

Innovative Campus at Raceway Drive
Final Subdivision Amendment

Town of Gorham
Planning Board Meeting
May 3, 2021

Consent Agenda – Subdivision Plan Amendment - Innovative Campus at Raceway Drive - Moody’s Co-Workers Owned, Inc.- a request for approval of an amendment to a previously approved subdivision to add an drainage easement on Raceway Drive. Zoned NMUD, Map 39, Lot 2.1 and 2.2. The applicant is represented by Shawn Frank, P.E., of Sebago Technics, Inc.

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PROJECT TRACKING

DESCRIPTION	COMMENTS	STATUS
Pre-Application (optional)		None Held
Subdivision Review		May 4, 2020

The following staff notes are written to assist the Applicant with compliance to the Town of Gorham Land Use Development Code and are not necessarily inclusive of all project requirements. Staff notes contain review comments and recommendations from Town Staff and may include comments from any of the Town’s peer review consultants, regarding applicability to the Gorham Land Use and Development Code and standard engineering practices.

The Planning Board refers to staff notes during the review process; however, it shall be noted that staff recommendations are noncommittal and all final decisions are those of the Planning Board and not Town Staff.

Molly Butler Bailey, Planning Board Chairwoman

PLACE MAP AND LOT NUMBER IN 1/4" HIGH LETTERS AT LOWER RIGHT BORDER OF ALL PLAN SHEETS.

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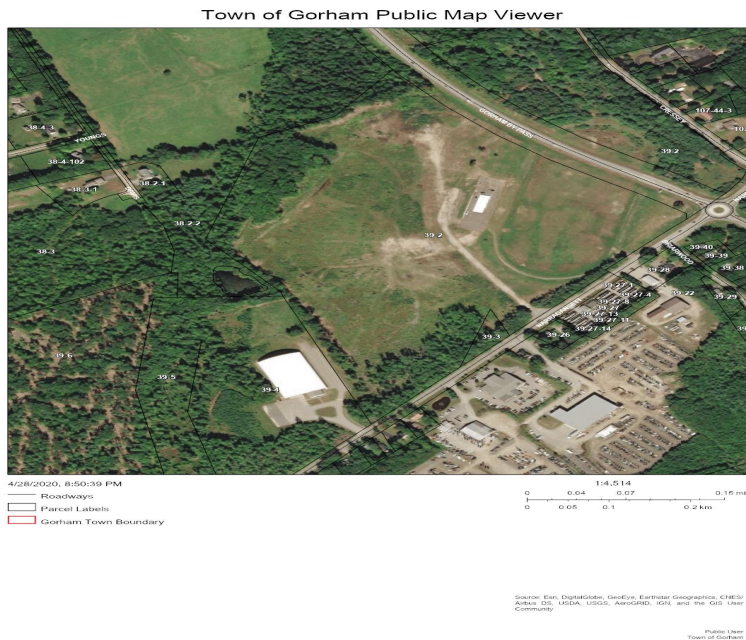
1. OVERVIEW

The applicant is requesting approval of an amendment to a previously approved subdivision to add a drainage easement on Raceway Drive.

The applicant is represented by Shawn Frank, P.E., with Sebago Technics.

2. ITEMS OF NOTE

- A. Review is based on only those items that the easement will effect.
- B. The Town attorney points out that a draft deed for the street is needed and the description should include the utility easements shown on the plan.
- C. Aerial Photographs – Staff has provided one aerial photograph from the Town’s GIS website. The picture was taken before the start of construction of the Harvey Performance building and construction of Raceway Drive.



3. STAFF REVIEWS

Assessing Department: No comments

Code Department: No comments

Fire Department: No comments

Planning Department: No Comments

Police Department: No Comments

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Public Works Department: No comments

Town Attorney: No comments

Portland Water District: No comments

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**TOWN OF GORHAM PLANNING BOARD
FINAL SUBDIVISION AMENDMENT REVIEW
AND FINDINGS OF FACT**

**For
MOODY'S CO-WORKERS OWNED, INC. – INNOVATIVE CAMPUS AT
RACEWAY DRIVE**

May 3, 2021

Applicant/ Property Owner: The applicant/property owner is Moody's Co-Workers Owned, Inc., 200 Narragansett Street, Gorham, Maine 04038.

Property: The lot is identified as Tax Map 39, Lots 2.1 and 2.2, and is located off Narragansett Street, State Route 202.

Consultants: Shawn M. Frank, P.E. # 6396, Charles D Marchese, P.L.S. #2009, and Gary M. Fullerton, C.S.S. #462 with Sebago Technics.

Project Description: An amendment to a previously approved subdivision to add a drainage easement on Raceway Drive.

Site Description: Lot 1 has been developed with a building, parking and related infrastructure. The other 2 lots are relatively flat with mostly grass land and some trees located along the western and northern property boundaries.

Applicability: Subdivision regulations identifies the Planning Board as having review and approval authority.

Zoning: Narragansett Mixed-Use District (CZ) District, Urban Residential and Shoreland Overlay District.

Variances: None required.

Waivers granted: High Intensity Soil from a Class A to a Class B.
Requirement to have separate meeting for preliminary and final subdivision approvals.

Pursuant to the Application:

Subdivision amendment review was held on May 3, 2021.

The projects and plans and other documents considered to be a part of the approval by the Planning Board in this ruling consist of the following:

Sebago Technic's Plans consist of the following:

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Sheet 1 – Subdivision Plan – 04/08/2021

Other documents submitted consist of the following:

- Cession Letter for Raceway Drive – In draft
- Street Acceptance Application – 11/06/2020
- Gorham Assessor – No comments
- Gorham Fire Chief – No comments
- Public Works Director – No comments
- Town Attorney – No comments
- Portland Water District – No comments

CHAPTER 3 - SUBDIVISION, SECTION 3 - PRELIMINARY PLAN

The Planning Board, following review of the Subdivision Amendment Application, makes these findings based on the Subdivision Amendment Review criteria found in Chapter 3, Subdivision, Section 3 – C. Preliminary Plan Review, and Section 4 – D. Final Plan Review.

Because this is an amendment, some of the Subdivision and Site Plan Review standards are not applicable, as indicated below.

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:
 - 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 subdivision lots will be served by public water, public sewer, underground power, telephone, and cable lines from either the Raceway Drive right-of-way or Narragansett Street right-of-way. No changes are proposed to the utilities serving the sight. An easement for drainage and utilities is provided.

Finding: The subdivision approval for Innovative Campus at Raceway Drive 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.

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

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Stormwater from the site will be treated in stormwater infrastructure meeting the Maine Department of Environmental Protection’s and the Town of Gorham’s stormwater requirements. The dwellings units’ sewage disposal will be via the public sewer maintained and treated by the Portland Water District. An easement for drainage and utilities is provided.

Finding: The subdivision approval for Innovative Campus at Raceway Drive 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.

Lot 1 has an approved site plan meeting the requirements of Chapters 2 and 4 of the Land Use and Development Code. No improvements are proposed for lots 2 and 3.

Each lot shall be responsible for maintenance of the stormwater infrastructure on its lot as well as the appropriate shared stormwater pond(s).

An easement for drainage and utilities is provided.

Finding: The subdivision approval for Innovative Campus at Raceway Drive 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 new improvements are proposed with the subdivision plan. No wetlands, vernal pools, or other natural resources are proposed to be impacted on lots 2 and 3. Lot 1 has an approved site plan which limits the amount of impacts that are allowed on the site. An easement for drainage and utilities is provided.

Finding: The subdivision approval for Innovative Campus at Raceway Drive 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.

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

CHAPTER 3 - SUBDIVISION, SECTION 3-4C– FINAL PLAN REVIEW

D. FINAL PLAN REVIEW

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- 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 applicant has submitted all information required for preliminary plan. The plan shows all existing and proposed monuments and pins. The plan shows sufficient information to locate streets, easements, and property lines.

Finding: *The applicant has met the standards of this section for final plan approval.*

- 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 applicant has submitted a plan amendment to the final plan that was approved in May, 2020.

Finding: *The applicant has met the standards of this section for final plan approval.*

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, except for minor changes which the Town Planner may approve;
2. That the applicant shall provide property line information and site information in auto-cad format to the Town Planner;
3. The applicant shall submit a description for legal review that includes the utility easements shown on the plan.
4. That the applicant shall make the required changes to the plan and provide the additional legal documents and create an Innovative Campus at Raceway Drive lot owners' association documents prior to the Planning Board's signature of the final plan meeting Town Staff and Town Attorney's approvals;
5. All previous conditions of approval shall remain in effect;
6. That the Planning Board Chairman is authorized by the Planning Board to sign the Findings of Fact on behalf of the entire Board;
7. That the subdivision plan are required to be recorded within one year of original approval or the approval becomes null and void; and
8. That once the subdivision plans have been recorded at the Cumberland County Registry of Deeds, a dated copy of the recorded subdivision plan shall be returned to the Town Planner prior to the applicant applying for Raceway Drive's street acceptance.

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SUGGESTED MOTIONS:

TO CONSENT AGENDA APPROVAL:

Consent agenda:
Move to approve the item on the Consent Agenda.