

**Town of Gorham
Planning Board Meeting
September 14, 2020**

ITEM 1 – Site Plan Review: Walter Stinson Main Street Storage Facility – a request for site plan review of storage facility buildings, access drive, infrastructure, signage, and landscaping at 551 Main Street. Zoned, Roadside Commercial (RC), Map 32, Lot 19. The applicant is represented by Shawn Frank, P.E., of Sebago Technics, Inc.

INDEX OF PACKET ENCLOSURES	
DESCRIPTION	PAGE NUMBER
1. Overview	2
2. Waiver Request	2
3. Items of Note	2
Aerial Photos	2
4. Staff Review	3-5
5. Findings of Fact, Conditions of Approval and Motions	6-15
6. Planning Board Meeting Minutes	15-16

PROJECT TRACKING

DESCRIPTION	COMMENTS	STATUS
Pre-application Discussion		September 9, 2019
Site Plan Review		September 14, 2020
Site Walk		

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 – Main Street 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. Minutes from that meeting regarding the pre-application discussion are included on page 14. This is the first time the item has come before the Planning Board with a submission for final subdivision review and approval.

The applicant is represented by Shawn Frank, 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



Walter Stinson – Main Street Storage Facility Site Plan

. 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 8, 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

INTERNATIONAL BUILDING CODE

Walter Stinson – Main Street Storage Facility Site Plan

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 sprinkled throughout the building. This is regardless of how much upholstered furniture and/or mattresses are actually stored

No other requirements at this time.

Planning Department:

1. 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.
2. Pedestrian circulation - The closest sidewalk is located at and going into the Martin's Point entrance to the east. The applicant has not provided pedestrian circulation to the site.
3. Portland Water District ability-to-serve letter has not been submitted to the town.
4. The building in the front along Main Street has overhead utilities and water service. There are no utilities shown running to the other buildings. Is this what is intended?
5. No lighting is shown on the plans. Is this intended?
6. There is no information provided for waste disposal.
7. The applicant has requested a waiver from the public sewer requirement. The Planning Board may grant a waiver if the lot is located greater than 200 feet and the costs to

Walter Stinson – Main Street Storage Facility Site Plan

connect is greater than 3 times the costs for an onsite sewerage system. The applicant's discussion is located on page 2 of the application introduction.

Police Department: No comments received.

Public Works Department/Stormwater Compliance: September 8, 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: September 9, 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:

- Site Plan Application and attachments, dated August 2020, prepared by Sebago Technics, on behalf of Prescott Holdings, LLC.
- Engineering Plans, Sheets 1-14, dated November 8, 2019, prepared by Sebago Technics, on behalf of Prescott Holdings, LLC.
- Stormwater Management Plan, dated August 2020, prepared by Sebago Technics, on behalf of Prescott Holdings, LLC.

We provide the following comments:

General Civil Engineering

- Inlet protection devices are depicted on Sheets 8 and 9 at all catch basin inlets except CB-6. The Applicant should add inlet protection to CB-6.
- The Applicant should add riprap inlet protection at the inlet of pipe SD-1 for energy dissipation and scour protection.
- 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.
- Several Erosion Control Measures notes refer to the Winter Erosion Control Notes, which are not provided. 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.
- No site lighting or electrical utilities associated with the proposed storage buildings are shown on the plans. Please revise the plans to show these items.
- The Applicant submitted a letter to Portland Water District to request utility ability to serve documentation for the proposed project. Response letters confirming ability to serve the

Walter Stinson – Main Street Storage Facility Site Plan

proposed development and adequacy of the existing water service should be submitted to the Town upon receipt.

- The Applicant indicated NRPA Tier 1 and Stormwater permits will be submitted to Maine DEP. Copies of all permit approvals should be forwarded to the Town upon receipt.
- Please provide a detail for the 10-foot wide vegetated access drive shown on Sheets 6 and 7 of the plan set.
- Proposed grades should tie into existing grades. It appears that the contour interval is different on the existing grades (two-foot interval) than the proposed grades (one-foot interval). We recommend using the same contour interval for existing and proposed grades.
- The Applicant should review the location of perimeter filtration barriers on Sheet 9, and relocate the barrier downgradient of proposed work as needed, particularly around the gravel wetland.

Chapter 4 – Site Plan Review

Section 4-8 – Procedures for Major Developments

- Please provide a construction schedule including anticipated beginning and completion dates per Section 4.8 C. 1) c. 14.

Section 4-9 – Approval Criteria and Standards

- The Applicant indicated that revisions to the Stormwater Management Plan and attachments are in progress in association with the Maine DEP Stormwater Permit for the site and will be submitted to the Town at a later date. We will review and provide comments on the updated stormwater management documents upon submittal.

Please contact our office if you have any questions.

Portland Water District:

Ability-to-serve letter has not been provided by the applicant.

Walter Stinson – Main Street Storage Facility Site Plan

PLANNING BOARD SITE PLAN REVIEW REPORT AND FINDINGS OF FACT

For

WALTER STINSON – MAIN STREET STORAGE FACILITY

September 14, 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, with Sebago Technics.

Project Description: The applicant is proposing nine self-storage facility buildings, one of which includes an office, 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 requested:

The applicant requests a waiver from providing public sewer. The applicant has requested a waiver from the public sewer requirement. The Planning Board may grant a waiver if the lot is located greater than 200 feet and the costs to connect is greater than 3 times the costs for an onsite sewerage system.

Suggested motions:

Move to approve waiver from Chapter 4 Section 9 I Sewerage Disposal.

Pursuant to the Application:

A Pre-application discussion was held on September 9, 2019.
Preliminary Site Plan Review was held on September 14, 2020.

Walter Stinson – Main Street Storage Facility Site Plan

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 – 09/29/20
Sheet 2 – Existing Conditions – 09/29/20
Sheet 3 – Notes and Legend- 09/29/20
Sheet 4 – Demolition Plan – 09/29/20
Sheet 5 – Overall Site Plan – 09/29/20
Sheet 6 – Site Plan 1 – 09/29/20
Sheet 7 – Site Plan 2 – 09/29/20
Sheet 8 – Grading and Utilities Plan – 09/29/20
Sheet 9 – Grading and Utilities Plan – 09/29/20
Sheet 10 –Landscape Plan 1 – 09/29/20
Sheet 11 – Landscape Plan 2 – 09/29/20
Sheet 12 – Erosion Control Notes and Details – 09/29/20
Sheet 13 – Details – 09/29/20
Sheet 14 – Details – 09/29/20
Sheet 15 – Details – 09/29/20
Sheet 16 – Details – 09/29/20

Other documents submitted consist of the following:

Site Plan Application – 08/18/20
Plans – 08/18/20
Stormwater Management Plan – August and September, 2020
Technical Capacity – Sebago Technics – 08/18/20
Financial Capacity - Gorham Savings Bank, Mike Voisine, Vice President, August 16, 2020
Traffic Assessment – Sebago Technics – 08/18/20
Lumark Lighting Sheets – 08/18/20
Hubbell Lighting, Inc. – Photometric Plans – 10/23/20
Gorham Town Planner Comments – 10/26/20
Gorham Assessor Comments – No comments
Gorham Fire Chief Comments –10/02/20
Gorham Public Works Director Comments – 09/02/20
Gorham Code Enforcement Officer – No comments
Woodard & Curran – 09/08/20

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.

Walter Stinson – Main Street Storage Facility Site Plan

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 nine buildings totally 64, 575 square feet. The buildings are proposed to be constructed toward the front of the lot because there are wetlands toward the middle portion.

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.

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 18, 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.

Walter Stinson – Main Street Storage Facility Site Plan

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 35 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. The applicant has not provided pedestrian circulation to 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.

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. The erosion control measures will be installed and maintained as outlined on the Erosion Control Notes and details: Sheet 12 and on the Details Plan: Sheet 13.

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.

Walter Stinson – Main Street Storage Facility Site Plan

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 applicant has requested a waiver from the public sewer requirement. The request and calculation related to the request is located on page 2 of the applicant materials. The applicant is going to install a private septic system.

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 utilities 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.*

Walter Stinson – Main Street Storage Facility Site Plan

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

No lighting is shown on the plans.

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.

There is no information provided for waste disposal.

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 from Gorham Savings Bank, Mike Voisine, Vice President, dated August 16, 2020 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.

Walter Stinson – Main Street Storage Facility Site Plan

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.

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 Portland Water District ability to serve letter is pending.

The applicant has requested a waiver from the public sewer requirement. The applicant has requested a waiver from the public sewer requirement. The Planning Board may grant a waiver if the lot is located greater than 200 feet and the costs to connect is greater than 3 times the costs for an onsite sewerage system.

Walter Stinson – Main Street Storage Facility Site Plan

All developments are required to have underground utilities.

Finding: The applicant has provided the utilities required.

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

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

There is no pedestrian access provided along Main Street.

The applicant proposes one entrance where a driveway exists presently. The nearest intersection is over 400 feet.

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

Walter Stinson – Main Street Storage Facility Site Plan

5. That the site plan shall not be released for recording at the Cumberland County Registry of Deeds until the required performance guarantee has been posted meeting the approval of Town Staff; and
6. That once the site plan 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 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 POSTPONE APPROVAL:

Move to postpone 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 pending responses to remaining issues (and revisions to the plans).

TO CONSENT AGNEDA 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 (and revisions to the plans).

PLANNING BOARD MEETING MINUTES

September 9, 2019

ITEM 6 Pre-application Discussion – Walter Stinson – Self-Storage Facility at 551 Main Street – a request for approval of a self-storage facility at 551 Main Street, zoned Roadside Commercial, Map 32, Lot 19.

Mr. Poirier explained that this pre-application discussion is between the applicant and the Planning Board, none of the information has been distributed to Town staff for review/recommendation. He said that warehousing and outdoor storage uses are allowed only in the Industrial district, which is why the applicant is requesting the zone amendment discussed in Item 1. Since the property will be rezoned after 1998, it is subject to additional performance standards regarding perimeter buffering, which has to be 100 feet along those boundaries that are not zoned industrial as well as along Main Street. He said that the Board can reduce the 100 foot requirement to 50 feet pending submission by the applicant of the appropriate and acceptable information. The applicant is proposing a storage facility, and the Board should discuss with the applicant if outdoor storage is also proposed. Mr. Poirier said that staff recommends that the applicant provide a traffic assessment by a traffic engineer evaluating whether the propose driveway into the site will impact traffic along Main Street and the signalized intersection. Mr. Poirier said a gravity sewer main is located at the intersection of Main Street, State Route 25, and Route 237, approximately 380’ from nearest property boundary.

Walter Stinson – Main Street Storage Facility Site Plan

He said it may be possible to extend sewer to serve the site without impacting Main Street. Staff recommends that be considered as part of a site plan application.

Shawn Frank, Sebago Technics, appeared on behalf of the applicant and advised the Board that this proposed use would be a very low generator of off peak traffic. The driveway location will be fairly close to the existing driveway that services the house on the site. They would like to request a reduction of the buffer requirements down to 50 feet. A small, one person office is proposed, with a small septic system, with landscaping along Route 25. The majority of the buildings would be typical self-storage buildings, with overhead doors, but buildings 1,7 and 8 would be climate controlled and could be more architectural in design. It is anticipated that this will be a gated facility, with some parking outside for clients to come in to the rental office.

In reply to Mr. Fox, Mr. Frank said that no permanent outside storage is anticipated. In reply to Mr. Poirier, Mr. Frank said they will get additional information on the cost of extending to the existing sewer for the Board's review to determine if extending it is reasonable. Ms. Butler-Bailey asked Mr. Frank what kind of gate is proposed, will be a large, visible chain link fence, which she believes would be out of keeping with the surroundings. Mr. Frank said it would be more like a security fence. Mr. Fox said that because of the medical facility adjacent to the site, he would like to be sure that this will be an attractive, professional looking operation, with some consideration being given to landscaping and architectural features of the buildings. Mr. Richman commented that the fencing around the site can either make it or break it, and suggested staggering the buildings with the grade instead of flattening the grade. Mr. Frank said that the buildings can actually be constructed with a one percent slope on the floors. Mr. Richman said that doing smaller blocks of buildings would allow working with the slope better. In reply to Mr. Grassi, Mr. Frank said that from the edge of the curb to the front of the building, it is probably 60 to 65 feet. Mr. Anderson encouraged additional landscaping in the buffer between this site and the one abutting it.

PUBLIC COMMENT OPENED: None offered
PUBLIC COMMENT PERIOD ENDED