

City of Portland
 Development Review Application
 Planning Division Transmittal Form

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

Other Required Reviews:

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

Distribution List:

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

Comments needed by 6/23/2014



PORTLAND MAINE

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Planning & Urban Development Department

Jeff Levine, AICP, Director

Planning Division

Alexander Jaegerman, Director

August 31, 2012

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

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

Project Name: Allagash Brewery Expansion
Address: 50 Industrial Way, Portland, ME
Project ID: 2012-539
CBLs: 326-B-8, 9, and 10
Applicant: 50 Industrial Way, LLC
Planner: Nell Donaldson

Dear Mr. Tod:

On August 31, 2012, the Planning Authority approved with conditions a Level II site plan for the expansion of the Allagash Brewery at 50 Industrial Way. The decision is based upon the application as submitted by 50 Industrial Way, LLC and prepared by Sebago Technics, Inc. (dated August 10, 2012). The proposal was reviewed for conformance with the standards of the City of Portland's site plan ordinance (Section 14-526). The Level II site plan is approved with the following waivers and conditions:

A. WAIVERS

Sidewalk

The applicant requested a waiver from the site plan standard requiring sidewalks on all frontages. The waiver request cited two of the six sidewalk waiver criteria in accordance with Section 14-506(b):

- 1) There is no reasonable expectation of pedestrian usage coming from, going to, and traversing the site; and
- 6) 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 greater public value.

The Planning Authority recognizes, in particular, the importance of the existing drainage system in the right-of-way along Industrial Way. As such, the sidewalk requirement is waived.

Curbing

The Planning Authority found that the application meets the following waiver criteria and thus waives the site plan standard requiring curbing on all frontages:

- 4) Strict adherence to the curb requirement would result in the loss of significant site features relating to landscaping or topography that are deemed to be of a greater public value (i.e. the existing drainage system); and
- 5) Runoff from the development site or within the street does not require curbing for stormwater management.

Curb Cuts

Section 1.7.2.8 of the City's Technical Manual establishes a maximum of two curb cuts per site. The applicant requested a waiver from this standard, proposing four driveways, on the following grounds:

- 1) The proposed site plan includes three contiguous lots, with four existing driveways; and
- 2) Due to the configuration of buildings, four driveways are required in order to accommodate parking and unloading on site.

Based on the above extenuating circumstances, the Planning Authority waives the technical standard regarding the maximum number of driveways on a site.

Parking Lot Aisle Width

Section 1.14 of the City's Technical Manual establishes a minimum parking lot aisle width of 24 feet in the case of right angle parking. The applicant has requested a waiver from this standard, proposing aisle widths of 22 feet in some cases, based on the following grounds:

- 1) The parking lot aisle areas proposed at 22 feet in width are those with parking on only one side of the aisle, and this parking is intended primarily for employees and overflow;
- 2) The narrower pavement width reduces the amount of impervious area proposed, and thus decreases runoff; and
- 3) The proposed 22 foot aisle is intended to provide access for large delivery trucks.

Based on the above extenuating circumstances, the Planning Authority waives the technical standard regarding parking lot aisle width.

Street Trees

The applicant has requested a waiver from the site plan standard requiring street trees in the public right-of-way on all frontages, citing the following mitigating circumstances:

- 1) In some cases, street trees, as required per the Technical Manual, would conflict with the drainage swales on Industrial Way;
- 2) Existing trees, which will be preserved to the extent possible, exceed the 30 to 45 foot spacing requirement; and
- 3) Providing trees within the right-of-way potentially conflicts with the sight distance requirements of the existing and proposed driveways.

Given the site constraints, the Planning Authority waives the technical standard regarding street trees *in the right-of-way*. However, per Section 14.526(b)2.b.(iii), trees should be provided within 10 feet of the right-of-way at spacing as required in Section 4.6.3 of the City's Technical Manual (i.e. one additional tree is needed on the northeast side of the warehouse driveway entrance, and depending on the success of the tree saves, additional trees may be required in other areas, such as east of the warehouse driveway exit, as well). Note that trees in the tree save areas do apply towards this requirement.

B. CONDITIONS OF APPROVAL

The Planning Authority found that the plan is in conformance with the Site Plan Standards of the Land Use Code subject to the following condition(s) of approval:

1. The Applicant shall submit a final set of plans to include:
 - A note indicating landscape treatment for areas between parking lot trees;
 - Notes clarifying the exterior treatment at the northernmost Brew House addition door;
 - Distinction between trees to be planted and trees to be saved; and
 - Notes indicating that:
 - All tree save areas must be identified in the field prior to site work;
 - Protective measures will be required in tree save areas in order to prevent the storage of materials and equipment; and
 - In the case that tree save areas are affected during construction, additional trees/shrubs may be needed.
2. The applicant shall meet the requirements of 2009 NFPA 1 Chapter 18 Fire Department Access and Water Supply.

The approval is based on the August 10, 2012 site plan. A final, revised site plan must be submitted for staff review and approval prior to the issuance of permits.

STANDARD CONDITIONS OF APPROVAL

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

1. **Develop Site According to Plan** The site shall be developed and maintained as depicted on the site plan and in the written submission of the applicant. Modification of any approved site plan or alteration of a parcel which was the subject of site plan approval after May 20, 1974, shall require the prior approval of a revised site plan by the Planning Board or Planning Authority pursuant to the terms of Chapter 14, Land Use, of the Portland City Code.
2. **Separate Building Permits Are Required** This approval does not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division. Please also note that separate permits are required for any new signage.
3. **Site Plan Expiration** The site plan approval will be deemed to have expired unless work has commenced within one (1) year of the approval or within a time period up to three (3) years from the approval date as agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the one (1) year expiration date.
4. **Performance Guarantee and Inspection Fees** A performance guarantee covering the site improvements, inspection fee payment of 2.0% of the guarantee amount and seven (7) final sets of plans must be submitted to and approved by the Planning Division and Public Services Department prior to the release of a building permit, street opening permit or certificate of occupancy for site plans. If you need to make any modifications to the approved plans, you must submit a revised site plan application for staff review and approval.
5. **Defect Guarantee** A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
6. **Preconstruction Meeting** Prior to the release of a building permit or site construction, a pre-construction meeting shall be held at the project site. This meeting will be held with the contractor, Development Review Coordinator, Public Service's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the

Development Review Coordinator will confirm that the contractor is working from the approved site plan. The site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.

7. **Department of Public Services Permits** If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
8. **As-Built Final Plans** Final sets of as-built plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*.dwg), release AutoCAD 2005 or greater.

The Development Review Coordinator must be notified five (5) working days prior to the date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. All site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact Nell Donaldson at (207) 874-8723

Sincerely,

Alexander Jaegerman
Planning Division Director

CC: Jeff Levine, Director of Planning and Urban Development
Alexander Jaegerman, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Philip DiPierro, Development Review Coordinator, Planning
Marge Schmuckal, Zoning Administrator, Inspections Division
Tammy Munson, Inspection Division Director
Lannie Dobson, Administration, Inspections Division
Gayle Guertin, Administration, Inspections Division
Michael Bobinsky, Public Services Director
Katherine Earley, Engineering Services Manager, Public Services
Bill Clark, Project Engineer, Public Services
David Margolis-Pineo, Deputy City Engineer, Public Services
Doug Roncarati, Stormwater Coordinator, Public Services
Greg Vining, Associate Engineer, Public Services
Michelle Sweeney, Associate Engineer
John Low, Associate Engineer, Public Services
Matt Doughty, Field Inspection Coordinator, Public Services
Mike Farmer, Project Engineer, Public Services
Jane Ward, Administration, Public Services
Jeff Tarling, City Arborist, Public Services
Captain Chris Pirone, Fire Department
Thomas Erriso, P.E., TY Lin Associates
David Senus, P.E., Woodard and Curran
Rick Blackburn, Assessor's Department
Approval Letter File

Board members present -
all but Carol Morrissette.

Allagash Brewery Expansion

① JF presentation

② Qu truck re 3rd phase (ans 3rd phase ^{amend})
proposed cond.

③ Rick Meek, Sebago.

Team: Rob Tbd, owner
? Arch

Paul Weneck, Rep.

④ Rick's presentation (slides)

History - of dev / acquisition

Phasing - explaining stages. (link to ex bldg
on east is phase 2)

"K" 8 tanks (larger) on bunker

- concrete slab - tanks. ? over need.

- gravel access - ? needed as at
phase 1 can get access

- ~~etc~~

wetlands - 14,800 sq ft wetlands impacted

- when ^{reach} 15,000 reach Tier II

Street trees - planting along Ind Pkway
eastern part (100 Ind way)

Disturbed area - 1 1/2 acres

3 3/4 dev

2 3/4 impervious 63% of site

No new utilities -

Stormwater - 95% of imperv. routed to
wetpond.

discussed
phase 2
less char phase 1

Elevations - ht 2' 9" above 2010 addition

Mike - 36' above grade + skylights
glass incl. back of addition
get light into manu. area
energy efficient

insulated panels. - lg. o/H doors service tanks.
elev. towards 100 incl windows
high enough to get light over 100 IndWay
slightly sloping roofs
concrete base

Rick - 10,000 sq ft of new bldg in phase 1
(separate slide) w/ 2 tanks on
concrete slab.

Phase 1 keep tree line at rear
relatively intact.

Extend closed drainage pkg lots
across 100 to ex. wet pond.

? Tim Dean - hatched area between new + ex 100.

alley had to be left w/ crushed
stone w/ underdrain
(area under connection paved)

elev. just below
bldg at
100 IndWay

Public Comments - no one present

Board discussion:

Tuck - ? sidewalk
inc. in trucks?
people visit both breweries - most cars

Sean - agrees Tom re sidewalks
subject to stormwater.

Beth - all makes sense
clar. re 3rd phase - PB or staff
BB - either - can be cond.

Jack - OK w/ 3rd phase going to staff.
sidewalks - don't see need for them

Brad - agrees Jack
more clar. stormwater man
can't be delayed or not.

Tom - each phase laid out so needs
stds. ? snow storage w/ full buildout
looks like close to maxing site

Tuck. Sidewalk plan makes sense ^{no easements}
^{no problem}
applic. makes sense

July 22 Hearing?

**Allagash Brewery - 50 Industrial Way
PB Workshop 7.8.2014**

1. Proposal: The overall proposal is to add, over three phases, almost **26,000 sq ft** footprint of mostly manufacturing space, including a 40' X 60' concrete slab for tanks, to the existing complex that is currently almost **36,000 sq ft**, giving a total of almost **62,000 sq ft** footprint. The phasing plan and stormwater information address all three phases, while the detailed site plans and data sheet show the first 2 phases of about **22,000 sq ft** and exclude the third phase building "K" of **4560 sq ft** footprint.
2. Public comments: None received to date.
3. Background: Allagash Brewery originally leased/acquired the two westernmost lots and developed a new building in 2007 based on a staff review and approval. Subsequently there were amendments to that proposal to allow for several extensions. The easternmost lot with an existing building was acquired in 2011 and the current layout was approved at staff level in 2012.
4. Phasing: There are 3 phases of the new development:
 - 1: **15,300 sq ft** footprint: Front part of new connecting building & small extension behind existing parking lot, and part of the concrete slab;
 - 2: **6,500 sq ft** footprint: addition to the connecting building, & the rest of the 40x60 concrete slab;
 - 3: Building "K" of **4560 sq ft** footprint

The approval to a phased development has been requested, as allowed for under the Site Plan ordinance quoted on the memo at the top of page 2, in order to defer the construction of the new detention basin at the rear of the site behind the new connecting building. The basin would be located in wetlands, and the applicant would need a Tier 2 NRPA permit with associated mitigation. The Board will recall this same issue arose in relation to the recent commercial development on Warren Avenue.

5. Key Points:

- **Stormwater**: It is understood that the proposed first phase of the expansion would be supported by the existing wetpond stormwater system and would not need the wet pond enlarged nor the new detention basin until phase 2. Dave Sensus, the engineering peer reviewer, has raised a question over this and requested a more detailed analysis of the drainage areas and how each is handled at each phase. He has noted that its not clear how stormwater will reach the existing wetpond once phase 1 is implemented.
- If it can be documented that Phase 1 can meet the stormwater standards without the new detention basin being constructed, Mr Sensus has indicated in discussions with me that he would support a condition that requires Phase 2 to include further engineering details and the MDEP permits for the enlargement of the wetpond and creation of the detention basin prior to construction of Phase 2.
- **Landscaping**: the landscaping plan in Plan P7 does not include landscaping details in the vicinity of the new buildings and concrete slab (which is understood to be for tanks), nor around the proposed detention basin. Further landscape detail, at least for phase 1, is recommended to be added to the final submission; the phase 2 landscape details could be part of the conditions relating to phases 2 and 3.
- **Waivers: (all are supported by staff)**
 - Street trees: I understand that Jeff Tarling is pleased with the landscaping that has been done as part of the earlier developments and is flexible regarding the street trees
 - Sidewalks: Staff have supported the waiver for the sidewalk during the past reviews, but the waiver was documented as being based on the criteria the applicant has suggested in the waiver request "no reasonable expectation of pedestrian usage...". Tom Errico has confirmed that he supports the waiver but is not comfortable supporting the idea that there would not be pedestrian usage as I-M zones are increasingly being developed for office uses. He has therefore substituted the third waiver criteria #3 "A safe alternative-walking route is reasonably and safely available, for example, by way of a sidewalk on the other side of the street that is lightly traveled" where Industrial Way and its shoulder are the alternative walking route. **(Att 3)**

In discussing this with Rich meek it seemed the best way forward is to have separate site, landscape + grading plans for each phase so that if a future phase is delayed each is clearly defined so what to be completed.

Briefing for Nell to Dev Rev

Jean Fraser - Allagash Brewery Expansion 2014-098

From: Jean Fraser
To: Errico, Thomas; Margolis-Pineo, David; Pirone, Chris; Schmuckal, Marg...
Date: 6/27/2014 12:37 PM
Subject: Allagash Brewery Expansion 2014-098
Attachments: C5 SITE.PDF; C7 LANDSCAPE.PDF; Application Allagash.pdf; CCRD PB 157_061 Industrial Way Subdivision.pdf; C3 DEMOLITION.PDF

Hi

I am following up on the Dev Rev discussion this week; I will be preparing the PB Memo (for July 8th so needs to be completed on thursday July 3) on this (not Nell) so if you have sent any comments to Nell please resend to me.

This is quite a big expansion- they are almost doubling the size of the building and the impervious area increases by 30,000 sq ft to total 123,560 sq ft with loss of many trees (including in required buffer)- but little additional parking. The site is also known as lots 17, 18 and 19 in the original subdivision.

I would appreciate it if you could send me comments before Wednesday because I have to complete it on thursday because of the Friday holiday- as at first glance there seem to be some issues that will need to brought to the attention of the Planning Board (potential ones listed below) and which may need further discussion.

All of the plans and the application are in e-plan but I attach some: the application, Site Plan, Landscape Plan, Demo Plan and original Subdivision Plat below in case its more convenient to look at these.

Key issues:

- Fire Access: I recall in the earlier reviews (years ago) that a side emergency access lane was required - but the current proposals limit access; a Fire Code analysis is included in the application at page 76 of attached
- Zoning: See data sheet (page 11) and zoning analysis (page 39) in attached application ???what is required parking? (for full build out)
- Traffic: A Traffic Analysis is on page 45 of the attached application
- Landscape: They are proposing fruit trees within a required preservation buffer (on original subdivision- also attached) although the demo plan says they will preserving specimens in this area too "if any"; also proposing street trees - see attached Landscape Plan and Demo Plan.

as discussed

Site plan has parking applic includes zoning Assessment

+ all memos re drives

Thanks in advance

Jean

Jean Fraser - Allegash Brewing Level II Site Plan

From: Jean Fraser
To: Richard Meek, Sebago
Date: 6/27/2014 3:23 PM
Subject: Allegash Brewing Level II Site Plan
Attachments: PB Lgl Ad 7-8-14.pdf; 2014.06.19 Allagash Brewing Exp Peer Review Memo.pdf; Neighborhood Mtg. Guidelines 8-2013.pdf

Rick

I left you a voice mail today but would like to amplify, and hopefully we can follow up on Monday (although I am out of the office as from about 12:30 pm on Monday).

I confirm that this project will be on the July 8th Planning Board Workshop and attach the Legal Ad that will appear in the paper on Monday.

I am waiting for review comments so there will not be time for a formal review letter- but since this is preliminary the Board will not expect you to have made any revisions to address comments. I attach the Peer Engineer comments which you can address if you want to but I may not be able to get it reviewed for the Board (at the time these comments were received Barbara was coordinating on the review).

As I mentioned in the voice mail, the set of site plans do not match the phasing plan, and we aren't sure whether the data sheet, traffic assessment etc are based on the full buildout or what is shown on the site plans or what. This need to be clarified asap. Maybe we need a table with matching (referenced) plan re the phases and their impacts and when a further MDEP permits are triggered as it needs to be clear what the Board is approving and what the conditions of approval might relate to.

Another question is whether you have done a parking analysis- maybe I just didn't see it?

Another question is re the existing trees in the buffer zone- the Demo Plan says specimens to preserve to be identified and the Landscape Plan shows fruit trees- it would help Jeff Tarling (since the buffers have been a big issue since the first review) to know whats intended here.

I believe the Traffic Engineering reviewer is concerned about the number of curb cuts- are all 4 needed?

And lastly, this project requires a neighborhood meeting asap- the meeting has to be noticed to neighbors at least 10 days before the meeting, and it has to take place at least 7 days before the final PB Hearing. I attach the Guidelines for info and it would be good to have that "in hand" (ie with place and date in mind) prior to the PB workshop.

Maybe we could discuss these questions on Monday?

thank you
Jean

see Dave Semus comments attached

*Le!
do this
in time
but clar
re "K"*

Site Plan

*as discussed
see Rich's email*

*confirmed
7/15*

MEMORANDUM



TO: Barbara Barhydt, Planner
FROM: David Senus, P.E. & Ashley Auger, E.I.T.
DATE: June 19, 2014
RE: Allagash Brewing Expansion, Preliminary Level III Site Plan Application

Woodard & Curran has reviewed the Preliminary Level III Site Plan Application for the proposed Allagash Brewing Expansion located at 50 Industrial Way in Portland, Maine. The project consists of constructing two building additions, a tank support pad, additional loading docks, the expansion of an existing wet pond, the construction of a new stormwater detention basin, and other associated site work. The project will be constructed in three phases.

Documents Reviewed by W&C

- Level III Preliminary Site Plan Application and attachments, dated June 3, 2014, prepared by Sebago Technics on behalf of 50 Industrial Way, LLC.
- Engineering Plans, Sheets 1-9, dated June 3, 2014, prepared by Sebago Technics on behalf of 50 Industrial Way, LLC.

Comments

- 1) The application is preliminary. As such, we anticipate that additional documents (as requested herein) will be submitted with the final application. Woodard & Curran will perform a review of the Final Application upon receipt of these documents.
- 2) The Applicant has noted that Phase 2 will require an expansion of the existing wet pond, construction of the proposed stormwater detention basin, a Tier 2 Wetland Alteration Permit, and a Maine Programmatic General Permit. The Applicant has requested that a Condition of Approval be granted which will allow Phase 1 construction to proceed without these permits and without construction of the detention basin and wet pond expansion. **The Applicant should provide a clearer phasing plan(s) and a stormwater evaluation that further defines areas of impact under Phases 1, 2, and 3 to support this request.**
- 3) In accordance with Section 5 of the City of Portland Technical Manual, a Level III Site Plan project is required to submit a stormwater management plan pursuant to the regulations of MaineDEP Chapter 500 Stormwater Management Rules, including conformance with the Basic, General, and Flooding Standards. We offer the following comments:
 - a) Basic Standard: The Applicant has provided a plan, notes, and details to address erosion and sediment control requirements, inspection and maintenance requirements, and good housekeeping practices in general accordance with Appendix A, B, & C of MaineDEP Chapter 500. The Applicant should clarify what controls may be needed for the various phases of construction (i.e. – will there be different locations for the stabilized construction entrances?).
 - b) General Standards: The project will result in a net increase in impervious area of approximately 30,156 square feet. As such, the project is required to include specific stormwater management features for stormwater quality control. At this time, it appears that the Applicant is proposing sufficient treatment for compliance with the General Standards. **The Applicant should provide further information related to the phasing of the project and how the project will meet the General Standards for each progressive phase of work.**
 - c) Flooding Standard: The project will result in a net increase in impervious area of approximately 30,156 square feet. As such, the project is required to include specific stormwater management features to control the rate of stormwater runoff from the site. The approach presented by the Applicant appears to provide an appropriate means of meeting the Flooding Standard; however, the Applicant should provide Pre- and Post-watershed maps depicting the subcatchments described in the Stormwater Management Plan in addition to complete HydroCAD reports for the

*Well - applicant
didn't get this until
recently & has not
had time to do.*



pre and post-development sites. The Applicant should provide further information related to the phasing of the project and how the project will meet the Flooding Standard for each progressive phase of work. Woodard & Curran will complete a review of the proposed project relative to the Flooding Standard upon receipt of the necessary documentation.

- 4) The Applicant should provide a stormwater inspection and maintenance plan developed in accordance with and in reference to MaineDEP Chapter 500 guidelines and Chapter 32 of the City of Portland Code of Ordinances.
- 5) The Applicant has requested confirmation of capacity to serve the development from utilities. Confirmation letters should be forwarded to the City upon receipt.
- 6) The final submission package should include details for the proposed detention pond and for the proposed wet pond expansion.
- 7) The grading around proposed CB-1 should be better defined to ensure runoff from the parking area enters the catch basin for treatment and storage instead of flowing into the adjacent roadway swale.
- 8) The Tipdown Curb Installation detail specifies a 2" reveal; however, in accordance with the City of Portland Technical Manual, tipdowns within the City Right-of-Way should only have a 1" curb reveal at driveways.
- 9) Will the proposed segmented block retaining wall will be designed by others? If yes, then design and submittal requirements for the proposed retaining wall system should be noted on the plan, along with any known design parameters related to the soils or adjacent site features.

From: Richard Meek <rmeek@sebagotechnics.com>
To: "JF@portlandmaine.gov" <JF@portlandmaine.gov>
Date: 7/1/2014 4:23 PM
Subject: Allagash Brewing Company
Attachments: 00249.Application Project Data.pdf; C4 PHASING.pdf

today

*Well -
all uploaded into
eplan
incl. cover
email*

Jean,

I have attached an updated Project Data sheet (the areas previously submitted included the future addition identified as "K" on the Phasing plan). As discussed, I've modified the Phasing Plan to note that "K" is a future addition. It is shown for information purposes and should not be considered as part of the application. Please note that the stormwater management has been designed/sized to accommodate stormwater runoff from all proposed impervious, including the future addition "K". The traffic analysis and parking summary does not include addition "K".

Phasing

An electronic copy of the invitation to the Neighborhood meeting will follow in a separate email. For your information, the meeting is scheduled for 5:30 p.m. on Tuesday July 15, 2014.

Regarding the number of driveways. The applicant owns three contiguous lots, which were purchased separately. There are four existing driveways accessing the site. Two drives access the loading dock area and are necessary for delivery trucks to enter and exit the site. There is not sufficient area for a truck to enter and exit via one entrance. There are also two drives accessing the visitor parking side of the building. Spent grain from the brewing process is stored in tanks on this side of the building and the trucks which haul this material off-site require the two entrances.

I hope this addresses your comments from your email and our telephone conversation.

Thanks
Rick
Richard L. Meek, P.E.
Sr. Project Engineer
[SebagoTechnics_logo_RGB]

www.sebagotechnics.com<.../Desktop/www.sebagotechnics.com>
An Employee Owned Company

75 John Roberts Road - Suite 1A
South Portland, ME 04106-6963

Office: 207.200.2100
Direct Dial: 207.200.2075
Fax: 207.856.2206

*note - this does
not address
Dave Senns
request for more
info per phase -
Rick can do that
for wkshop but
may not
have time
for or
review!*

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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	163,500	sq. ft.
If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with DEP and a Stormwater Management Permit, Chapter 500, with the City of Portland.		
Impervious Surface Area		
Impervious Area (Total Existing)	93,404	sq. ft.
Impervious Area (Total Proposed)	120,311	sq. ft.
Building Ground Floor Area and Total Floor Area		
Building Footprint (Total Existing)	35,722	sq. ft.
Building Footprint (Total Proposed)	56,936	sq. ft.
Building Floor Area (Total Existing)	37,055	sq. ft.
Building Floor Area (Total Proposed)	64,250	sq. ft.
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	

Jean Fraser - Allegash Brewing Level II Site Plan

From: Jean Fraser
To: Richard Meek, Sebago
Date: 6/27/2014 3:23 PM
Subject: Allegash Brewing Level II Site Plan
Attachments: PB Lgl Ad 7-8-14.pdf; 2014.06.19 Allagash Brewing Exp Peer Review Memo.pdf; Neighborhood Mtg. Guidelines 8-2013.pdf

Rick

I left you a voice mail today but would like to amplify, and hopefully we can follow up on Monday (although I am out of the office as from about 12:30 pm on Monday).

I confirm that this project will be on the July 8th Planning Board Workshop and attach the Legal Ad that will appear in the paper on Monday.

I am waiting for review comments so there will not be time for a formal review letter- but since this is preliminary the Board will not expect you to have made any revisions to address comments. I attach the Peer Engineer comments which you can address if you want to but I may not be able to get it reviewed for the Board (at the time these comments were received Barbara was coordinating on the review).

As I mentioned in the voice mail, the set of site plans do not match the phasing plan, and we aren't sure whether the data sheet, traffic assessment etc are based on the full buildout or what is shown on the site plans or what. This need to be clarified asap. Maybe we need a table with matching (referenced) plan re the phases and their impacts and when a further MDEP permits are triggered as it needs to be clear what the Board is approving and what the conditions of approval might relate to.

Another question is whether you have done a parking analysis- maybe I just didn't see it?

Another question is re the existing trees in the buffer zone- the Demo Plan says specimens to preserve to be identified and the Landscape Plan shows fruit trees- it would help Jeff Tarling (since the buffers have been a big issue since the first review) to know whats intended here.

I believe the Traffic Engineering reviewer is concerned about the number of curb cuts- are all 4 needed?

And lastly, this project requires a neighborhood meeting asap- the meeting has to be noticed to neighbors at least 10 days before the meeting, and it has to take place at least 7 days before the final PB Hearing. I attach the Guidelines for info and it would be good to have that "in hand" (ie with place and date in mind) prior to the PB workshop.

Maybe we could discuss these questions on Monday?

thank you
Jean

*Jean Fraser, Planner
City of Portland
874 8728*

Jean Fraser - Allagash Brewery Expansion 2014-098

From: Jean Fraser
To: Errico, Thomas; Margolis-Pineo, David; Pirone, Chris; Schmuckal, Marg...
Date: 6/27/2014 12:37 PM
Subject: Allagash Brewery Expansion 2014-098
Attachments: C5 SITE.PDF; C7 LANDSCAPE.PDF; Application Allagash.pdf; CCRD PB 157_061 Industrial Way Subdivision.pdf; C3 DEMOLITION.PDF

Hi

I am following up on the Dev Rev discussion this week; I will be preparing the PB Memo (for July 8th so needs to be completed on thursday July 3) on this (not Nell) so if you have sent any comments to Nell please resend to me.

This is quite a big expansion- they are almost doubling the size of the building and the impervious area increases by 30,000 sq ft to total 123,560 sq ft with loss of many trees (including in required buffer)- but little additional parking. The site is also known as lots 17, 18 and 19 in the original subdivision.

I would appreciate it if you could send me comments before Wednesday because I have to complete it on thursday because of the Friday holiday- as at first glance there seem to be some issues that will need to be brought to the attention of the Planning Board (potential ones listed below) and which may need further discussion.

All of the plans and the application are in e-plan but I attach some: the application, Site Plan, Landscape Plan, Demo Plan and original Subdivision Plat below in case its more convenient to look at these.

Key issues:

- Fire Access: I recall in the earlier reviews (years ago) that a side emergency access lane was required - but the current proposals limit access; a Fire Code analysis is included in the application at page 76 of attached
- Zoning: See data sheet (page 11) and zoning analysis (page 39) in attached application ???what is required parking? (for full build out)
- Traffic: A Traffic Analysis is on page 45 of the attached application
- Landscape: They are proposing fruit trees within a required preservation buffer (on original subdivision- also attached) although the demo plan says they will preserving specimens in this area too "if any"; also proposing street trees - see attached Landscape Plan and Demo Plan.

Thanks in advance


Jean

Jean Fraser - RE: Allagash Brewery sidewalk

From: Tom Errico <thomas.errico@tylin.com>
To: Jean Fraser <JF@portlandmaine.gov>
Date: 6/27/2014 10:06 AM
Subject: RE: Allagash Brewery sidewalk
CC: David Margolis-Pineo <DMP@portlandmaine.gov>

Jean – In my professional opinion the appropriate criteria for waiving a sidewalk should be the criteria noting loss of site features and the criteria that notes that a safe and reasonable pedestrian alternative is available via use of Industrial Way as a shared street (due to low vehicle speeds and volumes). I believe there is an expectation of pedestrian demand from these land uses. Accordingly, given historically site plan approvals and traffic conditions I support a waiver for construction of the sidewalk. I can elaborate further if you would like.

Thanks

Thomas A. Errico, PE
 Senior Associate
 Traffic Engineering Director

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"One Vision, One Company"

Please consider the environment before printing.

From: Jean Fraser [mailto:JF@portlandmaine.gov]
Sent: Friday, June 27, 2014 9:43 AM
To: Tom Errico
Cc: David Margolis-Pineo
Subject: Allagash Brewery sidewalk

Tom

I am preparing the Planning Board Workshop memo on Allagash (comments needed by Wednesday) but could

you confirm your thinking re the sidewalk and curbing waivers here before then so that i can have it right in the PB Memo.

I attach the approval letter for the 2012 expansion which articulates why sidewalk and curbing waivers were given at that time, so I think we need to be consistent or explain our thinking if different criteria are used this time.

Thanks
Jean

Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.

MEMORANDUM



TO: Barbara Barhydt, Planner
FROM: David Senus, P.E. & Ashley Auger, E.I.T.
DATE: June 19, 2014
RE: Allagash Brewing Expansion, Preliminary Level III Site Plan Application

Woodard & Curran has reviewed the Preliminary Level III Site Plan Application for the proposed Allagash Brewing Expansion located at 50 Industrial Way in Portland, Maine. The project consists of constructing two building additions, a tank support pad, additional loading docks, the expansion of an existing wet pond, the construction of a new stormwater detention basin, and other associated site work. The project will be constructed in three phases.

Documents Reviewed by W&C

- Level III Preliminary Site Plan Application and attachments, dated June 3, 2014, prepared by Sebago Technics on behalf of 50 Industrial Way, LLC.
- Engineering Plans, Sheets 1-9, dated June 3, 2014, prepared by Sebago Technics on behalf of 50 Industrial Way, LLC.

Comments

- 1) The application is preliminary. As such, we anticipate that additional documents (as requested herein) will be submitted with the final application. Woodard & Curran will perform a review of the Final Application upon receipt of these documents.
- 2) The Applicant has noted that Phase 2 will require an expansion of the existing wet pond, construction of the proposed stormwater detention basin, a Tier 2 Wetland Alteration Permit, and a Maine Programmatic General Permit. The Applicant has requested that a Condition of Approval be granted which will allow Phase 1 construction to proceed without these permits and without construction of the detention basin and wet pond expansion. The Applicant should provide a clearer phasing plan(s) and a stormwater evaluation that further defines areas of impact under Phases 1, 2, and 3 to support this request.
- 3) In accordance with Section 5 of the City of Portland Technical Manual, a Level III Site Plan project is required to submit a stormwater management plan pursuant to the regulations of MaineDEP Chapter 500 Stormwater Management Rules, including conformance with the Basic, General, and Flooding Standards. We offer the following comments:
 - a) Basic Standard: The Applicant has provided a plan, notes, and details to address erosion and sediment control requirements, inspection and maintenance requirements, and good housekeeping practices in general accordance with Appendix A, B, & C of MaineDEP Chapter 500. The Applicant should clarify what controls may be needed for the various phases of construction (i.e. – will there be different locations for the stabilized construction entrances?).
 - b) General Standards: The project will result in a net increase in impervious area of approximately 30,156 square feet. As such, the project is required to include specific stormwater management features for stormwater quality control. At this time, it appears that the Applicant is proposing sufficient treatment for compliance with the General Standards. The Applicant should provide further information related to the phasing of the project and how the project will meet the General Standards for each progressive phase of work.
 - c) Flooding Standard: The project will result in a net increase in impervious area of approximately 30,156 square feet. As such, the project is required to include specific stormwater management features to control the rate of stormwater runoff from the site. The approach presented by the Applicant appears to provide an appropriate means of meeting the Flooding Standard; however, the Applicant should provide Pre- and Post-watershed maps depicting the subcatchments described in the Stormwater Management Plan in addition to complete HydroCAD reports for the



pre and post-development sites. The Applicant should provide further information related to the phasing of the project and how the project will meet the Flooding Standard for each progressive phase of work. Woodard & Curran will complete a review of the proposed project relative to the Flooding Standard upon receipt of the necessary documentation.

- 4) The Applicant should provide a stormwater inspection and maintenance plan developed in accordance with and in reference to MaineDEP Chapter 500 guidelines and Chapter 32 of the City of Portland Code of Ordinances.
- 5) The Applicant has requested confirmation of capacity to serve the development from utilities. Confirmation letters should be forwarded to the City upon receipt.
- 6) The final submission package should include details for the proposed detention pond and for the proposed wet pond expansion.
- 7) The grading around proposed CB-1 should be better defined to ensure runoff from the parking area enters the catch basin for treatment and storage instead of flowing into the adjacent roadway swale.
- 8) The Tipdown Curb Installation detail specifies a 2" reveal; however, in accordance with the City of Portland Technical Manual, tipdowns within the City Right-of-Way should only have a 1" curb reveal at driveways.
- 9) Will the proposed segmented block retaining wall will be designed by others? If yes, then design and submittal requirements for the proposed retaining wall system should be noted on the plan, along with any known design parameters related to the soils or adjacent site features.