

RECEIVED JAN 18 2023



Community Development
Planning Division

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GORHAM MUNICIPAL CENTER, 75 South Street, Gorham, ME 04038

Tel: 207-222-1620

SPECIAL EXCEPTION APPLICATION

FEES FOR SPECIAL EXCEPTION REVIEW	<input checked="" type="checkbox"/> \$150 Application Fee <input type="checkbox"/> \$100 for Public Notice/ Legal Ad <input type="checkbox"/> \$1,000.00 Peer Review and Legal Services Escrow. (\$500.00 plus \$500.00 Engineer's Estimate - may need to be increased depending on project)	TOTAL AMOUNT PAID:	\$150.00
		DATE PAID:	1/10/23

PROPERTY DESCRIPTION	Parcel ID	Map(s)	12	Lot(s)	26 ¹	Zoning District(s)	RC	Total Land Area (sq. ft.)	4.72 acres
	Physical Address/ Location	3 Gorham Industrial Parkway							
APPLICANT'S INFORMATION	Name	Meghann Carrasco			Name of Business	Seedlings to Sunflowers			
	Phone	(207) 222-2378			Mailing Address	11 South Gorham Crossing, Gorham ME 04038			
	Email	meghann@seedlingstosunflowers.org							
PROPERTY OWNER'S INFORMATION	Name(s)	JCS 5 LLC			Mailing Address	20 Mechanic Street Gorham, ME 04038			
	Phone	207-839-2744							
	Email	jcurran@greatfallsinc.com							
APPLICANT'S AGENT INFORMATION	Name				Name of Business				
	Phone				Mailing Address				
	Email								

PROJECT DESCRIPTION

Existing Use

Vacant Land being developed into Pre-engineered metal building for ~3-4 tenants.

Project Name | PreK Expansion + Community Cafe

Proposed Use

In public partnership with Gorham School Department, offering access to Pre-K, Before/After Care + Community Support.

SPECIAL EXCEPTION STANDARDS

The Planning Board shall have the power and duty to Approve, Deny, or Approve with Conditions a Special Exceptions application only as expressly provided in the applicable zoning districts. The applicant shall have the burden of proving that his/her application is in compliance with the following standards. After the submission of a complete application, the Planning Board shall approve a special exception application or approve it with conditions only if it makes a positive finding based on the information presented that the proposed use, with any conditions attached, meets the following standards


CRITERIA FOR APPROVAL	<i>IF THE ANSWER TO ANY OF THESE QUESTIONS IS NO, PLEASE EXPLAIN.</i>
The proposed use will not create or aggravate hazards to vehicular or pedestrian traffic on the roads and sidewalks, both off-site and on-site, serving the proposed use as determined by the size and condition of such roads and sidewalks, lighting, drainage, and the visibility afforded to pedestrians and the operators of motor vehicles on such roads	yes
The proposed use will not cause water pollution, sedimentation, erosion, contaminate any water supply nor reduce the capacity of the land to hold water so that a dangerous or unhealthy condition results;	yes
The proposed use will not create unhealthful conditions because of smoke, dust, or other airborne contaminants;	yes
The proposed use will not create nuisances to neighboring properties because of odors, fumes, glare, hours of operation, noise, vibration or fire hazard or unreasonably restrict access of light and air to neighboring properties;	yes
The waste disposal systems are adequate for all solid and liquid wastes generated by the proposed use;	yes
The proposed use will not result in damage to spawning grounds, fish, aquatic life, bird or other wildlife habitat, and, if located in the Shoreland Overlay District, will conserve (a) shoreland vegetation; (b) visual points of access to waters as viewed from public facilities; (c) actual points of access to waters; and (d) natural beauty;	yes

ADDITIONAL COMMENTS:

Great Falls to send Over Site Plan ASAP.

The minimum requirement for Special Exception applications is a sketch of the property and the proposed changes. If the plan cannot demonstrate compliance to all of the "Criteria for Approval" (above) then further application(s) and/or material(s) may be required. Please discuss with the Town Planner.

The undersigned hereby makes application to the Town of Gorham for approval of the proposed project and declares the foregoing to be true and accurate to the best of his/her knowledge.



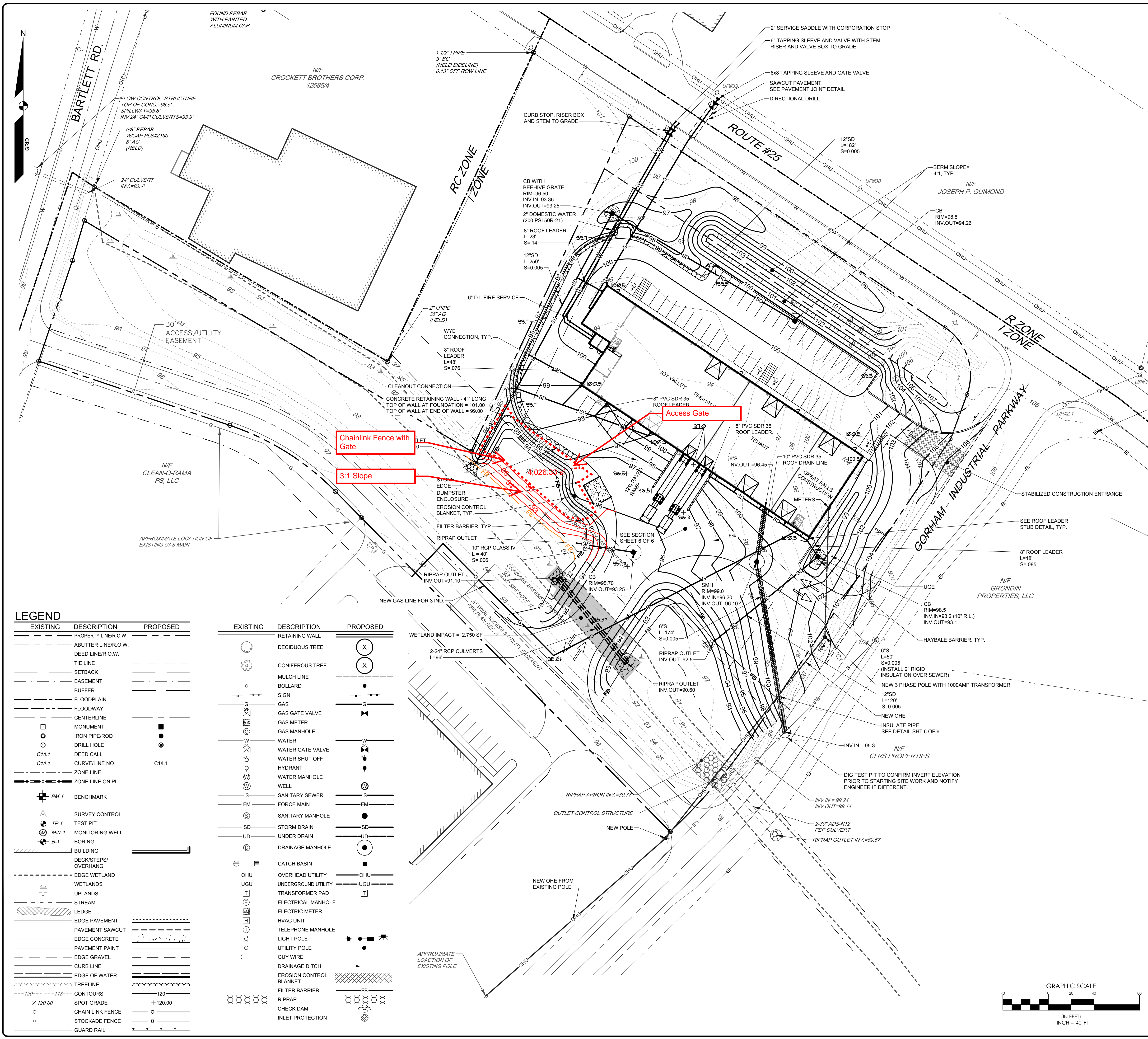
SIGNATURE OF APPLICANT OR APPLICANT'S AGENT

1-10-23

DATE

Meghann Carrusco

PRINT NAME

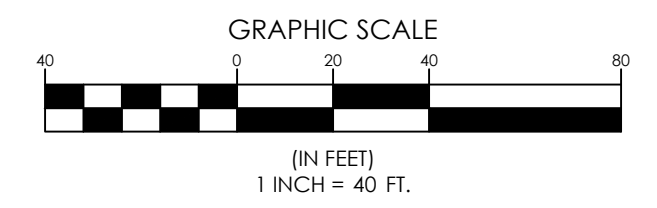


CONSTRUCTION NOTES

- ALL WORK SHALL CONFORM TO THE APPLICABLE CODES AND ORDINANCES.
- CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIM OR HERSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS AS TO THE COST THEREOF. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIM OR HERSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
- CONTRACTOR SHALL NOTIFY ENGINEER OF ALL PRODUCTS OR ITEMS NOTED AS 'EXISTING' WHICH ARE NOT FOUND IN THE FIELD.
- INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND OWNER'S REQUIREMENTS UNLESS SPECIFICALLY OTHERWISE INDICATED OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO FABRICATION AND ERECTION OF ANY MATERIAL. ANY UNUSUAL CONDITIONS SHALL BE REPORTED TO THE ATTENTION OF THE ENGINEER.
- CONTRACTOR SHALL CLEAN AND REMOVE DEBRIS AND SEDIMENT DEPOSITED ON PUBLIC STREETS, SIDEWALKS, ADJACENT AREAS, OR OTHER PUBLIC WAYS DUE TO CONSTRUCTION.
- CONTRACTOR SHALL INCORPORATE PROVISIONS AS NECESSARY IN CONSTRUCTION TO PROTECT EXISTING STRUCTURES, PHYSICAL FEATURES, AND MAINTAIN SITE STABILITY DURING CONSTRUCTION. CONTRACTOR SHALL RESTORE ALL AREAS TO ORIGINAL CONDITION AND AS DIRECTED BY DESIGN DRAWINGS.
- SITE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH MAINE EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION. BEST MANAGEMENT PRACTICES PUBLISHED BY THE CUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 1991 OR LATEST EDITION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.
- THE CONTRACTOR IS HEREBY CAUTIONED THAT ALL SITE FEATURES SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS BY THE SURVEYOR AND BY INFORMATION PROVIDED BY UTILITY COMPANIES. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT DIG SAFE (1-888-486-4868) AT LEAST THREE (3) BUT NOT MORE THAN THIRTY (30) DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES.
- CONTRACTOR SHALL BE AWARE THAT DIG SAFE ONLY NOTIFIES ITS 'MEMBER' UTILITIES ABOUT THE DIG. WHEN NOTIFIED, DIG SAFE WILL ADVISE CONTRACTOR OF MEMBER UTILITIES IN THE AREA. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND CONTACTING ALL NON-MEMBER UTILITIES DIRECTLY. NON-MEMBER UTILITIES MAY INCLUDE TOWN OR CITY WATER AND SEWER DISTRICTS AND SHALL LOCAL UTILITIES, AS WELL AS USG PUBLIC WORKS SYSTEMS.
- CONTRACTORS SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE REQUIREMENTS OF 23 MRSA 3360-A. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE APPROPRIATE UTILITIES TO OBTAIN AUTHORIZATION PRIOR TO RELOCATION OF ANY EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS. IF A UTILITY CONFLICT ARISES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER, THE MUNICIPALITY AND APPROPRIATE UTILITY COMPANY PRIOR TO PROCEEDING WITH ANY RELOCATION.
- ALL PAVEMENT MARKINGS AND DIRECTIONAL SIGNAGE SHOWN ON THE PLAN SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS.
- ALL PAVEMENT JOINTS SHALL BE SAWCUT PRIOR TO PAVING TO PROVIDE A DURABLE AND UNIFORM JOINT.
- NO HOLES, TRENCHES OR STRUCTURES SHALL BE LEFT OPEN OVERNIGHT IN ANY EXCAVATION ACCESSIBLE TO THE PUBLIC OR IN PUBLIC RIGHTS-OF-WAY.
- ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE A M.D.O.T. PERMIT AS WELL AS PERMITS FROM THE TOWN AS APPLICABLE.
- THE PROPOSED LIMITS OF CLEARING SHOWN HEREON ARE APPROXIMATE BASED UPON THE PROPOSED LIMITS OF SITE GRADING. THE APPLICANT RESERVES THE RIGHT TO PERFORM NORMAL FOREST MANAGEMENT ACTIVITIES OUTSIDE OF THE CLEARING LIMIT AS SHOWN. TREE REMOVAL OUTSIDE OF THE LIMITS OF CLEARING MAY BE NECESSARY TO REMOVE DEAD OR DYING TREES OR TREE LIMBS. THIS REMOVAL IS DUE TO POTENTIAL SAFETY HAZARDS AND TO PROMOTE PROPER FOREST GROWTH.
- IMMEDIATELY UPON COMPLETION OF CUTS/FILLS, THE CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH EROSION CONTROL NOTES AND AS SPECIFIED ON PLANS.
- THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR THE REMOVAL, REPLACEMENT AND REPAIR OF ALL DAMAGED AND DEFECTIVE MATERIAL AND WORKMANSHIP IN CONNECTION WITH THE CONTRACT WORK. THE CONTRACTOR SHALL REPLACE OR REPAIR AS DIRECTED BY THE OWNER ALL SUCH DAMAGED OR DEFECTIVE MATERIALS WHICH APPEAR WITHIN A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.
- ALL WORK PERFORMED BY THE GENERAL CONTRACTOR AND/OR TRADE SUBCONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF LOCAL, STATE OR FEDERAL LAWS, AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, WHETHER OR NOT SPECIFIED ON THE DRAWINGS.
- WHERE THE TERMS "APPROVED EQUAL", "OTHER APPROVED", "EQUAL TO", "ACCEPTABLE" OR OTHER GENERAL QUALIFYING TERMS ARE USED IN THESE NOTES, IT SHALL BE UNDERSTOOD THAT REFERENCE IS MADE TO THE RULING AND JUDGMENT OF SEBAGO TECHNICS, INC.
- THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION FOR THE WORK UNTIL TURNED OVER TO THE OWNER.
- THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DRAWINGS ON SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES.
- THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY CHANGES AND DEVIATION OF APPROVED PLANS NOT AUTHORIZED BY THE ARCHITECT/ENGINEER AND/OR CLIENT/OWNER.
- DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. ANY MODIFICATION TO SUIT FIELD DIMENSION AND CONDITION SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO ANY WORK.
- BEFORE THE FINAL ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL REMOVE ALL EQUIPMENT AND MATERIALS, REPAIR OR REPLACE PRIVATE OR PUBLIC PROPERTY WHICH MAY HAVE BEEN DAMAGED OR DESTROYED DURING CONSTRUCTION. CLEAN THE AREAS WITHIN AND ADJACENT TO THE PROJECT WHICH HAVE BEEN OBTAINED BY HIS/HER OPERATIONS, AND LEAVE THE PROJECT AREA NEAT AND PRESENTABLE.
- ALL SUBSURFACE UTILITY LINES SHOWN HEREON ARE BASED SOLELY ON THE FIELD LOCATION OF VISIBLE STRUCTURES, 8"HS, CB'S, HYDRANTS, ETC. IN CONJUNCTION WITH DESIGN AND OR AS-BUILT PLANS SUPPLIED TO SEBAGO TECHNICS, INC. BY OTHERS. PRIOR TO ANY CONSTRUCTION, EXCAVATION, TEST BORINGS, DRILLING, ETC., DIG SAFE MUST BE NOTIFIED AND A SITE IDENTIFICATION NUMBER OBTAINED WITH A SAFE TO DIG DATE OBTAINED. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION, DEPTH AND MATERIAL OF ALL SUBSURFACE UTILITY LINES SHOWN HEREON AND ANY AND ALL OTHERS LOCATED ON SITE WITHIN THE CONSTRUCTION AREA.

LEGEND

EXISTING	DESCRIPTION	PROPOSED	EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY LINE R.O.W.	---	○	RETAINING WALL	○
---	ABUTTER LINE R.O.W.	---	○	DECIDUOUS TREE	○
---	DEED LINE R.O.W.	---	○	CONIFEROUS TREE	○
---	TIE LINE	---	○	MULCH LINE	○
---	SETBACK	---	○	BOLLARD	○
---	EASEMENT	---	○	SIGN	○
---	BUFFER	---	○	GAS	○
---	FLOODPLAIN	---	○	GAS GATE VALVE	○
---	FLOODWAY	---	○	GAS METER	○
---	CENTERLINE	---	○	GAS MANHOLE	○
○	MONUMENT	○	○	WATER	○
○	IRON PIPE/ROD	○	○	WATER GATE VALVE	○
○	DRILL HOLE	○	○	WATER SHUT OFF	○
○	DEED CALL	○	○	HYDRANT	○
○	DEED CALL	○	○	WATER MANHOLE	○
○	CURVE/LINE NO.	○	○	WELL	○
○	ZONE LINE	○	○	SANITARY SEWER	○
○	ZONE LINE ON PL	○	○	FORCE MAIN	○
+	BENCHMARK	+	○	SANITARY MANHOLE	○
△	SURVEY CONTROL	△	○	STORM DRAIN	○
△	TEST PIT	△	○	UNDER DRAIN	○
△	MONITORING WELL	△	○	DRAINAGE MANHOLE	○
△	BORING	△	○	CATCH BASIN	○
△	BUILDING	△	○	OHU	○
△	DECK/STEPS/OVERHANG	△	○	UGU	○
△	EDGE WETLAND	△	○	TRANSFORMER PAD	○
△	WETLANDS	△	○	ELECTRICAL MANHOLE	○
△	UPLANDS	△	○	ELECTRIC METER	○
△	STREAM	△	○	HVAC UNIT	○
△	LEDGE	△	○	TELEPHONE MANHOLE	○
△	EDGE PAVEMENT	△	○	LIGHT POLE	○
△	PAVEMENT SAWCUT	△	○	UTILITY POLE	○
△	EDGE CONCRETE	△	○	GUY WIRE	○
△	PAVEMENT PAINT	△	○	DRAINAGE DITCH	○
△	EDGE GRAVEL	△	○	EROSION CONTROL BLANKET	○
△	CURB LINE	△	○	FILTER BARRIER	○
△	EDGE OF WATER	△	○	RIPRAP	○
△	TREELINE	△	○	CHECK DAM	○
△	CONTOURS	△	○	INLET PROTECTION	○
△	SPOT GRADE	△	○		
△	CHAIN LINK FENCE	△	○		
△	STOCKADE FENCE	△	○		
△	GUARD RAIL	△	○		



PLS OR FE
 OWENS A. MCCULLOUGH, PE 1722
 STATE OF MAINE
 OWENS A. MCCULLOUGH
 No. 1722
 PROJECT NO. 2021

REV.	BY	DATE	STATUS
B	OAM	09/01/2021	ADD DUMPSTER PAD, REVISE GRADING
A	OAM	02/04/2021	FOR CLIENT REVIEW

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

SEBAGO TECHNICS
 WWW.SEBAGOTECHNICS.COM
 75 John Roberts Rd.
 South Portland, ME 04106
 Sulfur, IA
 Tel. 207-500-2100

GRADING AND UTILITIES PLAN
 OF:
LOT 3 GORHAM INDUSTRIAL PARK
 GORHAM, MAINE
 FOR:
GREAT FALLS CONSTRUCTION
 20 MECHANIC STREET
 GORHAM, MAINE 04038

DESIGNED	OAM
DRAWN	STI
CHECKED	OAM
DATE	01/27/2021
SCALE	1" = 40'
PROJECT	21058

2:08B.dwg, TAB 8: GRADING AND UTILITIES PLAN
SHEET 3 OF 6