

**PLANNING BOARD MEETING
December 4, 2017**

Municipal Center, Burleigh H. Loveitt Council Chambers
75 South Street, Gorham, Maine

Members Present

EDWARD ZELMANOW, Chairman
SCOTT HERRICK
MOLLY BUTLER BAILEY
SCOTT FIRMIN
GEORGE FOX
LEE PRATT
MICHAEL RICHMAN

Staff Present

THOMAS M. POIRIER, Town Planner
BARBARA SKINNER, Clerk of the Board

Edward Zelmanow, Chairman, called the meeting to order at 7:00 p.m. The Clerk called the roll, noting that all members were present.

APPROVAL OF THE SEPTEMBER 18, 2017 MINUTES

Scott Herrick MOVED and George Fox SECONDED a motion to approve the minutes of November 6, 2017 as written and distributed. Motion CARRIED, 6 ayes (Michael Richman abstaining as not having been present at the meeting).

COMMITTEE REPORTS – Neither of the Board’s two committee has met since the last Planning Board meeting.

CHAIRMAN’S REPORT – Mr. Zelmanow said there is no Chairman’s report this evening.

ADMINISTRATIVE REVIEW REPORT – Mr. Poirier said that there is no Administrative Review Report this evening.

ITEM 1 Public Hearing - Site Plan Review: Central Maine Power request for approval to upgrade the 34.5/12.47 kV Substation on Shaws Mill Road. The property is located on Shaws Mill Road on Map 81 Lot 32 in the Suburban Residential (SR) zoning district.

Mr. Poirier advised the Board that the last time this proposal was before the Board was as a public hearing on August 1, 2016, with a site walk being held on August 8, 2016. Mr. Poirier noted that the lot on which the new substation will be built on comes off a Pike Industries gravel pit lot, and therefore the gravel pit needs to be amended and approved before CMP can receive approval for the substation expansion. Mr. Poirier said that the noise study information provided by the applicant has been reviewed by the Town’s peer reviewer, who has identified that the substation will meet the Town’s noise ordinance.

Darrel Speed, LaBella Associates, representing Central Maine Power, came to the podium to reply to any Board issues.

Mr. Zelmanow commented that the Board will not be able to approve the site plan this evening until the gravel pit has been amended. Mr. Poirier said that both items could be on a consent agenda, but the applicant needs to submit amended plans for the gravel pit amendment.

Mr. Poirier said that Public Works is looking for some offsite improvements. Mr. Speed asked about sight distance, noting that it can be improved by clearing away some of the trees, which would make the substation more visible. In reply to Mr. Zelmanow, Mr. Speed said that the sight distance recommended would be 441 feet to the left and 382 feet to the right, and the actual distance now is 286 feet. Mr. Speed commented that the substation will be unmanned. Mr. Poirier said that vehicular traffic will not be added to the site, the condition is already existing, but sometimes mirrors on opposite sides of the road could mitigate the distance difference. Mr. Poirier suggested discussing the question with the Public Works Director to increase the sight distance. Mr. Fox suggested that perhaps some signage about a hidden driveway would be helpful.

Mr. Speed said the underground duct bank has been revised to 12 feet wide, not 35 feet as shown in plan note 5. Trees to be planted will be shown as well. Mr. Speed referred to the Fire Department's comment that the road should be named and signed; however, it is not a road, it is a driveway and actually has an address on Shaws Mill Road. Mr. Zelmanow suggested putting something showing the number so that emergency crews could find it easily.

PUBLIC COMMENT PERIOD OPENED: Kimber Cross, 185 Shaws Mill Road, asked about any changes in particular dealing with a grassy area under which wires would be run instead of poles. Mr. Poirier said that the applicant is proposing to go underground from Shaws Mill Road, and has lowered the opening to 12 feet, and trees will be planted there. Ms. Cross asked if the Town of Standish would have any concerns about this project. Mr. Zelmanow replied that the project is totally in Gorham.
PUBLIC COMMENT PERIOD ENDED.

Mr. Speed asked when a consent agenda review would take place. Mr. Zelmanow explained that consent agendas are taken up before any regularly scheduled item on a Planning Board agenda, and if there are no issues remaining, a consent agenda item is approved. However, if any Board member or a member of the public has a concern, the item is taken off the consent agenda for discussion. In reply to Mr. Zelmanow, Mr. Poirier said the gravel pit amendment can go on a consent agenda if a public hearing has been held earlier; if it has not, it would have to be reviewed as a public hearing and then go on as a consent agenda item. Mr. Poirier said that in order to be under consideration for the January 2018 meeting, the site plan with the required changes and the gravel pit amendment need to be submitted as quickly as possible.

Scott Firmin MOVED and Lee Pratt SECONDED a motion to move the item to the Consent Agenda on the next available Planning Board meeting pending submission of outstanding items. Motion CARRIED, 7 ayes. [7:29 p.m.]

ITEM 2 Public Hearing – Land Use and Development Code – Amendment to Chapter 2, Section 2-5 Minimum Standards for the Design and Construction of Streets and Ways to modify the requirements for the extension of sidewalks.

Mr. Poirier reminded the Board that it makes recommendations to the Town Council on proposed ordinance amendments. The Council forwarded this proposed ordinance amendment to the Board on September 5, 2017 to look at providing a waiver provision for the extension of sidewalks in the Urban Residential District based on certain performance standards. The item was reviewed at the Board's November 6, 2017 meeting; the Board had no concerns with the proposed language.

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

There being no comments from the Board,

Scott Herrick MOVED and George Fox SECONDED a motion to recommend adoption by the Town Council of the proposed zoning amendment to the Land Use and Development Code regarding the extension of sidewalks in the Urban Residential District. Motion CARRIED, 7 ayes. [7:30 p.m.]

Mr. Firmin disclosed a possible conflict of interest and asked to be recused from discussion on this item.

Scott Herrick MOVED and Lee Pratt SECONDED a motion to allow Mr. Firmin to recuse himself. Motion CARRIED, 6 ayes (Scott Firmin abstaining).

ITEM 3 Public Hearing – Site Plan Review – CBS Lobster & Bait and PATCO Construction – a request for approval of a site plan to construct at 15,000 sf industrial building in two phases for bait storage with associated site improvements on property located at 72 Olde Canal Way, Map 34, Lot 3.005, Olde Canal Industrial zoning district.

Mr. Poirier explained that the applicant would like phased approval of the development to construct the building, entrance driveway and access around the building in phase 1, and expanding the building with increased pavement and gravel for truck maneuvering in the second phase. The traffic movement permit for this subdivision identifies that a left turn lane warrant analysis should be performed at 50%, 75% and 100% of the buildout. Of the 9 lots in the subdivision, this would be the 4th lot permitted in the park, the other three being National Attachments, Shucks Lobster and Scott's Lawn Care.

Craig Burgess of Sebago Technics came to the podium on behalf of the applicant and described the proposal. He said CBS Lobster and Bait is planning to develop a warehouse facility on lot 5 of the Olde Canal Business Park for temperature controlled storage space. PATCO Construction will be providing the design and construction of the facility, which will be done in two phases. The first phase will be 10,000 sf to consist of a small office space, a shipping and receiving area, as well as a large area of temperature controlled storage space. There will be one loading dock and overhead door as part of phase 1. Phase 2 will include most likely an expansion of the storage space, as well as an additional loading dock area.

Exterior site improvements will include an entry way which will provide access to a 17-space parking lot as well as a fairly substantial paved apron area for tractor trailer ingress and egress. Underground utilities will be extended from Olde Canal Way, including public water and sanitary sewer as well as gas, telephone, 3-phase power and cable.

Under the original DEP permitting, this particular project, to be located on lot 5 of the Olde Canal Business Park, has an allotted amount of impervious area of 1.67 acres and 1.93 acres of developed area. The proposed project is for 1.28 acres of impervious area and 1.92 acres of developed area. The proposed plan is therefore within the limitations of the original permit requirements and does not require any modifications of the subdivision or the site law approvals. DEP has verified that no notifications are needed and as no wetland impacts are proposed, an Army Corps of Engineers permit is not required.

Traffic will minimal as there will only be 2 or 3 employees who will work at the facility, 7 days a week, approximately 7:00 a.m. to 7:00 p.m. Two box truck deliveries will be expected daily and one or two

tractor trailer deliveries weekly. Mr. Burgess said that originally some 186 to 190 traffic trips daily were projected, and with this proposed development it will only be around 60. Therefore the 50%-75%-100% buildout for the left turn warrant analysis could be based on traffic trips or actual lot buildout.

Mr. Herrick confirmed with Mr. Poirier that the percentages for the left turn analysis would be based on lot buildout. Mr. Poirier said that he believes that it would be when 50% of the lots get built out, but that is a DEP permit requirement. Mr. Burgess replied to Mr. Zelmanow that the entrance way will not be gated. Mr. Zelmanow and Mr. Burgess discussed the location of snow storage in phase 2. Mr. Burgess said there will be no dumpster as CBS plans to take the trash to its Portland location. Mr. Richman asked if the parking calculations are based on the entire buildout. Mr. Burgess replied they are based on the whole buildout, so that a full buildout of 15,000 sf would require 15 parking spaces and 17 are being provided.

Mr. Burgess said he hopes to address all the comments as he believes they are minor in nature. Mr. Poirier said that the review engineer comments are minor and can be addressed with a Condition of Approval.

PUBLIC COMMENT PERIOD OPENED: Abbott Mosher, 294 Mosher Road, said his concern is with odor. He asked if the bait will be frozen or stored in salt containers. Mr. Burgess replied that bait will be stored in large plastic barrels and plastic boxes, fully sealed, in a temperature controlled area within the facility. Bait will never leave the barrels or the boxes while in the storage facility and there will be no processing on site.

PUBLIC COMMENT PERIOD ENDED.

The Board concurred that no site walk is required.

Mr. Poirier read the new Condition of Approval, #19, as follows:

“That the applicant shall address remaining staff comments prior to the Planning Board’s endorsement of the final plan.”

Mr. Burgess concurred with both the new Condition and the existing Conditions.

Scott Herrick MOVED and Lee Pratt SECONDED a motion to grant CBS Lobster and Bait’s request for site plan approval for a new commercial development on 72 Olde Canal Way, lot 5 of the Olde Canal Business Park, Map 34 Lot 3.005, Olde Canal Industrial zoning district, with Findings of Fact and Conditions of Approval as written by the Town Planner and modified by the Planning Board this evening. Motion CARRIED, 6 ayes (Scott Firmin recused).

Mr. Firmin returned to the dais.

ITEM 4 Pre-Application – Discussion – Hortazeo, LLC – request for approval of a 40,000 sf manufacturing facility on lot 4 of the Olde Canal Business Park, located at 84 Olde Canal Way, Map 34, Lot 3.005, Olde Canal Industrial zoning district.

Mr. Poirier explained the process for a pre-application discussion and said that this discussion is between the Board and the applicant and has not been submitted for review. He noted that if this lot is developed it will be the 5th one in the Subdivision, crossing the 50% development threshold for a left turn lane warrant analysis to determine if a left turn is warranted on Mosher Road, as stated in the Maine DOT Transportation Traffic Movement Permit. The approved Olde Canal Business plan identifies the

maximum lot development criteria for lot 4 and it appears that the proposed development would be close to or exceed the permitted amounts. If the applicant want to exceed the approved amounts, he would have to apply for a subdivision amendment as well as amending the Maine DEP stormwater permit for the subdivision.

Walter Pelkey, BH2M Engineers, came to the podium on behalf of the applicant and described the project as a 40,000 sf manufacturing facility with a loading dock and 40 parking spaces, and said they do not expect that the project will exceed the DEP numbers. Mr. Pelkey replied to a query from Mr. Zelmanow that he does not know what will be manufactured at the facility.

Mr. Fox asked for information about the applicant. Mr. Pelkey asked the applicant to speak to that.

PUBLIC COMMENT PERIOD OPENED: John LaRochelle, 20Hemlock Drive, Durham, Maine. He said he is currently operating a business out of Gorham and is looking into future expansion in this area. Currently he does a leasing/financing business and is a part time cannabis consultant in care giving. He said they are looking at the opportunity to building a basically bare-bones facility investing in what he believes will be a great place to expand. He advised the Board that there are many other business options going off this and it is an investor-based business. Mr. LaRochelle said that at this point this building is for him an investment, they are financially comfortable in building the facility and retrofitting it when the time comes.

Mr. Zelmanow commented about odors. Mr. LaRochelle said he would be happy to give the Board his address if there is ever a smell issue and he understands that smell ordinances will be very important going forward in this process, which they have dealt with in their current facility. Mr. LaRochelle said he currently runs a facility in the same way that he would hope to run this one and would be happy to show the Board all the things they have done with preventative measures.

Mr. Zelmanow said that in the past the Board has gone to currently existing operations to do a site visit to see what exists for odor, etc. on an existing operation. Mr. Poirier cautioned that it is not a permitted use yet, medicinal is but recreational sales are not.

Mr. Zelmanow asked if the project went forward as simply a manufacturing facility, how would the Board handle a specific use being proposed for it. Mr. Poirier said he would confirm it with the Town Attorney, but he believes that the Board can condition it, but if it is simply a manufacturing building, the Board would be considering traffic, noise, odors. Mr. Herrick asked how numbers of parking required would be assessed, as that could be predicated on the number of employees. Mr. Pelkey asked if this could be approved and sit vacant. Mr. Zelmanow replied that it could. Mr. Pelkey confirmed that he should work with the Town Planner.

ITEM 5 Discussion – Land Use and Development Code Amendment – to allow mobile vending units in the Roadside Commercial, Industrial, Narragansett Development and Agricultural/Industrial zoning districts.

Mr. Poirier said that the Town Council forwarded this item to the Board to add mobile vending units to the “Village Commercial Area,” which does not exist. Staff believes this is in reference to adding mobile vending units to the Gorham Village Center District and to the Urban Commercial District. Staff recommends that the Board review which districts if any to add in the Village area.

Mr. Poirier referred the Board's attention to the correspondence from the Gorham Economic Development Corporation which stated that the Board voted unanimously not to approve mobile vending units within any of the Village zoning district.

Mr. Zelmanow suggested that Mr. Poirier reach out to the Town Council to determine what they meant by "Village Commercial Area" so that the Planning Board can better address what is required in its review.

George Fox MOVED and Molly Butler Bailey SECONDED a motion to forward the proposed zoning amendment to the Planning Board's Ordinance Committee for review and recommendation. Motion CARRIED, 6 ayes, 1 nay (Lee Pratt).

OTHER BUSINESS **None**

ANNOUNCEMENTS **None**

ADJOURNMENT

George Fox MOVED and Lee Pratt SECONDED a motion to adjourn. Motion CARRIED, 7 ayes. [8:15 p.m.]

Respectfully submitted,

Barbara C. Skinner, Clerk of the Board
_____, 2017

ITEM 3 CBS LOBSTER AND BAIT – SITE PLAN

CHAPTER 4, SITE PLAN REVIEW, SECTION 9 – Approval Criteria and Standards

The Planning Board, following review of the Site Plan Amendment Application, makes these findings based on the Site Plan Review criteria found in Chapter 4, Section 9 – Approval Criteria and Standards, of the Town of Gorham Land Use and Development Code.

CHAPTER 4, Section 9 – Approval Criteria and Standards

A. Utilization of the Site: The plan for the development will reflect the natural capabilities of the site to support development.

The applicant has provided the Planning Board with a site plan sheet set, site plan application, and accessory information showing that the lot can support the proposed lot improvements.

Finding: The plan for the development reflects the natural capabilities of the site to support the development and the natural features and drainage ways are preserved to the greatest extent practical.

B. Access to the Site: Vehicular access to the site will be on roads which have adequate capacity to accommodate the additional traffic generated by the development.

The site is accessed from the Olde Canal Subdivision road, Olde Canal Way. Olde Canal Way has been designed under the Town of Gorham’s industrial road standard. Olde Canal Way can be accessed from Mosher Road, State Route 237. No change to the existing road network is proposed.

Finding: Olde Canal Way has the capacity to accommodate the traffic generated by the development.

C. Access into the Site: Vehicular access into the development will provide for safe and convenient access.

The proposal is to locate a 26’ wide entrance on the western corner of the lot. The driveway will be utilized by employees, visitors, and deliveries into the site. The driveway has at least 350’ of sight distance looking both ways on Olde Canal Way.

Finding: The plans provide for safe and convenient vehicular access into the development.

D. Internal Vehicular Circulation: The layout of the site will provide for the safe movement of passenger, service and emergency vehicles through the site.

Parking for visitors is located to the front of the building for easy access into the site. Commercial and emergency vehicles will be allowed access to the eastern side and rear of the building via paved and gravel driveways.

Finding: The layout of the site provides for the safe movement of passenger, service, and emergency vehicles through the site.

E. Pedestrian Circulation: The development plan will provide for a system of pedestrian circulation within and to the development.

A pedestrian walkway is provided for people parking in the front parking spaces to have access to the front door. The delivery parking spots are located to the side of the building, near a rear employee entrance door. No off-site pedestrian improvements are proposed.

Finding: The plans provide a system of pedestrian circulation within the development.

F. Stormwater Management: Adequate provisions will be made for the disposal of all stormwater collected on streets, parking areas, roofs or other impervious surfaces through a stormwater drainage system and maintenance plan which will not have adverse impacts on abutting or downstream properties.

Stormwater from the site will be collected in a series of vegetated soil filters and catch basins and directed into the previously built stormwater pond located on the lot. The proposed impervious area on lot 5 is less area than the impervious area assumed in the approved subdivision plan so no additional stormwater retainage is required.

The lot is located within the Town of Gorham's Urbanized Area and the proposal will disturb over an acre so the site is subject to the Town of Gorham's Post-Construction Stormwater Management Ordinance.

Finding: The stormwater run-off will not have adverse impacts on abutting or downstream properties and the biological and chemical properties of the receiving waters downstream will not be degraded.

G. Erosion Control: For all projects, building and site designs and roadway layouts will fit and utilize existing topography and desirable natural surroundings to the fullest extent possible.

The Grading and Utility Plan: Sheet 6 of 12 shows the location for erosion control best management practices to be installed on site, and the Details Sheets: Sheets 8 and 9 of 12 identify details for the installation for the erosion control best management practices, and identify parameters for erosion control and winter erosion control measures to be utilized on site.

The applicant will also comply with the "Maine Erosion and Sediment Control Handbook for Construction: Best Management Practices," Maine Department of Environmental Protection.

Finding: The plan utilizes existing topography and desirable natural surroundings to the fullest extent possible.

H. Water Supply: The development will be provided with a system of water supply that provides each use with an adequate supply of water meeting the standards of the State of Maine for drinking water.

The site is served by a 8" public watermain located in the Olde Canal Way right-of-way. The proposed building is to be served with 2 water stubs, a 2" stub for domestic water and a 6" stub for fire protection.

Finding: The development provides a system of water supply that provides for an adequate supply of water meeting the standards of the State of Maine for drinking water.

I. Sewage Disposal: A sanitary sewer system will be installed at the expense of the developer if the project is located within a sewer service area as identified by the sewer user ordinance. The Site Plan Review Committee or Planning Board may allow individual subsurface waste disposal systems to be used where sewer service is not available.

The site is served by an 8” gravity sewer main located in the Olde Canal Way right-of-way.

The proposed new building will be served by a 2” force main sewer line which directs the sewage into the 2” sewer line located in the Olde Canal right-of-way. Maintenance of the force main and pump located on the lot are the responsibility of the lot owner.

Finding: *The development provides for sewage disposal for the anticipated use of the site.*

J. Utilities: The development will be provided with electrical and telephone service adequate to meet the anticipated use of the project.

The lot has access to natural gas and overhead power, cable and phone located in the Olde Canal Way right-of-way .

The proposed building will be served by natural gas and underground electric, cable, and telephone.

Finding: *The development will provide for adequate electrical and phone service to meet the anticipated use of the project.*

K. Natural Features: The landscape will be preserved in its natural state insofar as practical by minimizing tree removal, disturbance and compaction of soil, and by retaining existing vegetation insofar as practical during construction.

The proposed development on the lot will not impact any wetlands or other significant natural resources. The proposed development is located on the southern third of the lot.

Finding: *The development of the site will preserve the existing vegetation to the greatest extent practical during construction.*

L. Groundwater Protection: The proposed site development and use will not adversely impact either the quality or quantity of groundwater available to abutting properties or public water supply systems.

The new building and gravel area will not impact the groundwater table on the site. The applicant is proposing to treat the stormwater from the new impervious areas into the previously built stormwater pond located on lot 5. The stormwater infrastructure utilized to flow stormwater into the existing pond is required to be maintained by the owner of the site.

The lot and owner of the site must comply with Town of Gorham’s Post-Construction Stormwater Management Ordinance.

Finding: *The proposed development will not adversely impact either the quality or quantity of the groundwater available to abutting properties or public water supply systems.*

M. Exterior Lighting: The proposed development will provide for adequate exterior lighting to provide for the safe use of the development in nighttime hours.

The applicant is proposing to install exterior lighting to illuminate the parking, access, and equipment storage areas with 6 wall pack lights to be installed around the building. The wall mounted lights will be full-cut off style.

Finding: *The proposed development provides for adequate exterior lighting to provide for the safe use of the development during nighttime hours.*

O. Waste Disposal: The proposed development will provide for adequate disposal of solid wastes and hazardous wastes.

The waste disposal is to be stored inside the building until it is hauled off the site. If the applicant would like to install a dumpster in the future then a de minimis change will need to be applied for by the owner of the site. Any exterior dumpster will be required to be adequately screened from view of Olde Canal Way and abutting properties.

Finding: *The proposed development provides for adequate disposal of solid wastes and hazardous wastes.*

P. Landscaping: The development plan will provide for landscaping to define street edges, break up parking areas, soften the appearance of the development and protect abutting properties from adverse impacts of the development.

The applicant is proposing to install a mix of trees, shrubs, and plants around the sign at the entrance to the site, along the southern end of the parking lot, and between the building and parking lot.

Finding: *The proposed plan will provide landscaping to soften the appearance of the development.*

Q. Shoreland Relationship: The development will not adversely affect the water quality or shoreline of any adjacent water body. The development plan will provide for access to abutting navigable water bodies for the use of occupants of the development.

The lot is located in the Shoreland Overlay District and the Resource Protection Sub-District. No lot improvements or clearing are proposed in either of the districts.

Finding: *The development will not adversely affect the water quality or shoreline of any adjacent body of water.*

R. Technical and Financial Capacity: The applicant has demonstrated that he has the financial and technical capacity to carry out the project in accordance with this Code and the approved plan.

The applicants have provided a letter dated November 7, 2017, from Elliott Barry, Senior Vice President, Commercial Banking Officer with Camden National Bank regarding the applicant's financial capacity.

The applicant has hired professional engineers and architects to design the project and will hire reputable building and earthwork contractors to complete the project.

Finding: *The applicant has the financial and technical capacity to complete the project in accordance with Gorham's Land Use and Development Code and the approved plan.*

S. Buffering: The development will provide for the buffering of adjacent uses where there is a transition from one type of use to another use and to screen service and storage areas. The buffer areas required by the district regulations will be improved and maintained.

The applicant is proposing to retain trees along all the lot boundaries. A large wooded area is proposed between the parking lot and Olde Canal Way to screen the parking area. The applicant has also proposed landscaping in the interior of the site to break up the development area.

Finding: *The development provides buffering to screen service and storage areas.*

T. Noise: The applicant has demonstrated that the development will comply with the noise regulations listed in Table 1 – *Sound Level Limits* and the associated ordinances.

The use of the site is required to meet the required noise regulations at the northern and eastern, property lines: Daytime Levels of 70 dBA and 60 dBA nighttime as outlined under this section.

The use of the site is required to meet the required noise regulations at the southern and western property line: Daytime Levels of 60 dBA and 50 dBA nighttime as outlined under this section.

Finding: *The development will comply with the A-weighted hourly equivalent sound level limits of this section.*

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 prior to the commencement of construction of the site plan, the applicant is responsible for obtaining all required local, state and federal permits;
3. That all 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;
4. That any proposed use on the site shall meet the sound level requirements outlined under Chapter 4, Section 9, T. Noise;
5. That waste disposal is required to be stored inside the building until it is to be hauled off site. However, should the applicant want to install a dumpster on site, a de minimis change will need to be applied for, with the dumpster being screened from view of Olde Canal Way and abutting properties;
6. That the building shall meet all applicable sections of the NFPA 101 Life Safety Code and the NFPA Fire Prevention Code 1;
7. That the building shall be sprinkled with the sprinkler system meeting the Town of Gorham's Sprinkler Ordinance;
8. That the applicant shall submit the sprinkler plans to the State Fire Marshal's Office and the Gorham Fire Department for review and permitting with the plans being submitted at least 2 weeks prior to the installation of the system;

9. That a sprinkler control room is required with an outside door marked Sprinkler Control Room; the sprinkler riser and main fire alarm panel shall be placed in this room;
10. That a complete list of any hazardous materials and their MSDS sheets shall be provided to the Fire Department;
11. That the natural gas meter on the building shall be protected by bollards;
12. That the sprinkler test papers shall be submitted to the Gorham Fire Department at the time the certificate of occupancy is issued;
13. That a complete set of building construction plans shall be submitted to the Gorham Fire Department for review and permitting with a copy of the state construction permit being issued by the Gorham Fire Department;
14. That the fire alarm contractor shall meet with the Gorham Fire Department regarding layout of the fire alarm system before the start of construction of the system and a set of fire alarm system plans shall be submitted to the Gorham Fire Department;
15. That prior to the pre-construction meeting, the applicant will establish the following: a performance guarantee totaling 125% of the costs to complete the construction and an escrow for field inspection meeting the approvals of Town Staff and the Town's Attorney;
16. That prior to the commencement of any site improvements, the applicant, its earthwork contractor, and the design engineer shall arrange a pre-construction meeting with the Town's Review Engineer, Public Works Director, Fire Chief, Code Enforcement Officer and the Town Planner to review the proposed schedule of improvements, conditions of approval, and site construction requirements;
17. That the owner of the site is responsible for compliance with the Town of Gorham Stormwater Ordinance, Chapter 2 - Post Construction Stormwater Management;
18. That a draft easement deed shall be submitted for review and approval which includes appropriate language in the deed so that the Town of Gorham has trail access and the ability to maintain the trail along the old tow path;
19. That the applicant shall address remaining staff comments prior to the Planning Board's endorsement of the final plan;
20. That the Planning Board Chairman is authorized by the Planning Board to sign the Findings of Fact on behalf of the entire Board; and
21. That these conditions of approval must be added to the site plan and the site plan shall be recorded at the Cumberland County Registry of Deeds within thirty (30) days of the date of written notice of approval by the Planning Board, and a dated mylar copy of the recorded site plan shall be returned to the Town Planner.