



May 21, 2015
04479

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

Level II Preliminary Site Plan Application
Deerfield 91 Industrial LLC; Lot 5 Industrial Way; Tax Map 326 Block C, Lot 5

Dear Barbara:

On behalf of Deerfield 91 Industrial LLC, Sebago Technics, Inc. is pleased to submit this Preliminary Site Plan application for the proposed development located at 91 Industrial Way in Portland, Maine. The parcel is depicted as Block C, Lot 5 on Tax Map 326. As you may recall, we met with Jean Fraser and other members of the Urban Development review staff on April 1, 2015 to discuss the development for this property.

The applicant proposes to construct a 9,900 square foot office building, 75 space parking lot, employee courtyard, landscape improvements and stormwater treatment/detention basin. 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.

Although the proposed number of parking spaces exceeds the minimum requirements as defined in Section 14-332.J, the applicant's expected tenant, Allagash Brewing Company, has requested the dedicated parking to provide additional employee parking for their facility located at 50-100 Industrial Way.

With the inclusion of the \$400.00 application fee, we are hopeful that the information provided is sufficient to consider the application complete. We look forward to working with the Planning Department to advance the project design and progress toward 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.

A handwritten signature in black ink that reads "Richard L. Meek".

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

RLM:rlm/llg
Enc.

cc: Drew Sigfridson, Deerfield 91 Industrial LLC



PRELIMINARY SITE PLAN APPLICATION

For

91 Industrial Way

Prepared for:

**Deerfield 91 Industrial LLC
One Canal Plaza
Portland, ME 04101**

May 21, 2015

Table of Contents

Level III Site Plan

Preliminary Plan Written Requirements

Exhibit 1	Application Form
Exhibit 2	Project Description
Exhibit 3	Title, Right and Interest
Exhibit 4	State and Federal Permits
Exhibit 5	Assessment of Zoning
Exhibit 6	Existing/Proposed Easements
Exhibit 7	Waivers
Exhibit 8	Financial and Technical Capacity
Exhibit 9	Traffic Analysis