

**GORHAM PLANNING BOARD ZOOM MEETING
September 14, 2020**

MEMBERS PRESENT

**GEORGE FOX, CHAIRMAN
JAMES ANDERSON
MOLLY BUTLER-BAILEY
VINCENT GRASSI
THOMAS HUGHES**

STAFF PRESENT

**CAROLYN EYERMAN, TOWN
PLANNER
BARBARA SKINNER, CLERK OF
THE BOARD**

MEMBERS ABSENT

**SUSAN DURST
SCOTT FIRMIN**

George Fox, Chairman, called the zoom meeting to order at 7:00 p.m. The Clerk of the Board called the roll, noting that Vice-Chairman Scott Firmin and Susan Durst were absent.

APPROVAL OF THE AUGUST 3, 2020 MEETING MINUTES

Vincent Grassi MOVED and Molly Butler-Bailey SECONDED a motion to approve the September 14, 2020 meeting minutes. Motion CARRIED, 3 ayes (Susan Durst and Scott Firmin absent; James Anderson and Molly Butler-Bailey abstaining as not having present at the meeting).

CHAIRMAN'S REPORT

Mr. Fox recognized former Planning Board member Michael Richman, commending him for his service on the Board to the Town of Gorman. Mr. Fox emphasized particularly Mr. Richman's expertise as an architect, noting the importance of Mr. Richman's role in assisting the Board in architectural reviews of various projects. Mr. Fox said he hoped that Mr. Richman may one day again serve on the Planning Board.

Ms. Eyerman showed the Board members the commemorative plaque to be presented to Mr. Richman.

COMMITTEE REPORTS

- A. Ordinance Review Committee - Mr. Grassi reported that this committee met in workshop in August to review a proposed amendment to the Land Use Code to allow private ways of up to 25 residential lots or units. As a result of the workshop, another workshop is proposed to incorporate the committee's recommended changes.
- B. Comprehensive Plan Implementation Review Committee – Ms. Butler-Bailey said there were no updates for the Board from this committee.

ADMINISTRATIVE REVIEW REPORT

Ms. Eyerman reported that the Plowman gravel pit reclamation administrative was approved on August 19, 2020 and there are no new administrative review applications at this time.

ITEM 1 Public Hearing – Site Plan – Walter Stinson – 551 Main Street – a proposed self-storage facility consisting of 9 buildings with a total area of 64,575 square feet. Zoned Roadside Commercial, Map 32, Lot 19.

Ms. Eyerman told the Board that the total square footage for this proposed self-storage facility is approximately 64,000 square feet with 9 buildings. The building nearest Main Street will have an office and a small parking lot. The entire facility will be built toward the road in order to stay out of the wetlands. Proposed is an onsite septic system rather than connecting into public sewer, and public water will be provided. Ms. Eyerman said that no lighting plan has been proposed, and there are other items as well the Board may want to discuss with the applicant.

Owens McCullough, Sebago Technics, introduced the applicant, Walter Stinson, and the project architect, Mike Hays of Grant Hays Architects, and described the project to the Board. He said there is a house on the site that will be demolished and the post and beam barn will be repurposed as the Shaw Family Foundation has indicated an interest in taking it down piece by piece and relocating it. Mr. McCullough said that only one-third or less of the 11.5 acres of the site will be developed. He said the back of the parcel drops off toward the back and is predominantly wetlands. The project will consist of 9 low profile buildings, with 3 of the buildings to be climate controlled and the remaining buildings traditional self-storage units. The front unit closest to Route 25 will one of the climate controlled buildings with a small office located in it and having 3 parking spaces to the east. Two buildings in back of the front one will also be climate controlled. The facility will allow for 24-hour secured access with an electronically controlled gate at the front, fencing for security, and security cameras installed on the property. The office in the front building will be occupied approximately 40 hours a week. Three parking spots are located east of the office, one of which will be handicapped accessible. Lighting on site will include shielded building mounted lights for safety and security. There will be no free standing lights on site. The buildings will be 12 to 14 feet tall so the lighting will be down relatively low. There will be a single driveway access to the site in the same location as the existing driveway.

Mr. McCullough said that a stormwater management system is proposed consisting of catch basins, piping, ditching, surface drainage, all flowing to the rear of the parcel for water quality treatment and detention. The project will require a stormwater permit, Chapter 500 Stormwater Regulations, and an NRPA Tier 1 permit for wetlands impact. The project does not rise to the size of a Site Location of Development Project. The project will be served by public water from a hydrant out front, electric will be underground from Route 25, likely to a screened transformer pad located away from the building. An on-site wastewater disposal system is proposed for the one-person office. Mr. McCullough said the cost of connecting to public sewer is costly, so they are requesting a waiver from the requirement to provide public sewer. The public sewer is approximately 475 feet away from the site, and based on a cost of about \$75 per foot to connect to that sewer, a total cost is estimated to be \$35,625, as opposed to an on-site septic system cost for the one toilet in the office, of about \$6,000. There will be no dumpster on site and no hazardous waste will be allowed to be stored on site.

Mike Hays, Grant Hays Architects, described the architectural design for the buildings. Mr. Hayes said the main building along Main Street has been designed to reflect standards that were developed for the newly approved Roadside Development district. He said the main building is roughly 7,200 square feet in size, with a foot print of 45 feet by 160 feet, dedicated mostly to personal storage and a small 20 by 20 office area in the front corner of the building. The office will have a single user bathroom and space for two desks for administrative staff to take care of clients. The building has been designed in an agricultural style, in keeping with property in the surrounding area, a long, low barnlike look. Exterior materials consist of a stone wainscot material that is basically a cast composite which replicates native stone shapes and colors, similar to the Sebago Brew facility. Above that will be tan vinyl shingle profile siding and trim, and on the gable ends on the upper part there will be some board and batten composite material. Metal roofing panels will have a raised rib profile in a dark green color. The 3 different materials proposed to be used on the outside of the building are classic New England, as well as the full barn doors with sliding tracks above, half windows representing typical barn horsehead windows, and the cupolas on the roof, which help break up the massing of the roof. The office element will have its own roof line. The remaining buildings on the property are the classic storage unit buildings, but they will all have the same colors of tan walls, green roofs, green overhead doors, and green trim.

Applicant Walt Stinson thanked the Board for their consideration of what he considers will be a good project for Gorham.

PUBLIC COMMENT PERIOD OPENED: **None offered.**
PUBLIC COMMENT PERIOD ENDED

Mr. Fox and Mr. Anderson discussed the proposed lighting of the project with Mr. McCullough. Mr. McCullough said that no interior lighting is proposed for the buildings, just cut-off shielded building mounted lights with dusk to dawn photo sensors. In reply to Mr. Fox, Mr. Stinson and Mr. McCullough said that the lighting will be low enough on the buildings so as not to impact abutters. Mr. McCullough said he will work with a lighting specialist to develop a lighting plan.

Mr. Anderson asked if the trees on the property line will remain. Mr. McCullough replied that the trees on the Martin line will stay, but the trees along the driveway will be removed. Mr. McCullough said that black chain link fencing is proposed along the property line. Mr. Hughes asked about the security gate location. Mr. Fox suggested adding to the landscaping along the Route 25 side of the front building. A long discussion ensued about what would be visible from Route 25 of the other buildings as someone approached Gorham from Westbrook, with Mr. McCullough being asked to provide renderings for the Board's review the next time it reviews the project. Ms. Butler-Bailey and Mr. Grassi said they believe that there will be sufficient screening.

Discussion by the Board followed of the applicant's waiver request for extension to public sewer. It was agreed that connecting to public sewer 475 feet away at an estimated cost of \$35,675 versus \$6,000 for onsite septic for one toilet in the office, a difference of greater than 3 times the cost, is sufficient for the Board to grant the waiver. Mr. Fox suggested that Mr. McCullough prepare a narrative to justify the waiver request.

Vincent Grassi MOVED and James Anderson SECONDED a motion to grant the applicant's waiver request from the requirements of Chapter 4, Section 9, I. Sewerage Disposal. Motion CARRIED, 5 ayes (Susan Durst and Scott Firmin absent).

The Board and Mr. McCullough discussed the issue of sidewalks, noting that there are no sidewalks along Route 25 to which this project could connect. Mr. McCullough also commented that there would be very little pedestrian circulation on the site as renters of the storage units would enter in their vehicles and not on foot. Ms. Eyerman confirmed that the Board can waive the sidewalk requirement.

James Anderson MOVED and Thomas Hughes seconded a motion to allow the applicant to waive the sidewalk requirement. Motion CARRIED, 4 ayes, 1 nay (Molly Butler-Bailey) (Susan Durst and Scott Firmin absent).

James Anderson MOVED and Molly Butler-Bailey SECONDED a motion to postpone further review of Walter Stinson's Site Plan Review for 551 Main Street pending responses to remaining issues and revisions to the plans. Motion CARRIED, 4 ayes, 1 nay (Molly Butler-Bailey) (Susan Durst and Scott Firmin absent). [

Mr. Fox summarized the Board's desire to see more landscaping in front of the building along Main Street, as well as renderings of the viewshed along Route 25 coming into Gorham from Westbrook.

James Anderson MOVED and Molly Butler-Bailey SECONDED a motion to postpone further review of Walter Stinson's request for major site plan approval for construction of a self-storage facility located at 551 Main Street on Map 32, Lot 19, pending responses to remaining issues and revisions to the plans. Motion CARRIED, 5 ayes (Susan Durst and Scott Firmin absent).

ITEM 2 Subdivision Amendment – Jonathan and Sarah McDaniel – 129 Huston Road – a proposed amendment to split a single lot into two lots. Zoned Suburban Residential, Map 51, Lot 3-5

Ms. Eyerman explained to the Board that this application was before the Board in September of 2019 as a project in the Rural zoning district. Since that time, the zone has been changed to Suburban residential and some of the earlier considerations are no longer an issue. The net residential calculation is no longer needed, but the high intensity soil survey is still required.

Ms. McDaniel told the Board that the parcel in question is 4.62 acres and has 400 feet of frontage on Huston Road, with a single family house and garage on site, and the goal is to split off a two acre lot. Both lots will be over two acres. She said that since the zoning has changed for the parcel from Rural to Suburban Residential, her earlier waiver request no longer applies to the net residential calculation requirement. Al Frick Associates have done the test pits.

PUBLIC COMMENT PERIOD OPENED: None offered.
PUBLIC COMMENT PERIOD ENDED.

Mr. Fox confirmed that when the application was before as a pre-application discussion, there was some conversation about waiver requests for the requirements for net residential density calculations and the high intensity survey. Ms. Eyerman confirmed that the net residential calculations are no longer required but there is still a requirement for the high intensity soil survey. Ms. McDaniel confirmed that the survey has been done.

Mr. Fox observed that the waiver discussion is now moot. Mr. Anderson asked Ms. Eyerman if this is as straightforward a request as it seems. Ms. Eyerman assured Mr. Anderson that it is a simple subdivision amendment now that the zoning has changed.

James Anderson MOVED and Thomas Hughes SECONDED a motion to grant subdivision amendment approval to Jonathan McDaniel and Sarah McDaniel for a lot split located at Map 51, Lots 3-5, 129 Huston Road, Suburban Residential zoning district, based on Findings of Fact and Conditions of Approval as written by the Town Planner. Motion CARRIED, 5 ayes (Susan Durst and Scott Firmin absent). [8:50 p.m.]

ITEM 3 Site Walk Discussion – Preliminary Subdivision Plan – Design Dwellings, Inc. – Natalee Place Condominiums – a request for approval of 22 condominium units and a commercial unit on an approximately 5.32 acre parcel on Main Street. Zoned UR/OR, Map 100, Lots 3 and 3-1.

Ms. Eyerman described the proposed application for condominium units and one commercial unit on two Main Street lots, diagonally across from Cumberland Farms. She advised the Board that the discussion this evening involves viewing the Gorham Cable Access TV video drone sitewalk of the proposed project.

Andrew Morrell, BH2M Engineers, ran the video, pointing out the two lots involved in the proposal at 146 and 156 Main Street, the parcels' boundaries, abutting Landing Drive subdivision, Glenwood Ave subdivision, Water Street, Burger King shopping center, various wooded areas, a portion of wetland on the site, and other physical aspects of the site. He pointed out the area on the applicant's parcel where there is a manmade pond which is not considered a wetland and will be filled in. Mr. Morrell said that some 595 square feet of wetland will be filled in on the subject parcel. An Army Corps of Engineers permit will be required but nothing from DEP.

After the video presentation, Mr. Morrell gave the Board an update of the changes that have been made to the plans since the applicant was last before the Board. He said that since their last presentation, the applicant hired Traffic Solutions, Bill Bray, who has provided a summary report based on the comments from the Town's review engineer Milone & MacBroom. The major change is that Mr. Bray agreed that there should be a right turn only out to Main Street, with no left turns permitted. Mr. Morrell said the plans have been revised to show that change. In addition, the existing traffic light on Main at the intersection with New Portland Road has been shown on the plans. Screening and fencing was added between the commercial unit and some of the residential units, and landscaping was added on the back of some of the units. The utility stubs for sewer and water have been installed out of the roadway on Main Street. He said snow storage has been added for the commercial unit. Discussions have been held with the Conservation Commission to possibly construct a trail across the property to connect to the Tannery Brook trail system. Ms. Duchaine said she is amenable to granting some kind of easement for that purpose.

The Board, Mr. Morrell, and the applicant, Susan Duchaine, discussed various aspects of the proposed development. Mr. Fox asked if the Board is comfortable with the right turn option being the appropriate solution for traffic exiting the development. Ms. Butler-Bailey and Mr. Grassi said they would prefer to see the details of the traffic study. The Board concurred that as

much vegetation on the site as possible should be maintained to help out with buffering. Mr. Anderson and Mr. Morrell discussed grading issues around the site, with Mr. Morrell saying he will check the grades and tweak them if necessary and that there are no grades on site proposed to be greater than 2:1. Mr. Anderson also brought up the issue of the distance between the units impacting loaming and seeding. Mr. Anderson and Mr. Morrell discussed the snow storage area coming off the parking lot for unit 23, building elevations, and whether there will be any fencing details shown on the plans. Ms. Duchaine said they will do a white vinyl fence like Ward's Hill. She said that as far as the grades are concerned, most of the units will be daylight basements, unless someone wants a unit on a slab.

After discussing the schedule for the staff review process required for the applicant's recent submission, Mr. Fox said that the application would not be ready for consideration by the Board for the October 5 meeting, but instead would be scheduled for the November 2 meeting.

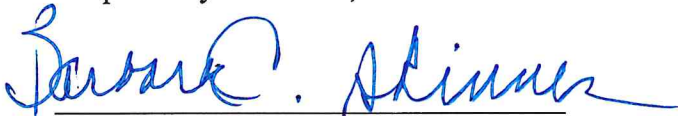
ANNOUNCEMENTS	NONE
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OTHER BUSINESS	NONE
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ADJOURNMENT

Molly Butler-Bailey MOVED and Vincent Grassi SECONDED a motion to adjourn..
Motion CARRIED, 5 ayes (Susan Durst and Scott Firmin absent).. [10:00 p.m.]

Respectfully submitted,



Barbara C. Skinner, Clerk of the Board

September 14, 2020

ITEM 2 JONATHAN AND SARAH MCDANIEL, SUBDIVISION AMENDMENT, 129 HUSTON ROAD

CHAPTER 3 - SUBDIVISION, SECTION 3 - PRELIMINARY PLAN

The Planning Board, following review of the Preliminary Subdivision Amendment Application, makes these findings based on the Subdivision Review criteria found in Chapter 3, Subdivision, Section 3 – C. Preliminary Plan Review.

C. PRELIMINARY PLAN REVIEW

- 2) The Planning Board shall include in its review the following general and specific requirements that the development has proposed for approval:
- a) Shall be in conformance with the Comprehensive Plan of the Town, and with all pertinent State and local codes and ordinances, including the Performance Standards related to specific types of development which are stipulated in Chapter 2.

The lots are located within the Suburban Residential District and the approved Comprehensive Plan Future Land Use Map identifies the lot being in the Suburban Residential District.

Finding: The proposed subdivision conforms to the Comprehensive Plan of the Town, and with all pertinent State and local codes and ordinances.

- b) Will not cause congestion or unsafe conditions with respect to use of the highways or public roads, existing or proposed on or off the site.

The existing driveway serves the one house and the proposed lot would have only one driveway. The existing driveway is accessed via Huston Road, which has the capacity for an additional driveway, if installed.

Finding: The subdivision will not cause congestion or unsafe conditions with respect to use of the highways or public roads, existing or proposed on or off the site.

- c) Will not place an unreasonable burden by either direct cause or subsequent effect on the availability of the Town to provide municipal services including utilities, waste removal, adequate roads, fire and police protection, school facilities and transportation, recreational facilities, and others.

The existing house is served by public water, private septic, and overhead utilities within the right of way of Huston Road. Any additional needs for the school, transportation, and recreational facilities is anticipated to be minimal.

Finding: The subdivision will not place an unreasonable burden by either direct cause or subsequent effect on the availability of the Town to provide municipal services including utilities, waste removal, adequate roads, fire and police protection, school facilities and transportation, recreational facilities, and others.

- d) Has sufficient water supply available for present and future needs as reasonably

foreseeable.

The existing house is served by an 8" water main located in the Huston Road right-of-way.

Finding: The subdivision has sufficient water supply available for present and future needs as reasonably foreseeable.

- e) Will provide for adequate solid and sewage waste disposal for present and future needs as reasonably foreseeable.

The soils report dated August 19, 2019 and letter dated August 5, 2019 provided by Albert Frick Associates states that the soil is suitable for a subsurface wastewater disposal system.

Finding: The subdivision has provided for adequate solid and sewage waste disposal for present and future needs as reasonably foreseeable.

- f) Will not result in undue pollution of air, or surficial or ground waters, either on or off the site.

There is no undue pollution of air and water anticipated by this subdivision.

Finding: The subdivision will not result in undue pollution of air, or surficial or ground waters, either on or off the site.

- g) Will not cause unreasonable soil erosion or reduction in the capacity of the land to hold water so that a dangerous or unhealthy condition may result.

The construction of the new access driveway, and any future building is required to install erosion control devices meeting the requirements of the Maine Erosion and Sediment Control Best Management Practices, Bureau of Land and Water Quality, Maine Department of Environmental Protection.

Finding: The subdivision will not cause unreasonable soil erosion or reduction in the capacity of the land to hold water so that a dangerous or unhealthy condition may result.

- h) Will not affect the shoreline of any body of water in consideration of pollution, erosion, flooding, destruction of natural features and change of ground water table so that a dangerous or unhealthy condition may result.

No changes are proposed to any body of water or wetland.

Finding: The subdivision will not affect the shoreline of any body of water in consideration of pollution, erosion, flooding, destruction of natural features and change of ground water table so that a dangerous or unhealthy condition may result.

- i) Will respect fully the scenic or natural beauty of the area, trees, vistas, topography, historic sites and rare or irreplaceable natural or manmade assets.

Any proposed construction will fully respect the scenic or natural beauty of the area, trees, vistas, topography, historic sites and rare or irreplaceable natural or manmade assets.

Finding: The subdivision will respect fully the scenic or natural beauty of the area, trees, vistas, topography, historic sites and rare or irreplaceable natural or manmade assets.

- j) Financial Capacity to meet Subdivision Regulations. The applicant must have adequate financial resources to construct the proposed improvements and meet the criteria standards of these regulations. The Board will not approve any plan if the applicant has not proven its financial capacity to undertake it.

The applicant retained William C. Shippen, Land Surveyor #2118, and Albert Frick Associates, Environmental Consultants.

Finding: The applicant has adequate financial resources to construct the proposed improvements and meet the criteria standards of these regulations.

- 3) Every subdivision shall be responsible for providing open space and recreational land and facilities to the additional demand created by the residents of the subdivision. This requirement shall be met by the payment of a Recreational Facilities and Open Space Impact Fee in accordance with Chapter 8.

The applicant will be required to pay the Recreational Facilities and Open Space Impact Fee prior to recording the subdivision plan amendment.

Finding: The applicant is responsible for providing open space and recreational land and facilities to meet the additional demand created by residents of the subdivision.

- 4) If an applicant chooses to create open space and/or recreational land and facilities within the subdivision in addition to paying the impact fee, the following applies:
- a) **Land Improvements:** The applicant shall improve the land according to the proposed use of the land and the requirements of the Planning Board.
 - b) **Owners Association:** A homeowners' association shall be formed to provide for the perpetual care of commonly owned recreation land.

The applicant is not proposing to create open space or recreational land in addition to paying the fee.

Finding: The applicant is not proposing to create open space or recreational land in addition to paying the fee. Therefore, the section does not apply.

CHAPTER 3 - SUBDIVISION, SECTION 4 –FINAL PLAN REVIEW

D. FINAL PLAN REVIEW

- 1) The Planning Board shall review the Final Plan of the proposed development as submitted. It shall examine any changes made subsequent to the Preliminary Plan for satisfactory correction.

The proposal is for a subdivision amendment, so preliminary and final subdivision

approvals are not required.

Finding: *Not Applicable.*

- 3) No Final Plan shall be approved by the Planning Board unless submitted by the developer or his authorized agent within 12 months from the issuance of Preliminary Approval.

The proposal is for a subdivision amendment, so preliminary and final subdivision approvals are not required.

Finding: *Not Applicable.*

Conditions of Approval

1. That this approval is dependent upon, and limited to, the proposals and plans contained in this application and supporting documents submitted and affirmed by the applicants and that any variation from the plans, proposals and supporting documents is subject to review and approval by the Planning Board or Site Plan Review Committee, except for minor changes which the Town Planner may approve;
2. That any site construction shall be carried out in conformance with the Maine Erosion and Sediment Control Best Management Practices, Maine Department of Environmental Protection, latest edition and in accordance with the erosion and sedimentation control information contained in the application;
3. The applicant will be required to pay the Recreational Facilities and Open Space Impact Fee prior to recording the subdivision plan amendment.
4. That the Planning Board Chairman is authorized by the Planning Board to sign the Findings of Fact on behalf of the entire Board; and
5. That once the subdivision plan amendment has been recorded at the Cumberland County Registry of Deeds, a dated copy of the recorded subdivision plan amendment shall be returned to the Town Planner.