

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Permit Number: 090566

Please Read
Application And
Notes, If Any,
Attached

This is to certify that IMMUCELL CORPORATION of G. Bain
has permission to Install 13.5'x26'x10' sezer to side of Building in the Parking Lot.

AT 54 EVERGREEN DR

City of Portland 329 A003001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lath or other work is used-in. 2 HOUSING NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. OKPT. R. Gauthier

Health Dept. _____

Appeal Board _____

Other _____

Department Name

Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

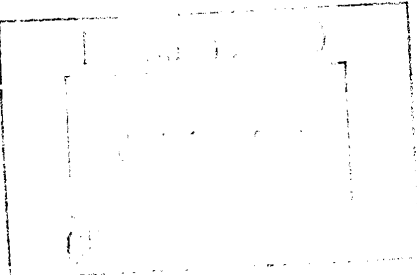
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 09-0566	Issue Date:	CBL: 329 A003001
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Location of Construction: 54 EVERGREEN DR	Owner Name: IMMUCELL CORPORATION	Owner Address: 56 EVERGREEN DR	Phone: 207-878-2770
Business Name:	Contractor Name: N.G. Bailey	Contractor Address: 2 Baily Drive Gray	Phone: 2076573200
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	Zone: I-M

Past Use: Commercial / Office, Warehouse - ImmuCell <i>Manufacturing</i>	Proposed Use: Commercial / Office, Warehouse - ImmuCell - Install 13.5'x26'x10' Freezer to the side of the Buiding in the Parking Lot. <i>Manufacturing</i>	Permit Fee: \$430.00	Cost of Work: \$41,000.00	CEO District: 5
Proposed Project Description: ImmuCell - Install 13.5'x26'x10' Freezer to the side of the Buiding in the Parking Lot.		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>* See Conditions</i>	INSPECTION: Use Group: <i>B/S</i> Type: <i>3B</i> <i>IBC-2003</i>	
		Signature: <i>(KG)</i>	Signature: <i>JMB 6/11/09</i>	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
Signature: _____ Date: _____				

Permit Taken By: Imd	Date Applied For: 05/28/2009	Zoning Approval		
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.. 	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan Exemption <i>2007-0025</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>OK w/ conditions</i> Date: <i>6/11/09</i> <i>ABM</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <i>ABM</i> Date: _____
			

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

Mike Collins - ?
OK. Computers Note for \rightarrow Featyr & Dkaleo

7/16/09 - Backfill Preparation
for Freezer - OK to
Backfill.

11-3-09 OK - Final (Label Documents) \rightarrow E.M.



General Building Permit Application

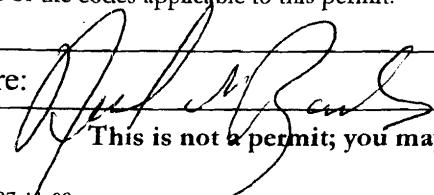
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: 56 Evergreen Drive, Portland		
Total Square Footage of Proposed Structure/Area 351 sq/ft Freezer	Square Footage of Lot 60,548 sq/ft	Number of Stories one
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 329 A 3	Applicant * must be owner, Lessee or Buyer * Name InmuCell Corporation Address 56 Evergreen Drive City, State & Zip Portland, ME 04103	Telephone: 207-878-2770
Lessee/DBA (If Applicable) n/a	Owner (if different from Applicant) Name Address n/a City, State & Zip	Cost Of Work: \$ 41,000 C of O Fee: \$ Total Fee: \$
Current legal use (i.e. single family) <u>commercial</u> Number of Residential Units <u>n/a</u> If vacant, what was the previous use? <u>n/a</u> Proposed Specific use: <u>cold storage</u> Is property part of a subdivision? <u>no</u> If yes, please name <u>n/a</u> Project description: Install 13.5 x 26 x 10 freezer to side of building in parking lot		
Contractor's name: <u>N.G. Bailey, Inc.</u> Address: <u>2 Bailey Drive</u> City, State & Zip <u>Gray, Maine 04039</u> Telephone: <u>207-657-3200</u> Who should we contact when the permit is ready: <u>Neil Bailey</u> Telephone: <u>207-650-3811</u> Mailing address: <u>(same as above)</u>		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature: 

Date:

This is not a permit; you may not commence ANY work until the permit is issue

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 09-0566	Date Applied For: 05/28/2009	CBL: 329 A003001
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Location of Construction: 54 EVERGREEN DR	Owner Name: IMMUCELL CORPORATION	Owner Address: 56 EVERGREEN DR	Phone: 207-878-2770
Business Name:	Contractor Name: N.G. Bailey	Contractor Address: 2 Baily Drive Gray	Phone: (207) 657-3200
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	

Proposed Use: Commercial / Office, Warehouse & manufacturing - Immucell - Install 13.5'x26'x10' Freezer to the side of the Building in the Parking Lot.	Proposed Project Description: Immucell - Install 13.5'x26'x10' Freezer to the side of the Building in the Parking Lot.
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Dept: Zoning **Status:** **Reviewer:** Ann Machado **Approval Date:** 06/10/2009

Note: The existing use needs 29 parking spaces - 9 for office space (3781 sf) & 20 for warehouse/manufacturing (20153 sf). Thirty shown on site plan received 6/10/09. **Ok to Issue:**

- 1) The use of the property shall remain as light industrial (manufacturing), office & warehouse. Any change of use shall require a separate permit application for review and approval.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 06/11/2009

Note: **Ok to Issue:**

- 1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
- 2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Keith Gautreau **Approval Date:** 06/10/2009

Note: **Ok to Issue:**

- 1) No means of egress shall be affected by this renovation
- 2) All construction shall comply with NFPA 101

Comments:

6/10/2009-amachado: Received revised plan from Rob Wilder. Currently there are 38 parking spaces on site. 8 spaces will have to be removed to locate the freezer on the side of the building. There will be 30 spaces remaining. The current use only requires 29, so it is all set for parking.

6/11/2009-gg: site plan exemption with permit. /gg (Jeanie)

6/5/2009-lmd: Received original application on 5/29/2009. The applicant was informed that more information was required. He work with Jeanie B and Nelle to gather all information. I received via postal mail all final paperwork today - 6/05/2009. If you need anything additional see Jeanie. Thanks.

6/5/2009-amachado: Existing use with the freezer addition needs 29 parking spaces. Some of the existing spaces will be lost with placement of the freezer. Need to show that there will be 29 parking spaces that meet the city's parking guidelines. Can't add to pavement within 10' of the property line. Left vcm for Rob Wilder. Gave Barbara a head's up for the site plan exemption.

Rob Wilder

From: Rob Wilder
Sent: Wednesday, June 03, 2009 3:17 PM
To: 'Jeanie Bourke'
Subject: RE: site plan for freezer

Hi Jeanie,

Please disregard the address request I noted it at the start of this eMail string. I have received the original sketches from Neil Bailey and will add them to what I have and mail it to your attention straightaway.

Thanks,
 Rob Wilder

From: Rob Wilder
Sent: Wednesday, June 03, 2009 2:46 PM
To: 'Jeanie Bourke'
Subject: RE: site plan for freezer

Hi Jeanie,

Neil Bailey is stopping in at Immucell to drop off his original sketches this afternoon and I can put them with mine and mail the packet to your attention. Please advise on the mailing address to use.

Thanks,
 Rob Wilder

From: Jeanie Bourke [mailto:JMB@portlandmaine.gov]
Sent: Wednesday, June 03, 2009 1:47 PM
To: Rob Wilder
Cc: Lisa Danforth; Michael Brigham
Subject: RE: site plan for freezer

Thank you Rob....yes the printed copies from the pdf's are not very good quality. It will help the review to have originals, we will start the permit process with the information we have and appreciate efforts to submit originals as soon as possible. Thanks again
 Jeanie

>>> "Rob Wilder" <rwilder@immucell.com> 06/03 10:03 AM >>>
 Hi Jeanie,

I spoke with our General Contactor, Neil Bailey, and he is going to provide framing detail of the new door openings in the exterior wall. In addition he is going to provide more legible copies of the roof framing in support of your review. I hope to have this information to you by the end of the day.

Thank you,
 Rob Wilder

From: Jeanie Bourke [mailto:JMB@portlandmaine.gov]
Sent: Wednesday, June 03, 2009 8:12 AM
To: Rob Wilder
Cc: Lisa Danforth
Subject: RE: site plan for freezer

Thank you Rob, we will print these and assess the quality, we may need originals. Question: Was Neil also going to provide a framing detail of the new door openings in the exterior wall?

Lisa can you please do me the favor of printing and saving the pdfs to the G drive....thanks....let me know the quality, also print the email.
 Jeanie

>>> "Rob Wilder" <rwilder@immucell.com> 06/02 4:35 PM >>>
 Dear Ms. Bourke,

Attached you will find the requested site plan indicating the location for the new freezer installation at ImmuCell Corporation on 56 Evergreen Drive, Portland, Maine, 04013. In addition, sketches displaying the freezer dimensions and location have also been included. Regarding the three compressors to operate the freezer and internal blast chiller they have their HP specified on the site plan, and it has been confirmed with the equipment source, that the noise level will comply with the same condition annotation from our previously approved site plan of September 2008 that you had pointed out via separate eMail (see below). The final sheet on the attachment was faxed to ImmuCell

6/3/2009

6002 P - N100

by our General Contractor regarding the detail on how the freezer will be supported and the ice protection roof framed.

I appreciate your support and patience with this process and look forward to completing this project as expeditiously as possible. Please contact me straightaway if I can answer any questions about the attachments.

Thank you,

Rob Wilder
Director of Regulatory Affairs & Facility Operations
USDA Liaison
ImmuCell Corporation
56 Evergreen Drive
Portland, Maine 04103
(207) 878-2770 ext. 3142

 please don't print this e-mail unless you really need to.

Decibel Level condition from previously approved site plan letter (15-September-2008):

- i. That the applicant shall ensure that the compressor installation complies with the City Ordinance regarding maximum noise levels in this zone (Section 14-252 of the current City Code) which states that the maximum noise level produced should be no more than 70dBA between the hours of 7:00am and 10:00pm as measured at all the major lot lines of the site, and no more than 55 dBA between the hours of 10:00pm and 7:00am as measured at or within the boundaries of any residential zone.

From: Michael Brigham
Sent: Tuesday, June 02, 2009 11:56 AM
To: Jeanie Bourke
Cc: Lisa Danforth; Nelle Hanig; Rob Wilder; 'Neil Bailey'
Subject: RE: site plan for freezer

Jeanie: Thanks for that. The plan you provided may be a bit confusing, as it includes an addition that we are not currently planning to build.

- 1) Rob Wilder of ImmuCell will be providing you with a current and accurate plot plan showing the location and dimensions of the freezer later today.
- 2) Rob Wilder will be providing you with the dimensions and HP of the three compressor units later today.

We have a meeting with our GC at 1:00 PM today.

- 3) Neil Bailey of NG Bailey Inc. will be providing you with details of the connections of the freezer to the pad and of the freezer to the building ASAP.
- 4) Neil Bailey will be providing you with details to the two interior door connections from our building to the freezer ASAP.

Is there anything else that you require ? After you have our responses to the four questions, what is the process forward and how long will it take ?

Best regards,
Michael Brigham

From: Jeanie Bourke [mailto:JMB@portlandmaine.gov]
Sent: Tuesday, June 02, 2009 10:01 AM
To: Michael Brigham
Cc: Lisa Danforth; Nelle Hanig
Subject: site plan for freezer

Hi Mike,
I spoke with Jean Fraser in Planning and she has both scaled and 11x17 plans. I am sending a pdf of the plan. If this doesn't work, you can get copies in the planning division. Let me know and I will ask Jean to have these ready at the front counter. Maybe you found copies in your office.

As we discussed, the freezer and compressors need to be located on the site plan with dimensions and submitted to our office in room 315.

Let me know if you have further questions
Thanks

Jeanie Bourke
Code Enforcement Officer/Plan Reviewer

City of Portland
Planning & Urban Development Dept./ Inspections Division
389 Congress St. Rm 315
Portland, ME 04101
jmb@portlandmaine.gov
(207)874-8715

6/3/2009



Application for Exemption from Site Plan Review Portland, Maine

Department of Planning and Urban Development, Planning Division and Planning Board

1. Applicant Information

ImmuCell Corporation
Applicant/Owner

56 Evergreen Drive, Portland
Mailing Address

N.G. Bailey, Inc.
Consultant/Agent

(207)
657-3200 / 657-3646 / 650-3811
Phone Fax Cell

2. Project Information

5/12/09
Application Date

Freezer
Project Name/Description

56 Evergreen Drive
Address of Proposed Site

Chart #329 - Block #A - Lot #3
Assessor's Reference (Chart-Block-Lot)

Description of Proposed Development:

Install 13.5 x 26 x 10 freezer to side of building in parking lot

RECEIVED

JUN 5 2009

City of Portland
Planning Division

(Please Attach Sketch/Plan of Proposal/Development)

Criteria for Exemptions: (See Section 14-523 (4) on page 2 of this application)

	Applicant's Assessment (Yes, No, N/A)	Planning Division Use Only
a) Within Existing Structures: No New Buildings, Demolitions or Additions	<u>No</u>	<u>No</u>
b) Footprint Increase Less Than 500 sq. ft.	<u>Yes</u>	<u>Yes</u>
c) No New Curb Cuts, Driveways, Parking Areas	<u>Yes</u>	<u>no new curb cuts</u>
d) Curbs and Sidewalks in Sound Condition/Comply with ADA	<u>Yes</u>	<u>ok</u>
e) No Additional Parking/No Traffic Increase	<u>Yes</u>	<u>spaces lost - meet zoning</u>
f) No Known Stormwater Problems	<u>Yes</u>	<u>✓</u>
g) Sufficient Property Screening Exists	<u>Yes</u>	<u>✓</u>
h) Adequate Utilities	<u>Yes</u>	<u>✓</u>

Planning Division Use Only

Exemption Granted Partial Exemption Exemption Denied

JUN 10 2009

Planner's Signature

Barbara Bailey

Date June 10, 2009

**PROVISION OF PORTLAND CITY CODE
14-523 (SITE PLAN ORDINANCE)
RE: EXEMPTIONS FROM SITE PLAN REVIEW**

Sec. 14-523. Approval required.

No person shall undertake any development without obtaining approval therefore under this article.

- (4) The Planning authority shall exempt from review under all standards in this article developments that meet all of the following requirements:
- a. The proposed development will be located within existing structures, and there will be no new buildings, demolitions, or building additions other than those permitted by subsection b of this section;
 - b. Any building addition shall have a new building footprint expansion of less than five hundred (500) square feet;
 - c. The proposed site plan does not add any new curb cuts, driveways, or parking areas; the existing site has no more than one (1) curb cut and will not disrupt the circulation flows and parking on-site; and there will be no drive-through services provided;
 - d. The curbs and sidewalks adjacent to the lot are complete and in sound condition, as determined by the public works authority, with granite curb with at least four (4) inch reveal, and sidewalks are in good repair with uniform material and level surface and meet accessibility requirements of the Americans with Disabilities Act;
 - e. The use does not require additional or reduce existing parking, either on or off the site, and the project does not significantly increase traffic generation;
 - f. There are no known stormwater impacts from the proposed use or any existing deficient conditions of stormwater management on the site;
 - g. There are no evident deficiencies in existing screening from adjoining properties; and
 - h. Existing utility connections are adequate to serve the proposed development and there will be no disturbance to or improvements within the public right-of-way.

A developer claiming exemption under this subsection shall submit a written request for exemption stating that the proposed meets all of the provisions in standards a-h of this subsection, including an itemized statement by a qualified professional. Upon receipt of such a request, the planning authority will visit the site to verify that the exemption is applicable due to compliance with the standards. The planning authority, after consultation with the public works authority, shall render a written decision within twenty (20) working days after receipt of a written request for exemption that contains all the information required by this subsection. If a full exemption is granted, the application shall be approved without further review under this article, and no performance guarantee shall be required. The planning authority may require full site plan review of a project that meets the criteria of this subsection if it determined that there is a substantial public interest in the project.

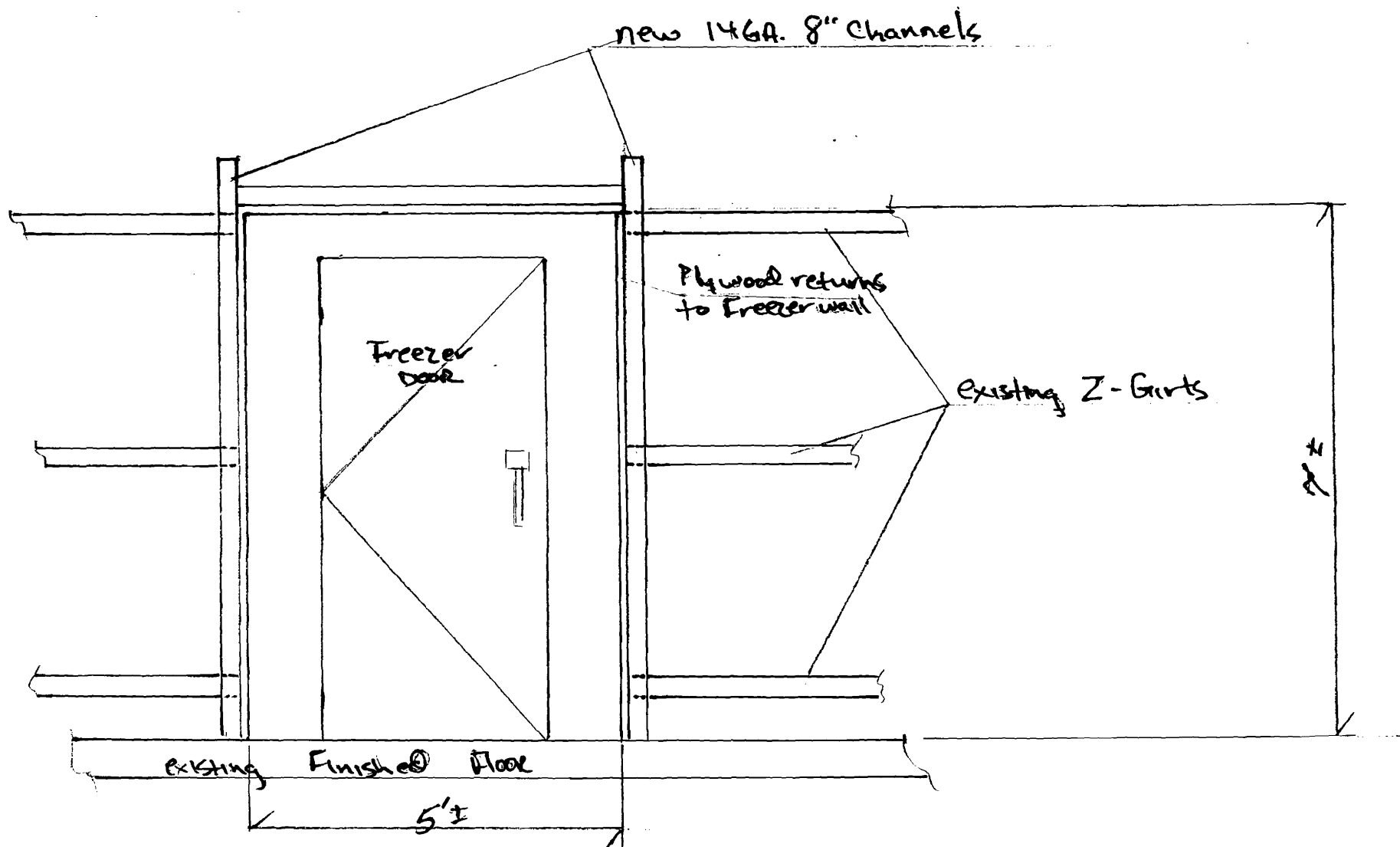
In the event that the planning authority determines that standards a and b of this subsection and at least four (4) of the remaining standards have been met, the planning authority shall review the site plan under the review standards in section 14-526 that are affected by the standards in this subsection that have not been met. An application that receives review by the planning board shall receive a complete review under the standards of section 14-526. The planning authority shall notify an applicant in writing that full or partial site plan review is required, the reasons for the decision, and the information that will be required for site plan review.

IMPORTANT NOTICE TO APPLICANT

An Exemption from site plan review does not exempt this proposal from other approvals or permits, nor is it an authorization for construction. You should first check with the Building Inspections Office, Room 315, City Hall (874-8703), to determine what other City permits, such as a building permit, will be required.

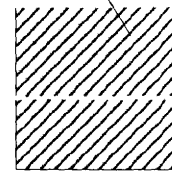
Innuce II

Freezer opening
Framing Detail

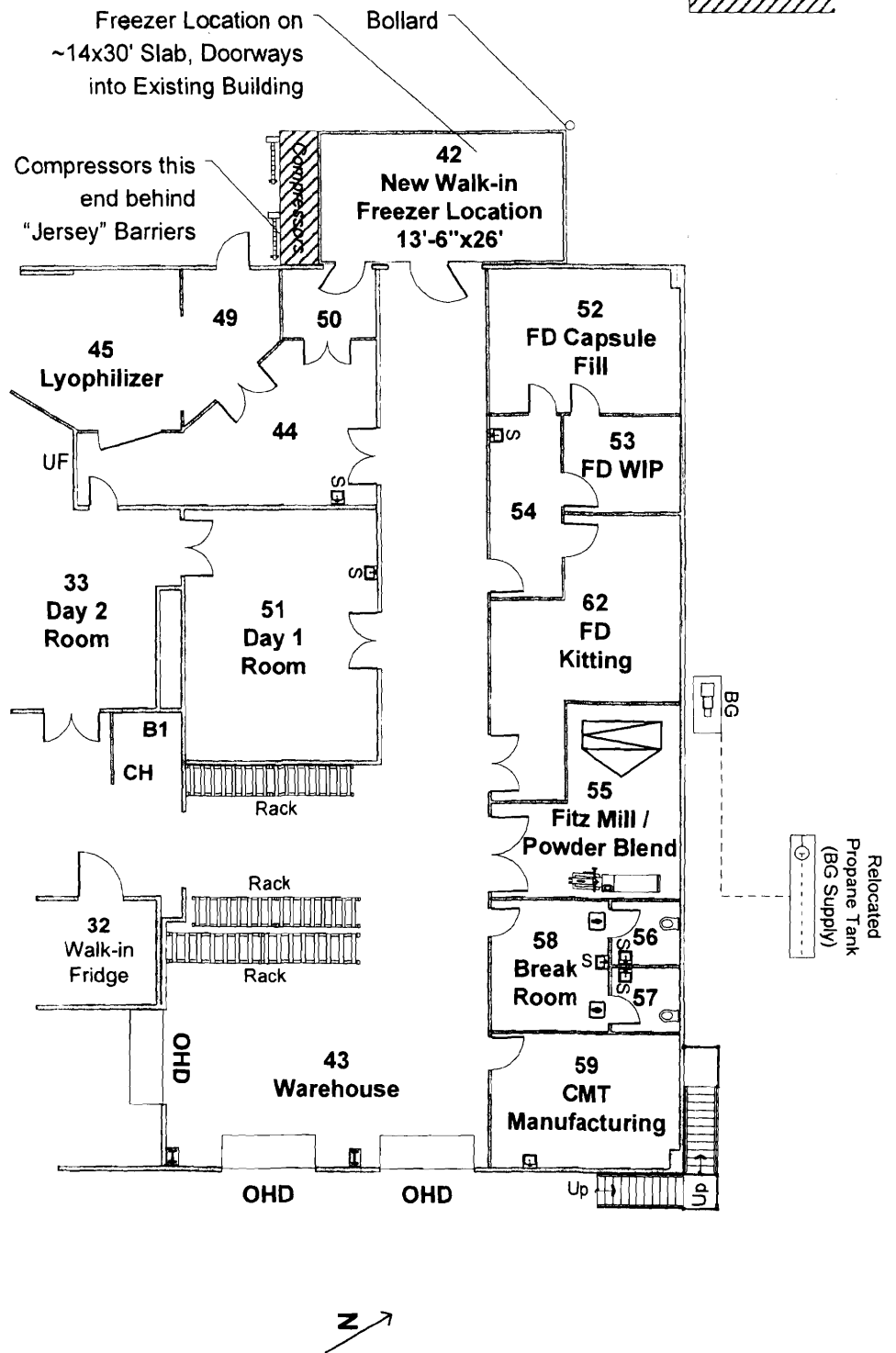


Relocate 1 Parking Space
(Parallel Parking)

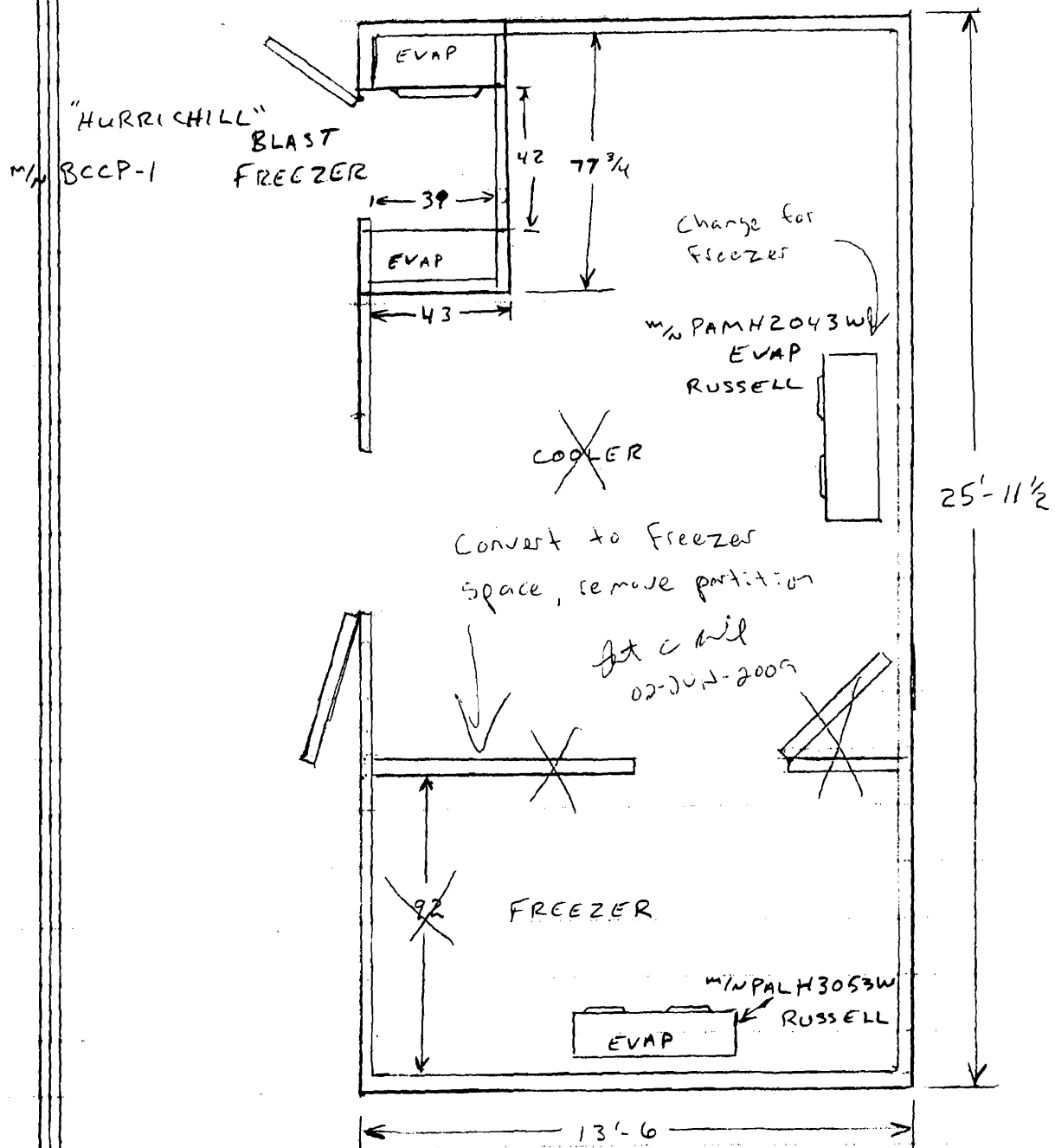
New Pavement 20' x 20'
(Relocate 4 Parking Spaces)



Proposed Freezer
Location
(12-MAY-2009)



COMBIN. WALK-IN, BY "AMERICAN PANEL"



INSIDE CEIL HT = 8'-8

PANEL THICKNESS (ALL) = 4"

HEATED WINDOWS, ALL 3 DOORS

2" POURED CEMENT FLOOR (ON TOP OF PANEL FLOOR -
CEMENT WILL BE REMOVED DURING DIS-ASSEMBLY)

ADD 2" WEAR FLOOR AT RE-ASSEMBLY

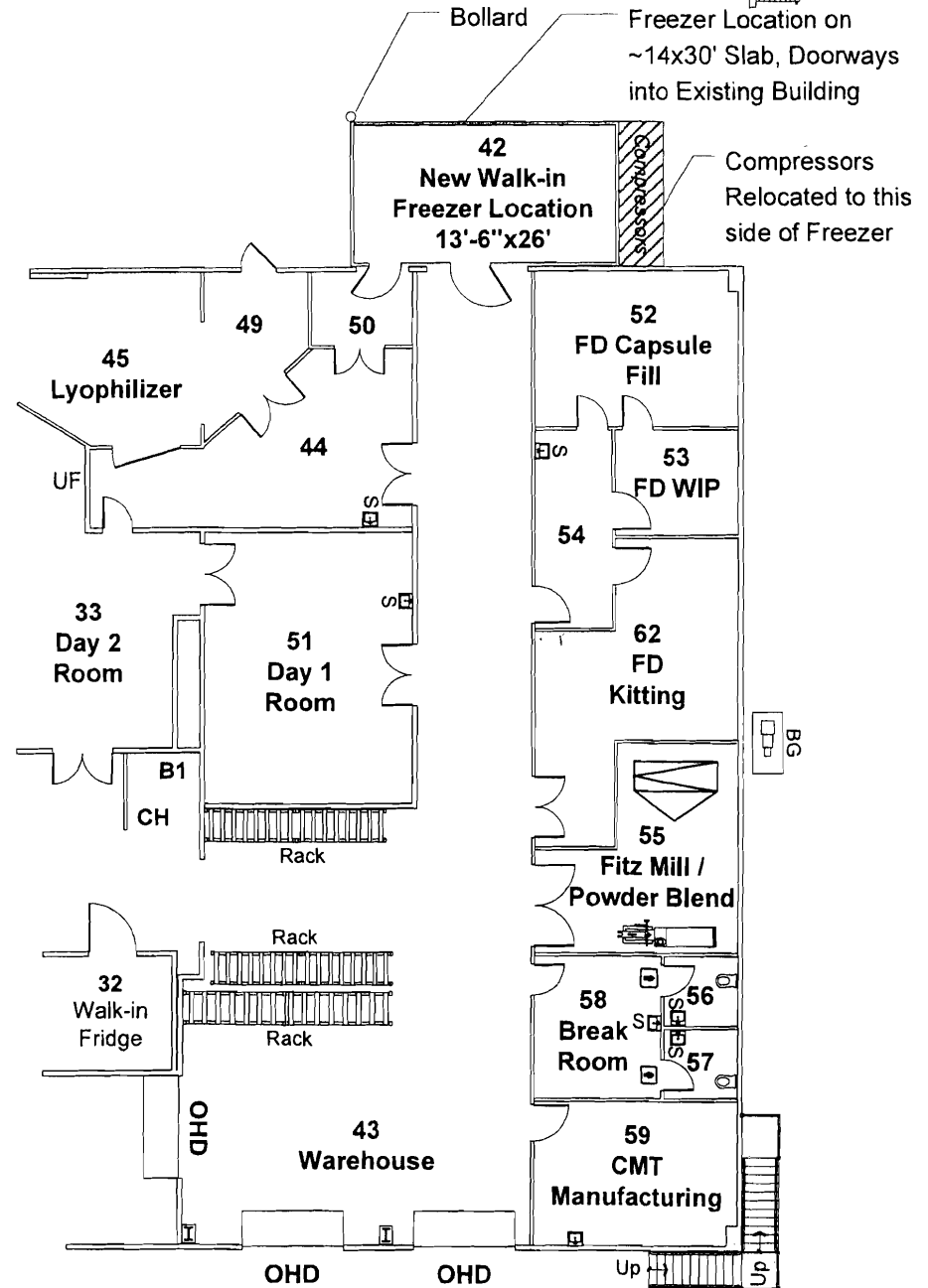
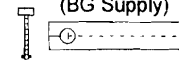
Art C Hill 02-JUN-09

24 25 26 27 28 29 30

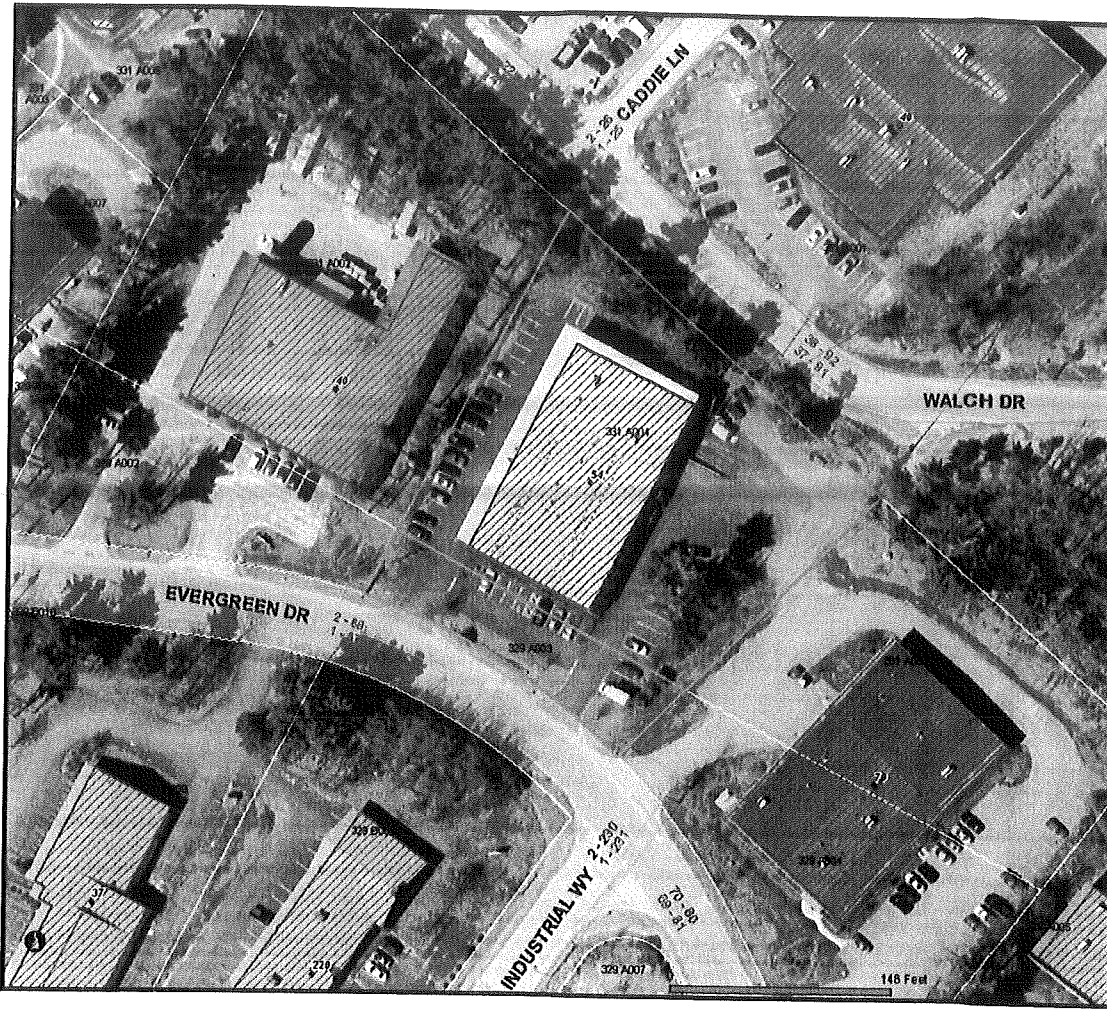
Proposed Freezer Location - Revised
(09-JUN-2009)

Create No
Parking Zone

Current Location
of Propane Tank
(BG Supply)



JUN 10 2009



City of Portland
GIS

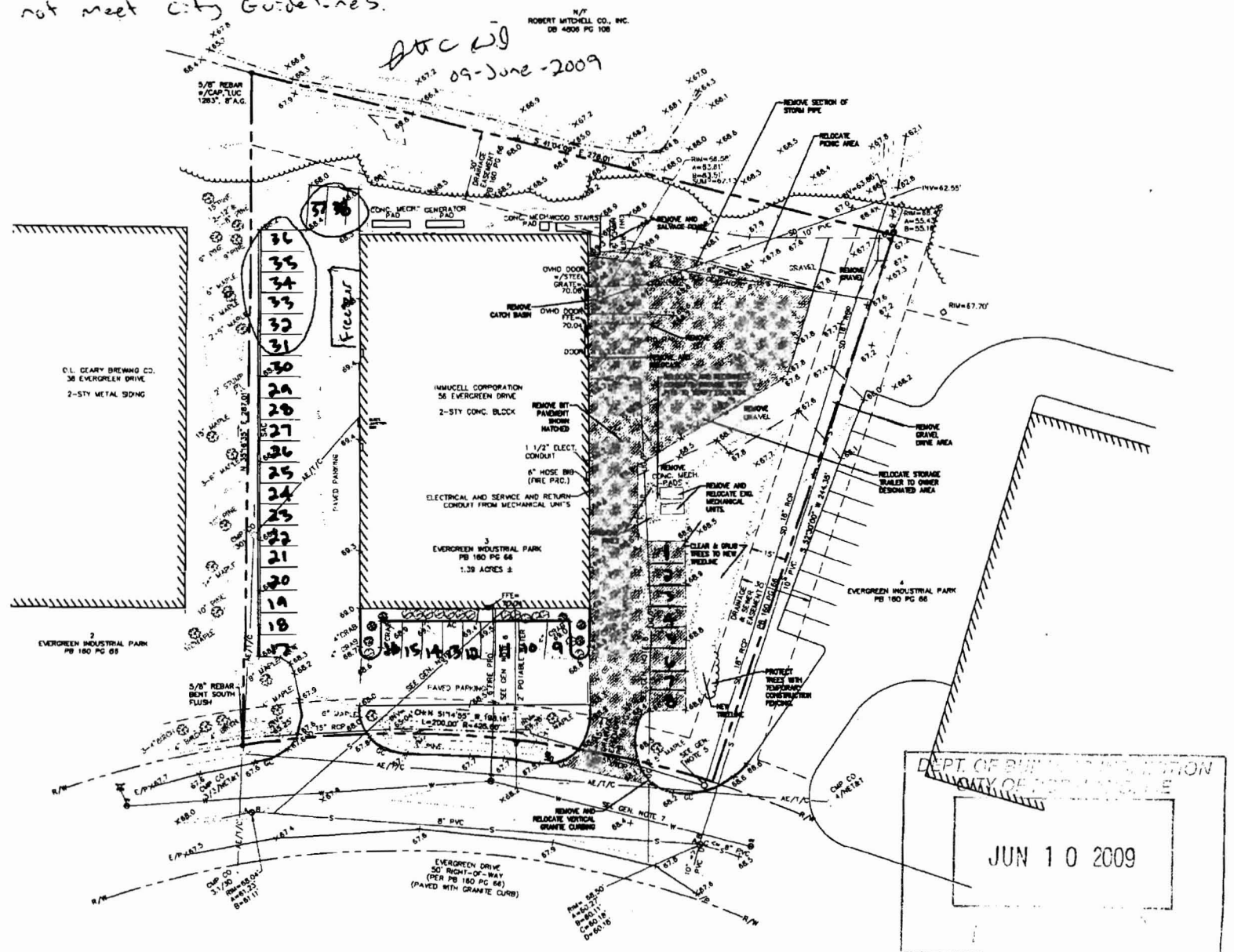


DISCLAIMER : This is a product of the City of Portland MIS Department. The data depicted here have been developed with cooperation from other federal, state and local agencies. The City of Portland expressly disclaims responsibility for damages or liability that may arise from the use of this map.

Copyright 2007
City of Portland
389 Congress St.
Portland, Maine
04101

To: Ann Machado From: Rob Wilder

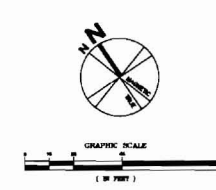
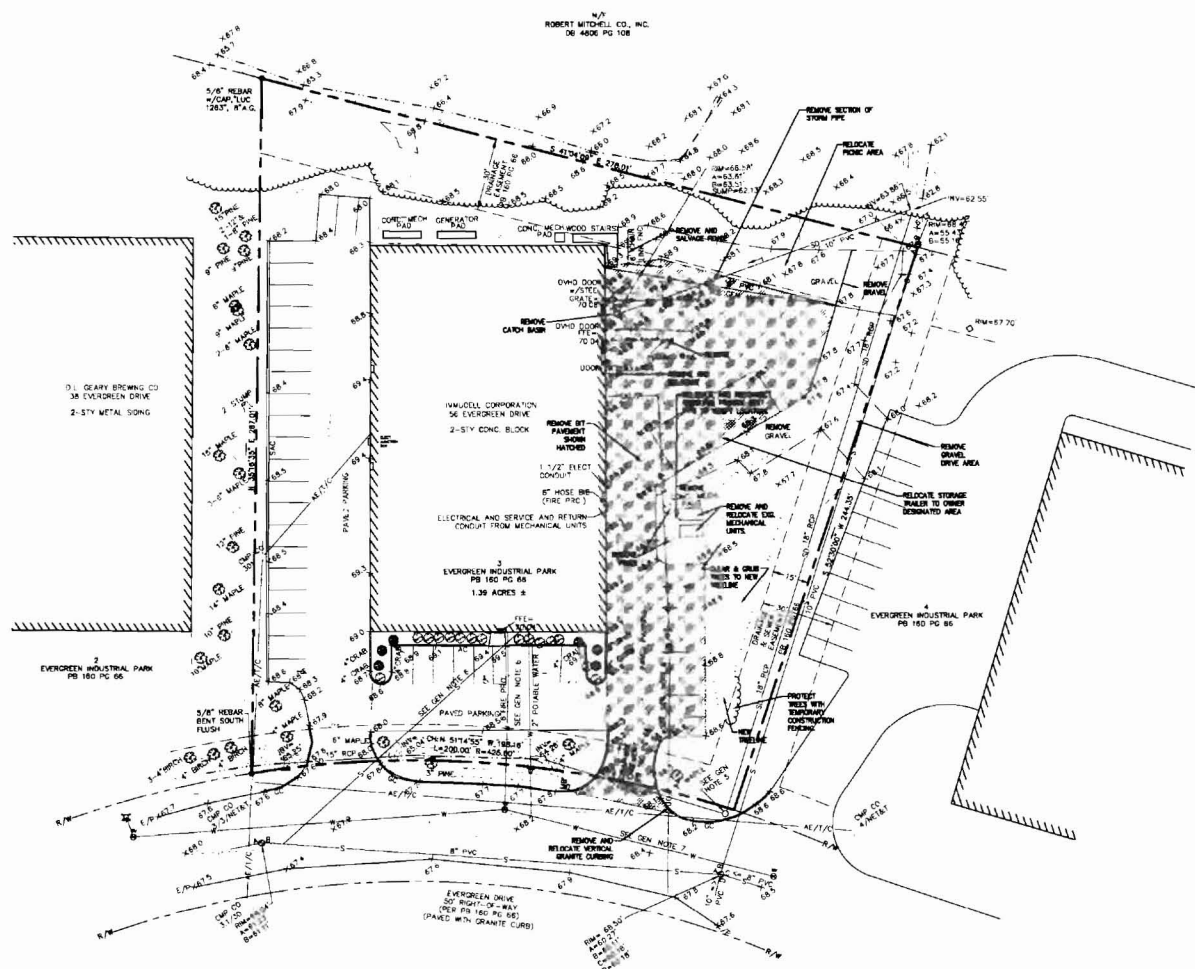
Enlarged PDF printout showing current 38 parking spaces at 56 Evergreen Drive, Portland.
Our plan would be to eliminate use of spaces 31-38 to accommodate the Freezer installation as they would not meet city guidelines.



**IMMUCELL CORPORATION
 ADDITION AND
 RENOVATIONS**
 PORTLAND, ME

Job Project No. 08028

Map Sheet



NOTES:
 THE GENERAL NOTES REFERRED TO ON THE PLAN ARE LOCATED ON SHEET C012 UNDER THE TITLE "GENERAL SURVEYOR NOTES"

Date	Description
01-08-08	ISSUED FOR CONSTRUCTION
10-14-08	REVIEW
08-11-08	CITY PLANNING REVIEW
08-05-08	NOT FOR CONSTRUCTION
07-30-08	CITY PLANNING REVIEW

**EXISTING SITE
 CONDITIONS AND
 DEMOLITION PLAN**

Drawn by: MRL/CPD

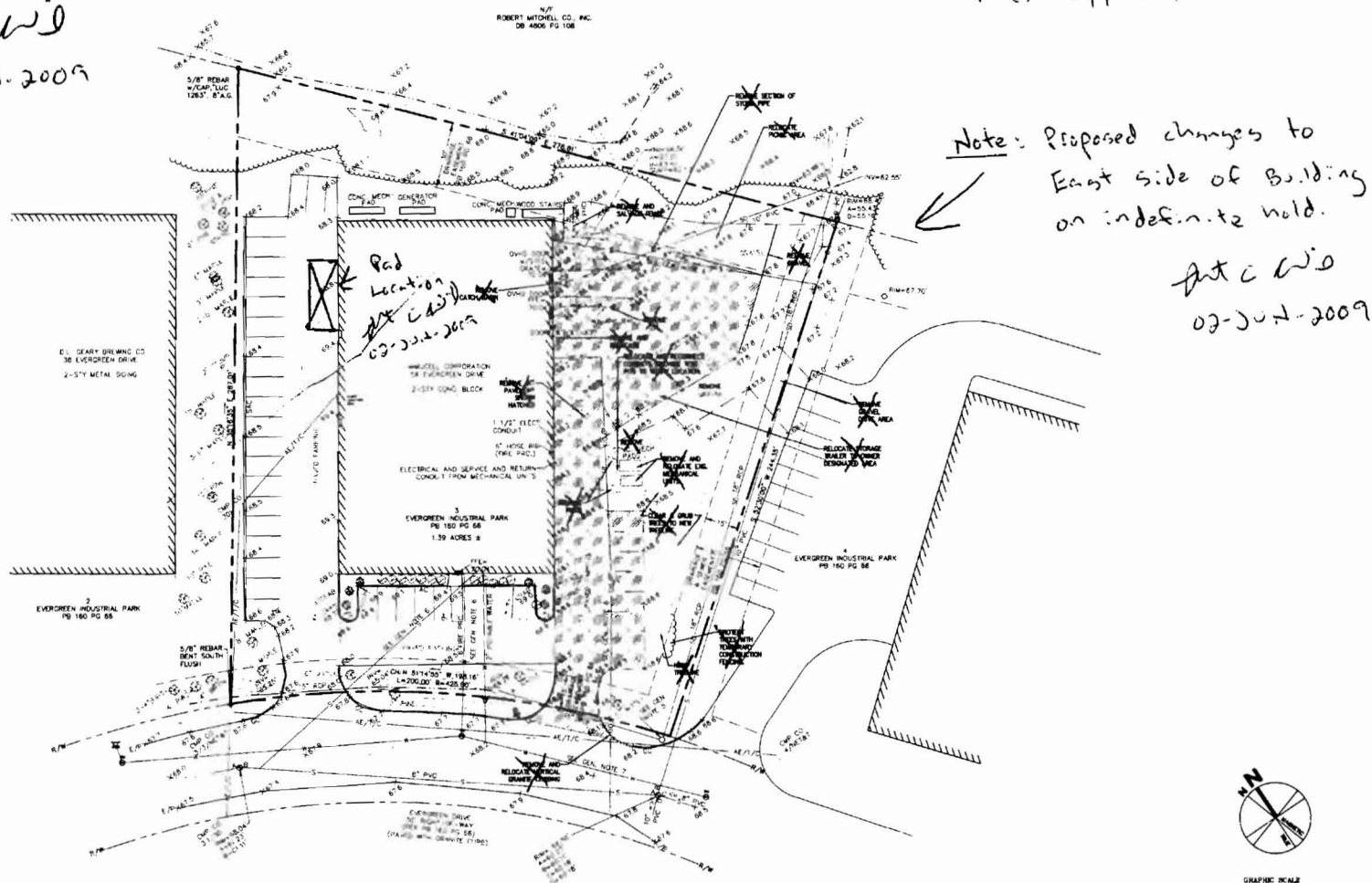
C10.1

13 1/2' x 26' x 10' Freezer Box with internal Blast chiller
 on 14' x 30' pad (4' for 3 compressors)

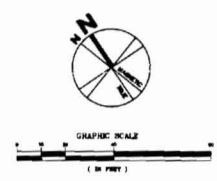
- ① 4 HP comp. for BLP-1 Blast chiller
 → ② Freezer area comp., ① 2.25 HP and ① 3.0 HP

Art C W/D
 02-JUN-2009

old
 See revised
 rec. 6/10/09



Art C W/D
 02-JUN-2009



REVISIONS:
 THE GENERAL NOTES REFERRED TO ON THE PLAN ARE LOCATED ON SHEET C012 UNDER THE TITLE "GENERAL SUPPLEMENT NOTES"

HARRIMAN
 Architects - Engineers
 44 Main Street, 2nd Fl.
 Portland, ME 04101
 Tel: 603.761.1111
 Fax: 603.761.1112
 www.harriman.com
 © 2008

Project No: IMMUCELL CORPORATION ADDITION AND RENOVATIONS
 Portland, ME

No. Project No: 05528
 Rev:

Date:

Description:

Date	Description
01-08-08	ISSUED FOR CONSTRUCTION
10-14-08	REVIEW
08-11-08	CITY PLANNING REVIEW
09-05-08	NOT FOR CONSTRUCTION
07-30-08	CITY PLANNING REVIEW

Date	Description

Drawing Status:

Drawing Title: **EXISTING SITE CONDITIONS AND DEMOLITION PLAN**

Pre / Rev: FLC Drawn by: MRL/CPD

Drawing Number: **C10.1**

**IMMUCELL CORPORATION
BUILDING ADDITION
APPLICATION FOR SITE PLAN REVIEW
CITY OF PORTLAND PLANNING DEPARTMENT
PORTLAND, MAINE
Project No. 08528**

July 29, 2008

INTRODUCTION

Immucell Corporation is a light industrial business, producing livestock related food products, and biotechnical supplies. The building is located on Lot 3 in the Evergreen Industrial Park off Riverside Street. The last building addition was permitted and constructed in 2000, and included two truck loading docks. The current proposed 2,542 sq.ft. addition will add manufacturing space, and will re-orient the two loading docks to face the street. A small amount of pavement will be added to relocate eight parking spaces and adding four, and enlarge the truck maneuvering area.

SECTION 14-525: SITE PLAN REVIEW

This summary will address the submission requirements for Site Plan Review.

SEC. 14-525.b. PLAN CONTENTS

1. Standard Boundary Survey:
 - a., b., c., d., e. Attached Compiled Boundary and Topographic Survey by Survey and Geodetic Consultants, Inc., dated 9-16-02.
2. Plans and Maps:
 - a. Existing soil conditions are shown on the attached USDA Soil Conservation Service medium intensity soil map #75 for Cumberland County. The soil type in this area is Scantic silt loam.
 - b. Topographic features: See drawing C20.1.
 - c. Building features: See drawing A10.1.
 - d. Abutting structures: See drawing C20.1.
 - e. Site utilities: See drawing C30.1.
 - f. Property: See Survey, and Existing Conditions Plan.
 - g. Access and pavements: See drawing C20.1.
 - h-i. Landscape: See drawing C20.1.
 - j-k. Existing features: See drawing C10.1. (No new fire hydrants proposed).
 - l. Wetlands: No freshwater wetlands will be disturbed by this project. Wetlands delineation was not needed for this developed industrial lot, as determined by Planning Staff during prior submittal.

SEC. 14-525.c. WRITTEN STATEMENTS

Property

Owner/developer is: Immucell Corporation
56 Evergreen Drive
Portland, ME 04103
Contact: Michael Brigham
Tel. 207-878-2770

Estimated Construction Cost of small building addition and sitework: \$250,000

1. The existing manufacturing facility is housed in a 23,583 sq.ft. building, comprised of the following uses:

-Existing Office Use	3781 sq.ft.	$\div 40 = 9.4525 = 9 \text{ spaces}$
-Existing Storage/Mechanical	3093 sq.ft.	
-Existing Unfinished/Open Area	5050 sq.ft.	$\div = 19,502 \text{ ft}^2 \div 11.8 = 1652 \text{ spaces}$
-Existing Manufacturing Use	11,659 sq.ft.	$+ 351 = 20.153 = 20 \text{ spaces}$

The small building addition will be manufacturing space, which will also include the two relocated truck loading docks. This 2,542 sq.ft. of Manufacturing area will bring the total building area to approximately 26,125 sq.ft.

On the site, the developed areas are primarily truck maneuvering drives and employee paved parking. Approximately 3,500 sq.ft. of new bituminous pavement will be added, including relocation of 8 parking spaces and addition of 4 spaces. The parking count on site will increase from 37 spaces to 41 spaces.

2. The Lot 3 parcel is approximately 1.39 acres (60,548 sq.ft.). The new building addition will be approximately 2542 s.f. of ground area. This small addition yields approximately 0.3% lot coverage, and occurs in an existing paved area.
3. Along the northeasterly property line is an existing City of Portland drainage easement; and along the southeasterly property line is an existing City of Portland drainage and sewerline easement. There will be no disturbance to these easements, that will not be returned to existing condition following construction. No new easement will be created.
4. Approximately one to two cubic yards of additional trash per month are anticipated from the proposed building addition. This will be an increase of the same type of paper, plastic, and general trash as the current facility generates. This insignificant amount of solid waste will be placed in the existing dumpster on-site.
5. Currently, the existing manufacturing facility is fully serviced by public water, sewer, electric, and gas utilities. No additional service will be required for this small addition.

Ann Machado - Revised site plan for ImmuCell freezer

From: "Rob Wilder" <rwilder@immucell.com>
To: <amachado@portlandmaine.gov>
Date: 6/9/2009 3:35 PM
Subject: Revised site plan for ImmuCell freezer
CC: "Michael Brigham" <mbrigham@immucell.com>, "Lisa Danforth" <LMD@portlandmaine.gov>, "Nelle Hanig" <NRH@portlandmaine.gov>, "Jeanie Bourke" <JMB@portlandmaine.gov>

Dear Ms. Machado,

Thank you for your voice-mails over the past week that helped me understand the Portland City parking guidelines and the need to revise the ImmuCell freezer plans for 56 Evergreen Drive to eliminate the parking spaces that do not meet the guidelines, while still maintaining the minimum number of required spaces.

I have attached three files for your consideration:

"C10-01" is the original sized drawing file which can be blown up on your computer to readily view details.

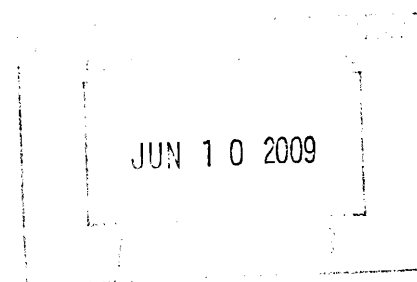
"Current ImmuCell Parking" is a print out of the drawing with notes added numbering our current parking spaces 1-38 and identifying the need to eliminate spaces 31-38 that would no longer meet guidelines due to lack of a 24' aisle while maintaining the minimum of 29 spaces need for our location.

"Revised-Proposed Freezer Location (09-JUN-2009)" that shows the orientation between the remaining parking spaces and the freezer, relocation of the compressors to the far end of the freezer to allow easy backing out of space #30, relocation of the bollard from the North to the South end of the freezer, elimination of the proposed 20x20' of new pavement that would be too close to the property line, and no relocation of the current location of the back-up generator (BG) propane tank at this time.

I hope these revisions bring us into compliance with the concerns expressed and will allow the building permit to proceed.

Thank you,

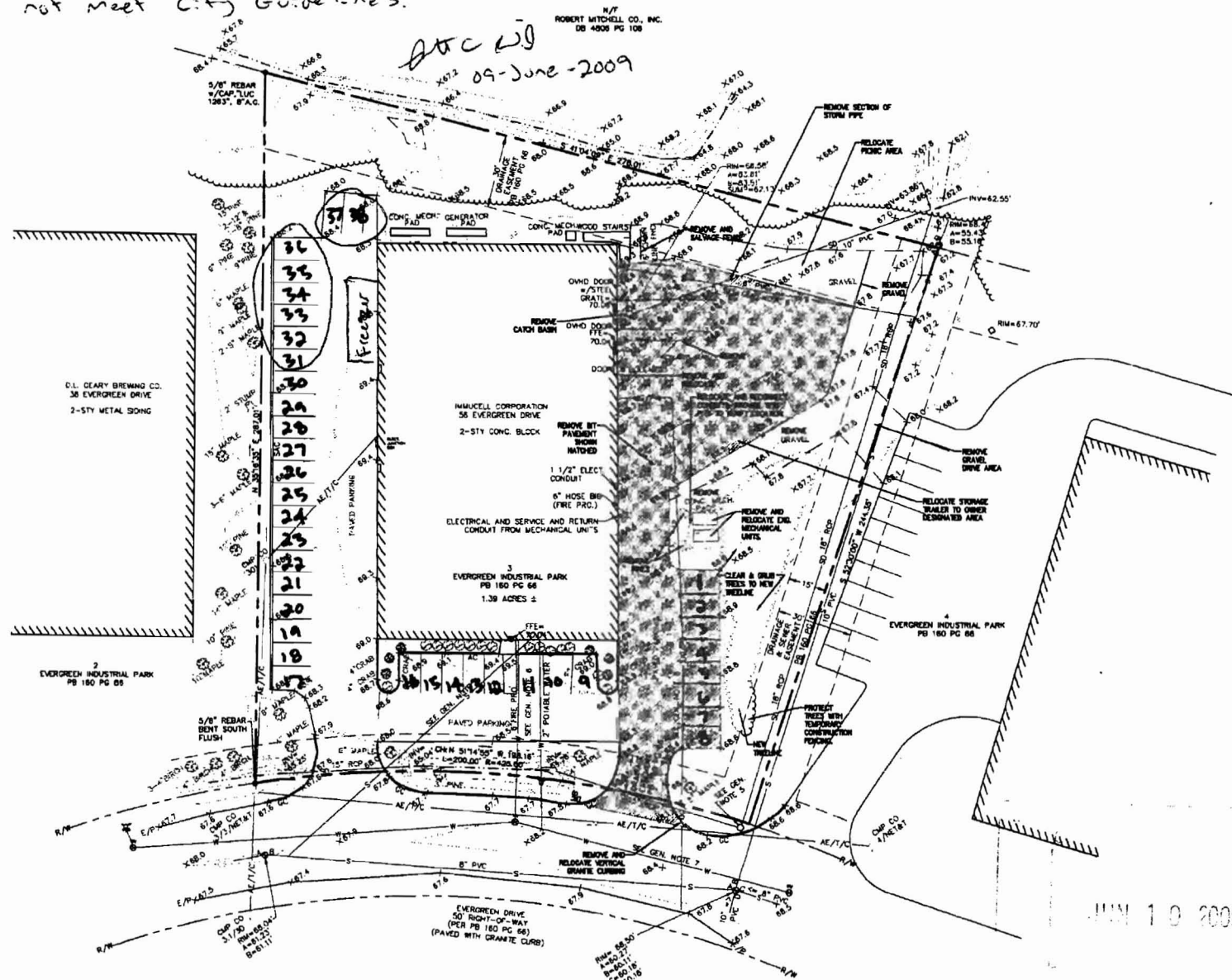
Rob Wilder
Director of Regulatory Affairs & Facility Operations
USDA Liaison
ImmuCell Corporation
56 Evergreen Drive
Portland, Maine 04103
(207) 878-2770 ext. 3142



 please don't print this e-mail unless you really need to.

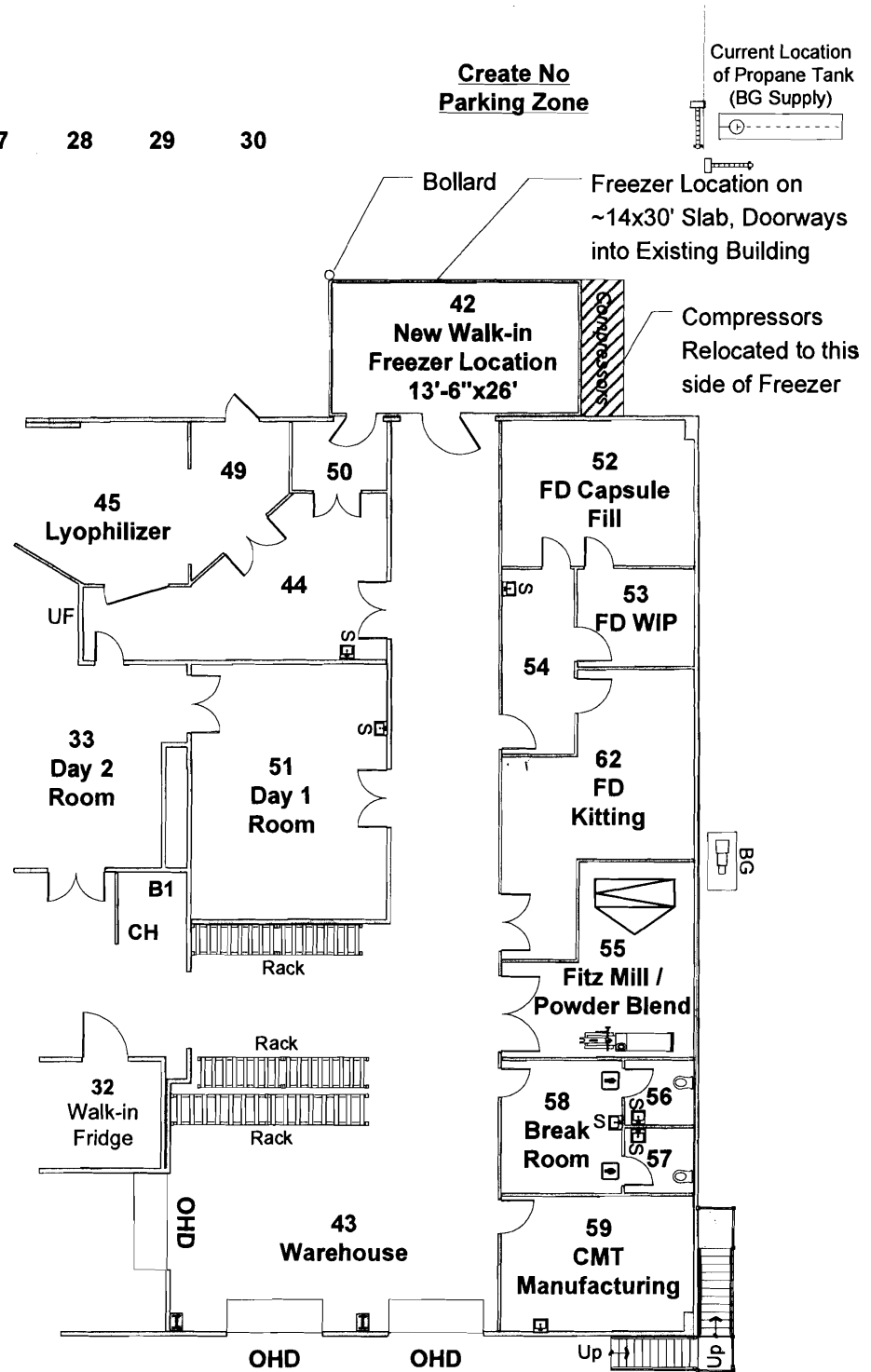
To: Ann Machado From: Rob Wilder

Enlarged PDF printout showing current 38 parking spaces at 56 Evergreen Drive, Portland.
Our plan would be to eliminate use of spaces 31-38 to accommodate the Freezer installation as they would not meet city guidelines.



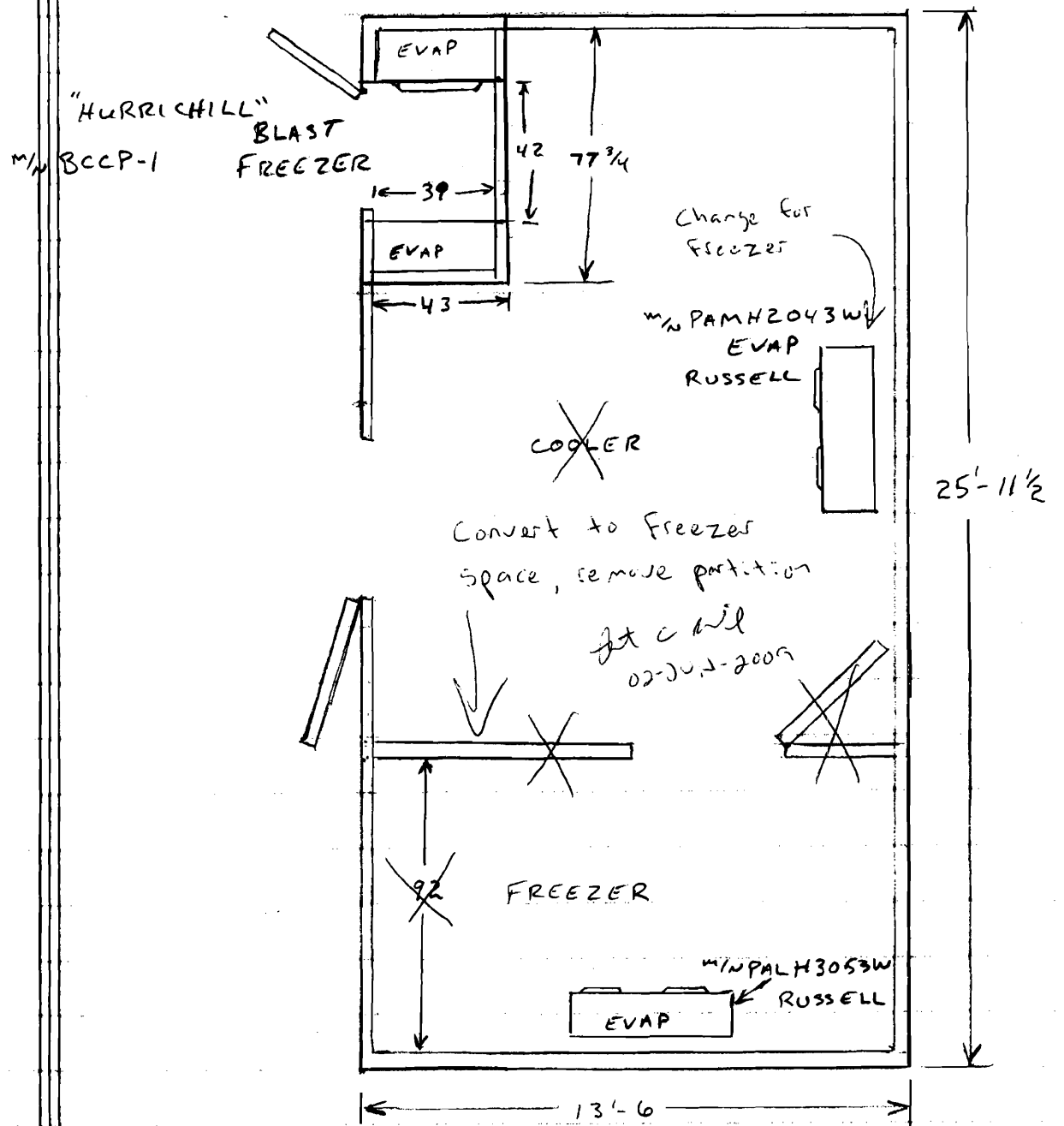
24 25 26 27 28 29 30

Proposed Freezer Location - Revised
(09-JUN-2009)



JUN 10 2009

COMBIN. WALK-IN, BY "AMERICAN PANEL"



INSIDE CEIL HT = 8'-8

PANEL THICKNESS (ALL) = 4"

HEATED WINDOWS, ALL 3 DOORS

2" POURED CEMENT FLOOR (ON TOP OF PANEL FLOOR -
CEMENT WILL BE REMOVED DURING DIS-ASSEMBLY)

Add 2" wear floor at re-assembly

JTC call 02-20-09

NEILS BAILEY

2 BAILEY DRIVE
GRAY, MAINE 04039

N.G. Bailey, Inc.

GENERAL CONTRACTORS

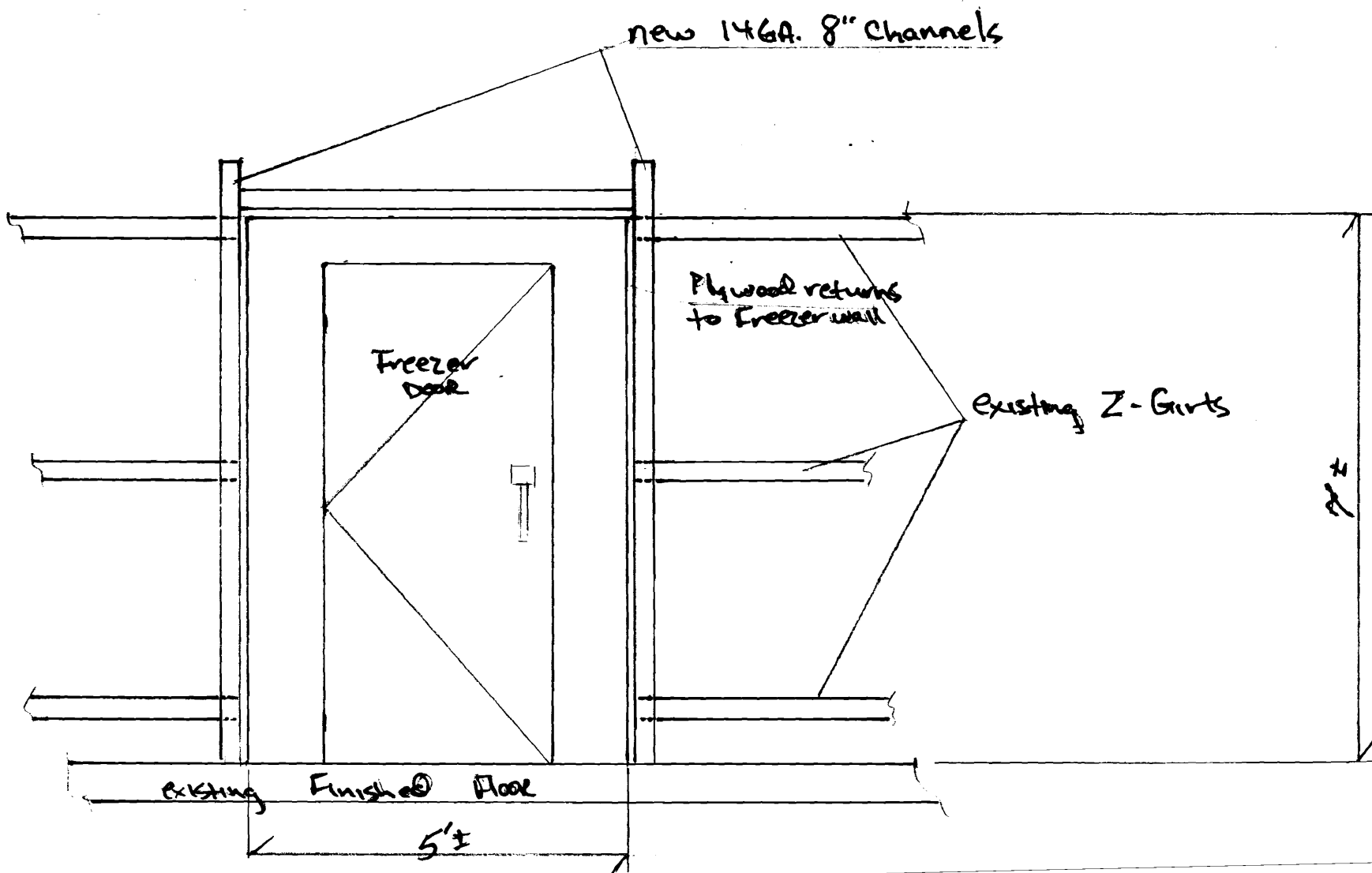
email: ngb@securespeed.us

PHONE 207-657-3200

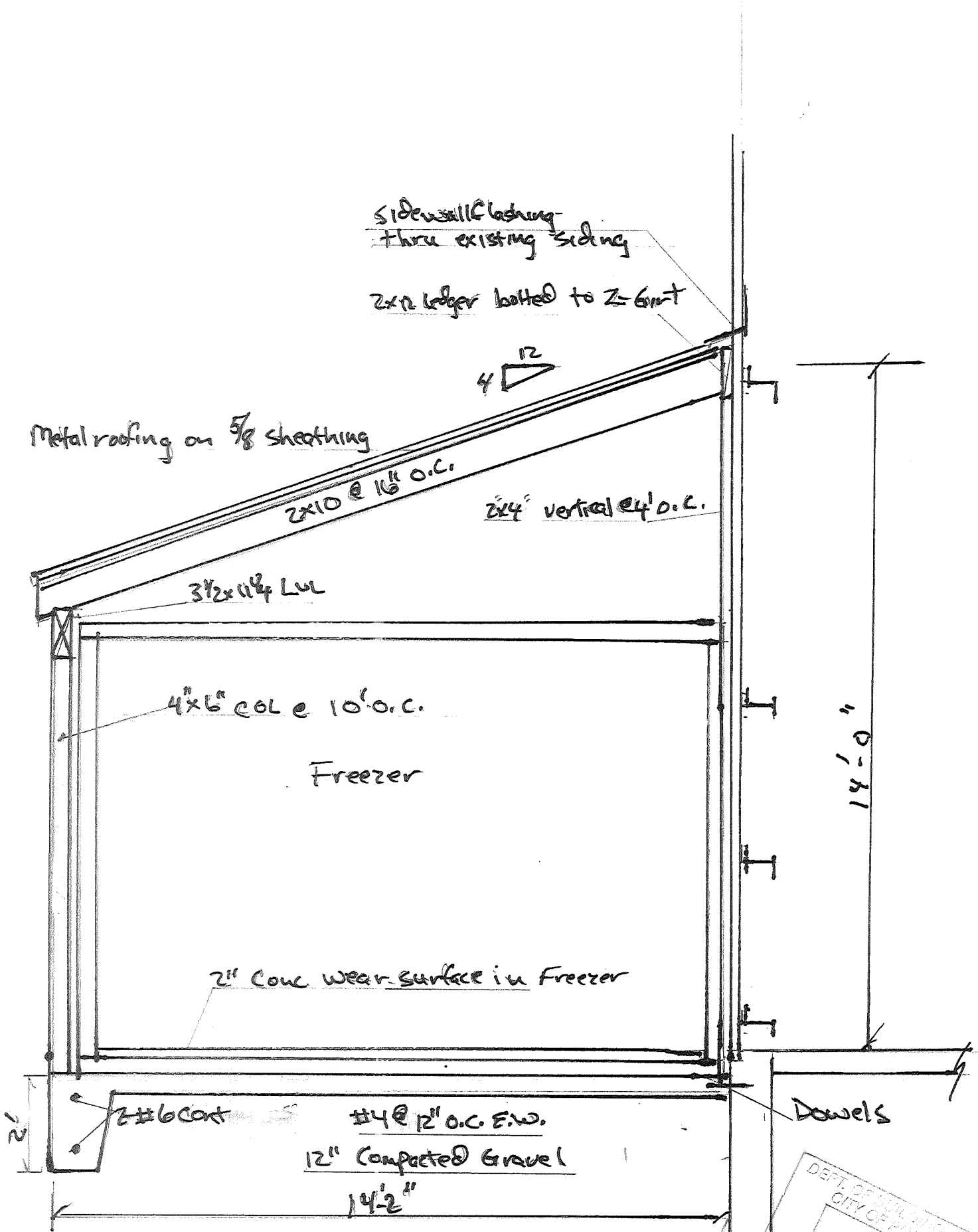
FAX 207-657-3646

Innuce II

Freezer opening
Framing Detail

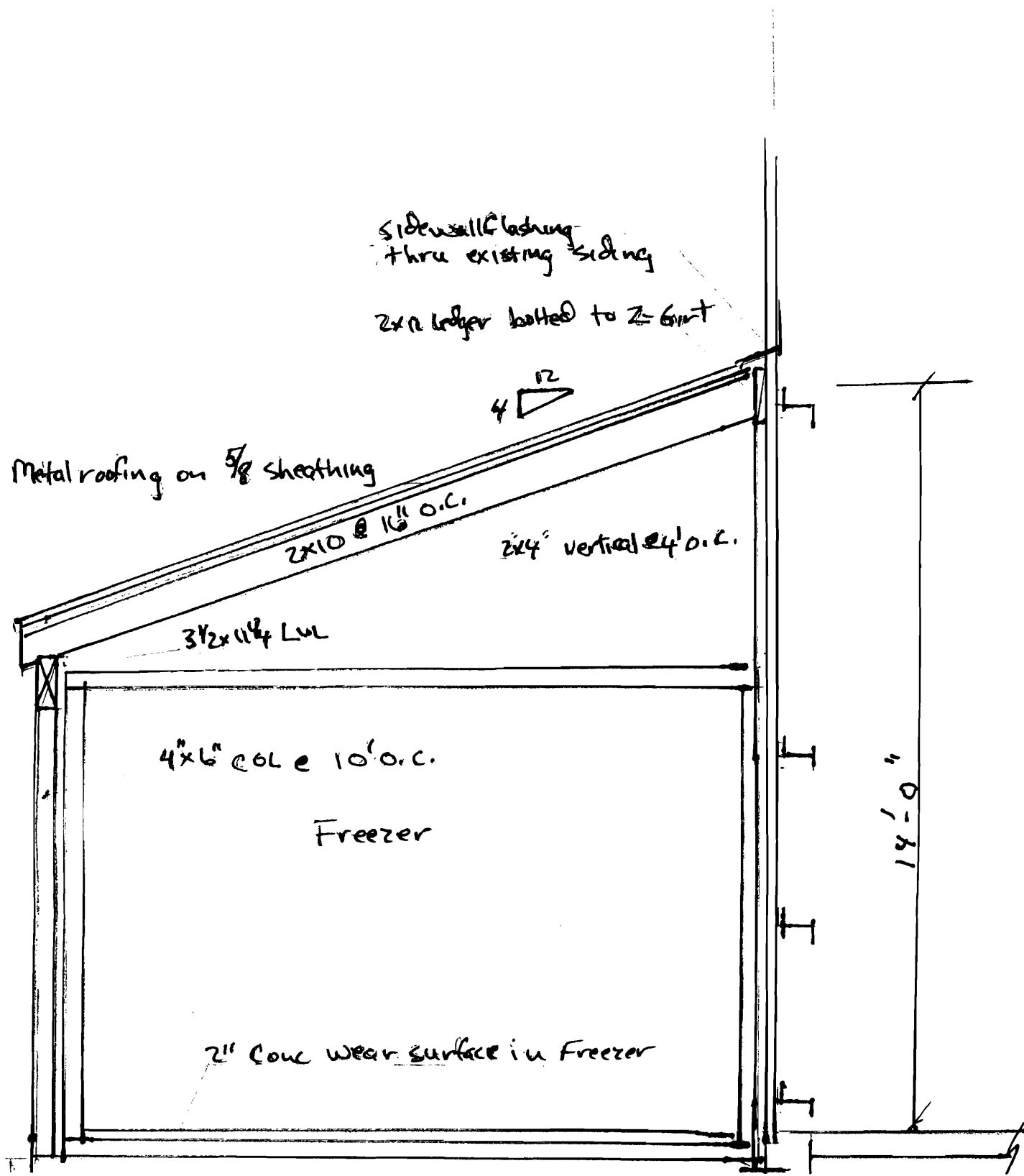


Immucell (Section)
 Freezer ice protection

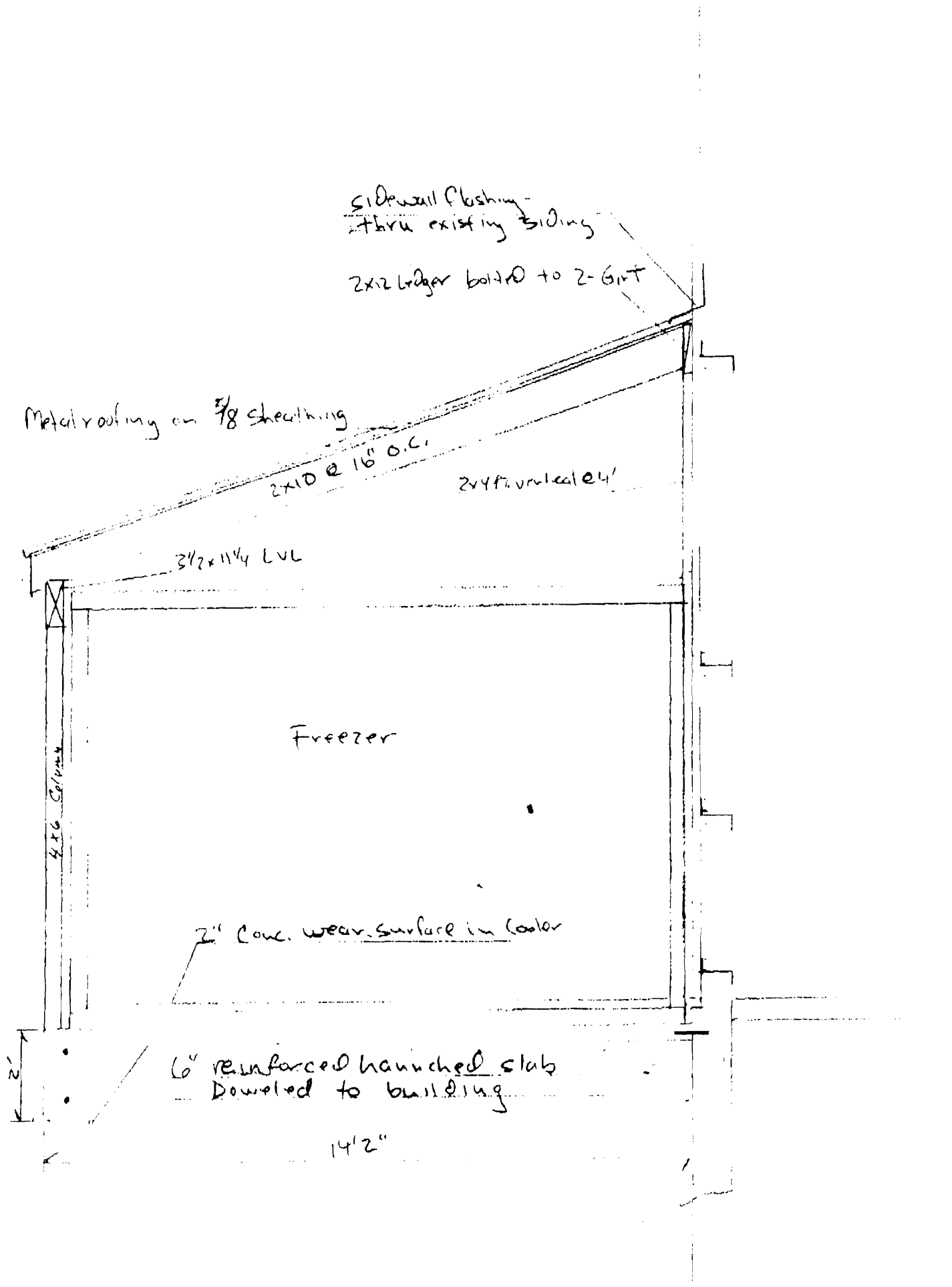


DEPT. OF PUBLIC WORKS INSPECTION
 CITY OF PORTLAND, ORE
 JUN - 4 2009
 RECEIVED

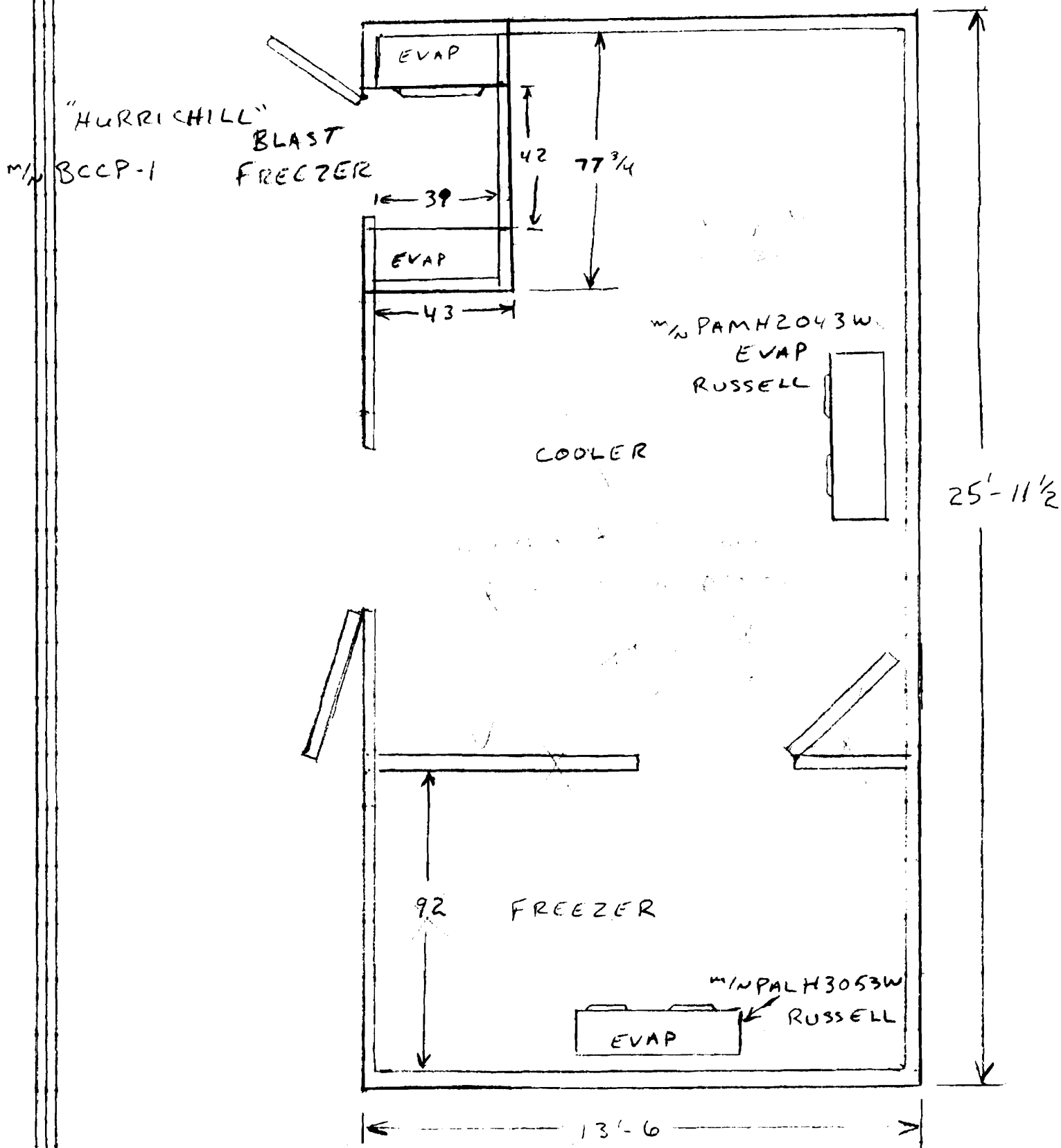
Immucell (Section)
Freezer ice protection



Immucell (Section)
Freezer ice protection



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2" POURED CEMENT FLOOR (ON TOP OF PANEL FLOOR - CEMENT WILL BE REMOVED DURING DIS-ASSEMBLY)

ELECTRICAL PERMIT

City of Portland, Me.

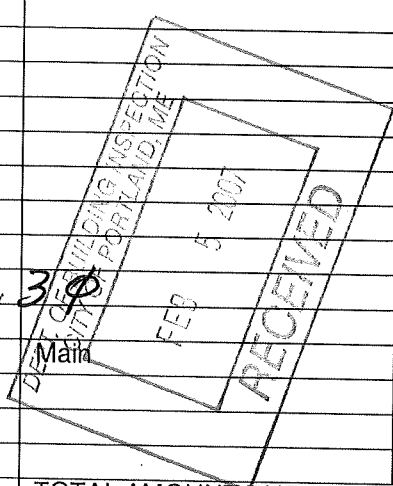


To the Chief Electrical Inspector, Portland Maine:
 The undersigned hereby applies for a permit to make electrical installations
 in accordance with the laws of Maine, the City of Portland Electrical Ordinance,
 National Electrical Code and the following specifications:

Date _____
 Permit # 2007-4095
 CBL# 329A3

LOCATION: 56 Evergreen Drive METER MAKE & # _____
 CMP ACCOUNT # _____ OWNER _____
 TENANT Immucell PHONE # _____

							TOTAL EACH FEE		
OUTLETS	<u>40</u>	Receptacles	<u>20</u>	Switches		Smoke Detector	.20	<u>12</u>	
FIXTURES		Incandescent	<u>100</u>	Fluorescent	<u>8</u>	Strips	.20	<u>21.60</u>	
SERVICES		Overhead		Underground		TTL AMPS <800	15.00		
		Overhead		Underground		>800	25.00		
Temporary Service		Overhead		Underground		TTL AMPS	25.00		
							25.00		
METERS		(number of)					1.00		
MOTORS		(number of)					2.00		
RESID/COM		Electric units					1.00		
HEATING		oil/gas units		Interior		Exterior	5.00		
APPLIANCES		Ranges		Cook Tops		Wall Ovens	2.00		
		Insta-Hot		Water heaters		Fans	2.00		
		Dryers		Disposals		Dishwasher	2.00		
		Compactors		Spa		Washing Machine	2.00		
		Others (denote)					2.00		
MISC. (number of)		Air Cond/win					3.00		
		Air Cond/cent				Pools	10.00		
	<u>5</u>	HVAC		EMS		Thermostat	5.00	<u>25.00</u>	
		Signs					10.00		
		Alarms/res					5.00		
		Alarms/com					15.00		
		Heavy Duty(CRKT)					2.00		
		Circus/Carnv					25.00		
		Alterations					5.00		
		Fire Repairs					15.00		
	<u>25</u>	E Lights					1.00	<u>25</u>	
	<u>1</u>	E Generators					20.00	<u>20</u>	
			<u>75 KW, 480V, 3Ø</u>						
PANELS		Service	<u>5</u>	Remote			4.00	<u>20</u>	
TRANSFORMER		0-25 Kva					5.00		
	<u>3</u>	25-200 Kva					8.00	<u>24</u>	
		Over 200 Kva					10.00		
							TOTAL AMOUNT DUE	<u>147.60</u>	
							MINIMUM FEE	45.00	<u>147.60</u>
							MINIMUM FEE/COMMERCIAL	55.00	



CONTRACTORS NAME Scott Arnold Electric, Inc. MASTER LIC. # 13676
 ADDRESS 263 Town Farm Rd. New Gloucester LIMITED LIC. # _____
 TELEPHONE 926-5200, Cell- 831-2991

SIGNATURE OF CONTRACTOR Scott Arnold

329 A 003

CUNNINGHAM

Security Systems

313 Read Street, Portland, ME 04103
207-878-5858

March 22, 2007

Attn: Captain Cass
City of Portland Building Inspections
389 Congress Street, Room #315
Portland, ME 04101
Fax#: (207) 874-8716

Dear Captain Cass,

This letter is to inform you that the Fire Alarm System located at Immucell, 56 Evergreen Drive, Portland, ME. has been tested and is fully functional at this time. Test signals have been received at our Central Monitoring Station. The system was designed and installed in accordance with NFPA 72A Standards.

Should you have any questions or comments regarding this matter, please feel free to contact me at (207) 878-5858.

Please see attached Zone List.

Sincerely,

Richard P. Valliere
Richard P. Valliere, Office Manager

cc: Acct. File

PLANNING • INSTALLATION • MONITORING • SERVICE
Visit our web site at: WWW.CUNNINGHAMSECURITY.COM

CUNNINGHAM

Security Systems

313 Read Street, Portland, ME 04103
207-878-5858

**IMMUCELL
56 EVERGREEN DRIVE
PORTLAND, ME 04103**

FIRE ZONE DESCRIPTIONS

1. ADMINISTRATION AREA SMOKE DETECTORS
2. WAREHOUSE SMOKE DETECTOR/PULL STATION
8. REAR LEFT PULL STATION
18. WATERFLOW SWITCH
19. GATE VALVE TAMPER
33. SECOND FLOOR KITCHEN HEAT DETECTOR
34. SECOND FLOOR REAR SMOKE DETECTOR
35. SECOND FLOOR RECEPTION PULL STATION
36. SECOND FLOOR RECEPTION SMOKE DETECTOR
37. SECOND FLOOR CUBICLE SMOKE DETECTOR RIGHT
38. SECOND FLOOR CUBICLE SMOKE DETECTOR LEFT
39. SECOND FLOOR SIDE ENTRY PULL STATION
40. SECOND FLOOR SHOP HEAT DETECTOR
41. SECOND FLOOR SERVER ROOM SMOKE DETECTOR

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