

**Hannah Drive Condominium
Preliminary Subdivision and Site Plan Review**

**Town of Gorham
Planning Board Meeting
March 1, 2021**

ITEM 4 – Preliminary Subdivision and Site Plan Review: STJ, Inc. – Hannah Drive Condominiums – a request for preliminary approval of a 2 duplex condominium development of 4 units and associated parking and infrastructure off Hannah Drive. Zoned UR-MH, Map 111, Lot 48. The applicant is represented by Shawn Frank, P.E., of Sebago Technics, Inc.

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PROJECT TRACKING

DESCRIPTION	COMMENTS	STATUS
Pre-application Discussion		None
Preliminary Subdivision and Site Plan Review		March 1, 2021

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.

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1. OVERVIEW

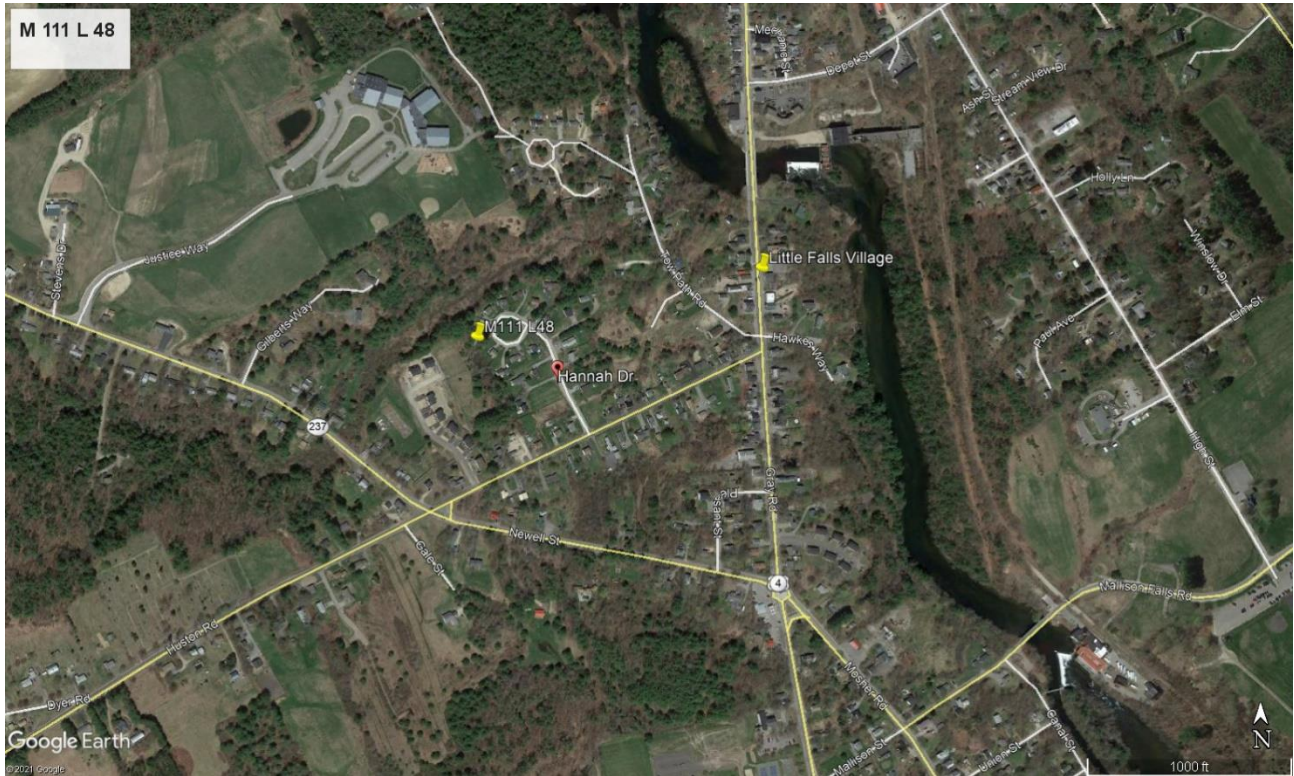
This is the first time the item has come before the Planning Board. This application is for preliminary subdivision and site plan review.

As a reminder condominium projects are reviewed under Chapter 3: Subdivision and Chapter 4: Site Plan Review. The Planning Board will need to include Findings of Fact for both review criteria. The item will need to be advertised as a public hearing before final subdivision approval can be granted.

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

2. ITEMS OF NOTE

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

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Code Department: No Comments

Fire Department: February 4, 2021

I have reviewed the submitted plans for Hannah Drive Condominiums

1. The buildings 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.
2. 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.
3. I do not approve of this name of "Landon Drive"
4. A "No Parking - Tow Away Zone" or "No Parking - Fire Lane" sign should be added to the hammer head turn around.
5. **Past history has repeatedly shown that private ways/drives are very poorly maintained, and wintertime poses a very serious issue of emergency vehicle access, with very little enforcement available to the Town. I would state for the record and make notice that the Fire Department cannot and will not be held responsible for incidents where we cannot gain access to buildings or incidents on these private ways/drives/lanes that are not properly maintained.**

Planning Department: February 25, 2021

- Freshwater emergent wetland in rear of parcel.
- 100 yr. floodplain located in rear of parcel.
- Zoning = Urban Residential and Mobile Home
- Future Land Use Plan = Village Residential
- It is not clear where the electric, cable, and phone is running underground from the plans.
- Lighting has not been shown on the plans.

Police Department: No Comments

Public Works Department: February 3, 2021

- Brackett Brook flows through the northern end of the project and has associated wetlands along its perimeter. No sediment migration or erosion is permitted into the stream as it drains into the Presumpscot River.
- A double row of sediment barriers is highly **recommended** along the northern perimeter of the site, near the downward gradient of the slope leading to Brackett Brook.
- Make sure the 75' buffer is maintained for Brackett Brook as shown on plans.

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- All BMP's need to be installed based on the site plans and the standards set in the Maine Erosion Control Manual. This includes the underdrained soil filter at the outlet, which should be designed to fully handle the treatment of all stormwater runoff before entering the stream/wetlands.

I am available for any questions or concerns regarding the stormwater plan/BMP's for this project.

Matt LaCroix

Woodard & Curran: February 24, 2021

Woodard & Curran has reviewed the application materials for the proposed Hannah Drive Condominiums located off the Hannah Drive cul de sac in Gorham, Maine. The project involves the constriction of two duplex buildings. The proposed project includes a 175-foot roadway with a 50-foot right-of-way. We have reviewed the project for compliance with applicable Town of Gorham Land Use and Development Codes and general engineering practices. The following documents were reviewed:

- Preliminary Subdivision and Site Plan Application and attachments, dated January 25, 2021, prepared by Sebago Technics., on behalf of STJ, Inc.
- Engineering Plans, Sheets 1-11, dated January 25, 2021, prepared by Sebago Technics, on behalf of STJ, Inc.

We provide the following comments:

General Civil Engineering

- The parcel size is not consistent throughout the application, specifically in the cover letter (1.55 acres), on Sheets 1 & 4 of the design drawings (1.59 acres), on the Application Form (1.59 acres), in the Stormwater Management Report (1.55 acres) and on the Existing Conditions Plan (2.05 acres). The Applicant should confirm parcel size and revise the references and any related calculations accordingly.
- The Applicant indicated a Maine DEP Tier 1 NRPA Wetland Alteration Permit application and Army Corps of Engineers permit are required for the project. A Maine DEP Stormwater Permit-by-Rule also appears to be required since the project will disturb more than one acre of area. The Applicant should provide evidence of state and federal approvals to the Town upon receipt.
- We recommend adding a limit of work line to the plans.
- The winter construction period begins on November 1st per the Maine DEP Erosion and Sediment Control BMP Manual; please revise Construction and Post-Construction Phase paragraph 1 and Winter Erosion Control Measures paragraph 1 and Note 2 Natural Resources Protection accordingly. Additionally, Winter Erosion Control Measures Note 6 specifies 4 feet of loam; we recommend this be revised. The Applicant should review all the erosion control notes on Sheet 8 for conformance with the Maine DEP BMP Manual and applicability to the project and make revisions accordingly.
- Limited existing topographic and wetland boundary information is available along the eastern property boundary. The plans should be revised to portray filter barrier along the Plat 111 Lot 63-107 and Lot 63-106 property boundaries to protect potential downgradient wetlands on these

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adjacent parcels. Please note a second erosion control perimeter barrier may be required during winter construction in this area to protect wetlands on adjacent properties.

- Perimeter erosion control barriers should be depicted downgradient of work along the southern boundary of Plat 111 Lot 63-108 by the site entrance. Please revise.
- The 130.65 spot grade at the northwestern end of Landon Lane does not appear to be consistent with the proposed contours, and curb does not appear to be proposed along this pavement edge. Please clarify grading in this area.
- It is unclear that concentrated flow in the drainage swale along the southern edge of the site will remain on-site based on existing and proposed grading. We recommend the Applicant evaluate swale sizing in this area and adjust contours or provide spot grades along the eastern property boundary between the 127' and 128' contours to ensure concentrated stormwater flows remain on-site.
- In a couple of locations around the building, there is not enough proposed grading information to demonstrate uphill runoff is redirected via drainage swales away from the buildings. We recommend adjusting proposed contours or providing spot grades to clarify the grading intent.
- Please provide a detail for the Outlet Control Structure (OCS-1).
- 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 9 accordingly.
- There appears to be only a few inches of separation between gravity sanitary sewer pipe SS-2 and gravity storm drain pipe SD-07 at their crossing near Hannah Drive. The Applicant should evaluate this potential conflict.
- The edge of the proposed sidewalk appears to be on the property boundary between Plat 111 Lot 63-108 and the 50-foot right-of-way. Please note a construction easement may be required to construct the sidewalk as currently depicted.
- The following comments on the HydroCAD model should be addressed:
 - The subcatchment boundary between 1.1S' and 1.2S' on the Post-Development Watershed figure appears to be based on outdated grading. Specifically, a portion of the proposed driveway appears to be directed toward the bypass field inlet instead of the Underdrained Soil Filter as modeled. Please review this boundary and update the stormwater calculations and HydroCAD model accordingly.
 - The rim elevation of OCS-1 differs between the HydroCAD model (126.60') and Sheet 5 of the plans (124.83'). Please clarify and update the plans or model accordingly.
- The Inspection, Maintenance and Housekeeping Plan includes a section for Maine DEP Recertification. The Applicant should confirm if this is required for the project and revise the Plan accordingly.

Chapter 2 – General Standards of Performance

Section 2-5 – Minimum Standards for the Design and Construction of Streets and Ways

- In the cover letter, the Applicant indicated the roadway will be constructed to Town standards for a “local access road”. However, “local access road” is not one of the Town’s street classifications. The design intent for this roadway is unclear. The Applicant should review the Town’s Land Use and Development Code Section 2-5, including the Road Schematics and Street Classification Tables and revise the roadway design as needed.

Chapter 3 – Subdivision Review

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- In accordance with Section 3-3B(7), submit a proposed construction schedule.
- In accordance with Section 3-3B(13), add the existing tree line to the plan set.

Chapter 4 – Site Plan Review

Section 4-9 – Approval Criteria and Standards

- The Applicant submitted request letters to Portland Water District to request utility capacity to serve documentation for the proposed water and sanitary sewer mains and services. Per Sections 4.9 H. and I., please provide response letters from the Portland Water District confirming water and sanitary sewer ability to serve to the Town upon receipt.
- Please indicate locations for snow storage per Section 4.9 D. 4).
- Please note the following regarding Stormwater Management (Section 4.9 F):
 - The Applicant has demonstrated peak flow rates to abutting properties (POA-2) will be reduced as a result of the proposed development for all design storm events.
 - Post-development peak flow rates at POA-1 Brackett Brook exceed pre-development peak flow rates for all design storm events; the Applicant has asserted Brackett Brook has the capacity to handle the increased runoff rates.
 - Additionally, all stormwater runoff from the site appears to ultimately drain to Brackett Brook and the peak rates for the site overall is reduced from pre- to post-development.

The proposed stormwater management system appears to meet the intent of the Town's Stormwater Management Standards.

Please contact our office if you have any questions.

Portland Water District:

4. Waiver request:

- a. Chapter 3, Sec 3-3 B-11 Soil survey – requesting a waiver for a high intensity soil survey since the site is served by public water and sewer.
- b. Motion to grant a waiver from Chapter 3, Sec 3-3 B-11 Soil survey since the site is served by public water and sewer.**

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**PLANNING BOARD
PRELIMINARY SUBDIVISION AND SITE PLAN REVIEW REPORT
AND FINDINGS OF FACT
For
STJ, INC. – HANNAH DRIVE CONDOMINIUMS**

March 1, 2021

Applicant/ Property Owner: The applicant/property owner is STJ, Inc., 939 Parker Farm Road, Buxton, Maine 04093.

Property: The lot is identified as Tax Map 111, Lot 48, and is located off Hannah Drive.

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

Project Description: The applicant is proposing two 2-unit dwelling condominiums located off Hannah Drive.

The units will be served by the existing utilities within the proposed street. The utilities are proposed to go underground from the existing poles.

Site Description: The lot is 1.59 acres in size with wetlands located in the middle of the parcel. There is a stream with floodplain toward the north of the parcel. The vegetation on the lot is a mix of canopy trees and understory.

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

Zoning: Urban Residential District, B. Permitted Uses, 1) One or two-family dwellings, and Manufactured Housing District.

Variances: None required.

Waivers: The applicant is requesting a waiver from the submission requirement to submit a high intensity soil survey.

Pursuant to the Application:

Preliminary Subdivision and Site Plan Reviews were held on March 1, 2021.

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:

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Sheet 2 – Notes and Legend – 01/26/21
Sheet 3 – Existing Conditions Plan – 01/26/21
Sheet 4 – Preliminary Subdivision and Site Plan – 01/26/21
Sheet 5 – Grading and Utility Plan – 01/26/21
Sheet 6 – Plan and Profile Sheet – 01/26/21
Sheet 7 – Landscape Plan – 01/26/21
Sheet 8 – Erosion Control Notes – 01/26/21
Sheet 9 – Details – 01/26/21
Sheet 10 – Details – 01/26/21
Sheet 11 – Details – 01/26/21

Predevelopment Watershed Plan – 01/26/21
Postdevelopment Watershed Plan – 01/26/21
Building Plans - 01/26/21

Other documents submitted consist of the following:

Preliminary Subdivision and Site Plan Application – 01/26/21
Waiver Request for High Intensity Soil Survey – 01/26/21
Letter of Financial Capacity - Karl Suchecki, Sr. Vice President of Gorham Savings Bank –
01/14/21
Gorham Assessor Comments – No comments
Gorham Fire Chief Comments – 02/04/21
Gorham Public Works Director Comments – 02/03/21
Gorham Code Enforcement Officer – No Comments
Woodard & Curran – 02/24/21
Abutter Comments – Stephanie and Andrew Nichols – 02/22/21

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CHAPTER 3 - SUBDIVISION, SECTION 3 - PRELIMINARY PLAN

The Planning Board, following review of the Subdivision Application, makes these findings based on the Subdivision Review criteria found in Chapter 3, Subdivision, Section 3 – C. Preliminary Plan Review, and Section 4 – D. Final Plan Review.

C. PRELIMINARY PLAN REVIEW

2) The Planning Board shall include in its review the following general and specific requirements that the development has proposed for approval:

- a) Shall be in conformance with the Comprehensive Plan of the Town, and with all pertinent State and local codes and ordinances, including the Performance Standards related to specific types of development which are stipulated in Chapter 2.

The applicant is required to obtain all local, state, and federal permits needed for the proposed development.

The Comprehensive Plan identifies this area as Village Residential. The plans meet the requirements of the current Urban Residential zoning district for density. Both allow for two family dwelling units.

Finding: Hannah Drive Condominiums conform to the Comprehensive Plan of the Town, and with all pertinent State and local codes and ordinances.

- b) Will not cause congestion or unsafe conditions with respect to use of the highways or public roads, existing or proposed on or off the site.

Access to Hannah Drive Condominiums is via Hannah Drive and an extension off Hannah Drive, which will be constructed to the Town’s standards. The proposed street is a dead end that connects to the abutting parcel.

The proposed street name is Landon Lane; the name has not been approved under E911 naming requirements.

Finding: Hannah Drive Condominiums will not cause congestion or unsafe conditions with respect to use of the highways or public roads, existing or proposed on or off the site.

- c) Will not place an unreasonable burden by either direct cause or subsequent effect on the availability of the Town to provide municipal services including utilities, waste removal, adequate roads, fire and police protection, school facilities and transportation, recreational facilities, and others.

The condominium units will be served by underground power, telephone, and cable lines, as shown on **Sheet ? of 11**. Utility plan Sheet 5 of 11 shows the location of public sewer and water.

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Finding: Hannah Drive Condominiums will not place an unreasonable burden by either direct cause or subsequent effect on the availability of the Town to provide municipal services including utilities, waste removal, adequate roads, fire and police protection, school facilities and transportation, recreational facilities, and others.

- d) Has sufficient water supply available for present and future needs as reasonably foreseeable.

The condominium units will be served by a 1.5” water main extended from the Portland Water District’s 8” water main located in the proposed street right-of-way. The water main design and installation must meet the requirements of the Portland Water District.

The applicant has requested an ability-to-serve letter from Robert Bartels, P.E., Portland Water District.

Finding: Hannah Drive Condominiums provide for adequate water supply for present and future needs.

- e) Will provide for adequate solid and sewage waste disposal for present and future needs as reasonably foreseeable.

The condominium units will be served by a 6” sewer line leading into an 8” sewer which flows into a sewer main located in Hannah Drive.

The applicant has requested an ability-to-serve letter from Robert Bartels, P.E., with the Portland Water District.

Finding: Hannah Drive Condominiums provide for adequate solid and sewage waste disposal for present and future needs as reasonably foreseeable.

- f) Will not result in undue pollution of air, or surficial or ground waters, either on or off the site.

The proposed condominium buildings will have two dwelling units per building. Storm water from the site will be treated in storm water infrastructure meeting the Maine Department of Environmental Protection’s and the Town of Gorham’s storm water requirements. The dwellings units’ sewage disposal will be treated in the Portland Water District public sewer system.

Finding: Hannah Drive Condominiums will not result in undue pollution of air, or surficial or ground waters, either on or off the site.

- g) Will not cause unreasonable soil erosion or reduction in the capacity of the land to hold water so that a dangerous or unhealthy condition may result.

The proposed construction of the condominium units and street will impact 10,335 square feet of wetlands. The floodplain on the northern edge of the site will be protected from development.

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Finding: *Hannah Drive Condominiums will not cause unreasonable soil erosion or reduction in the capacity of the land to hold water so that a dangerous or unhealthy condition may result.*

- h) Will not affect the shoreline of any body of water in consideration of pollution, erosion, flooding, destruction of natural features and change of ground water table so that a dangerous or unhealthy condition may result.

Brackett Brook is located within the floodplain on the northern edge of the parcel. The stream is not located in any of the Town's Shoreland Overlay districts. The stream and its floodplain on the northern edge of the site will be protected from development.

Storm water maintenance has been designed in accordance with state, Federal, and local requirements prior to discharging into groundwater or into abutting wetland and stream.

Finding: *Hannah Drive Condominiums will not affect the shoreline of any body of water in consideration of pollution, erosion, flooding, destruction of natural features and change of ground water table so that a dangerous or unhealthy condition may result.*

- i) Will respect fully the scenic or natural beauty of the area, trees, vistas, topography, historic sites and rare or irreplaceable natural or manmade assets.

The proposed construction of the condominium units and street will impact 10,335 square feet of wetlands or waterbodies. The layout of the buildings and street will not impact any other natural features on the site.

No historic site, rare or irreplaceable natural or manmade assets are located on the site.

Finding: *Hannah Drive Condominiums will respect fully the scenic or natural beauty of the area, trees, vistas, topography, historic sites and rare or irreplaceable natural or manmade assets.*

- j) Financial Capacity to meet Subdivision Regulations. The applicant must have adequate financial resources to construct the proposed improvements and meet the criteria standards of these regulations. The Board will not approve any plan if the applicant has not proven its financial capacity to undertake it.

The applicant has submitted a letter dated January 14, 2021 from Karl Suchecki, Sr. Vice President of Gorham Savings Bank, which identifies financial capacity.

Finding: *The applicant has adequate financial resources to construct the proposed improvements and meet the criteria standards for the development.*

- 3) Every subdivision shall be responsible for providing open space and recreational land and facilities to meet the additional demand created by the residents of the subdivision. This requirement shall be met by the payment of a Recreational Facilities and Open Space Impact Fee in accordance with Chapter 8.

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The applicant will be required to pay the Recreational Facilities and Open Space Impact Fee prior to issuance of the building permits.

Finding: Hannah Drive Condominiums will be responsible for providing open space and recreational land and facilities to meet the additional demand created by residents of the subdivision.

- 4) If an applicant chooses to create open space and/or recreational land and facilities within the subdivision in addition to paying the impact fee, the following applies:
- a) **Land Improvements:** The applicant shall improve the land according to the proposed use of the land and the requirements of the Planning Board.
 - b) **Owners Association:** A homeowners’ association shall be formed to provide for the perpetual care of commonly owned recreation land.

The applicant is required to form a condominium association for the development. The condominium association will maintain the land located outside of the individual condominium units, storm water infrastructure, and utilities located on the lot.

Finding: Hannah Drive Condominiums will have common space within the subdivision in accordance with the Planning Board requirements and the condominium association shall be required to provide for the perpetual care of commonly owned land and facilities.

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 two 2-unit condominium buildings. The edges of the lot will remain undisturbed.

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 Hannah Drive, which has been built to the Town’s standard. The extension off Hannah Drive will be a dead end street that will have a right of way connection to the abutting parcel.

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The condominium development is proposed to have 27 daily trips with 13 trips entering and 14 trips exiting the site. The busiest a.m. time will be from 7 to 9 am and produce 2 trips, 1 entering and 1 exiting trips. The busiest p.m. time will be from 4 to 6 p.m. and produce 3 trips, 2 entering and 1 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 street will be designed to the Town's standard.

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 street is proposed to have a turn-around on the eastern side.

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.

A sidewalk will be located on the northern side of the proposed street.

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.

As shown on Sheets 1 and 2 of 2, the applicant is proposing to construct a storm infiltration pond located at the end of the southeastern corner of the lot. Storm water along the proposed street will be collected in catch basins and directed to the pond.

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.

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During construction a hay bale barrier, filter berm or silt fence will be installed along the edge of the disturbed area, as discussed in the Inspection, maintenance, and Housekeeping Plan. The erosion control measures will be installed and maintained as outlined on the Erosion Control Notes: Sheet 8 of 11 and on the Details Plan: Sheets 9, 10, and 11 of 11.

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 condominium units will be served by a 1.5” water main extended from the Portland Water District’s 8” water main located in the proposed street right-of-way. The water main design and installation must meet the requirements of the Portland Water District.

The applicant has requested an ability-to-serve letter from Robert Bartels, P.E., Portland Water District.

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 condominium units will be served by a 6” sewer line leading into an 8” sewer which flows into a sewer main located in Hannah Drive.

The applicant has requested an ability-to-serve letter from Robert Bartels, P.E., with the Portland Water District.

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 condominium units will be served by underground electrical power, telephone, and cable lines, as shown on **Sheet ? of 11**. Utility plan Sheet 5 of 11 shows the location of public sewer and water.

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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.

The proposal requires no clearing of trees to construct the condominium units, the proposed street, or storm water infrastructure; 10,335 square feet of wetland impacts are proposed.

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 proposed condominium buildings will have two dwelling units per building. Storm water from the site will be treated in storm water infrastructure meeting the Maine Department of Environmental Protection's and the Town of Gorham's storm water requirements. The dwellings units' sewage disposal will be treated in the Portland Water District public sewer system.

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.

Lighting has not been 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.

Trash removal will be through a private waste hauler, Pine Tree.

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.

The proposal is to install 8 canopy street trees along the proposed street. Landscaping is also proposed along the fronts of the buildings. The tree canopy and understory is proposed to remain at

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the rear of the duplex units to break up the development and to provide some privacy to the residents of the duplex units.

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 storm water infiltration pond before it is discharged near the wetland. Storm water from the proposed street will be directed and discharged into the stormwater pond. The proposal is to impact 10,335 square feet of wetland area on the site.

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 January 14, 2021 from Karl Suchecki, Sr. Vice President of Gorham Savings Bank, which identifies financial capacity. The applicant is utilizing Sebago Technics for engineering services.

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 around the perimeter of the lot to break up the development from the abutters. A mix of trees, shrubs, and plants is proposed to be installed to the front and rear of the duplex building to break up the form of the development from the view of residents and abutting properties. Street trees will be provided along the proposed street.

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.

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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 will 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;
2. That the applicant shall provide property line information and site information in auto-cad format to the Town Planner;
3. That the duplex units shall be properly numbered with the numbers being visible from the street year around;
4. That the driveway name shall be approved by the Police and Fire Chiefs;
5. That the underground electric lines shall be inspected by the Code Enforcement Office prior to backfill;
6. That the private way shall be properly named and signed with Town approved signs and signs shall be in place as soon as the private way is constructed;
8. 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;
9. That the private way shall be properly maintained by the condominium association for access of emergency vehicles year round;
11. That the condominium association is responsible for maintenance of the stormwater infrastructure including ditches per the Stormwater Management Report for Hannah Drive Condominiums prepared by Sebago Technics;
12. That all homes are to be sprinkled meeting all applicable section of the Town Fire Suppression Ordinance and a set of sprinkler plans shall be submitted to the Fire Department at least two weeks prior to the start of installation of the system for permitting and review;
13. That the buildings will meet all applicable sections of the NFPA 101 Life Safety Code and the NFPA Fire Prevention Code 1;
15. That the applicant is responsible for recording the approved Condominium Association documents within 90 days of the date of approval of the subdivision by the Planning Board and

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a recorded copy of the Condominium Association documents shall be returned to the Planning Department prior to a preconstruction meeting behind held;

16. That the Planning Board Chairman is authorized by the Planning Board to sign the Findings of Fact on behalf of the entire Board;
17. That the subdivision/site and private way plans 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 subdivision plan and private way plans is required to be recorded within one year of original approval or the approval becomes null and void; and
18. That once the subdivision and private way plans 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:

PRELIMINARY SUBDIVISION APPROVAL:

Move to grant STJ, Inc.’s request for preliminary subdivision and site plan approval for a 4 - unit residential condominium project located on 1.59 acres off Hannah Drive on Map 111 Lot 48 in the Urban Residential (UR) and Manufactured Housing (MH) zoning districts, 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 STJ, Inc.’s request for preliminary subdivision and site plan approval pending responses to remaining issues (and revisions to the plans).