

**Town of Gorham
 Planning Board Meeting
 September 12, 2022**

ITEM 4 – Pre-Application Discussion – Site Plan Amendment - Gorham, Town, School Department – Narragansett School - a request for approval to add an additional modular building to the Narragansett School. The modular building will consist of 8 modular classrooms, bathrooms and office space. 284 Main Street, M26/L4. Zoned OR/UR. The applicant is represented by Owens McCullough, P.E., with Sebago Technics, Inc.

INDEX OF PACKET ENCLOSURES	
DESCRIPTION	PAGE NUMBER
1. Overview	2
2. Items of Note	2-3
3. Aerial Photo	3
4. Staff Comments	3-5

PROJECT TRACKING

DESCRIPTION	COMMENTS	STATUS
Pre-Application/Sketch (optional)		September 12, 2022
Site Walk		
Public Hearing		

The following staff notes are written to assist the Applicant with compliance to the Town of Gorham Land Use Development Code and may not be all inclusive of project requirements. Staff notes are review comments and recommendations prepared by the Town Planner and, if applicable, the Town’s peer review consultant, regarding applicability to The Gorham Land Use 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 non-committal and all final decisions are those of the Planning Board and not Town Staff.

Jim Anderson, Chair, Gorham Planning Board

1. OVERVIEW

This is the first time this application has come before the Planning Board.

The applicant is represented by Owens McCullough, P.E., with Sebago Technics, Inc.

2. ITEMS OF NOTE

Below are topics the Planning Board may want to discuss with the applicant. The discussion topics are written as a guide for the Planning Board. It should be noted that the discussion topics are noncommittal and all decisions on relevant discussion topics are those of the Planning Board.

Comprehensive Plan – Future Land Use

- The zoning is recommended to be Village Residential. The description in the Plan is as follows:
 - Location – The Village Residential Area includes primarily the developed residential neighborhoods in Gorham Village and Little Falls Village. This designation is similar to the current Urban Residential zone but has been expanded slightly to include areas that are now sewerred.

 - Allowed Uses – The allowed uses in the Village Residential Area should include the same general types of uses currently allowed in the Urban Residential zone. This includes a range of residential uses (single-family, two-family, and multi-family), accessory apartments, retirement housing and elderly-care facilities, municipal and community uses, institutional uses, and bed and breakfast establishments.

 - Development Standards – The development standards in the Village Residential Area should allow for medium-density residential development as well as higher density development through the use of development transfer provisions. The base density for residential development should be set at 4 units per acre with public sewerage. Development with on-site sewage disposal should not be permitted. The standards should allow a density of up to 8 units per acre with development transfer. In addition, the variable density provisions for small units should apply. Within the Village Residential Area the reuse of existing buildings for residential purposes should be allowed without density considerations as long as the property meets requirements for parking, landscaping, and buffering. The base minimum lot size requirements should be 10,000 SF with public sewerage. The minimum lot size with development transfer can be reduced to 5,000 SF. The base minimum lot frontage requirement should be 80 feet. If development transfer is utilized, the minimum lot frontage should be reduced to 60 feet. In addition to the space and bulk standards, developments utilizing development transfer should be required to meet additional design standards to assure that the overall development and individual homes are designed with a “village character”.

Zoning and Subdivision

- The zoning is currently Urban Residential (UR) which allows for municipal uses.

Historic Preservation

There are no known historic, archaeological, or significant sites on this property as identified in the Historic Preservation Ordinance or Comprehensive Plan. It is not located in a historic district.

3. PHOTOGRAPHS

- a. Staff has included a copy of an aerial photograph of the Narragansett School property to assist the Planning Board in its review of the proposed project.



4. STAFF COMMENTS

Planning Division: 08/29/2022

August 29, 2022

- Zoning – Urban Residential (UR); public water and sewer
- Area is located in the MS4 ME DEP regulated urbanized area

- Ordinances (and specific sections) to review:
 - Chapter 1 - Zoning regulations
 - Chapter 2 - General Standards of Performance
 - Chapter 5 - Floodplain Management
 - Chapter 4 – Site Plan Review
 - Solid Waste Flow Control
 - Stormwater
 - Wastewater

Assessing Department: No comments received.

Code Department: No comments received.

Fire Department: 08/25/2022

August 25, 2022

I have reviewed the submitted plans dated Stamped received 8-22-2022

1. Please keep in mind that this road needs to be kept open and maintained for emergency access at all times.
2. Plans Review for the buildings needs to be submitted to the State Fire Marshals for approvals. I require a Stamped (Each Page) approval set of plans submitted to this office before Construction Permit from the Town is issued.
3. **The buildings shall be protected under the Fire Suppression Systems Ordinance as applicable. The sprinkler plans shall be submitted to the Fire Department and the State Fire Marshal’s Office for review and permitting. The plans submitted to the Fire Department shall be submitted at least two weeks prior to the start of the installation of the system. Sprinkler test papers will be required to be submitted to the Fire Department at the time a CO is issued.**
4. All buildings will meet all applicable sections of NFPA 1 *Fire Code* and NFPA 101 *Life Safety Code*.

5. Fire Alarm System installed per NFPA 72
6. Gas Detection installed on the Alarm System in Mechanical Room.
7. Parking in the Location of the Fire Department Connection needs to be enforced “NO PARKING”
8. May have more requirements as this goes through the planning process.

Police Department: No comments received.

Public Works Department: No comments received.

Stormwater Compliance Officer: 08/25/2022

August 25, 2022

Due to this project's size, location and setting as a Gorham School it is strongly recommended that the upcoming Low-Impact Development Ordinance Changes be considered and integrated into the plan. Areas of focus mentioned below:

SECTION 2 – APPLICABILITY

If a proposed development or redevelopment project is in the municipalities' Maine DEP Regulated Urbanized Area and meets the following threshold, it is subject to the LID requirements outlined in this Chapter:

- Projects that disturb ≥ 1.0 -acres
- Projects that disturb < 1.0 acre that are part of a larger common plan or development or sale that cumulatively exceeds 1.0 acre of disturbance

SECTION 3 – REQUIRED LOW IMPACT DEVELOPMENT (LID) PERFORMANCE STANDARDS

1. Protect Natural Drainage Systems
2. Minimize the Reduction in Time of Concentration (Tc Path)
3. Minimize Impervious Areas & Minimize Effects of Impervious Areas
4. Minimize Soil Compaction/Disturbance
5. Maximize Landscaping That Encourages Runoff Retention

Abutters Comments: No comments received.