

1. OVERVIEW

This is a request to allow approval to construct a 3,600 square foot addition to an existing office and maintenance building at 11 Bartlett Road.

2. ITEMS OF NOTE

- a. Financial capacity needs to be shown.
- b. A plan that shows adequate buffers that complies with SECTION 1-11 - ROADSIDE COMMERCIAL DISTRICT E. Performance Standards
- c. Building design details with a materials list, so review of SECTION 1-11 - ROADSIDE COMMERCIAL DISTRICT E. Performance Standards can occur.

3. STAFF COMMENTS

Gorham Town Planner – 12/06/2021

December 6, 2021

- MS4 Area
- Wetland
- Zoning = RC
- FLUP = I
- Public water and sewer within 1000 ft.

Gorham Fire Chief – 11/24/2021

November 24, 2021

I have reviewed plans that were submitted dated Nov. 18, 2021

1. The building will meet all applicable sections of NFPA 1 *Fire Code* and NFPA 101 *Life Safety Code*. Building plans shall be submitted to the Fire Department for Plans review and permitting.
2. The building shall be protected under the Fire Suppression Systems Ordinance as applicable. The sprinkler plans shall be submitted to the Fire Department and the State Fire Marshal's Office for review and permitting. The plans submitted to the Fire Department shall be submitted at least two weeks prior to the start of the installation of the system. Sprinkler test papers will be required to be submitted to the Fire Department at the time a CO is issued.
3. The installer of the alarm system shall meet with the Fire inspector to review the plans for the system before the start of the installation. Alarm test / certifications papers will be required to be submitted to the Fire Department at the time a CO is issued.

Grondin Aggregates, LLC Site Plan Amendment – Administrative Review

We may have other requirements as this proceeds in the approval process.

Google Image July 2019



**GORHAM SITE PLAN COMMITTEE
ADMINISTRATIVE REVIEW AMENDMENT
FINDINGS OF FACT**

For

**GRONDIN AGGREGATES LLC – CONSTRUCTION OF A 3,600 SQUARE FOOT ADDITION
TO EXISTING OFFICE AND MAINTENANCE BUILDING**

DECEMBER 6, 2021

Applicant & Property Owners: The property owner/applicant is Grondin Aggregates, LLC, 11 Bartlett Rd, Gorham, ME 04038.

Property: The lot is identified as Tax Map 12, Lot 31, consists of 14.85 acres and is located at 11 Bartlett Rd, Gorham, ME 04038.

Consultants: Owens McCullough, P.E., Sebago Technics, 75 John Roberts Rd, South Portland, ME 04106

Project Description: The applicant is seeking approval to construct a 3,600 square foot addition to an existing office and maintenance building

Site Description: The site is currently an industrial style office and facility.

Applicability: The applicant's proposal requires site plan review because it involves construction of a new nonresidential addition.

Zoning: The current zoning is Roadside Commercial (RC)

Variances: None requested

Waivers: None requested

The project plans and other documents considered to be a part of the approval by the Site Plan Review Committee in this ruling consist of the following:

The plans (the plans), prepared by Owens McCollough, P.E. of Sebago Technics consists of the following:

Sheet 1 of 1 – Minor Site Plan, Grondin Shop Building Addition – Dated 10/26/21, revised through 11/16/21

Sheet 1 of 1 - Minor Site Plan, Grondin Shop Building Expansion – Approved Plan, 08/16/2021; Plan dated 07/19/99, revised through 07/20/99

Other documents submitted consist of the following:

Application – 11/18/2021
Plans – Received 11/18/2021
Gorham Town Planner Comments – 12/06/2021
Gorham Fire Chief – 11/24/2021
Gorham Code Enforcement Officer – none received
Gorham Public Works Director – none received
Gorham Assessor – none received
Gorham Police chief – none received
Abutter comments – none received

NOW THEREFORE, based on the entire record before the Committee and pursuant to the applicable standards set out in the Land Use and Development Code of the Town of Gorham, the Committee makes the following factual findings.

FINDINGS OF FACT

CHAPTER 4, SECTION 9 – Approval Criteria and Standards

Note: (This section is modified for brevity. See the current Land Use and Development Code for exact wording.)

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

The applicant is proposing to construct a 3,600 square foot addition to an existing building and developed site. The lot is approximately 14.85 acres with a wetland. The proposed construction is located outside of the wetland area.

Finding: The plan for development reflects the natural capabilities of the site to support the development.

- 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 Bartlett Road which is located off Main Street (Route 25). There is no anticipated change in the amount of traffic generation from this addition.

Finding: Both Bartlett Road and Main Street have 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.

Existing access to the site is from an existing driveway opening located at least 400 feet from Main Street intersection.

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

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

The access driveway exists and provides for safe movement around the building and site.

Finding: The layout of the site provides for the safe movement, 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.

Pedestrians walk from the gravel parking area to the entrance of the building. The location of the parking area is in close proximity to the current building entrance. There is no sidewalk currently along Bartlett Road or Main Street in this vicinity.

Finding: The development plan provides for a system of pedestrian circulation within the development.

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

The increase in stormwater generated by the building addition will be handled through a stone drip edge and current stormwater infrastructure on the site.

Finding: Adequate provisions are made for the disposal of all stormwater collected on the site through a stormwater drainage system which will not have an adverse impact on abutting or downstream properties.

- 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.

Appropriate Best Management Practices will be employed around the perimeter of the disturbed area. Natural vegetation will be preserved and protected. Loam, seed, and mulch will be used in disturbed areas as noted on Sheet 1 of 1.

Finding: The project will fit and utilize 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 currently supplied with public water. No change is anticipated.

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 currently supplied with public sewer service. No change is anticipated.

Finding: The development provides for adequate 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 site is currently supplied with underground utilities from Bartlett Road right of way. No improvements are proposed to the site's utility lines.

Finding: The development will be served with electrical and telephone service adequate 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 improvements are located on an area of the site with existing disturbed area. Existing trees and vegetation disturbance will be kept to a minimum outside of the building area unless reviewed.

Finding: The landscape and natural features will be preserved in their natural state to the greatest extent possible.

- 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 construction of the building addition is not anticipated to impact groundwater due to utilization of erosion control measures.

Finding: The site development and use will not adversely impact either the quality or quantity of 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 proposed lighting will be located on the addition itself. The LED wall packs will be full-cutoff design and meet dark sky requirements.

Finding: The proposed development will provide for adequate exterior lighting to provide for the safe use of the development in nighttime hours while avoiding undue adverse impact.

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

The applicant indicates that there will be no change in trash hauler services. There will be no hazardous waste used or produced.

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 existing understory and canopy trees along the front property line along Bartlett Road will remain. The existing understory and canopy trees along all other property line will remain.

Finding: The development plan provides for landscaping that will soften the appearance of the development and protect abutting properties from adverse impacts of 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 not located in the Shoreland Overlay District.

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

- 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.

Technical capacity is shown by the use of Sebago Technics for the engineering services.

Financial capacity...

Finding: The applicant has demonstrated they have the financial and technical capacity to carry out the project in accordance with the 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 site currently is buffered from the uses and Bartlett Road with a mix of canopy trees and understory located along all edges of each of the property line.

Finding: 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.

- 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 following required noise regulations:
Daytime Levels of 70 dBA and 60 dBA nighttime as outlined under this section.

Finding: The use of the site will comply with the noise regulations listed in Table 1 – Sound Level Limits and associated noise ordinances.

CHAPTER 2, General Standards of Performance

Note: Only those sections that apply are listed with findings below.

Section 2-1 Environmental

Soil Suitability

The soil is suitable for this use. The requirements and standards of the State of Maine Department of Environmental Protection will be met.

Finding: The use of the site will comply with these standards.

Prevention of Erosion

The site contains the right soil properties for construction. Areas of the site that are unsuitable are protected. Trees and vegetation will be preserved in areas that are not to be developed. The applicant will use Best Management Practices to meet the standards and requirements of this section.

Finding: The use of Best Management Practices for soil erosion on the site will comply with these standards.

Waste Water Pollution

The applicant is connected to public sewer.

Finding: The project meets the requirements for waste water pollution treatment.

Air Pollution

This project will not emit toxic, odoriferous emissions and shall comply with all State of Maine requirements.

Finding: The project meets the requirements for the standards of this section.

Noise Abatement

This project is not exempt from this section and will conform to the requirements of this section that include noise muffling, if necessary.

Finding: The project meets the requirements for the standards of this section.

Buffer Areas

The existing vegetated buffer yard space between the proposed development and the abutters will remain. Natural features will be maintained in all locations except those that will be directly developed.

Finding: The project meets the requirements for buffering.

Section 2-2 Parking, Loading, and Traffic

Off-street parking standards

There is an existing gravel parking lot.

Finding: The parking provided meets the standards of this section.

Section 2-10 The Provision of Public Water Supply

The site is currently supplied with public water.

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.

SECTION 1-11 - ROADSIDE COMMERCIAL DISTRICT *E. Performance Standards*

Note: Only those sections that apply are listed with findings below.

- 1) The following additional performance standards shall also apply.

- c) Buffer yards and landscaping buffering shall conform to following standards:
2. There shall be at least a 15' landscaped buffer between any abutting properties with residential uses. That there shall be at least a 10' landscaped buffer between any other abutting developed parcels.
 3. The landscape buffer shall contain an adequate mix of trees, shrubs, plants, hardscapes, berms, topography, and other landscaping features that adequately break up the proposed development.
 4. The Planning Board may allow the use of native forested area in place of the required landscaped buffer if the Board finds that the existing forest buffer is a minimum of 35' wide and provides the required screening to adequately break up the view of the development. That no cutting of existing trees will be allowed in the native forested buffer area. Dead, diseased, and dying trees may be removed with the approval of the Town Planner.
 5. The landscape buffer area shall require a plan to be prepared by a registered landscape architect or qualified landscaping firm. The plan shall provide all the required submission requirements outlined under Chapter 3: Subdivision and/or Chapter 4: Site Plan Review. The name of the landscape professional and firm preparing the plan along with their credentials shall be provided with the landscape plan.

A plan showing the buffer should be provided to determine the actual measurement.

***Finding:** The existing buffer between other abutting developed parcels appears to be 10 feet and is landscaped with canopy trees and understory*

- d) Building Design Standards:
1. The predominant exterior building materials shall be of high quality materials, including but not limited to, wood or vinyl clapboard siding, masonry units that replicate shake or clapboard siding, brick, sandstone, wood native stone and tinted/ textured concrete masonry units and/ or glass products or metal or plastic roofing that simulates shake or shingle roofing.

Simulated material may be substituted for any of the
aforementioned building materials.

2. At least three different materials shall be used for the primary front façade for the building facing the primary street the building access and/ or Main Street. The Planning Board may waive the building material to two different materials if it finds the building design has enough architectural details to sufficiently break up the massing of the building. Glass for use in windows and doors shall not be considered one of the required building materials. All facades that have frontage on a street or private way shall be considered a primary façade.
3. Exterior building materials shall not include smooth-faced concrete block, tilt-up concrete panels, or T-111. Prefabricated steel panels are excluded unless they contain architectural details with intricate designs. Metal roofs may be allowed if compatible with the overall architectural design of the building.
4. Building and other structure Colors: Exterior colors shall be on low reflectance, colors. The use of high intensity colors such as neon and fluorescent colors for the façade and/ or roof of the building are prohibited except as approved for building trim.

The applicant has not submitted building design details with a materials list, so review of this section could not occur.

Finding:

NOW THEREFORE on December 6, 2021, the Site Plan Committee adopts the Findings of Fact herein, and based on these Findings that the proposed project will have no significant detrimental impact. The Site Plan Committee hereby votes to grant Administrative Review approval to Grondin Aggregates, LLC.

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 the applicant shall provide property line information and site information in auto-CAD format to the Town Planner prior to the pre-construction meeting;
4. All waivers and variances will be listed on the plan prior to recording.
5. The map and lot numbers shall be listed in the bottom right corner of all pages of the plan set;
6. Space shall be provided on the plan for the five signatures of the Site Plan Review Committee and the date, together with the following words, "Approved: Town of Gorham Site Plan Review Committee.
7. That all relevant conditions of approval from past Site Plan approvals shall remain in effect;
8. That any proposed use on the site shall meet the sound level requirements outlined under Chapter 4, Section 9, T. Noise;
9. 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;
10. 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;
11. 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;
12. That the Planning Board Chairman is authorized by the Planning Board to sign the Findings of Fact on behalf of the entire Board; and
13. 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 copy of the recorded site plan shall be returned to the Town Planner prior to the pre-construction meeting.

SO APPROVED BY THE GORHAM SITE PLAN COMMITTEE CHAIRMAN ON THE 15TH DAY OF DECEMBER, 2021.

Carolyn Eyerman, Town Planner