

Section 1

Project Description

Previous Use

The existing building is a 45,732 +/- SF metal sided high bay structure with a one story brick clad office addition. The past use of the facility include a recycling facility which included the processing of stale/old bread for chicken feed, recycling of waste material and a document shredding operation. Site Plan approval for Megquire Hill Farm was received in February 2000 for the recycling operation for chicken feed. Since 2000, impacts to the site due to activities of the various uses expanded the gravel service area on the easterly or rear of the building to pre 2000 conditions when the site was operated by Dura-Stone concrete production.

Existing Conditions

Currently 52,791 +/-SF of the site along the westerly side or front of the building is paved (existing prior to 2000) with approximately 56,292 SF of exposed gravel service area along the easterly or rear of the building used by prior tenants for storage of recycling materials, including tractor trailer box units and truck circulation to access loading bays. The prior approval for Megquire Hill Farms proposed 18,018 SF of gravel surface area to be retained for service area circulation requirements for their recycling operation.

There is an existing license granted to Portland Trails by the prior owner for the "Riverton Inter-Urban Trail located along the southerly boundary of the property. Portland Trails maintains trail. The applicant has no plans to revoke the license agreement.

There is an existing easement area defined in the north easterly corner of the property to permit a future rails spur connection to N/F Plymouth 56 Milliken, LLC. The existing spur serving 66 Milliken Street is in-active.

Current Status and Proposed Use

The building is currently vacant while the applicant has been making significant repairs to the building, including site cleanup from the prior owner/tenant. The applicant has been actively seeking tenants and has three currently requesting to lease space. The proposed tenant use includes a medical marijuana testing facility, a medical marijuana extraction operation and potential medical marijuana growing operation. Tenant spaces will be 5,000 +/- SF each. The applicant is proposing to create two 5,000 SF units E and F for the testing and extraction tenants respectively. We have indicated four (4) 5,700 +/- SF potential (units A-D) tenant spaces on the southerly half of the building, totaling 22,800 +/- SF with approximately 12,932 +/- SF of undefined vacant space remaining for future use. Configuration of future tenant units subject to change. Each of the tenants will be responsible for developing their plans for the interior spaces associated with their respective use and build out. The medical marijuana testing

facility and the extraction facilities have retained Chris Witherell PE, Pressure Safety Inspectors, LLC to assist in review of the tenant's plans for conformance with required code as well as inspection during and upon completion of respective operation fit-up.

Site Circulation and Parking

The site is currently paved on the westerly side of the building with limited parking located near the existing office. The remainder of the paved area was designed to serve for tractor trailer access, storage and access to drive through bays and a rear loading dock on the easterly side of the building. To accommodate for the new tenant mix, parking has been provided adjacent to respective tenant space. Each of these uses are anticipated to have approximately five employees each, 24 new defined spaces are proposed. Including existing parking, there will be 47 spaces. To conform with city standards, eight (8) bicycle spaces (racks) are designated to be located on the south side of the one story brick office addition. Depending upon tenant use for remaining space, there is adequate area to increase parking if necessary. The existing circulation and new parking maintains the same travel way for tractor trailer trucks as well as emergency vehicle access around to the rear of the building as approved in 2000. The open area of existing pavement provides flexibility for modifying parking and circulation to serve tenant needs.

Site Improvements

Stormwater Management: During a meeting with City staff to discuss potential site modifications and uses staff requested that the applicant consider updating the stormwater design to try to introduce water quality treatment opportunities through modification of the existing infrastructure. The existing "wetpond" treatment area requires upgrade/maintenance improvements. To respond to staff request, to accommodate for a level of water quality treatment the applicant is proposing to convert the existing "wetpond" to a vegetated soil filter and to restore the vegetated swale along the southerly end of the building approved in 2000 to direct runoff from the gravel area at the rear of the building to the upgraded vegetated soil filter. The proposed grading improvements will redirect runoff associated with development away from an existing swale leading to a wetland area on the southerly edge of the property. The proposed improvements will accommodate for stormwater management and water quality treatment for restored areas that meet the prior impervious area approved in 2000. An updated stormwater response letter has been provided in this submission. Modifications to the stormwater management and treatment improvements exceed the 50% requirements for redeveloped sites.

Service Area: As stated previously, the existing service area to the rear of the building exceeds the impervious area (18,018 SF) that was approved in 2000. The current proposal is to restore the area to the approved impervious area. The service area circulation has been revised from the 2000 plan. The disturbed areas that exceed the permitted cover will be restored by loaming and revegetating with a drought tolerant reclamation grass seed.

Utilities: Existing utilities serve the building. To accommodate for the new tenant units a sewer lateral will be extended as shown on the Grading, Drainage and Utilities Plan sheet 3. The final design of the lateral service is subject to tenant fit up requirements. Water service currently enters the building on the northerly end of the building. Individual services will occur internal to the building. Underground power extends to an existing transformer, new service requirements are subject to tenant requirements and will be internal to the building. Natural gas served the building prior to Dura Stone and has been inactive for some time. At this time it has not been determined if natural gas will be required. The applicant has had a conversation with UNITIL and they have indicated that if natural gas is required, the existing service line would have to be replaced.

Landscaping: There is no landscaping proposed with exception of restored grass area and two replacement red pines in the existing buffer area along the southerly end of the property where drainage improvements occur. This planted buffer was required of Megquire Hill Farm in 2000.

Lighting: There are existing building mounted wal-pac units on the building. These will be upgraded to a Hubbell LCN2 wal-pac fixture. Nine existing fixtures will be replaced and five new fixtures will be added in response to new tenant requirements to be located at the entries to new tenant spaces as necessary. There are no existing or proposed pole mounted lighting fixtures.

Pavement: There are several areas where the existing pavement is failing and these will be repaired. At this time there is no plan to repave the parking/circulation areas. The previous owner/tenant had a truck scale located on the easterly edge of the paved portion of the site. The scale has been removed and the concrete structure will be removed and replaced with pavement.