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August 7, 2018

City of Portland Planning Board
Mr. Sean Dundon, Chair
389 Congress Street, 4th Floor
Portland, Maine 04101

Level II Site Plan Application – Pack Edge, Inc. Freezer Addition
340 Presumpscot Street, Portland

Dear Chair Dundon and Planning Board Members:

On behalf of Pack Edge, Inc. we have assembled the following Level II Site Plan Application for a freezer addition at their existing facility at 340 Presumpscot Street in Portland. The original 15,379 square foot Pack Edge Facility was approved by the City of Portland in August, 2006, and was occupied in 2007. A 4000 square foot addition was approved and constructed in 2013.

The following narrative provides an overview of the project team and design/facility components.

Project Team:

Applicant:	Pack Edge, Inc.
Record Owner:	J&H Properties, LLC
Building Design:	PATCO Construction, Inc.
Civil Engineer:	Sebago Technics, Inc.

Project Site:

The project site consists of 1.61 acres of property within the IL Zoning District and is depicted on the City of Portland Tax Map 422, Block B, Lot 58. The existing Pack Edge facility consists of a single story building of 19,379 square feet with associated parking and loading dock areas. The site streetscape include mature, well-established landscaped areas occupy the perimeter of the property. Slopes on the site are moderate except along the northwest property line. The site generally drains easterly to a series of catch basins which outlet to a stream which crosses Presumpscot Street just to the south of the site.

Development Program:

The development proposal consists of constructing an approximately 2,508 square foot freezer addition to the rear of the site. The building addition is proposed to create a larger freezer area while allowing for the reuse of the existing freezer located interior to the existing building. The new addition is proposed within areas of existing pavement, such that the total impervious area on the site will remain the same. Due to the placement of the building within areas of existing pavement, modifications to the drainage system consisting of relocating an existing catch basin is required as depicted on the plans. Solid waste collection occurs interior to the building.

Utilities:

Necessary utility services will be extended from the existing building. The required quantities of domestic water use or associated sewer flows will not change. As such, the existing services to the building are sufficient and no letters have been requested from the utility companies regarding capacity to serve.

Lighting:

New site lighting will consist solely of LED wall-pack fixtures attached. No new pole mounted light fixtures are proposed.

Landscaping/Signage:

The existing sign and landscaping along the Presumpscot Street frontage is well established and will remain intact. No new landscaping is proposed in association with the addition.

Stormwater Management and Erosion Control:

Runoff from the roof of the addition will flow onto the existing pavement and be collected by the catch basins. As the roof is replacing existing pavement, additional treatment is not warranted. The existing stormwater infrastructure will be modified to relocate an existing catch basin from the proposed building footprint.

Traffic:

The addition will not lead to an increase in traffic or the number of employees, such that no appreciable difference will occur to the number of vehicle trips entering or exiting the site.

Schedule:

The applicant is hopeful to complete the permitting process through the City by autumn to allow for 2018 commencement with a four to six month completion.

Closure:

We look forward to working with the City and Planning/Engineering staff through the permitting process for the proposed freezer addition project at Pack Edge. As always, please contact me if you have any questions or require further information.

Sincerely,

SEBAGO TECHNICS, INC.

A handwritten signature in black ink, appearing to read "Shawn M. Frank".

Shawn M. Frank, P.E.
Vice President, Commercial Development

SMF: skn

enc.

cc: J. Freeman, Pack Edge, Inc.