of Hill	0
5-Other	0
Total	95

Traffic Control Devices

Traffic Control Device	Total
1-Traffic Signals (Stop & Go)	59
2-Traffic Signals (Flashing)	0
3-Advisory/Warning Sign	0
4-Stop Signs - All Approaches	0
5-Stop Signs - Other	1
6-Yield Sign	1
7-Curve Warning Sign	0
8-Officer, Flagman, School Patrol	1
9-School Bus Stop Arm	0
10-School Zone Sign	0
11-R.R. Crossing Device	0
12-No Passing Zone	1
13-None	32
14-Other	0
Total	95

Light

Light Condition	Total
1-Daylight	66
2-Dawn	1
3-Dusk	3
4-Dark - Lighted	25
5-Dark - Not Lighted	0
6-Dark - Unknown Lighting	0
7-Unknown	0
Total	95

Crash Summary II - Characteristics

Crashes by Year and Month

Month	2010	2011	2012	Total
JANUARY	1	4	2	7
FEBRUARY	1	3	1	5
MARCH	3	2	2	7
APRIL	3	2	1	6
MAY	4	3	1	8
JUNE	1	2	2	5
JULY	3	0	2	5
AUGUST	6	2	4	12
SEPTEMBER	2	0	3	5
OCTOBER	2	2	3	7
NOVEMBER	5	4	2	11
DECEMBER	4	3	10	17
Total	35	27	33	95

Report is limited to the last 10 years of data.

Crash Summary II - Characteristics

Crashes by Crash Type and Type of Location

Crash Type	Straight Road	Curved Road	Three Leg Intersection	Four Leg Intersection	Five or More Leg Intersection	Driveways	Bridges	Interchanges	Other	Parking Lot	Private Way	Cross Over	Railroad Crossing	Total
Object in Road	0	0	1	0	0	0	0	0	0	0	0	0	0	1
Rear End / Sideswipe	17	0	22	24	0	4	0	0	0	0	0	0	0	67
Head-on / Sideswipe	1	0	0	0	0	0	0	0	0	0	0	0	0	1
Intersection Movement	0	0	5	2	0	7	0	0	0	0	0	0	0	14
Pedestrians	1	0	0	1	0	0	0	0	0	0	0	0	0	2
Train	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Went Off Road	6	1	2	0	0	0	0	0	0	0	0	0	0	9
All Other Animal	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bicycle	0	0	1	0	0	0	0	0	0	0	0	0	0	1
Other	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Jackknife	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Rollover	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fire	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Submersion	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Thrown or Falling Object	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bear	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Deer	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Moose	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Turkey	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	25	1	31	27	0	11	0	0	0	0	0	0	0	95

Crash Summary II - Characteristics

Crashes by Weather, Light Condition and Road Surface

Weather Light	Dry	Ice/Frost	Mud, Dirt, Gravel	Oil	Other	Sand	Slush	Snow	Unknown	Water (Standing, Moving)	Wet	Total
Blowing Sand, Soil, Dirt												
Dark - Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Not Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Unknown Lighting	0	0	0	0	0	0	0	0	0	0	0	0
Dawn	0	0	0	0	0	0	0	0	0	0	0	0
Daylight	0	0	0	0	0	0	0	0	0	0	0	0
Dusk	0	0	0	0	0	0	0	0	0	0	0	0
Unknown	0	0	0	0	0	0	0	0	0	0	0	0
Blowing Snow												
Dark - Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Not Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Unknown Lighting	0	0	0	0	0	0	0	0	0	0	0	0
Dawn	0	0	0	0	0	0	0	0	0	0	0	0
Daylight	0	0	0	0	0	0	0	0	0	0	0	0
Dusk	0	0	0	0	0	0	0	0	0	0	0	0
Unknown	0	0	0	0	0	0	0	0	0	0	0	0
Clear												
Dark - Lighted	13	0	0	0	0	0	0	1	0	0	2	16
Dark - Not Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Unknown Lighting	0	0	0	0	0	0	0	0	0	0	0	0
Dawn	0	0	0	0	0	0	0	0	0	0	0	0
Daylight	39	0	0	0	0	0	0	0	0	0	2	41
Dusk	1	0	0	0	0	0	0	0	0	0	1	2
Unknown	0	0	0	0	0	0	0	0	0	0	0	0
Cloudy												
Dark - Lighted	1	1	0	0	0	0	0	0	0	0	2	4
Dark - Not Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Unknown Lighting	0	0	0	0	0	0	0	0	0	0	0	0
Dawn	0	0	0	0	0	0	0	0	0	0	0	0
Daylight	12	0	0	0	0	0	0	0	0	0	1	13
Dusk	0	0	0	0	0	0	0	0	0	0	0	0
Unknown	0	0	0	0	0	0	0	0	0	0	0	0

Crash Summary II - Characteristics

Crashes by Weather, Light Condition and Road Surface

Weather Light	Dry	Ice/Frost	Mud, Dirt, Gravel	Oil	Other	Sand	Slush	Snow	Unknown	Water (Standing, Moving)	Wet	Total
Fog, Smog, Smoke												
Dark - Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Not Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Unknown Lighting	0	0	0	0	0	0	0	0	0	0	0	0
Dawn	0	0	0	0	0	0	0	0	0	0	0	0
Daylight	0	0	0	0	0	0	0	0	0	0	0	0
Dusk	0	0	0	0	0	0	0	0	0	0	0	0
Unknown	0	0	0	0	0	0	0	0	0	0	0	0
Other												
Dark - Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Not Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Unknown Lighting	0	0	0	0	0	0	0	0	0	0	0	0
Dawn	0	0	0	0	0	0	0	0	0	0	0	0
Daylight	0	0	0	0	0	0	0	0	0	0	0	0
Dusk	0	0	0	0	0	0	0	0	0	0	0	0
Unknown	0	0	0	0	0	0	0	0	0	0	0	0
Rain												
Dark - Lighted	0	0	0	0	0	0	0	0	0	0	3	3
Dark - Not Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Unknown Lighting	0	0	0	0	0	0	0	0	0	0	0	0
Dawn	0	0	0	0	0	0	0	0	0	0	1	1
Daylight	1	0	0	0	0	0	0	0	0	0	6	7
Dusk	0	0	0	0	0	0	0	0	0	0	0	0
Unknown	0	0	0	0	0	0	0	0	0	0	0	0
Severe Crosswinds												
Dark - Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Not Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Unknown Lighting	0	0	0	0	0	0	0	0	0	0	0	0
Dawn	0	0	0	0	0	0	0	0	0	0	0	0
Daylight	0	0	0	0	0	0	0	0	0	0	0	0
Dusk	0	0	0	0	0	0	0	0	0	0	0	0
Unknown	0	0	0	0	0	0	0	0	0	0	0	0

Crash Summary II - Characteristics

Crashes by Weather, Light Condition and Road Surface

Weather Light	Dry	Ice/Frost	Mud, Dirt, Gravel	Oil	Other	Sand	Slush	Snow	Unknown	Water (Standing, Moving)	Wet	Total
Sleet, Hail (Freezing Rain or Drizzle)												
Dark - Lighted	0	0	0	0	0	0	0	0	0	0	1	1
Dark - Not Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Unknown Lighting	0	0	0	0	0	0	0	0	0	0	0	0
Dawn	0	0	0	0	0	0	0	0	0	0	0	0
Daylight	0	0	0	0	0	0	0	0	0	0	0	0
Dusk	0	0	0	0	0	0	0	0	0	0	0	0
Unknown	0	0	0	0	0	0	0	0	0	0	0	0
Snow												
Dark - Lighted	0	0	0	0	0	0	0	0	0	0	1	1
Dark - Not Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Unknown Lighting	0	0	0	0	0	0	0	0	0	0	0	0
Dawn	0	0	0	0	0	0	0	0	0	0	0	0
Daylight	0	0	0	0	0	0	1	4	0	0	0	5
Dusk	0	0	0	0	0	0	0	1	0	0	0	1
Unknown	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	67	1	0	0	0	0	1	6	0	0	0	95

Exhibit 9

Significant Natural Features

Exhibit 9

Significant Natural Features

There are no known mapped significant natural features within the project site. However, there is an area of forested wetlands, which was identified during the initial site assessment, located in the rear of the parcel. Approximately 14,790 square feet of this wetland has been altered (filled) as a result of development at this property. The remaining 3,757 square feet will be altered during Phase 2 of construction.

The property is located within the Dole Brook Watershed. The watershed is not currently listed as an Urban Impaired Stream by the MDEP. However, the City's Public Services Department has identified this resource as an impaired water body, which may necessitate future stormwater management requirements within the watershed.

Exhibit 10

City Master Plan

Exhibit 10

City Master Plan Consistency

The Allagash Brewery is currently located in the moderate intensity industrial zone (I-M). The site is accessed from Industrial Way which intersects Riverside Street, north of Forest Avenue.

The expansion meets the current zoning requirements. In addition, the expansion will create additional jobs as Allagash Brewery's business continues to grow. This is consistent with the Portland's Comprehensive Plan as posted on the City of Portland website.

Specifically, in the Portland Industry and Commerce section of Portland's Goals and Policies for the Future, State Goal C strives "to promote an economic climate which increases job opportunities and overall economic well-being". Additionally, in the Industrial Zones section of the Future Land Use Plan, "no changes to the zone are anticipated".

Exhibit 11

Financial and Technical Capacity

Exhibit 11

Financial and Technical Capacity

The applicant for the development of this project is 50 Industrial Way, LLC. The applicant is the owner and operator of Allagash Brewing Company and is responsible for the construction of the existing facility as well as the subsequent building additions.

A letter from Bath Savings Institution is provided as evidence of financial capacity.

The applicant has retained Sebago Technics, Inc., a consulting engineering firm, to assist in the engineering, land planning and permitting of the development. Please find attached in the following section a brief history of Sebago Technics along with qualifications of some of Sebago Technics' key personnel.

Bath Savings Institution
Since 1852

June 2, 2014

City of Portland
Planning Division
389 Congress Street
Portland, ME 04101

RE: Allagash Brewing Company / 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 the current Allagash Brewing facility at 50 Industrial Way in Portland and we are looking to assist them in their continued expansion. This letter is to underscore that Bath Savings Institution believes that 50 Industrial Way, LLC and Allagash Brewing have the financial capacity to finance the proposed expansion of the existing building at 50 Industrial Way as well as the site work.

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

:sjk

cc: Allagash Brewing Company

105 FRONT STREET, PO BOX 548, BATH, MAINE 04530
TEL. 207-442-7711 FAX 207-442-9137
1-800-447-4559
MEMBER FDIC

Sebago Technics, Inc.
Technical Ability

Sebago Technics has been retained to perform the civil engineering, stormwater management, and sediment and erosion control design for the proposed project. The technical phase of this project includes the preparation of a detailed grading design, taking into account hydrological 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

The firm was established in 1981. The company as a whole has grown to approximately 50 professionals. The firm 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

Matthew W. Ek, P.L.S.

A Registered Land Surveyor, he joined the firm in 1994. His expertise in boundary and topographic surveying provides comprehensive land planning and design services to clients.

Richard L. Meek, P.E.

A licensed Professional Engineer, he joined the firm in 2002 as a design engineer. His 14 years of practice in consulting engineering firms provides the required experience to allow for effective project management.

Exhibit 12

Utility Capacity to Serve

Exhibit 12

Utility Capacity to Serve

A copy of the most recent correspondence with the Portland Water District dated July 30, 2012 regarding the ability to serve the project site's water demand is attached. Confirmation of the current ability to serve has been requested.

A copy of the correspondence with the City of Portland Public Services Department dated September 6, 2011 regarding the capacity to handle wastewater flows is attached. Confirmation of the current treatment facility capacity to serve the project site's wastewater flow has been requested.

Portland Water District

From Sebago Lake To Casco Bay

July 30, 2012

Sebago Technics
75 John Roberts Road - Suite 1A
South Portland, ME 04106

Attn: Richard Meek, P.E.
Re: 50 Industrial Way, Portland
Ability to Serve with PWD Water

Dear: Mr. Meek

The Portland Water District has received your request for an Ability to Serve determination for the noted site submitted on July 2, 2012. Based on the information provided, we can confirm that the District will be able to serve the proposed project as further described in this letter.

Please note that this letter does not constitute approval of this project from the District. Please review this letter for any special conditions specified by the District and to determine the appropriate next steps to take to move your project through the submittal and approval process.

Existing Site Service

According to District records, the project site does currently have existing water service. A 4-inch diameter ductile iron domestic water service line and a 6-inch diameter ductile iron fire service line, located as shown on the attached water service cards, provides water service to this site. Please refer to the "Conditions of Service" section of this letter for requirements related to the use of these services.

Water System Characteristics

According to District records, there is a 12-inch diameter ductile iron water main on the north side of Industrial Way and a public fire hydrant located adjacent to the site.

The current data from the nearest hydrant with flow test information is as follows:

Hydrant Location:	Industrial Way 570' east of Riverside Streer
Hydrant Number:	POD-HYD01742
Last Tested:	9/27/2006
Static Pressure:	80 psi
Residual Pressure:	Not Measured
Flow:	2,348 GPM

225 Douglass Street P.O. Box 3553 Portland, Maine 04104-3553
Phone: 207.774.5961 Fax: 207.761.8307 Web: www.pwd.org

Public Fire Protection

It is anticipated that this project will not include the installation of new public hydrants to be accepted into the District water system. The decision to require new hydrants and to determine their locations is solely that of the local fire department. It is your responsibility to contact the Portland Fire Department to ensure that this project is adequately served by existing and/or proposed hydrants.

Domestic Water Needs

The data noted above indicates there should be adequate pressure and volume of water to serve the domestic water needs of the proposed Allagash Brewing Company. Based on the high water pressure in this area, we recommend that you consider the installation of pressure reducing devices that comply with state plumbing codes.

Private Fire Protection Water Needs

You have indicated that this project will require water service to provide private fire protection to the site. Please note that the District does not guarantee any quantity of water or pressure through a fire protection service. Please share these results with your sprinkler system designer so that they can design the fire protection system to best fit the noted conditions. If the data is out of date or insufficient for their needs, please contact the MEANS Division to request a hydrant flow test and we will work with you to get more complete data.

Conditions of Service

The existing water services at this site may be used by the proposed development provided that the development team concludes that these services will provide adequate flow and pressure for the anticipated needs. Any existing services that will no longer be used by the proposed development must be retired by shutting the corporation valve and cutting the pipe from the water main.

The existing water meter is a 2-inch displacement type meter which is capable of handling a maximum flow rate of 160 gallons per minute. If a larger meter will be necessary please contact the MEANS group to request an upgrade.

If the District can be of further assistance in this matter, please let us know.

Sincerely,
Portland Water District

Glissen Havu, E.I.
Design Engineer

PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life · www.portlandmaine.gov

Public Services Department
Michael J. Bobinsky, Director

6 September 2011

Mr. Richard Meek, P.E.,
Senior Civil Engineer,
Sebago Technics,
P.O. Box 1339,
Westbrook, Maine 04098

RE: The Capacity to Handle Wastewater Flows, from a Proposed 1,575 Square Foot Building Addition, to the Allagash Brewery, at 50 Industrial Way.

Dear Mr. Meek:

The existing eight-inch diameter, polyvinyl chloride sanitary sewer pipe, located in Industrial Way, has adequate capacity to **transport,** while The Portland Water District sewage treatment facility, located off Marginal Way, has adequate capacity to **treat,** the total anticipated increase in wastewater flows of **2,840 GPD**, from this proposed addition.

Anticipated Wastewater Flows from the Proposed Brewery Addition:	
16 Proposed Brewery Employees @ 15 gpd per Employee	= 240 GPD
30 Percent Estimated Growth in Industrial Process Wastewater Flows	= 2,600 GPD
Total Proposed Increase in Wastewater Flows for this Project	= **2,840 GPD**

If The City can be of further assistance, please call 874-8832.

Sincerely,
CITY OF PORTLAND

Frank J Brancely, B.A., M.A.
Senior Engineering Technician

FJB

CC: Penny Littell, Director, Department of Planning, and Urban Development, City of Portland
Barbara Barhydt, Development Review Services Manager, Department of Planning, and Urban Development, City of Portland
Erick Giles, Planner, Department of Planning, and Urban Development, City of Portland
David Margolis-Pineo, Deputy City Engineer, City of Portland
Michael Farmer, P.E., Project Engineer, City of Portland
Bradley A. Roland, P.E., Environmental Projects Engineer, City of Portland
Stephen K. Harris, Assistant Engineer, City of Portland
John Emerson, Wastewater Coordinator, City of Portland
Matt Doughty, Field Inspection Coordinator, City of Portland
Jane Ward, Administrative Assistant, City of Portland

C:\Frank's\Capacity Letters\Industrial Way 50
O:\Engshare\FJB\Capacity Letters\ Industrial Way 50

Exhibit 13

Fire Safety

Exhibit 13

Fire Safety

The existing building and proposed addition(s) will comply with the applicable NFPA regulations. In addition, the site plan generally complies with the applicable sections of the Technical Design Manual in the following manner:

3.2 There is an existing City owned and maintained hydrant within the public right-of-way directly in front of the existing facility.

3.4.1 There are no dead end roads greater than 150 feet on this site.

3.4.2 Access to at least two sides of the building is provided on site.

3.4.3 The building setbacks meet the zoning requirements and allow adequate access for emergency vehicles.

3.4.4 The main entry is within fifty feet of the site access drive.

3.4.5 There are no clearance restrictions associated with this site.

3.4.6 There are no elevators associated with this structure.

3.5 The access lane meets the requirements of section 3.5.

3.6 The subdivision requirements do not apply to this project.

3.7 There is no blasting anticipated for this project.

Additional information is provided in the attached memorandum and code analysis prepared by Michael F. Hays, Maine licensed Architect #ARC1724.

GRANT HAYS ASSOCIATES
ARCHITECTURE ✠ INTERIOR DESIGN

MEMO

DATE: May 27, 2014

TO: City of Portland

FROM: Mike Hays

RE: Allagash Brewing Company
24,795 sf New Addition

CC: Richard Meek, Paul Ureneck, Aaron Wilson, Sean Diffley, file

---

Architect of Record:	Michael F. Hays, Maine Licensed Architect #ARC1724 Grant Hays Associates P.O. Box 6179 Falmouth, Maine 04105 207-871-5900 (o) / 207-318-7972 (m) mike@granthays.com
Proposed Use of Structure:	Per NFPA 101 Life Safety Code – 2012 Edition: Industrial with ancillary Business & Mercantile (Existing) Industrial with ancillary Business (New Addition) Building Type: II (000) Per International Building Code – 2009 Edition: Factory (F2); Business (B) & Mercantile (M) Building Type: 2B
Building Size:	First Floor: 48,238 sf Second Floor: 6,212 sf Mezzanine: 4,847 sf Total: 59,295 sf
Building Elevations:	Existing & New Addition First Floor: 83.5' Existing & New Addition Second Floor: 95.5' Existing & New Addition Mezzanine: 95.5'
Fire Protection:	Existing Building = NFPA 13 supervised/monitored fire suppression system and fire alarm system. Proposed New Addition = NFPA 13 supervised/monitored fire suppression system and fire alarm system.

CODE ANALYSIS
2014 ADDITION
ALLAGASH BREWING COMPANY
50 INDUSTRIAL WAY
PORTLAND, MAINE

NFPA 101 Life Safety Code - 2012 Edition

Building Classification:	Existing Industrial (ancillary Business & Mercantile) New Addition – Industrial (ancillary Business) Total First Floor Area = 48,238 sf Total Second Floor Area = 6,212 sf Total Mezzanine Floor Area = 4,847 sf (10%) Building Total Floor Area = 59,295 sf
Hazard Classification:	Ordinary Hazard
Construction Type:	Type II (000)
Occupant Loads:	52,043 SF Industrial @ 100 sf/occupant = 521 occupants (40 actual) 7,252 SF Business @ 100 sf/occupant = 73 occupants (35 actual) 1,904 SF Mercantile @ 30 sf/occupant = 64 occupants Total Calculated Load: 658 Occupants (139 actual)
Separation of Use Rating:	2 hour (1 Hour)
Janitor, Mech, Stor Rating:	1 hour
Stair Rating:	2 hour (1 Hour)
Elevator Shafts:	2 hours (Note: Elevator not required per 2010 ADA)
Area of Refuge:	1 hour (None)
Minimum Stair width:	44” clear; 36” if less than 50 occupants
Maximum Riser height:	7”
Minimum Tread width:	11”
Minimum Headroom:	6’-8” at stairs; 7’-6” at occupied areas
Maximum ht between landings:	12’-0”
Handrail height:	34”-38” @ 42” guardrail
Handrail top extension:	12” horz.
Handrail bottom extension:	11” angled + 12” horz.
Handrail diameter:	1-1/4” O.D.
Maximum balluster open space:	less than 4”

Building Uses	**Industrial**	**Business/Mercantile**
“(x)” denotes if building is fully sprinkled		
Max. Allowable Travel Distance:	200’ (250’)	200’ (300’) /150’ (250’)
Max. Allowable Common Path:	50’ (100’)	75’ (100’)
Max. Dead End Corridor Length:	50’	20’ (50’)
Minimum Egress Corridor Width:	44”/36” if >50 occ	44”/36” if >50 occ.
Minimum Number of Required Exits	2	2 (1 if less than 100 Occupants and less than 100’ travel distance to egress floor level exit)
Minimum Horz Egress Enclosure rating:	1 hr (none)	1 hr (none)
Minimum Separation of exits:	0.5 diagonal’ (0.33)	Same
Fire Escapes as means of egress:	Allowed (NA)	Allowed (NA)
Minimum Egress Door Width:	36”	36”

Exit Lighting:	Required	Required
Emergency Lighting:	Required	Required
Fire Alarm System:	Required	Required
Fire Sprinkler System:	Not Required	Not Required
Portable Fire Extinguishers:	Required	Required
Exit Devices/Panic Hardware	Required	Required

City of Portland Compliance: NFPA 1 & PFD Technical Standards

2009 International Building Code
"(x)" denotes if building is fully sprinkled

Use Group Classification:	Factory – Use Group F2 Business - Use Group B
Construction:	Type II – Non-Combustible, Unprotected
Occupant Loads:	F2 @ 100 sf/occupant = 521 occupants (40 actual) B @ 100 sf/occupant = 75 occupants (35 actual) M @ 30 sf/occupant = 64 occupants Total calculated load: 658 occupants (actual 139)
Area Use Separation Ratings:	2 hour (1 Hour)
Janitor, Mech & Storage Rooms:	1 hour

Building Limitations

Construction Type:	IIB Unprotected
Maximum Height:	3 story / 55' (+1 story/20') @ F2
Maximum Area / Floor:	23,000 sf (69,000) F2
Actual Area/Height:	59,295 SF & 2 Stories

Fire Resistance Ratings

Load Bearing Exterior Walls:	None
Fire Separation Exits (Stairs):	2 hours (1 hour)
Fire Separation of Uses:	2 hours (1 hour)
Shafts & Elevator Hoistways:	2 hours
Exit Corridors:	1 hour (none)
Minimum Number of Exits:	2 per occupancy type (1 if less than 30 occupants and 75' travel distance to exit from 2nd floor to exterior)
Maximum Dead End Corridor Length:	20'/50' at system furniture under 6' high
Maximum Common Travel Path:	75' (100')
Maximum Travel Distance:	200' (300') @ B; 300' (400') @ F2
Minimum Corridor Width:	44"/36" if >50 occupants
Minimum Stair Width:	44"/36" if > 50 occupants
Maximum Riser Height:	7"
Minimum Tread Depth:	11"
Minimum Ramp Width:	44"/36" if > 50 occupants
Maximum Ramp Pitch:	1:12
Handrails:	Same as NFPA 101
Minimum Ceiling Height:	7'-6"

Fire Alarm System:	Required
Fire Sprinkler System:	Required
Portable Fire Extinguishers:	Required
Exit Lighting	Required
Emergency Lighting	Required

Building Live Loads

Office:	50 psf
Lobbies:	100 psf
Corridors:	80 psf
Storage:	125 psf @ light; 250 psf @ heavy

Maine State Plumbing Code/UPC

Occupancy Classification:	Factory & Ancillary Business/Mercantile
Occupancy Area:	59,295 sf
Occupancy Load:	658 (139 Actual)

Factory: **75 Occupants - 38 male/37 female (#) indicates existing count**

FIXTURES	TOILETS		URINALS		LAVS	SHOWERS	
Men	(3)	3	(1)	0	(3) 4	(1)	0
Women	(3)	3	(0)	0	(3) 4	(0)	0

Drinking Fountain: 1/150 OCCUPANTS

Mercantile: **64 Occupants (32 male/32 female)**

FIXTURES	TOILETS	URINALS	LAVS	SHOWERS
Men	2	1	1	NR
Women:	2	0	1	NR

MUBEC (Maine Uniform Building Energy Code) MINIMUM INSULATION VALUES
Per 2009 IECC; Table 502.1.2, 502.2(1) and 502.3

ZONE 6A	R-VALUE	U-FACTOR	SHGC
Exterior wall	18.5	0.054	NA
Roof (above deck)	20.0	0.048	NA
Slab (24" band)	15.0	0.052	NA
Frost Wall	7.5	0.133	NA
Doors – Opaque	2.0	0.50	NA
Doors – Glazed	1.25	0.80	NR
Windows	2.9	0.35	NR
Storefront	2.2	0.45	NR

End of Analysis

Exhibit 14

Construction Management Plan

Exhibit 14

Construction Management Plan

The project is anticipated to include an approximate nine month construction schedule commencing upon project approvals in the summer of 2014. The anticipated construction schedule is dependent on approval of the final design plans for the project.

SCHEDULE

1.	Estimated construction time.	9 months
2.	Erosion control measures placed	Week 1
3.	Site clearing and grubbing	Week 1 – Week 2
4.	Construction of parking lot sub-base	Week 2 – Week 4
5.	Stormwater Management Area Construction	Week 2 – Week 5
6.	Utility improvements and site construction	Week 4 – Week 36
7.	Building Addition Construction	Week 4 – Week 36
8.	Mulch Spread for Winter Erosion Control	October 15, 2014
9.	Start final seeding on prepared areas (during growth season)	Spring 2015
10.	Biweekly monitoring of vegetative growth	May 2015
11.	Re-seeding of areas, if needed	May 2015
12.	Removal of erosion control devices	Upon final project completion

* Dates are subject to change at the discretion of the engineer, depending on construction progress.

Exhibit 15

Stormwater Management Plan

STORMWATER MANAGEMENT PLAN

For

Allagash Brewing Company
Portland, Maine

prepared for

50 Industrial Way, LLC
50 Industrial Way
Portland, ME 04103

June 3, 2014

75 John Roberts Road – Suite 1A, South Portland, ME 04106-6963 • 207.200.2100 • Fax: 207.856.2206

STORMWATER MANAGEMENT PLAN
Allagash Brewing Company
Portland, Maine

Introduction

This Stormwater Management Plan has been prepared to address the potential impacts associated with this project due to the proposed modification in stormwater runoff characteristics. The stormwater management controls that are outlined in this plan have been designed to best suit the proposed development and to comply with applicable regulatory requirements.

The project site consists of three contiguous lots within the Turnpike Industrial Park with a combined parcel area of 4.407 acres. The applicant currently owns and operates Allagash Brewing Company within one of the existing buildings and utilizes the other existing building for storage. The proposed development will include construction of an 18,800 square foot building addition, a 2,422 square foot building addition, and site improvements associated with the loading dock area. When completed, the developed area will encompass approximately 3.89 acres with approximately 2.84 acres of impervious area.

Based upon the anticipated development, the project will be subject to the Chapter 500 Basic and General standards. Although the threshold for meeting the Chapter 500 Flooding Standards will not be exceeded, the proposed stormwater management plan will meet the stormwater discharge criteria in accordance with the City of Portland requirements. The proposed erosion controls, inspection and maintenance criteria, and the stormwater management system have been designed to meet MDEP and City of Portland requirements.

Existing Conditions

The parcel is currently approximately 60% developed with the undeveloped portion consisting of forested upland. A small pocket of forested and scrub shrub wetland area is located on the northern side of the existing building. Slopes on the site are generally between 0% and 8% with an elevation range between 88 feet and 71 feet, relative to mean sea level. The site is located within the Dole Brook Watershed with surface runoff from the site drains toward the northeast corner of the property and is discharged from the site via existing public drainage infrastructure within the Industrial Park Way.

Soil information for the site was obtained via the U.S. Department of Agriculture and natural Resources Conservation Service's Web Soil Survey. The Hydrologic Soil Group (HSG) of the site soils are classified by Technical Release TR-55 of the Soil Conservation Service as follows:

Soil Type	Symbol	HSG	Drainage Class
Buxton	BuB	C	Silt loam
Scantic	Sn	D	Silt loam
Windsor	WmB	A	Loamy sand

Proposed Development

The applicant proposes to construct an 18,800 square foot building addition, a 2,422 square foot building addition and additional pavement associated with the improvements to the loading docks. Treatment and detention of stormwater runoff from the site will be accomplished by utilizing Stormwater Best Management Practices (BMP) including one wet pond.

The proposed development will result in the following:

Total disturbed/developed area = 3.89 ac.
Total impervious area = 2.84 ac.

Regulatory Requirements

City of Portland and Maine Department of Environmental Protection (MDEP)

MDEP Rule Chapters 500 and 502 describe stormwater management requirements for new development projects. These rules describe performance standards divided into five major categories: Basic Standards, General Standards, Phosphorous Standards, Urban Impaired Stream Standards, and Flooding Standards. The following sections describe how this project will address these stormwater management performance standards.

Basic Standards: A project must meet basic standards if it disturbs an area greater than one (1) acre. As this development will disturb approximately 2.60 acres, it must meet these basic standards. These standards include various erosion and sedimentation controls, inspection and maintenance procedures, and general housekeeping requirements.

General Standards: A project is subject to the general standards if it results in the creation of one (1) or more acres of impervious area or developed areas greater than five (5) acres. As this project will create approximately 1.46 acres of impervious area, it must meet the general standards. These standards require that a minimum of 95% of all impervious areas and at least 80% of all developed areas are designed to be tributary to stormwater BMPs. Standard BMPs have been defined by the MDEP and are described thoroughly in their publication Stormwater Management for Maine: Best Management Practices manual as revised in January of 2006.

Phosphorous Standards: A project must meet the phosphorous standards if located within a lake watershed. As this project is not tributary to a lake watershed, it is not subject to the phosphorus standards.

Urban Impaired Stream Standards: A project must meet the urban impaired stream standards if located within an urban impaired stream watershed. As this project is not tributary to an Urban Impaired Stream as defined by MDEP Chapter 502, it is not subject to the urban impaired stream standards.

Flooding Standards: A project must meet to the flooding standards if it creates impervious areas greater than three (3) acres, or developed areas greater than twenty (20) acres. The City of Portland requires all Level II Site plan projects to meet the flooding standards.

Methodology

In order to evaluate drainage characteristics as a result of the proposed development activities, a quantitative analysis was performed to determine peak runoff rates in the pre-development and post-development conditions. The evaluation was performed using the methodology outlined in the USDA Soil Conservation Service's "Urban Hydrology for Small Watersheds - Technical Release #55 (TR-55)". HydroCAD computer software was utilized to perform the calculations.

The peak runoff rates were calculated using a 24-hour duration storm event with a Type III rainfall distribution. The rainfall amounts for Cumberland County are as follows:

Storm Frequency	24-hr Duration Rainfall (in.)
2-yr	3.0
10-yr	4.7
25-yr	5.5

Pre-Development Watershed

The pre-development watershed contains one study point and three subcatchments. Study Point (SP1) is identified as the inlet of the existing 15" RCP, which exits the site from the northeast corner.

Subcatchment 11 includes the undeveloped wooded area along the northern property line. Stormwater runoff flows overland via sheet flow and shallow concentrated flow; and is collected in the proposed wet pond.

Subcatchment 12 includes the existing developed area, which is not collected by the proposed wet pond, located along the eastern side of the property. Stormwater runoff flows overland via sheet flow, shallow concentrated flow and channelized flow to SP1.

Subcatchment 21 consists of the remainder of the property. Stormwater runoff is conveyed via overland flow or is captured in catch basins and piped to the proposed wet pond. Treated stormwater from the wet pond is discharged to SP1.

Post-Development Watershed

The post-development watershed includes the same study point as the pre-development watershed..

Subcatchment 11 includes the undeveloped wooded area along the northern property line and the roof of the existing building. Stormwater runoff is directed to a proposed detention basin and is subsequently routed to the existing wet pond.

Subcatchment 12 includes the existing developed area, which is not collected by the proposed wet pond, located along the eastern side of the property. Stormwater runoff flows overland via sheet flow, shallow concentrated flow and channelized flow to SP1.

Subcatchment 21 consists of the remainder of the property. Stormwater runoff is conveyed via overland flow or is captured in catch basins and piped to the proposed wet pond. Treated stormwater from the wet pond is discharged to SP1.

Quality Treatment Results

The project will utilize a wet pond to achieve the required quality treatment.

The wet pond must detain a channel protection volume equal to 1.0-inch times the subcatchment's impervious area and 0.4–inch times the subcatchment's tributary landscaped areas. In addition, the permanent pool must have a mean depth of three feet and a length to width ration of at least two to one. The wet pond is designed to treat 2.83 acres of impervious area and 0.80 acres of landscaped area, which are tributary to the basin. Furthermore, the mean depth is approximately 3.1 feet and the length to width ratio is approximately 3.2 to one.

The attached treatment table summarizes the total impervious and developed areas for the proposed development and indicates the BMP measures proposed for treating the impervious areas. The conclusion is a tabulation of the effective treatment percentages for the proposed development. The results of this tabulation indicate the following:

- The post-development areas requiring treatment include approximately 113,560 square feet of new impervious area and a total of approximately 154,500 square feet of new developed area.

- The general standards require treatment for 95% of the new impervious areas. As such, the site is required to provide treatment for a minimum of 107,882 square feet. Because treatment is provided for some existing impervious areas, the total area receiving treatment is 123,560 square feet (greater than 100% of the impervious area requiring treatment).

- The general standards require treatment for 80% of the new developed areas. As such, the site is required to provide treatment for a minimum of 123,600 square feet. Because treatment is

provided for some existing developed areas, the total area receiving treatment is 157,000 square feet (greater than 100% of the developed area requiring treatment).

Peak Flow Analysis

The subcatchment areas and times of concentration of the post-development conditions vary from the pre-development conditions based on the proposed site development and grading. The following table summarizes the results of the hydrologic analysis of the project during pre-development and post-development conditions.

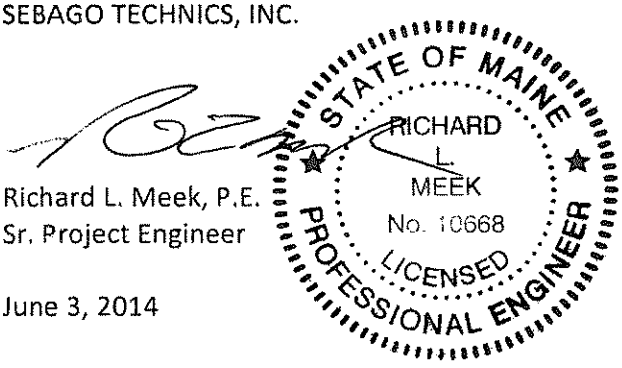
Stormwater Peak Discharge Summary Table									
Study Point	2-Year Storm			10-Year Storm			25-Year Storm		
	Pre (cfs)	Post (cfs)	Diff. (cfs)	Pre (cfs)	Post (cfs)	Diff. (cfs)	Pre (cfs)	Post (cfs)	Diff. (cfs)
SP1	1.50	0.94	-0.56	4.22	4.22	0.00	8.30	7.50	-0.80

The results of the stormwater modeling at Study Point SP1 indicate that the peak rates of runoff in the post-developed condition will be less than the pre-developed condition for the 2-year, 10-year and 25-year storm events.

Conclusions

Erosion and sedimentation controls, inspection and maintenance procedures and general housekeeping requirements have been outlined to prevent unreasonable impacts on the site and to the surrounding environment. By utilizing Best Management Practices (wet pond), stormwater quality treatment has been provided for at least 95% of the total site impervious area and at least 80% of the total site developed area. Based on the modeling data, the post-development peak flow rates are less than or equal to their corresponding pre-development rates at Study Points SP1 during the 2-year, 10-year and 25-year storm events. It is anticipated that stormwater runoff from the proposed site development will not cause a significant adverse affect to off-site receiving channels or downstream properties.

Prepared by,
SEBAGO TECHNICS, INC.



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

June 3, 2014

Attachment A

STORMWATER MODELING

Soil Map—Cumberland County and Part of Oxford County, Maine

Allagash Brewing Company
STI Project No. 02249

TREATMENT SUMMARY

Sub-catchment ID	Description	Areas Requiring Treatment			Receives Treatment (Yes/No)	Impervious Area Treated (S.F.)	Landscaped Area Treated (S.F.)	Developed Area Treated (S.F.)	TREATMENT BMP
		Impervious (S.F.)	Landscaping (S.F.)	Total Developed (S.F.)					
11	Northern Portion of Site	25400	8000	33400	YES	200	8700	8900	Wet Pond 10
21	Southern portion of site	219500	13800	233300	YES	68940	29860	98800	Wet Pond 10
12	Eastern Portion of Site	5800	12900	18700	No	0	0	0	None
		250,700	34,700	285,400		69,140	38,560	107,700	

TOTAL IMPERVIOUS AREA (requiring treatment)	250,700	TOTAL DEVELOPED AREA (requiring treatment)	285,400
95% of IMPERVIOUS AREA REQUIRING TREATMENT	238,165	80% of DEVELOPED AREA REQUIRING TREATMENT	228,320
TOTAL IMPERVIOUS AREA RECEIVING TREATMENT	69,140	TOTAL DEVELOPED AREA RECEIVING TREATMENT	107,700
% OF IMPERVIOUS AREA RECEIVING TREATMENT	100.00%	% OF DEVELOPED AREA RECEIVING TREATMENT	100.00%

SEBAGO TECHNICS, INC.
75 John Roberts Road
Suite 1A
South Portland, ME 04106
(207) 200-2100 FAX (207) 856-2206

JOB 02249 - Allagash Brewing Company
SHEET NO. 1 OF 1
CALCULATED BY RLM DATE 6/3/2014
CHECKED BY DATE
FILE NAME 02249.pond PRNT DATE 6/3/2014

Water Quality Volume Calculations:

Pond 10: Area to Pond = 2.83 acres Impervious
0.80 acres Developed

Channel Protection Volume:

2.83 acres x 1 inch	→	10273	ft^3
0.80 acres x 0.4 inches	→	1162	ft^3
		11435	ft^3

Length : Width Ratio =
135 ft : 42 ft = 3.2:1

Channel Protection Volume Needed = 11435 ft^3

Elevation	Surf. Area	Cum. Store
73.20	5,305	0
74.00	11,580	6,754
74.60	12,620	14,014

Trench Sizing:
9184 ft^3/1000 x 3ft = 28 ft

Treatment Volume @ Elevation 74.24 → 9,289 ft^3

Permanent Pool Volume:

2.83 acres x 1.5 inches	→	15409	ft^3
0.80 acres x 0.6 inches	→	1742	ft^3
		17152	ft^3

Permanent Pool Vol. Needed = ft^3

Elevation	Surf. Area	Cum. Store
67.70	1,550	0
68.00	1,775	499
69.00	2,290	2,531
70.00	2,830	5,091
71.00	3,395	8,204
72.20	4,105	12,704
73.20	5,305	17,409

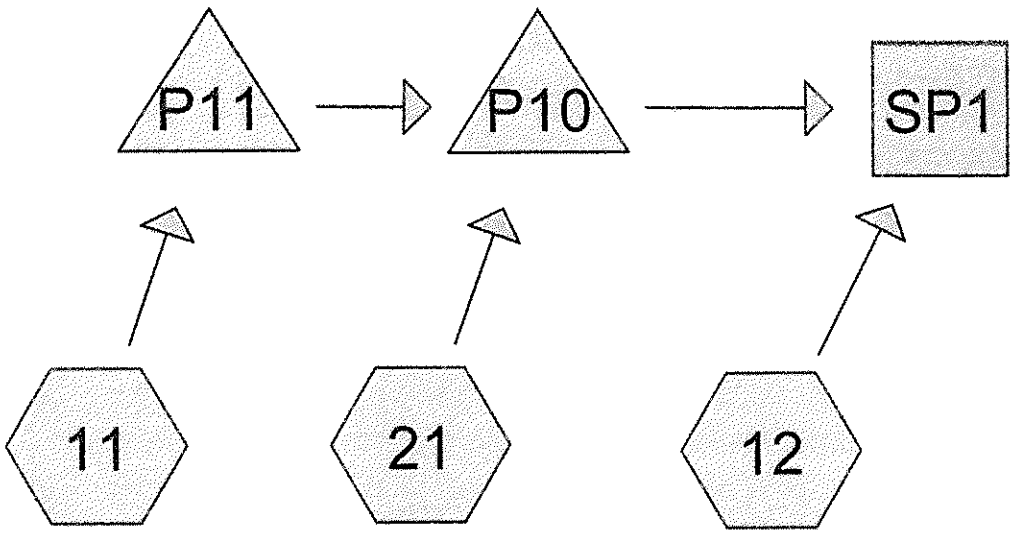
Mean Depth = di
1 ft below permanent pool (Elev 72.2)=
3.1

Pretreatment Forebay:
Area x 500 pounds / 90 pounds x 10 storms =
(acres) acre-storm ft^3 year

Annual Sediment Volume = 114 ft^3

Elevation	Surf. Area	Cum. Store
73.20	0	0
73.50	1500	225

Volume @ Elevation 73.42



Subcat Reach Pond Link

Drainage Diagram for 02249 Allagash post-2014
Prepared by Sebago Technics, Inc., Printed 6/3/2014

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 11: Runoff Area=1.361 ac 42.84% Impervious Runoff Depth>1.33"
Flow Length=440' Tc=32.2 min CN=83 Runoff=1.25 cfs 0.151 af

Subcatchment 12: Runoff Area=0.496 ac 26.81% Impervious Runoff Depth>1.14"
Flow Length=316' Tc=24.3 min CN=80 Runoff=0.44 cfs 0.047 af

Subcatchment 21: Runoff Area=2.552 ac 79.94% Impervious Runoff Depth>2.12"
Flow Length=774' Tc=14.3 min CN=93 Runoff=5.04 cfs 0.452 af

Reach SP1: Inflow=0.94 cfs 0.465 af
Outflow=0.94 cfs 0.465 af

Pond P10: Peak Elev=74.47' Storage=12,134 cf Inflow=5.20 cfs 0.593 af
Primary=0.50 cfs 0.418 af Secondary=0.00 cfs 0.000 af Outflow=0.50 cfs 0.418 af

Pond P11: Peak Elev=74.59' Storage=1,790 cf Inflow=1.25 cfs 0.151 af
15.0" x 183.0' Culvert Outflow=0.85 cfs 0.141 af

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 11: Runoff Area=1.361 ac 42.84% Impervious Runoff Depth>2.61"
Flow Length=440' Tc=32.2 min CN=83 Runoff=2.45 cfs 0.296 af

Subcatchment 12: Runoff Area=0.496 ac 26.81% Impervious Runoff Depth>2.36"
Flow Length=316' Tc=24.3 min CN=80 Runoff=0.92 cfs 0.098 af

Subcatchment 21: Runoff Area=2.552 ac 79.94% Impervious Runoff Depth>3.59"
Flow Length=774' Tc=14.3 min CN=93 Runoff=8.29 cfs 0.763 af

Reach SP1: Inflow=4.22 cfs 0.866 af
Outflow=4.22 cfs 0.866 af

Pond P10: Peak Elev=74.81' Storage=16,445 cf Inflow=8.87 cfs 1.048 af
Primary=0.50 cfs 0.476 af Secondary=3.23 cfs 0.293 af Outflow=3.73 cfs 0.769 af

Pond P11: Peak Elev=74.87' Storage=2,871 cf Inflow=2.45 cfs 0.296 af
15.0" x 183.0' Culvert Outflow=1.88 cfs 0.284 af

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 11: Runoff Area=1.361 ac 42.84% Impervious Runoff Depth>3.38"
Flow Length=440' Tc=32.2 min CN=83 Runoff=3.15 cfs 0.384 af

Subcatchment 12: Runoff Area=0.496 ac 26.81% Impervious Runoff Depth>3.10"
Flow Length=316' Tc=24.3 min CN=80 Runoff=1.20 cfs 0.128 af

Subcatchment 21: Runoff Area=2.552 ac 79.94% Impervious Runoff Depth>4.42"
Flow Length=774' Tc=14.3 min CN=93 Runoff=10.10 cfs 0.940 af

Reach SP1: Inflow=7.50 cfs 1.141 af
Outflow=7.50 cfs 1.141 af

Pond P10: Peak Elev=74.90' Storage=17,528 cf Inflow=10.96 cfs 1.310 af
Primary=0.50 cfs 0.501 af Secondary=6.05 cfs 0.511 af Outflow=6.55 cfs 1.012 af

Pond P11: Peak Elev=75.08' Storage=3,375 cf Inflow=3.15 cfs 0.384 af
15.0" x 183.0' Culvert Outflow=2.76 cfs 0.370 af

Summary for Subcatchment 11:

Runoff = 3.15 cfs @ 12.44 hrs, Volume= 0.384 af, Depth> 3.38"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-Year Rainfall=5.50"

	Area (ac)	CN	Description
	0.591	70	Woods, Good, HSG C
	0.187	74	>75% Grass cover, Good, HSG C
*	0.583	98	Roofs
	1.361	83	Weighted Average
	0.778		Pervious Area
	0.583		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
27.2	150	0.0270	0.09		Sheet Flow, A to B Woods: Light underbrush n= 0.400 P2= 3.00"
1.0	45	0.0210	0.72		Shallow Concentrated Flow, B to C Woodland Kv= 5.0 fps
4.0	245	0.0210	1.01		Shallow Concentrated Flow, C to D Short Grass Pasture Kv= 7.0 fps
32.2	440	Total			

Summary for Subcatchment 12:

Runoff = 1.20 cfs @ 12.34 hrs, Volume= 0.128 af, Depth> 3.10"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-Year Rainfall=5.50"

Area (ac)	CN	Description
0.067	70	Woods, Good, HSG C
0.296	74	>75% Grass cover, Good, HSG C
0.133	98	Paved parking & roofs
0.496	80	Weighted Average
0.363		Pervious Area
0.133		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
23.6	121	0.0250	0.09		Sheet Flow, A to B Woods: Light underbrush n= 0.400 P2= 3.00"
0.2	64	0.0100	5.26	6.46	Circular Channel (pipe), B to C Diam= 15.0" Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.013 Corrugated PE, smooth interior
0.5	131	0.0080	4.30	12.89	Channel Flow, C to D Area= 3.0 sf Perim= 5.0' r= 0.60' n= 0.022 Earth, clean & straight
24.3	316	Total			

Summary for Subcatchment 21:

Runoff = 10.10 cfs @ 12.19 hrs, Volume= 0.940 af, Depth> 4.42"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-Year Rainfall=5.50"

Area (ac)	CN	Description
0.195	70	Woods, Good, HSG C
2.040	98	Paved parking & roofs
0.317	74	>75% Grass cover, Good, HSG C
2.552	93	Weighted Average
0.512		Pervious Area
2.040		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.8	50	0.0300	0.08		Sheet Flow, A to B Woods: Light underbrush n= 0.400 P2= 3.00"
0.7	55	0.0300	1.39		Sheet Flow, B to C Smooth surfaces n= 0.011 P2= 3.00"
0.8	135	0.0200	2.87		Shallow Concentrated Flow, C to D Paved Kv= 20.3 fps
1.4	314	0.0050	3.72	4.57	Circular Channel (pipe), D to E Diam= 15.0" Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.013 Corrugated PE, smooth interior
0.6	220	0.0170	6.44	32.19	Channel Flow, E to F Area= 5.0 sf Perim= 8.0' r= 0.63' n= 0.022 Earth, clean & straight
14.3	774	Total			

Summary for Reach SP1:

Inflow Area = 4.409 ac, 62.51% Impervious, Inflow Depth > 3.10" for 25-Year event
Inflow = 7.50 cfs @ 12.51 hrs, Volume= 1.141 af
Outflow = 7.50 cfs @ 12.51 hrs, Volume= 1.141 af, Atten= 0%, Lag= 0.0 min

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

Summary for Pond P10:

Inflow Area = 3.913 ac, 67.03% Impervious, Inflow Depth > 4.02" for 25-Year event
Inflow = 10.96 cfs @ 12.20 hrs, Volume= 1.310 af
Outflow = 6.55 cfs @ 12.52 hrs, Volume= 1.012 af, Atten= 40%, Lag= 19.3 min
Primary = 0.50 cfs @ 9.85 hrs, Volume= 0.501 af
Secondary = 6.05 cfs @ 12.52 hrs, Volume= 0.511 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 74.90' @ 12.52 hrs Surf.Area= 13,137 sf Storage= 17,528 cf

Plug-Flow detention time= 96.2 min calculated for 1.012 af (77% of inflow)

Center-of-Mass det. time= 38.6 min (814.4 - 775.9)

Volume	Invert	Avail.Storage	Storage Description
#1	73.20'	27,224 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
73.20	4,570	0	0
74.00	11,580	6,460	6,460
74.60	12,620	7,260	13,720
75.00	13,320	5,188	18,908
75.60	14,400	8,316	27,224

Device	Routing	Invert	Outlet Devices
#1	Primary	73.20'	0.50 cfs Exfiltration when above invert
#2	Secondary	74.65'	20.0' long x 9.0' 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 4.00 4.50 5.00 5.50 Coef. (English) 2.46 2.55 2.70 2.69 2.68 2.68 2.67 2.64 2.64 2.64 2.65 2.64 2.65 2.65 2.66 2.67 2.69

Primary OutFlow Max=0.50 cfs @ 9.85 hrs HW=73.22' (Free Discharge)
↑1=Exfiltration (Exfiltration Controls 0.50 cfs)

Secondary OutFlow Max=6.00 cfs @ 12.52 hrs HW=74.89' (Free Discharge)
↑2=Broad-Crested Rectangular Weir (Weir Controls 6.00 cfs @ 1.23 fps)

Summary for Pond P11:

Inflow Area = 1.361 ac, 42.84% Impervious, Inflow Depth > 3.38" for 25-Year event
Inflow = 3.15 cfs @ 12.44 hrs, Volume= 0.384 af
Outflow = 2.76 cfs @ 12.61 hrs, Volume= 0.370 af, Atten= 12%, Lag= 10.0 min
Primary = 2.76 cfs @ 12.61 hrs, Volume= 0.370 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 75.08' @ 12.61 hrs Surf.Area= 4,000 sf Storage= 3,375 cf

Plug-Flow detention time= 41.2 min calculated for 0.370 af (97% of inflow)
Center-of-Mass det. time= 28.5 min (826.4 - 797.8)

Volume	Invert	Avail.Storage	Storage Description
#1	74.10'	3,375 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
74.10	3,500	0	0
75.00	4,000	3,375	3,375

Device	Routing	Invert	Outlet Devices
#1	Primary	74.10'	15.0" x 183.0' long Culvert CPP, projecting, no headwall, Ke= 0.900 Outlet Invert= 73.19' S= 0.0050 '/' Cc= 0.900 n= 0.011

Primary OutFlow Max=2.73 cfs @ 12.61 hrs HW=75.08' (Free Discharge)
└1=Culvert (Inlet Controls 2.73 cfs @ 2.66 fps)

Exhibit 16

Solid Waste

Exhibit 16

Solid Waste

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.

Exhibit 17

Conformance with Design Standards

Exhibit 17

Conformity with Design Standards

The City of Portland Design Manual is geared toward Commercial, Residential and Institutional zones. As this project is located in the medium intensity industrial zone (I-M), the principals of the design manual are not applicable.

Exhibit 18

Manufacturer's Catalog Package

Exhibit 18

Manufacture's Catalog Package

New rooftop HVAC equipment is proposed for Phase 1 of the 2015 production expansion. The manufacture's catalog data sheets will be provided under separate cover.