

**Grondin Aggregates – Brandy Brook Quarry
Site Plan Amendment**

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

ITEM 4 – Site Plan Amendment: Grondin Aggregates, LLC – Brandy Brook Quarry – a request for site plan review and approval of a winter salt storage shed and stump and brush processing at 57 Ossipee Trail. Zoned Rural (R), Suburban Residential (SR), Urban Residential (UR), Map 42, Lot 5. The applicant is Larry Grondin and he is representing himself.

INDEX OF PACKET ENCLOSURES	
DESCRIPTION	PAGE NUMBER
1. Overview	2
2. Items of Note	2
Aerial Photos	2
3. Staff Review	2-4
4. Findings of Fact, Conditions of Approval and Motions	5-9

PROJECT TRACKING

DESCRIPTION	COMMENTS	STATUS
Pre-application Discussion		
Site Plan Review		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.

Grondin Aggregates – Brandy Brook Quarry **Site Plan Amendment**

1. OVERVIEW

This is the first time the item has come before the Planning Board with a submission for this site plan amendment review.

Chapter 2 General Standards of Performance Section 2-1 C Mineral Exploration, Excavation and Gravel Pits 3) Existing Pit Registration... b) Expansion of Existing Operations (2) Plan Review (a) require that expansion be subject to site plan approval standards of Section 4-9 (B, C, D, F, J, M, P and T) of Chapter 4.

2. ITEMS OF NOTE

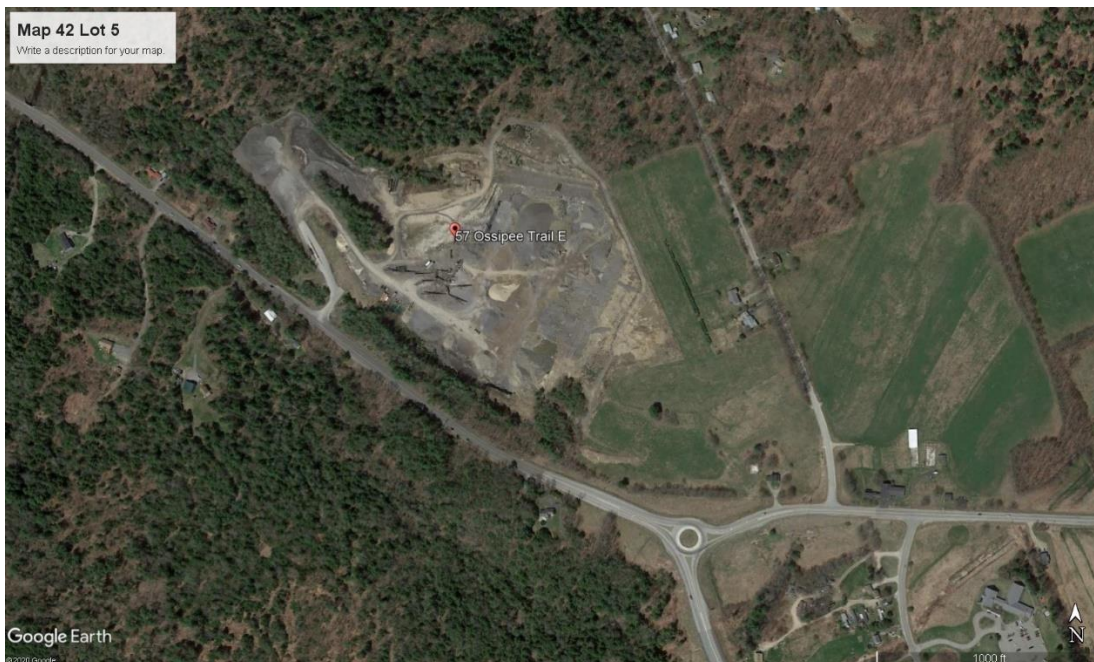
A. Abutter Comments:

Guy McChesney, 11/30/20 (uploaded to drive)

Aaron Frederick, 11/30/20 (uploaded to drive)

B. The applicant has not provided provision for stabilization and revegetation of regraded areas associated with the storage shed, stormwater drainage and erosion control plan, nor engineering calculations.

C. Staff has included an aerial photographs for the Planning Board's review of the project. The aerial photograph is from Google Earth and was taken in May of 2018.



3. STAFF REVIEWS

Assessing Department: No comments

Grondin Aggregates – Brandy Brook Quarry
Site Plan Amendment

Code Department: No comments

Fire Department: October 23, 2020

I have reviewed this project and have no requests.

I do have a concern that when I go up RT25 most of the time the road is clean, but sometimes it has a lot of debris from overloaded trucks.

Planning Department: October 8, 2020

- Zoning = Rural, Suburban Residential, Urban Residential
- Plan needs to be sealed.
- Possible review under Mineral Exploration as well as Site Plan ordinances.
- Application is incomplete as of October 8, 2020: needs erosion control, building plans showing front elevation, schedule of construction, stormwater management plan.
- Tentative PB date of 12/2020, if additional material is submitted by Nov. 3, 2020.

Police Department: No comments

Public Works Department: September 23, 2020

I wanted to provide my stormwater/erosion comments for the Brandy Brook Quarry Amended Site Plan:

- 1) There has been a history of sediment tracking onto Route 25 from the quarry entrance/exit. A crushed stone entrance must be maintained at all times to prevent any sediment, wood chips/mulch, or salt from leaving the site.
- 2) Due to upgradient proximity of the proposed salt shed to Brandy Brook (a distance of -100 feet) a containment area should be created to prevent any migration around the shed and stump grinding operations. Even though this material will be housed in a building(s), hauling in or out is still a concern.

Sediment migration and erosion has already been observed at the Brandy Brook culvert crossing with Route 25. Since this location falls along the edge of the MS4 Urbanized zone, special attention needs to be paid to the nearby drainage areas.

Matt LaCroix

Woodard & Curran: December 1, 2020

Woodard & Curran has reviewed the Site Plan Amendment Application for the Brandy Brook Quarry located at 57 Ossipee Trail East, 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 amendment will consist of a winter salt storage shed and a stump and brush processing area. The following documents were reviewed:

- Gravel Pit Amendment Application and attachments, dated September 21, 2020, prepared by Larry Grondin.

Grondin Aggregates – Brandy Brook Quarry
Site Plan Amendment

- Engineering Plans, Sheets 1-2, dated January 2020, prepared by Sebago Technics on behalf of Grondin Aggregates, LLC.

We provide the following comments:

Chapter 4 – Site Plan Review

Section 4-8 – Procedures for Major Developments

The Applicant has provided an amended Erosion and Sediment Control Plan narrative. This narrative does not include provisions for stabilization and revegetation of regraded areas associated with the salt storage shed. Please provide requirements for timely stabilization in the “Road Salt Storage Area” section of this document, or amend previous sections to reference the road salt storage area in addition to the mineral extraction area.

Please provide a stormwater drainage and erosion control plan sheet showing proposed erosion and sediment controls to be employed during construction, as well as erosion and sediment control notes consistent with the requirements of the Maine DEP Erosion and Sediment Control BMP Manual.

The Applicant should provide engineering calculations demonstrating post-development peak runoff rates do not exceed pre-development rates during the 25-year 24-hour storm event, per the requirements of Section 4.9 C(8)(d). If post-development peak runoff rates exceed pre-development runoff rates, the Applicant should provide onsite stormwater detention or written easements from the abutting property owners receiving increased stormwater discharge from the Site.

Please contact our office if you have any questions.

**Grondin Aggregates – Brandy Brook Quarry
Site Plan Amendment**

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

**For
Grondin Aggregates – Brandy Brook Quarry**

December 7, 2020

Applicant/ Property Owner: The applicant/property owner is Grondin Aggregates, LLC, 57 Ossipee Trail, Gorham, Maine 04038.

Property: The lot is identified as Tax Map 42, Lot 5.

Consultants: Shawn Frank, P.E., # 6396, with Sebago Technics.

Project Description: The applicant is proposing a 42 ft. x 60 ft. winter salt storage shed and stump and brush processing. There is a proposed 300 ft. buffer to the northeast along Cressey Road and a 200 ft. buffer to the east along the property line with abutters.

Site Description: The lot is 72 acres in size with an existing quarry operation. There is some vegetation on the lot which is a mix of coniferous trees and shrub type brush.

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

Zoning: Rural (R) – mineral extraction is an allowed use, Suburban Residential (SR) - mineral extraction is an allowed use by special exception, Urban Residential (UR) District – mineral extraction is not an allowed use; however, Chapter 1 Section 1-1 D 5) allows “encroachment” of a use in an abutting zoning district into this one by 50 feet.

Variances: None required.

Waivers: None requested.

Pursuant to the Application:

Major Site Plan Review was held on December 7, 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:

<p>Sheet 1 – 2nd Amended Site Plan of Quarry Operation – as revised 01-xx-2020 and submitted 10-06-2020 Sheet 2 – Proposed Salt Storage Plan of Quarry Operation -</p>

Grondin Aggregates – Brandy Brook Quarry
Site Plan Amendment

Other documents submitted consist of the following:

Application - 10/06/20; revised 10/06/20
Salt Storage Area Operations and Maintenance Plan – 10/15/20
Erosion and Sediment Control Plan – 10/15/20
Stormwater Management Report – 10/15/20
Construction Schedule – 10/15/20
Proposed shed elevation - 10/15/20
DEP, Enid Mitnick, Environmental Specialist III – approval letter for salt storage shed and area – 10/06/20
DEP, Paula M. Clark, Director, Division of Materials Management – Permit-By-Rule Wood Waste Processing Facility approval letter – 10/06/20
Gorham Town Planner Comments – October 8, 2020
Gorham Assessor Comments – No comments
Gorham Fire Chief Comments – October 23, 2020
Gorham Public Works Director Comments – September 23, 2020
Gorham Code Enforcement Officer – No comments
Woodard & Curran – December 1, 2020
Abutter Comments – Guy McChesney, 11/30/20 (uploaded to drive)
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Grondin Aggregates – Brandy Brook Quarry
Site Plan Amendment

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

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 the existing driveway off Ossipee Trail/Route 25.

No additional trips are expected from the addition of the salt shed or the stump grinding.

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

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

Vehicular access to the site will be from the existing 26 foot gravel driveway with a paved entrance off Ossipee Trail/Route 25. The grade of the drive will be -2.0% for a minimum of five (5) feet from the existing pavement edge or to 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.

The internal private drive provides a clear route for emergency vehicles around the salt shed and the rest of the site.

Finding: The layout of the site provides for the safe movement of passenger, service, and emergency vehicles through the site.

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 has not provided provision for stabilization and revegetation of regraded areas associated with the storage shed, stormwater drainage and erosion control plan, nor engineering calculations.

Finding: The site does not have 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.

**Grondin Aggregates – Brandy Brook Quarry
Site Plan Amendment**

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

The storage shed will not be served by electrical power, cable, and telephone.

Finding: *This development will not be provided with electrical and telephone service. Therefore, this section does not apply.*

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 storage shed will not be served by electrical power.

Finding: *The proposed development will not provide exterior lighting. Therefore, this section does not apply.*

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.

There are existing canopy trees and understory shrubs along the entire frontage at the entrance off Route 25/Ossipee Trail. There are existing canopy trees and understory surrounding the site and the quarry operation is not visible from any public road.

Finding: *The development plan provides 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.*

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 60 dBA daytime (7 a.m. - 7 p.m.) and 50 dBA nighttime (7 p.m. - 7 a.m.).

Finding: *The development shall 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.).*

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;

Grondin Aggregates – Brandy Brook Quarry
Site Plan Amendment

2. 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;
3. That the Planning Board Chairman is authorized by the Planning Board to sign the Findings of Fact on behalf of the entire Board;
4. 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 the site plans is required to be recorded within one year of original approval or the approval becomes null and void; and
5. That once the site plan have 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:

TO POSTPONE APPROVAL:

Move to postpone further review of Grondin Aggregates, LLC request for major site plan approval for a salt storage shed and stump grinding operation pending responses to remaining issues (and revisions to the plans).

FINAL SITE PLAN APPROVAL:

Move to grant Grondin Aggregates, LLC request for major site plan approval for a salt storage shed and stump grinding operation located 57 Ossipee Trail on Map 42 Lot 5 in the Rural (R), Suburban Residential (SR), and Urban Residential (UR) zoning districts, based on the Findings of Fact as written by the Town Planner (and modified and conditioned by the Planning Board).