

**Town of Gorham
Planning Board Meeting
December 7, 2020**

ITEM 2 – Site Plan Review: Walter Stinson 551 Main Street Self Storage Facility – a request for site plan review of self-storage facility buildings, access drive, infrastructure, signage, and landscaping at 551 Main Street. Zoned, Roadside Commercial (RC), Map 32, Lot 19. The applicant is Walter Stinson and is represented by Shawn Frank, P.E., of Sebago Technics, Inc.

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PROJECT TRACKING

DESCRIPTION	COMMENTS	STATUS
Pre-application Discussion		September 9, 2019
Site Plan Review		September 14, 2020
Public		December 7, 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.

George H. Fox, Chairman, Gorham Planning Board

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

Walter Stinson – 551 Main Street Self Storage Facility Site Plan

1. OVERVIEW

The applicant had a pre-application and ordinance amendment discussion in a meeting with the Planning Board on September 9, 2019 and was before the Board on September 14, 2020 for preliminary review. The minutes from the September 14, 2020 Board meeting are on pages 15-18. This is the third time the item has come before the Planning Board with a submission for site plan review.

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

2. ITEMS OF NOTE

Google earth image taken in May of 2016



Google street view imagine taken in the October of 2018, looking up the drive way from Main Street, State Route 25



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3. STAFF REVIEWS

Assessing Department: August 24, 2020; No comment from assessing.

Code Department: September 3, 2020

Must meet all IBC 2015 Building Codes

Fire Department: October 2, 2020

MAP 32 Lot 19

I have reviewed the submitted plans for Main Street Storage Facility and have the following requirements or Questions

1. The building's will meet all applicable sections of the NFPA 101 Life Safety Code and the NFPA Fire Prevention Code 1. All buildings shall be properly numbered in accordance with E911 standards including height, color and location. The plans show total of 8 Buildings.
2. Gate. Access gate their shall be a Lock Box attached to the gate and a key in the box for Fire Department access to the site. Cost of lock box \$ 90.00 +/- app.
3. Heating/Cooling Systems: Their appears to be climate controlled buildings. There may be future requirements when I have more information on how this is going to be accomplished.
4. Building's appears to be required to have Sprinkler Systems under IBC Sec 903.2.9

903.2.9 Group S-1

An automatic sprinkler system shall be provided throughout all buildings containing a Group S-1 occupancy where one of the following conditions exists:

1. 1. A Group S-1 Fire Area exceeds 12,000 square feet (1115 m²). (Does not Apply)
2. 2. A Group S-1 fire area is located more than three stories above grade plane. (Does not Apply)
3. 3. The combined area of all Group S-1 fire areas on all floors, including any mezzanines, exceeds 24,000 square feet (2230 m²). (Does not Apply)
4. 4. A Group S-1 fire area used for the storage of commercial motor vehicles where the fire area exceeds 5,000 square feet (464 m²). This appears to Apply
5. 5. A Group S-1 occupancy used for the storage of upholstered furniture or mattresses exceeds 2,500 square feet (232 m²). This appears to Apply
- 6.

In accordance with the attached IFC Interpretation 20-14, it appears these buildings need to be protected by sprinklers if any upholstered furniture or mattresses are stored in any of the buildings because they are all over 2,500 sqft

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INTERNATIONAL BUILDING CODE

CHAPTER 9 FIRE PROTECTION SYSTEMS SECTION [F] 903.2.92 2012 Edition IFC Interpretation 20-14 Issued 10-6-2014

[F] 903.2.9 Group S-1. An automatic sprinkler system shall be provided throughout all buildings containing a Group S-1 occupancy where one of the following conditions exists:

1. A Group S-1 fire area exceeds 12,000 square feet (1115 m²)
2. A Group S-1 fire area is located more than three stories above grade plane.
3. The combined area of all Group S-1 fire areas on all floors, including any mezzanines, exceeds 24,000 square feet (2230 m²).
4. A Group S-1 fire area used for the storage of commercial trucks or buses where the fire area exceeds 5,000 square feet (464 m²).
5. A Group S-1 occupancy used for the storage of upholstered furniture or mattresses exceeds 2,500 square feet (232 m²)

Q: The area of a self-storage warehouse is between 2,500 square feet and 12,000 square feet. Spaces are rented to individuals for the storage of personal household items (which could include incidental pieces of upholstered furniture and mattresses). Does item #5 require an automatic sprinkler system throughout the Group S-1 self-storage warehouse?

A: Yes. This criteria is written such that any Group S-1 occupancy, not the fire area, over 2,500 square feet used for the storage of upholstered furniture and/or mattresses shall be sprinklered throughout the building.

No other requirements at this time.

Planning Department: December 2, 2020

1. The applicant has provided an access easement for future connections that meet the intent of the following ordinance discussion. (Waivers were granted on September 14, 2020 for sidewalks and connection to the public sewer system. It is unclear if the Planning Board has the authority to grant a waiver from the requirement for sidewalks in the Zoning Regulations Chapter 1 Section 1-11 Roadside Commercial E Performance Standards 1 2 e) Access Management 1 "...Developments must allow for pedestrian and vehicular access into the lot's driveways, sidewalks, and/or parking lots from the abutting properties.")
2. Site access - The proposed driveway into the site is located relatively near the traffic light at the intersection of Main Street, State Route 25, and Sebago Lake Road, State Route 237. Staff recommended during the September 2019 meeting that the applicant provide a traffic assessment by a traffic engineer that evaluates whether the proposed driveway will impact traffic along Main Street and the signalized intersection. According to the assessment report from Derek Caldwell, PE PTOE of Sebago Technics dated August 17, 2020, there is adequate sight distance which meets the DOT and the town's requirements. The report also states that the total number of peak hours trips does not exceed 100 peak hour trips, therefore, will not require a DOT Traffic Movement Permit.

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Police Department: No comments received.

Public Works Department/Stormwater Compliance: September 2, 2020

Plans indicate that 10,421 sq. ft of wetlands will be filled in as part of Phase 1 and 2 of the project. This would trigger the threshold for a DEP permit to be needed. Please make sure all stormwater/erosion control BMP's are followed as per the plans and the Maine Erosion Control Manual. The 75' stream setback must be adhered to with no sediment migration off site or into the wetlands.

Woodard & Curran: December 3, 2020

Woodard & Curran has reviewed the Site Plan Application for the Maine Street Storage Facility to be located at 551 Main Street, in Gorham, Maine. We have reviewed the project for compliance with the applicable Town of Gorham Land Use and Development Codes and General Engineering practices. The proposed development will consist of a nine building self-storage facility and associated stormwater infrastructure. The following documents were reviewed:

- Supplemental Submittal, dated November 9, 2020, prepared by Sebago Technics, on behalf of Prescott Holdings, LLC.
- Engineering Plans, Sheets 1-16, dated November 9, 2020, prepared by Sebago Technics, on behalf of Prescott Holdings, LLC.

We provide the following comments: *(Please note that comments repeated from prior memorandums are in italics.)*

General Civil Engineering

- *To prevent undermining of storm drainage pipe, the pipe invert should be placed on subgrade (not riprap), and riprap should extend from the invert downgradient. Please revise the Riprap Apron detail on Sheet 12 accordingly.*
- *Winter Erosion Control Notes have been added, however, they indicate that over-winter stabilization measures should be provided by November 15. The winter construction period begins on November 1st per the Maine DEP Erosion and Sediment Control BMP Manual, and over-winter stabilization measures should be provided by November 1st; please revise the Winter Erosion Control Measures paragraph 1 and the Standards for Timely Stabilization of Construction Sites During Winter Notes 1-3 accordingly. The applicant should review all of the erosion control notes for conformance with the Maine DEP BMP Manual and applicability to the project and make revisions accordingly.*
- *The label, including the rim elevation, for the catchbasin at the inlet of pipe SD-5 should be added to Sheet 9 of the plans.*
- *Please provide details for the outlet control structures shown on Sheet 9 of the plan set.*
- *We note a potential conflict between SD-15 and a underground utility line. The Applicant should review.*

Chapter 4 – Site Plan Review

Section 4-9 – Approval Criteria and Standards

- *Please note the following regarding Stormwater Management (Section 4.9 F):*

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- *The total area modeled in the pre-development condition HydroCAD model is 0.123 acres larger than that of the post-development model. The Applicant should review and revise the models accordingly.*
- *Per the Maine DEP Stormwater BMP Design Manual, subsurface explorations extending below the proposed underdrained soil filter basin bottoms should be made within the proposed basin areas to identify depths to seasonal high groundwater and bedrock. The bottoms of the proposed basins should be a minimum of 18 inches above the seasonal high groundwater table or bedrock unless a non-clay impermeable liner is proposed. The Applicant should provide test pit or boring logs for the underdrained soil filter locations.*

A revised Stormwater Management Plan was not included with the application submittal. Woodard & Curran will review the two comments above upon receipt of the revised Stormwater Management Plan.

Please contact our office if you have any questions.

Portland Water District: October 14, 2020

I am currently working with the development team at Sebago Technics on this project, and will be issuing a Change of Use determination within the next day or so allowing for the reuse of the service.

Adam Sellick

**PLANNING BOARD
SITE PLAN REVIEW REPORT
AND FINDINGS OF FACT**

For

WALTER STINSON – 551 MAIN STREET STORAGE FACILITY

December 7, 2020

Applicant/ Property Owner: The property owner is Neil Esposito, 145 Caleb Street, Portland, Maine 04102. The applicant is Walt P. Stinson, Prescott Holdings, LLC, P.O. Box 788, Gorham ME 04038.

Property: The lot is identified as Tax Map 32, Lot 19, and is located at 551 Main Street.

Consultants: Shawn Frank, P.E., # 6396, and Owen McCullough, P.E. #7122 with Sebago Technics.

Project Description: The applicant is proposing eight (8) self-storage facility buildings, one of which includes an office, as well as an access drive, infrastructure, signage, and landscaping. The project will be served by natural gas, CMP electricity, public water, and onsite septic.

Site Description: The lot is 10.75 acres in size with wetlands located toward the middle of the parcel. The vegetation on the lot is a mix of canopy trees and shrub type brush.

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

Zoning: Roadside Commercial (RC) District.

Variances: None required.

Waivers granted: Waivers were granted on September 14, 2020 for sidewalks and connection to the public sewer system.

Pursuant to the Application:

A Pre-application discussion was held on September 9, 2019.

Preliminary Site Plan Review was held on September 14, 2020 and November 2, 2020

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:

Sheet 1 – Cover Sheet – 11/10/20 Sheet 2 – Existing Conditions – 11/10/20 Sheet 3 – Notes and Legend- 11/10/20
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Sheet 4 – Demolition Plan – 11/10/20
Sheet 5 – Overall Site Plan – 11/10/20
Sheet 6 – Site Plan 1 – 11/10/20
Sheet 7 – Site Plan 2 – 11/10/20
Sheet 8 – Grading and Utilities Plan 1– 11/10/20
Sheet 9 – Grading and Utilities Plan 2 – 11/10/20
Sheet 10 –Landscape Plan 1 – 11/10/20
Sheet 11 – Landscape Plan 2 – 11/10/20
Sheet 12 – Erosion Control Notes and Details – 11/10/20
Sheet 13 – Erosion Control Notes and Details – 11/10/20
Sheet 14 – Details – 11/10/20
Sheet 15 – Details – 11/10/20
Sheet 16 – Details – 11/20/20
Hubbell Lighting Inc. Lighting Plan – 10/23/20

Other documents submitted consist of the following:

Plans – 08/18/20; 09/29/20
Stormwater Management Plan – 08/20; Revised 09/20
Stormwater Management Law Permit Application – 11/10/20
Site Plan Review Application – 08/18/20
Gorham Assessor Comments – No comments
Gorham Fire Chief Comments – 08/24/20
Gorham Public Works Director Comments – 09/02/20
Gorham Code Enforcement Officer – No comments
Woodard & Curran – 08/28/20

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 eight (8) buildings totally 53,000 square feet. The buildings are proposed to be constructed toward the front of the lot because there are wetlands toward the middle portion. The total developed acreage proposed is 3.74 acres of an 11.50 acre parcel.

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.

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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.

Vehicular access to the site will be from Main Street, State Route 25.

The development is proposed to have 49 daily trips with 49 trips entering and 49 trips exiting the site. The busiest a.m. time will be from 7 to 8 am and produce 13 trips, 7 entering and 6 exiting trips. The busiest p.m. time will be from 7 to 6 p.m. and produce 13 trips, 7 entering and 6 exiting trips.

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 proposed driveway into the site is located relatively near the traffic light at the intersection of Main Street, State Route 25, and Sebago Lake Road, State Route 237. Staff recommended during the September 2019 meeting that the applicant provide a traffic assessment by a traffic engineer that evaluates whether the proposed driveway will impact traffic along Main Street and the signalized intersection. According to the assessment report from Derek Caldwell, PE PTOE of Sebago Technics dated August 17, 2020, there is adequate sight distance which meets the DOT and the town's requirements. The report also states that the total number of peak hours trips does not exceed 100 peak hour trips, therefore, will not require a DOT Traffic Movement Permit.

Site distance for the existing entrance is 420 feet to the west and 440 feet to the east.

The grade of the proposed drive will be a -2.0% for a minimum of five (5) feet from the existing pavement edge or the centerline of the existing drainage swale.

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.

Site plans 1 and 2 show vehicular pavement that is 24 and 30 feet wide between the buildings, which is more than the width of a travel way in a road. The width of the entrance is 28 feet wide.

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 closest sidewalk is located at and going into the Martin's Point entrance to the east. A waiver was granted from providing sidewalks to the site. The circulation within the site is via driveways and vehicular pavement.

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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.

Stormwater will be managed and treated through utilization of one gravel wetland and one building drip edge filter.

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.

During construction an erosion control mix berm, silt fence, dirt bag, blanket, silt sack and rip rap apron will be installed along the edge of the disturbed areas, as shown on the Grading and Utilities Plan 1 and 2, Sheets 8 and 9 of 14. The erosion control measures will be installed and maintained as outlined on the Erosion Control Notes: Sheet 12 of 14 and on the Details Plan: Sheet 13 of 14.

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

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.*

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 buildings will be served by public water from the Portland Water District. A 3/4 ” water service line extends into the site from the existing 8” water main located in the Main Street right-of-way.

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 Board granted a waiver from the public sewer requirement. The applicant is going to install a private septic system that includes a 1,000 gallons tank with pump and disposal field along the sites

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frontage.

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 building in the front along Main Street has overhead electrical utilities, underground gas, and water service running to it.

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.

Eleven canopy trees are to be removed in the front and east of the lot to facilitate construction. Maple trees, juniper, grasses, rhododendron and hydrangea will be planted along the frontage.

The trees and wetlands located on the southern half of the site will remain undisturbed.

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 applicant is proposing to treat stormwater in a wetland located on the middle of the parcel.

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.

The photometric plan dated September 28, 2020 shows illuminance averages of 3.97 at the driveways throughout the site and 1.74 at the entry. The maximum on site is 16.9.

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.

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Trash pickup will be from a local waste hauler.

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.

Eleven canopy trees are to be removed in the front and east of the lot to facilitate construction. Maple trees, juniper, grasses, rhododendron and hydrangea will be planted along the frontage.

The trees and understory located on the southern half of the site will remain undisturbed.

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 lot is not located in a Shoreland Overlay District. The applicant is proposing to treat storm water in a wetland.

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.

The applicant has submitted a letter dated August 16, 2020 from Mike Voisine, Vice President of Gorham Savings Bank, which identifies it has the financial capacity to complete the project.

The applicant has submitted resumes and information for each member of the Sebago Technics team who worked on the plans and application.

The applicant has retained Grant Hayes for the architectural renderings.

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.*

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.

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The applicant is proposing to leave a majority of the existing trees located in the rear portion of the lot. The applicant is also proposing landscaping along the road frontage.

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 70 dBA daytime (7 a.m. – 7 p.m.) and 60 dBA nighttime (7 p.m. – 7 a.m.).

Chapter 1 Section 1-11 Roadside Commercial E. Performance Standards

1) The performance standards contained in Chapter 2 of this Code shall be fully observed.

2) a) Lot Layout

The site plans show utility pads located behind the proposed buildings. There is no parking located along the frontage between the buildings and Main Street.

Finding: The applicant has located storage and pads behind the buildings.

b) Utilities

The applicant plans to provide public water. The applicant will provide the Portland Water District ability to serve letter prior to a pre-construction meeting.

The applicant has received a waiver from the public sewer requirement.

All developments are required to have underground utilities.

Finding: The applicant has provided the required utilities.

c) Buffer yards

The landscape plan shows a mix of canopy trees, shrubs, plants and berms as well as existing vegetation that break up the development.

Finding: The development will provide for buffering of adjacent uses and landscaping.

d) Building Design Standards

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The applicant proposes 3 different building materials which are stone veneer, metal roofing, and vinyl clapboard siding. The building materials will not be highly reflective.

Finding: The applicant will utilize materials that meet the standards of this section.

e) Access Management

The applicant was granted a waiver from providing sidewalks to the site under the Site Plan Review Ordinance.

The applicant proposes one entrance where a driveway exists presently as well as an access easement to the abutting parcel for vehicular and pedestrian use. The nearest intersection is over 400 feet away.

Finding: The access is located the required distance away from an existing entrance along Main Street.

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. That any proposed use on the site shall meet the sound level requirements outlined under Chapter 4, Section 9, T. Noise;
4. That prior to the pre-construction meeting, the applicant will establish the following: a performance guarantee equal to 125% of the costs to complete the site improvements and an escrow for field inspection meeting the approvals of Town Staff;
5. That prior to the commencement of construction, the applicant, applicant's engineer and earthwork contractor shall have a pre-construction meeting with the Town's Engineer, Town Planner, Code Enforcement Officer, Public Works Director and Fire Chief;
6. That the buildings will meet all applicable sections of the NFPA 101 Life Safety Code and the NFPA Fire Prevention Code 1;
7. That all buildings shall be properly numbered in accordance with E911 standards including height, color and location;
8. That the Fire Department shall have building plans submitted 2 weeks prior to start of building for review and approvals;

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9. That the owner of the lot is responsible for compliance with the Town of Gorham Stormwater Ordinance, Chapter 2 – Post Construction Stormwater Management;
10. That the applicant shall submit the pedestrian and vehicular access easement deed for review and approval by the Town Planner and the Town Attorney prior to the issuance of any building permit for this project.
11. That a recorded copy of the approved pedestrian and vehicular access easement deed shall be returned to the Community Development: Planning Division Office prior to a certificate of occupancy being issued for the site;
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 once the site plan has been recorded at the Cumberland County Registry of Deeds, a dated copy of the recorded site plan shall be returned to the Town Planner prior to a pre-construction meeting being held.

SUGGESTED MOTIONS:

MAJOR SITE PLAN APPROVAL:

Move to grant Walter Stinson’s request for major site plan approval for construction of a self-storage facility located 551 Main Street on Map 32 Lot 19 in the Roadside Commercial (RC) zoning district, based on the Findings of Fact as written by the Town Planner (and modified and conditioned by the Planning Board).

TO CONSENT AGENDA APPROVAL:

Move to place further review of Walter Stinson’s request for major site plan approval for construction of a self-storage facility located 551 Main Street on Map 32 Lot 19 on the next Consent Agenda pending responses to remaining issues that include Maine DEP approval and easement review (and revisions to the plans).

PLANNING BOARD MEETING MINUTES

September 14, 2019

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

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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 be 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. Hays 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.

Walter Stinson – 551 Main Street Self Storage Facility Site Plan

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). [

Walter Stinson – 551 Main Street Self Storage Facility Site Plan

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).