



Barbara Barhydt &lt;bab@portlandmaine.gov&gt;

---

**RE: 1 Industrial Way- Foundation Brewery**

1 message

**Mike Hays** <mike@granthays.com>

Fri, May 27, 2016 at 10:24 AM

To: Barbara Barhydt &lt;bab@portlandmaine.gov&gt;

Cc: John Bonney &lt;john@foundationbrew.com&gt;, Tina Bonney &lt;tina@foundationbrew.com&gt;

Hi Barbara,

Thanks for following up with me. I'll attempt to provide the answers to these 3 questions.

1. The site is paved right up to the building exterior walls at the primary (long) facades. There is a lot of industrial-type movement along both of these walls with deliveries, forklift movement, and pedestrian movement. There is also not a lot of "wall space" between the doors, windows, and overhead doors along these high-activity sides of the building to locate a pad/condenser of this size. The proposed location is the best place for this unit. (Photo A)
2. The existing white pine tree screening would be maintained. The trees are approximately 14' to 16' o.c. The 4' x 8' unit will nestle in between 2 trees. We may need to "trim them all" a little so they maintain a uniform shape and volume, but won't know that until we get to the actual installation. It is possible one tree may need to be relocated, but I don't think that has a high probability. (Photo B).
3. The sidewalk edge at the property line is 13' minimum from the outer face of this condenser unit. I suspect the dba would be at 55. If this measures higher once in place, the tenant would be more than happy to install planting or a solid panel fence to further mitigate the noise level. Would there be a preference between the two?

Please advise. Thank You, and have a great weekend.

Mike

**From:** Barbara Barhydt [mailto:[bab@portlandmaine.gov](mailto:bab@portlandmaine.gov)]**Sent:** Friday, May 27, 2016 8:37 AM

**To:** Mike Hays <[mike@GRANTHAYS.COM](mailto:mike@GRANTHAYS.COM)>

**Subject:** 1 Industrial Way- Foundation Brewery

Hi Mike:

I presented the administrative authorization at the development review meeting on Wednesday. Several questions were raised. First, could those chillers be located elsewhere on the site and not adjacent to a public sidewalk? Secondly, the aerial shows trees along the Riverside frontage for screening. How does this proposal impact the screening? Lastly, the maximum allowable noise level is 70 db between 7 a.m. and 10 pm.m and then it lowers to 55 dba. The material you sent says the level will be 60 dba from 10 feet away. Is there any noise attenuation proposed to meet the night time levels?

Thanks.

Barbara

Barbara Barhydt  
Development Review Services Manager  
Planning Division  
389 Congress Street 4th Floor  
Portland, ME 04101  
[\(207\) 874-8699](tel:(207)874-8699)  
Fax: [\(207\) 756-8256](tel:(207)756-8256)  
[bab@portlandmaine.gov](mailto:bab@portlandmaine.gov)

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.

---

**2 attachments**



**1 Industrial Way A.jpg**  
216K



**1 Industrial Way B.jpg**  
142K