



Barbara Barhydt <bab@portlandmaine.gov>

RE: 1 Industrial Way- Foundation Brewery

1 message

Mike Hays <mike@granthays.com>

Tue, Jun 7, 2016 at 8:50 AM

To: Barbara Barhydt <bab@portlandmaine.gov>

Cc: Tina Bonney <tina@foundationbrew.com>, John Bonney <john@foundationbrew.com>, "Munson, Jennifer" <jmy@portlandmaine.gov>, "Bourke, Jeanie" <jmb@portlandmaine.gov>, "Leader, Laurie" <lrl@portlandmaine.gov>, "Stacey, Christina" <cstacey@portlandmaine.gov>, "Machado, Ann" <amachado@portlandmaine.gov>

Thank You Barbara – much appreciated.

I will review the COA with the Owner so they may pass along the particulars to their Contractor.

Mike

From: Barbara Barhydt [mailto:bab@portlandmaine.gov]**Sent:** Tuesday, June 07, 2016 8:32 AM**To:** Mike Hays <mike@GRANTHAYS.COM>**Cc:** Tina Bonney <tina@foundationbrew.com>; John Bonney <john@foundationbrew.com>; Munson, Jennifer <jmy@portlandmaine.gov>; Bourke, Jeanie <jmb@portlandmaine.gov>; Leader, Laurie <lrl@portlandmaine.gov>; Stacey, Christina <cstacey@portlandmaine.gov>; Machado, Ann <amachado@portlandmaine.gov>**Subject:** Re: 1 Industrial Way- Foundation Brewery

Good morning Mike:

Jeff looked at the plans and he is satisfied with the plan as revised. Attached is my sign off on the administrative authorization. Please note that there are three conditions of approval. One is to install the screening as shown and preserve the 4 trees. Two is to obtain all required building permits. Three is to include noise mitigation measures if the noise levels of the condenser exceed the zoning standard.

Thank you.

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

On Mon, Jun 6, 2016 at 9:49 PM, Mike Hays <mike@granthays.com> wrote:

Barbara,

Attached is the revised site plan indicating the condenser pad & fence location, as well as the plantings.

The fence would be constructed of white cedar vertical boards, square top, with square 6x6 white cedar corner posts. The fence would be solid (no gaps). The fence would be 5' x 10' in plan; 6' tall.

The plantings would be 5 upright arborvitae to screen the fence from the street.

Please let me know if this is acceptable.

Thank You,

Mike

From: Barbara Barhydt [mailto:bab@portlandmaine.gov]
Sent: Thursday, June 02, 2016 7:54 AM
To: Mike Hays <mike@GRANTHAYS.COM>
Subject: Re: 1 Industrial Way- Foundation Brewery

Hi Mike:

We looked at the plans yesterday and Jeff Tarling speculated that a tree would be lost. He suggested that the 3rd one be removed and then do other screening, such as the fencing and landscaping you are proposing. Can you put your proposal on the site plan and give a detail for the fencing?

Thank you.

Barbara

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Development Review Services Manager
Planning Division
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Portland, ME 04101
(207) 874-8699
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On Wed, Jun 1, 2016 at 11:30 AM, Mike Hays <mike@granthays.com> wrote:

Barbara – update on the condenser location amongst the existing plantings. It looks like one of the trees would need to be removed. The Condenser would be enclosed with a fence with plantings placed along the public side to add screening back into the buffer. The fence would protect the condenser from dirt/snow removal as well as mitigate noise.

Thoughts?

Mike

From: Barbara Barhydt [mailto:bab@portlandmaine.gov]

Sent: Friday, May 27, 2016 8:37 AM

To: Mike Hays <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

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Development Review Services Manager
Planning Division
389 Congress Street 4th Floor
Portland, ME 04101
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