Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 10/15/15

Exhibi

Project Description

Andrew Sigfridson and April Wernig currently own the wooded parcel located in the I-M zone at 81 Industrial Way, identified as Block C, Lot 5 on the City of Portland Tax Map 326. The owners have created a Limited Liability Corporation, Deerfield 91 Industrial LLC, to function as the applicant for the project.

The proposed development consists of a 9,900 square foot building, 75 space parking lot, employee courtyard, landscaping and construction of stormwater treatment/detention basin. The anticipated tenant, Allagash Brewing Company, will utilize the building for incidental accessory office uses including: meeting spaces, lunch room/break area, locker rooms with shower facilities and an employee fitness area. The facility is solely for Allagash Brewing Company employee use. It is anticipated that most employees would utilize the fitness area and locker rooms on a daily basis. The meeting/flex room would be utilized for company meetings approximately once a month.

All utilities including: public water, sanitary sewer, natural gas, electrical and communications are currently available within Industrial Way. These utilities will be extended on-site to serve the proposed building.

The majority of stormwater runoff from the site will be routed via sheet flow to a proposed underdrained soil filter basin, to be located along the southeast side of the proposed parking lot. The basin has been designed 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 basin provides water quality treatment in general conformance with Chapter 500 of the Maine Stormwater Law.