

**Town of Gorham – Little Falls Baseball Field Lighting
Site Plan Amendment
M52 L12**

**Town of Gorham
Planning Board Meeting
February 5, 2024**

ITEM 1 – Public Hearing - Town of Gorham – Little Falls Baseball Field Lighting – a request for approval to add lighting to an existing baseball field. Map 52, Lot 12. Zoned UR-MH. The applicant is represented by Owens McCullough, P.E., with Sebago Technics.

INDEX OF PACKET ENCLOSURES	
DESCRIPTION	PAGE NUMBER
1. Overview	2
2. Items of Note	2
3. Aerial Photo	3-4
4. Staff Review	4-5
5. Findings of Fact	6-11
6. Conditions of Approval and Motions	12-13

PROJECT TRACKING

DESCRIPTION	COMMENTS	STATUS
Site Plan Review	The PLBD discussed and put the item on the next available PLBD meeting for a public hearing.	February 5, 2024
Site Plan Review Public Hearing		February 26, 2024

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.

Vincent Grassi, Chair, Gorham Planning Board

Town of Gorham – Little Falls Baseball Field Lighting
Site Plan Amendment
M52 L12

1. OVERVIEW

The applicant, the Town of Gorham, is requesting a Major Site Plan Amendment in order to construct lighting and associated infrastructure for the baseball field at the Little Falls Recreation Area. As part of the original masterplan approval for the site the Town received approval for lighting of the soccer field, multi-use field, and parking lot.

The applicant is represented by Owens McCullough. with Sebago Technics.

This is the second time this item has been before the Board. It was reviewed as a Planning Board discussion item on February 5, 2024.

2. ITEMS OF NOTE

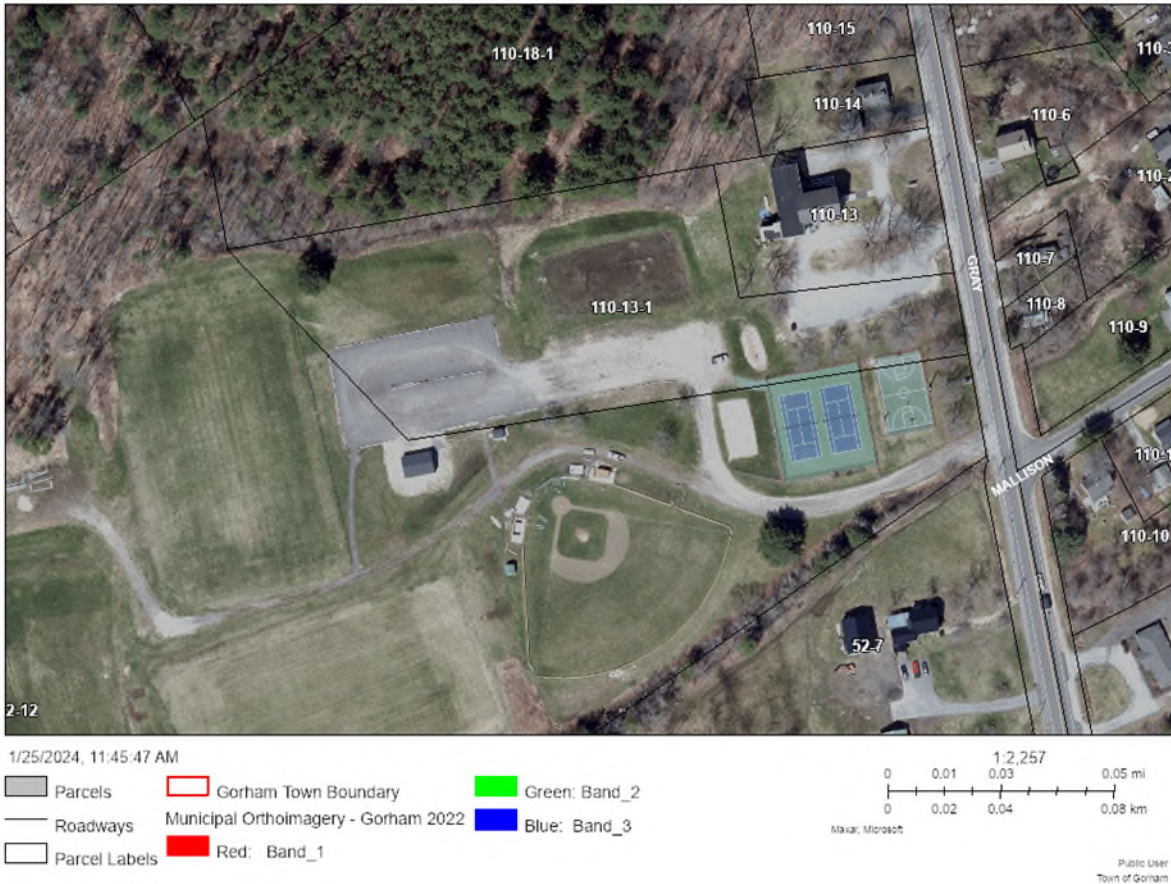
- Installation of lighting for the baseball field will be coupled with installation of lighting for the parking lot, which has already been approved by the Planning Board.
- The Town’s facilities manager will review capacity of the existing electrical circuit to determine if upgrades are needed. The review will include installation of both the parking lot and baseball field lighting.
- The location of the existing conduits needs to be determined before site work can be initiated. This will be reviewed by the Town Public Works Department.
- The Town’s Recreation Department will work to determine controls to ensure that lighting will be used in accordance with hours of operation in the approved plan.
- During the February 5th discussion of this item a concern was raised that existing lighting on the site does not include adequate safeguards to prevent spillover into abutting parcels. The lighting being proposed for the baseball field is dark sky compliant and is the most direct type of lighting that Musco has to limit spillover onto the abutting property. The Town anticipates that lighting on the ballfield will be limited to 10pm on most occasions.
- The other three multi-purposed fields have received earlier site plan approval for lighting as well as the parking lot. This lighting approval is not being considered for replacement in the scope of this project. Replacement of the existing lighting does not require Planning Board approval.

3. AERIAL IMAGERY

The following aerial image is from the Town of Gorham GIS viewer:

Town of Gorham – Little Falls Baseball Field Lighting
Site Plan Amendment
M52 L12

Town of Gorham Public Map Viewer



4. STAFF REVIEWS

Assessing Department: No comments

Code Department: 01/29/2024

The electrical permitting and inspections will go through the state. Any supportive structures, if any, require stamped plans and Minor Projects permit application. TIA

Chris Poulin

Fire Department: 01/22/2024

Map 52 Lot 12

I have reviewed the submitted plans stamped Dated 1-18-2024

I have no comments at this time

Town of Gorham – Little Falls Baseball Field Lighting
Site Plan Amendment
M52 L12

Planning Department: 1/25/2024

The Town has requested that the project engineer update the site plan to reflect the final design for the new 25 foot by 72 foot concession shed and restroom building. This includes but is not necessarily limited to location of the installed sidewalk.

Police Department: No comments

Public Works Department: 01/22/2024

My only comment is if there will be additional lighting for the parking area

Terry Deering
Director
Town of Gorham Public Works

Town Engineer: 01/29/2024

Engineering/Facilities Comments are as follows:

- 1) It should be noted that lighting of the parking lot and walkways needs to coincide with any field lighting.
- 2) A review of the existing power service is needed to determine what upgrades need to be done to accommodate this project.
- 3) The power review/upgrade should include the lighting for all fields so no additional power is required when those lights are added.

Thanks!

Chuck
Charles E. Norton, P.E.

Recreation Department: 01/22/2024

I would like to make sure the control mechanism for the lights be mounted in the Maintenance Building at LFRA. The operation of these lights will be managed by the Recreation Department with a time limit of 10:00pm for them to be turned off.

Cindy Hazelton, CPRP, Director

Stormwater Compliance: 01/23/2024

Stormwater comments for this project are as follows:

Town of Gorham – Little Falls Baseball Field Lighting
Site Plan Amendment
M52 L12

1. While not a requirement, the Town would like the applicant to consider utilizing Low Impact Development techniques. If the applicant chooses not to implement LID practices, please show why this is not feasible for this project.
2. A reminder that the Winter Construction season has begun, and runs through May 1st. Winter Construction erosion and sedimentation controls / BMP's have a different set of standards than the rest of the year. Please refer to the Maine DEP's Erosion and Sediment Control Practices Field Guide for Contractors for specific requirements during winter construction.

Thank you,

Ethan Moskowitz
Stormwater Compliance Officer/ GIS Technician

Town of Gorham – Little Falls Baseball Field Lighting
Site Plan Amendment
M52 L12

PLANNING BOARD
SITE PLAN REVIEW
AND FINDINGS OF FACT
For
TOWN OF GORHAM

February 26, 2024

Applicant/ Property Owner: The applicant/property owner is the Town of Gorham, 75 South St. Gorham, ME 04038

Property: The lot is identified as Tax Map 52, Lot 12, known as the Little Falls Recreation Area.

Consultants: Owens McCullough, P.E., with Sebago Technics.

Project Description: The applicant is proposing installation of baseball field lighting and associated infrastructure.

Site Description: The lot is approximately 30 acres in size and consists of forest land with developed active recreation fields, parking lots, driveways, and associated infrastructure.

Applicability: Major Site Plan regulations identify the Planning Board as having review and approval authority for this Site Plan Amendment.

Zoning: Urban Residential – Manufactured Housing, B. Permitted Uses, D) Municipally owned parks and playgrounds.

Variances: None requested.

Waivers: None requested.

Pursuant to the Application:

Site Plan Review was held on February 26, 2024.

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:

Owens McCullough, PE of Sebago Technic’s Plans consist of the following:

Town of Gorham – Little Falls Baseball Field Lighting
Site Plan Amendment
M52 L12

Sheet 1 – Amended Overall Site Plan; Dated 02/28/2019; Revised through 01/17/2024; Received 01/18/2024
Lighting Plan – Project Summary; Dated 09/19/2023; Received 01/18/2024
Lighting Plan – Illumination Summary (2 pages); Dated 09/19/2023; Received 01/18/2024
Lighting Plan – Equipment Layout; Dated 09/19/2023; Received 01/18/2024

Other documents submitted consist of the following:

Site Plan Review Application – 01/18/2024
Plans – 01/18/2024
Letter of Financial Capacity – N/A
Gorham Town Planner Comments – 1/26/2024
Gorham Assessor Comments – No comments received.
Gorham Fire Chief Comments – 01/22/2024
Gorham Public Works Director Comments – 01/22/2024
Gorham Stormwater Compliance Comments - 01/23/2024
Gorham Town Engineer Comments – 01/30/2024
Gorham Code Enforcement Officer – 01/30/2024

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

The Planning Board, following review of the Site Plan Application Amendment, 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 proposal is to construct 4 light poles to provide lighting for the baseball field on the parcel, which will not present additional impacts on the natural landscape’s capability to support development.

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 proposed project will not have any additional impacts on vehicular access to the development.

Town of Gorham – Little Falls Baseball Field Lighting
Site Plan Amendment
M52 L12

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

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

The project will not have any impact on vehicular access into the development.

Finding: *The vehicular access into the development will provide 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 project will not have any adverse impacts on vehicle circulation of the site.

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.

The project will not have any adverse effects on the existing pedestrian circulation provisions of the site.

Finding: *The layout of the site provides for a system of pedestrian circulation within and to the development.*

F. Storm water 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 applicant is proposing to follow the existing stormwater plan to the greatest extent practicable.

Finding: *The site has adequate provisions 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.*

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 applicant will comply with the “Maine Erosion and Sediment Control Handbook for Construction: Best Management Practices,” Maine Department of Environmental.

Finding: *The project, building, and site designs and roadway layouts will fit and utilize existing topography and desirable natural surroundings to the fullest extent possible.*

Town of Gorham – Little Falls Baseball Field Lighting
Site Plan Amendment
M52 L12

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 proposed project will not require any changes to provision of public water on the site.

Finding: 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.

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 project will not require any changes to provision of sanitary sewer service on the site.

Finding: The sanitary sewer system will be installed at the expense of the developer meeting the requirements of the sewer user ordinance.

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

The project will use underground utility connections provide electrical service to the four new light poles.

Finding: The development will be provided 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 development of the site will have minimal impact on the natural environment due to it being constructed on an already developed recreational area.

Finding: The landscape will be preserved in its natural state insofar as practical by minimizing tree removal, disturbance and compaction of soil, and existing vegetation will be retained insofar as 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 project will have a negligible impact on groundwater.

Town of Gorham – Little Falls Baseball Field Lighting
Site Plan Amendment
M52 L12

Finding: *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.*

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

All exterior lighting will be shielded as shown in the provided “Illumination Summary” analysis from Musco Lighting, which shows no light emitted onto abutting properties.

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

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

The project will have no impact on solid and/or hazardous waste management on the site.

Finding: *The development will provide 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 project will have a minimal impact on landscaping on the site.

Finding: *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.*

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 project is not located in a Shoreland Overlay District.

Finding: *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.*

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

This project is managed by the Town of Gorham. The Town as made an appropriate budget allocation for the project, and has engaged with the engineering firm Sebago Technics.

Finding: *The applicant has demonstrated that it has the financial and technical capacity to carry out the project in accordance with this Code and the approved plan.*

Town of Gorham – Little Falls Baseball Field Lighting
Site Plan Amendment
M52 L12

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.

This standard does not apply.

Finding: *The development will provide for 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 uses at the site are required to meet the A-weighted hourly equivalent sound level limits of 70 dBA daytime (7 a.m. - 7 p.m.) and 60 dBA nighttime (7 p.m. - 7 a.m.).

Finding: *The development will comply with the A-weighted hourly equivalent sound level limits of 60 dBA daytime (7 a.m. – 7 p.m.) and 50 dBA nighttime (7 p.m. – 7 a.m.).*

CHAPTER 2: GENERAL STANDARDS OF PERFORMANCE

Those standards sections that are not repeats from above or apply to this development are listed below.

Section 2-1 Environmental G. Air Pollution

The project will generate a negligible amount of dust pollution during construction. Post construction no air pollution impacts are anticipated.

Finding: *No air pollution will be created by this development.*

Section 2-2 Parking, Loading, and Traffic

A. Off Street Parking Standards

This project will not have any additional adverse impacts on parking, loading, and traffic.

Finding: *The development provides for sufficient parking and the lighting is shaded and not visible from outside the area.*

B. Off-street Loading Standards

The project will not have any adverse impacts on off-street loading.

Finding: *Off street loading is provided for by this development.*

Town of Gorham – Little Falls Baseball Field Lighting
Site Plan Amendment
M52 L12

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. Any staff and peer review comments shall be addressed prior to the Board signing the plans.
4. 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;
5. All waivers and variances will be listed on the plan prior to recording;
6. The owner of the lot (Map 52, Lot 12) is responsible for compliance with the Town of Gorham Stormwater Ordinance, Chapter 2 - Post Construction Stormwater Management, MS4 provisions;
7. The map and lot numbers shall be listed in the bottom right corner of all pages of the plan set;
8. That all relevant conditions of approval from past Site Plan approvals shall remain in effect;
9. That any proposed use on the site shall meet the sound level requirements outlined under Chapter 4, Section 9, T. Noise;
10. 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;
11. 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;
12. 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 in accordance with the erosion and sedimentation control information contained in the application, and in compliance with the Town of Gorham

Town of Gorham – Little Falls Baseball Field Lighting
Site Plan Amendment
M52 L12

Stormwater Ordinance, Chapter 3 – Erosion and Sedimentation Control at Construction Sites;

13. That the Planning Board Chairman is authorized by the Planning Board to sign the Findings of Fact on behalf of the entire Board; and
14. 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.

SUGGESTED MOTIONS:

FOR APPROVAL:

Move to grant the Town of Gorham’s request for a Site Plan Amendment to install baseball field lighting at Little Falls Recreation Area, Map 52, Lot 12 in the Urban Residential zoning district based on Findings of Fact and Conditions of Approval as drafted by the Town Planner.

TO TABLE DISCUSSION PENDING FURTHER REVIEW:

Move table the Site Plan Amendment request pending further review by the Planning Board.