

**Town of Gorham
 Planning Board Meeting
 October 4, 2021**

ITEM 4 – Public Hearing - Site Plan Review – Summit Community Church - This is a request for approval to allow construction of a 22,752 square foot church with associated infrastructure and landscaping; daycare; stage; educational classrooms and gymnasium uses in two stages at the corner of Narragansett Street, Cressey Road, and Route 112 Bypass. Zone Suburban Residential (SR), Map 39, Lot 2. The applicant is represented by Owens McCullough, P.E. of Sebago Technics, Inc.

The parcel is owned by Moody’s Co-Worker Owned, Inc. The church has a Purchase and Sale agreement.

INDEX OF PACKET ENCLOSURES	
DESCRIPTION	PAGE NUMBER
1. Overview	2
2. Items of Note	2
3. Staff Review	2-12
4. Findings of Fact	13-22
5. Motions	23

PROJECT TRACKING		
DESCRIPTION	COMMENTS	STATUS
Pre-Application (optional)		April 5, 2021
Public Hearing		July 12, 2021
Public Hearing		September 13, 2021
Public Hearing		October 4, 2021

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.

Molly Butler Bailey, Chairwoman, Gorham Planning Board

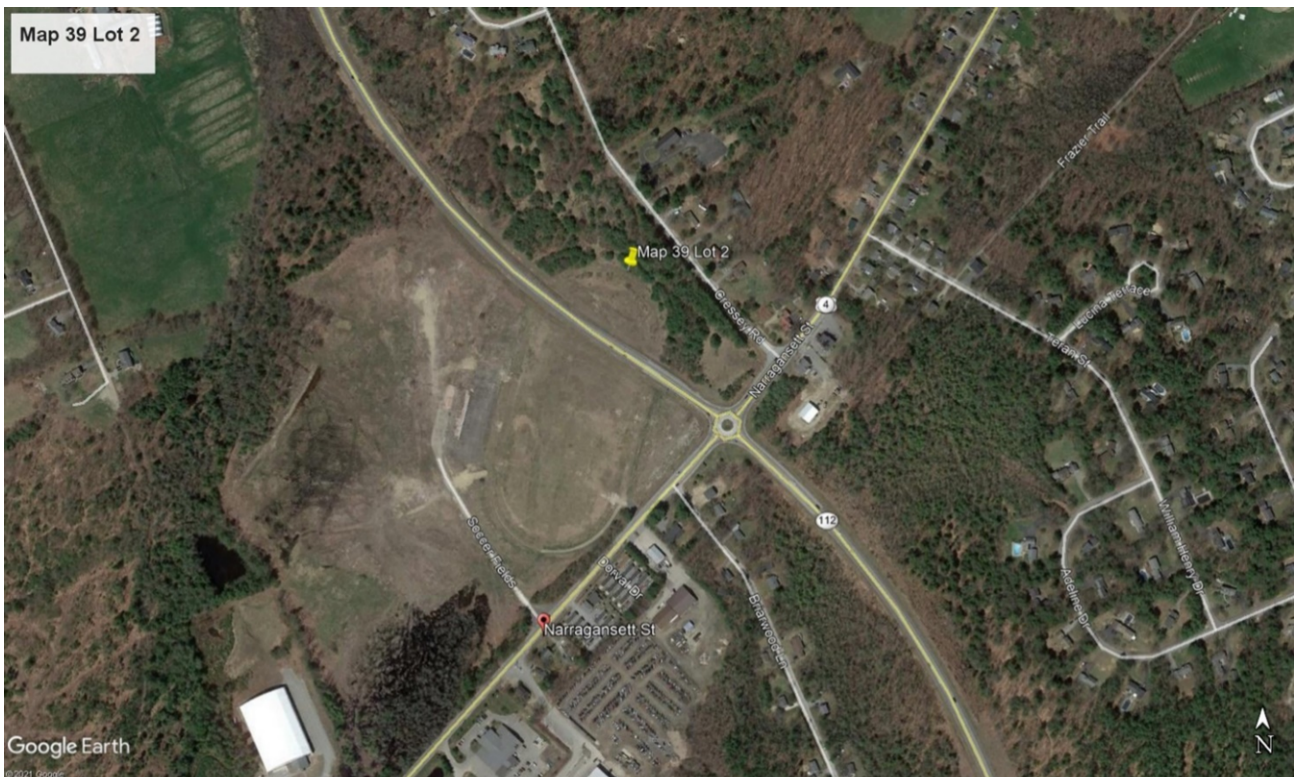
PLACE MAP AND LOT NUMBER IN 1/4" HIGH LETTERS AT LOWER RIGHT BORDER OF ALL PLAN SHEETS.

1. OVERVIEW

This is a request for approval to allow construction of a 22,752 square foot church with associated infrastructure and landscaping at the corner of Narragansett Street, Cressey Road, and Route 112 Bypass. The construction would be in 2 stages/phases. The first phase would be the main church, parking, sidewalks, driveways, stormwater infrastructure, and landscaping. Phase 2 would be construction of additional building.

2. ITEMS OF NOTE

- A. Public Hearing: This item is on for a public hearing, which will require the Planning Board to open the item for public comment.
- B. Special exception review and approval was granted by the Planning Board at the previous hearing. The standards remain near the end of the review notes in case there are questions.
- C. A Maine DEP SLODA permit will be necessary.
- D. A Traffic Movement permit from Maine DOT may be necessary.
- E. The sidewalk along Cressey Road will need an easement.
- F. Google Earth image taken in May, 2018.



3. STAFF REVIEWS

Assessing Department: 09-23-2021

I plan to address it as 26 Cressey Road

Code Department: 02-19-2021

- Check to see about two driveway entrances.
- No parking in the front setback.

Fire Department:

02-16-2021

1. The building will meet all applicable sections of NFPA 1 *Fire Code* and NFPA 101 *Life Safety Code*. Building plans shall be submitted to the Fire Inspector for review and issuing a State Construction Permit
2. The building shall be compliant with the Fire Suppression Systems Ordinance Including an acceptable Fire Alarm system and Fire Department Lock Box(es). The selected vendor for the Fire Alarm system shall meet with the Fire Department before installation. There shall be an exterior access to the sprinkler Room and the door shall be marked "Sprinkler Control Room". Sprinkler and Fire Alarm plans must be submitted 2 weeks prior to start of work for review and Approval.
3. The building shall be properly numbered in accordance with E911 standards Including height, color and location. All exterior doors shall be marked on both sides and the marking system shall be approved by the Fire Inspector.
4. A private fire hydrant will be required to be installed and will be the owner's Responsibility to maintain during the winter. The fire hydrant(s) shall have a final height of not less than 2 inches and no greater than 4 inches from break away flange to grade and no obstruction shall be located within 10 feet of the perimeter. The initial installation of the fire hydrant(s) shall be inspected and accepted/ approved by the GFD and the Portland Water District. The hydrant(s) shall be inspected for final compliance and flow tested by the Portland Water District prior to a Certificate of Occupancy being issued.
5. The loop access road around the building shall be designated as a Fire Department Access Vehicle Access Road and "No Parking - Fire Lane" signs shall be installed as applicable.
6. Any Gas Meters will require protection. Proposed protection must be submitted to The Fire Department for approval prior to installing.

This review was done on Plans dated 9-15-2020 and submitted to Planning on Jan. 25, 2021. Other requirements may be required with future plans submission.

06-14-2021

7. A private fire hydrant will be required to be installed and will be the owner's Responsibility to maintain during the winter. The fire hydrant(s) shall have a final height of not less than 2 inches and no greater than 4 inches from break away flange to grade and no obstruction shall be located within 10 feet of the perimeter. The initial installation of the fire hydrant(s) shall be inspected and accepted/ approved by the GFD and the Portland Water

District. The hydrant(s) shall be inspected for final compliance and flow tested by the Portland Water District prior to a Certificate of Occupancy being issued.

Requested on previous memo and is not on the plans

Gorham Fire has no other comments at this time.

09-27-21

I am all set and all requirements are met.

Planning Department:

03-30-2021

- Zoning = Suburban Residential; Development Transfer Overlay; Sign District
- FLUP = Village Residential
- H2O = public in Narragansett Street
- Sewer/septic = public in Narragansett Street
- Above an aquifer
- DEP MS4 Urbanized Area
- A Traffic Impact Analysis may be warranted given the number of vehicles trips generated.
- 280 parking spaces are required; 402 are provided
- Lighting for pedestrian access around the building and parking lots should be dark sky lighting since this is a residentially zoned area.
- A construction schedule is needed.

Tom Poirier - email 05-26-2021

The Town has required the following on other projects regarding off-site sidewalk extension:

Roads without existing drainage systems and curbing the applicant shall extend the sidewalk 100' and close in drainage system for each 5,000 sq. of gross floor area under site plan review.

Under the gross square footage given for the church the estimated off-site sidewalk extension would be 455'.

In place of construction of the sidewalk and closed drainage system the Town has offered the pavement of a fee instead. The Town would use the funds with other funds for a larger sidewalk extension project on Narragansett Street. The fee for 455' would be \$34,125.00.

Carol Eyerman - 09-09-2021

- Financial capacity needs to be shown.
- Chapter 2 -2 A.5.b - Where such off-street parking shall abut a lot in residential use or an unoccupied lot which is located in a Residence Zone, a landscaped buffer and/or a fence, not less than 48 inches in height, shall be provided and maintained between such off-street parking and that part of the lot line involved.

Carol Eyerman 09-27-2021

- Financial capacity letter provided.
- Landscaping, lighting, and traffic response submitted on September 20, 2021 and is under review by peer reviewers.
- DEP MS4 Urbanized Areas require annual stormwater reporting to town

09/30/2021

- Applicant comments were provided on September 29, 2021 to the Wright Pierce peer review and Site Plan Review dated September 20, 2021 – additional Wright Pierce comments based on the latest submission are pending

Police Department: No comments received.

Public Works Department/Stormwater: emailed June 2021

- Filtration barriers will be required around the perimeter of the site. A second row of filtration barriers is recommended near the wetlands, located on the NW side of the parcel - behind the stormwater basin.
- Due to the gradient of the site and poorly drained soils in the area, it's recommended that underdrained soil filters and riprap be utilized to increase permeation to prevent standing water.
- All BMP's need to be installed based on the site plans, and the standards set in the Maine Erosion Control Manual. Make sure a stabilized construction entrance is present at all times during construction and earthwork.

Woodard & Curran: 07-08-2021

Woodard & Curran has reviewed the Site Plan Application for the Summit Community Church to be located at the intersection of Narragansett Street and Cressey Road, 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 new church building and associated site development, stormwater management and utility infrastructure. The following documents were reviewed:

- Site Plan Application and attachments, dated June 8, 2021, prepared by Sebago Technics, on behalf of Summit Community Church.
- Engineering Plans, Sheets 1-16, dated June 8, 2021 prepared by Sebago Technics, on behalf of Summit Community Church.
- Stormwater Management Plan, dated June 2021, prepared by Sebago Technics, on behalf of Summit Community Church.

We provide the following comments:

General Civil Engineering

- Please review General Note 47 on Sheet 2 of 16, which references trail access easements to Old Tow Path. Is this applicable to this project? If so, please show location of easements.
- Please review General Note 48 on Sheet 2 of 16, which references industrial use tenants. Are industrial uses being proposed as part of this development?
- Is the driveway along the front of the building and the drop-off area intended to be one-way? Consider the addition of pavement markings to indicated traffic direction.
- Please provide a detail and/or specification for the proposed gravel maintenance path at Underdrain Soil Filter 1.

- The grading plan shows two outfalls to Route 112 Right of Way, as well as grading of ditching to the Route 112 drainage swale. Please provide documentation of approval/authorization from the Maine Department of Transportation for this offsite work.
- Some of the contours (259-261) in the westerly driveway are not tied to the correct existing contours on the east side of the driveway. Please revise.
- Please review impacts to the existing fence along the Route 112 Right of Way. The proposed swales and outfall appear to conflict with the fence location. Provide details and notes to clarify work in this area.
- Sewer, gas, and water services cross the proposed stormwater meadow buffer. Please confirm that the disturbance is allowable by Maine DEP and if so, provide details/specification on how this meadow will be restored.
- The closest fire hydrant is over 700 feet east of the property. Please review hydrant location with the Gorham Fire Department, as an additional hydrant may be warranted.
- Sheet 8 of 16 denotes that “EX SD-1, EX SD-2.1, SD-2.2, and SD-3” as sanitary sewer. However, SD is “Storm Drain” in legend. Please confirm that this is sewer, and clarify label on plans.
- Please show location of existing lighting underground electric lines and round-a-bout signage along Narragansett Street and confirm it does not conflict with proposed utility work
- Please provide details, sections, and specifications showing restoration of pavement, curbing, and island required for utility work in Narragansett Street.
- Please show clearing limits for vegetation along Cressey Road at the Underground Electrical Service.
- Please review planting proposed at or near utility services to confirm that these plants will not impact utility operations and maintenance.
- To protect the filtration capacity of the underdrain soil filters, additional erosion control barriers are warranted along the proposed parking edges. Please show locations of erosion control barriers or equivalent controls.
- Filtration barriers should be provided downgradient of proposed earth disturbance; please show locations on the plans.
- Please review and revise the elevations of the spillway and OCS-2 for Underdrain Soil Filter 2. The plans indicate that the spillway is lower than the OCS, and these elevations do not match the elevations in the HydroCAD model. These changes may warrant an additional review of the HydroCAD model.
- The application indicates that an ability to serve from Portland Water District has been requested, and will be provided upon receipt. Please proceed with providing this documentation when available.
- Please complete the questions in the “Post Construction Stormwater Management Section, by indicating if this parcel is in the Town of Gorham MS4 area.
- The application indicates that signage will be proposed for the development. Submission of a Sign Application Packet will be required. No signage shall be installed unless approved by the Town.
- Please add property line location to the photometrics plan.

Chapter 4 – Site Plan Review

Section 4-8 – Procedures for Major Developments

- The anticipated construction start date was provided in the cover letter. Please provide a construction schedule that includes anticipated start and completion dates per Section 4.8 C. 1) c. 14.

Section 4-9 – Approval Criteria and Standards

- The Applicant has demonstrated post-development runoff flows are less than or equal to pre-development runoff flows for the 2-, 10- and 25-year, 24-hour storm events. The proposed development appears to be in conformance with Section 4.9.F. Stormwater Management.

Woodard & Curran/Wright Pierce: 9/10/2021

Woodard & Curran has reviewed the Site Plan Application submission for the Summit Community Church to be located at the intersection of Narragansett Street and Cressey Road, 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 new building and associated site development, stormwater management and utility infrastructure. The following documents were reviewed:

- ~~Site Plan Review Comments Letter and attachments, dated August 10, 2021, prepared by Sebago Technics, on behalf of Summit Community Church.~~
- Engineering Plans, Sheets 1-17, dated August 10, 2021 prepared by Sebago Technics, on behalf of Summit Community Church.

We provide the following comments:

General Civil Engineering

- Please provide details, sections, and specifications showing restoration of curbing, and island required for utility work in Narragansett Street.
- Underdrain Soil Filter -1 is modelled in HydroCAD with a spillway elevation of 250.00'; the location of this emergency spillway is unclear on the plans. Please indicate location on the plans and revise grading as needed.

Please contact our office if you have any questions.

Wright Pierce: 8/18/2021

John and I confirmed the traffic/LA/photometric review this morning, and have the attached comments. We appreciate these comments now reflect an older submission; as a result, would you like to have B&L revise their traffic, lighting, and L/A comments to reflect the most recent submission, or would you like to have us wait?

Similarly, please let me know if the civil site aspects for this review should come through Wright-Pierce or if they should come through Woodard and Curran.

Best,

-Mike

Wright Pierce: 09/20/21

Wright-Pierce has reviewed the updated Site Plan Application initially submitted on June 6, 2021 with additional information submitted on September 2, 2021 for the development of the Summit Community Church located at the intersection of Cressey Road and Narragansett Street (Tax Map 39, Lot 2). The proposed project is located on a 12.9-acre parcel of land in the Town of Gorham. The proposed project includes the development of an existing lot with a new Church and associated parking lot and utilities. The Summit Community Church will also contain a daycare facility.

Wright-Pierce has reviewed this Project’s conformance with the Town of Gorham’s Site Plan Review requirements. Wright-Pierce has not reviewed Land Use criteria, Exterior Lighting, Landscaping, Traffic or for conformance with Masterplans.

DOCUMENTS REVIEWED BY WRIGHT-PIERCE:

- Site Plan Review Application to the Town of Gorham for the Summit Community Church (Dated June 8, 2021)
- Stormwater Management Report for Summit Community Church (Dated June 2021)
- Summit Community Church Plans:

Sheet Number	Sheet Title	Date (In Title Block)
1	Cover Sheet	6/8/2021
2	Notes and Legend	6/8/2021
3	Overall Site Plan	6/8/2021
4	Site Plan	6/8/2021; 09/20/21
5	Overall Grading Plan	6/8/2021; 09/20/21
6	Grading Plan	6/8/2021
7	Overall Utility Plan	8/21/2021
8	Utility Plan	6/8/2021
9	Utility Plan	6/8/2021; 09/22/21
10	Landscape Plan	6/8/2021; 09/22/21
11	BMP Construction Plan	6/8/2021; 09/20/21
12	BMP Construction Plan	6/8/2021; 9/20/21
13	Erosion Control Notes	6/8/2021
14	Details	6/8/2021
15	Details	6/8/2021
16	Details	6/8/2021
1 of 2	Pre-Development Stormwater Plan	6/8/2021
2 of 2	Post-Development Stormwater Plan	6/8/2021

1 of 1	Existing Conditions Plan	6/8/2021
1 of 1	Emergency Vehicle Movement Figure	6/8/2021
A1-0	First Flood Plan	Not Dated – WP RCVD 9/2/2021
A1-1	Mezzanine Floor Plan	Not Dated – WP RCVD 9/2/2021
A1-2	Roof Plan	Not Dated – WP RCVD 9/2/2021
A2-0	Exterior Elevations	Not Dated – WP RCVD 9/2/2021

COMMENTS:

Site Plan Review Procedures, Criteria, and Standards:

Section Number	Section	Comment(s)
4-8C1a	General Information	Record owner’s name, address, and phone number are not listed in the application.

4-8C1c	Proposed Development Activity	The sidewalks along the driveway are not dimensioned in the site plans. Please provide this dimension. Location, front view, materials, and dimensions of proposed signs and the method for securing said signs are not included.
4-9D	Internal Vehicular Circulation	There is no notation of no parking signs, ADA signs, or fire lane markings.
4-9H	Water Supply	Waiting on confirmation of adequate capacity from PWD.
4-9I	Sewage Disposal	Waiting on confirmation of adequate capacity from PWD.
4-9R	Technical and Financial Capacity	Financial capacity was submitted under separate cover and has not been reviewed by Wright-Pierce.

Stormwater Treatment:

For stormwater treatment, Site Plan Applications within the Town of Gorham must submit a stormwater plan pursuant to the regulations of MaineDEP Chapter 500 Stormwater Management Rules. This includes conformance with the Basic, General, and, for certain projects, Flooding Standards (Ref: Chapter 4, Section 4-8).

- 1) Basic Standard: Per the Maine Dep Chapter 500 Stormwater Management, an Erosion & Sediment Control management plan, notes, and details per the Chapter 500 Rules must be provided to meet the Basic Standard.
 - a. Erosion and Sedimentation Control best management practices were generally observed on the Erosion and Sediment Control Plan and associated Details. An Inspection, Maintenance, and Housekeeping Plan has been provided with the erosion details and notes.
 - b. In general, application of erosion and sedimentation control devices is appropriate. The following item is in need of clarification: i. Inspection and Maintenance Log should reference the inspector to MaineDEP Stormwater BMP Handbook for engineers and designers (and note current edition at time of approval) for a full list of required inspection items.
 - c. Site Grading Plan should further include revision of the following Best Management Practices:

- i. Snow storage is indicated adjacent to the stormwater management system, with several references to snow storage not be allowed directly in the filter. However, in application any snow stored on the 3:1 slope directly on the side of the filter ultimately will convey road salt and sand, debris, and rubbish carried with snowmelt into the filter and may cause functionality issues. Other locations should be evaluated for snow storage.

2) General Standard: The applicant has provided information regarding the size and scope of the project and has indicated the project is subject to the General Standard under the requirements of the Stormwater Management Act.

- a. HydroCAD calculations have been provided indicating how the facility conveys stormwater flows during the 24-hour, 25-year storm event. A statement should be provided by the applicant confirming how the emergency spillway of each basin is situated and functions, as well as confirmation the top of berm elevation for each treatment device ensures 1-foot of freeboard is provided during the 25-year storm event.
- b. The GUSF hydroCAD details should further be detailed to confirm the GUSF basins drain within 24-48 hours following a rain event of 1-inch or greater. A flange adaptor is indicated to help achieve this situation; however, calculations should be provided in order to confirm the basin drains in the required time span.
- c. A statement should be provided confirming separation from the bottom of the proposed basin to the groundwater table elevation.

3) Flooding Standard: The applicant has submitted HydroCAD files indicating the pre-development runoff rates do not exceed the post-development runoff rates for the combined flow rates from the two study points at the facility.

- a. There is a substantial amount of woods cover noted for subcatchments which appear to be largely meadow areas. Additional confirmation of existing conditions would be appreciated.
- b. The MaineDEP Chapter 500 requirements further include additional design parameters for the discharge to wetlands. Please provide drainage calculations indicating how the discharge to wetlands standard, of not increasing the wetlands water elevation by more than 2” for a period of 24-hours or greater during certain interval storm events, is met.

Grading and Drainage:

- 1) Spillway should be shown on Underdrained Soil Filter-1. Spillway and Outlet Control Structure elevations on plans should be consistent with elevations used in HydroCAD model. The Site Plans show the elevation of the Outlet Control Structure set above the elevation of the spillway for Underdrain Soil Filter-2. Please ensure that this meets the Maine DEP BMP Handbook.
- 2) The applicant has indicated Maine Construction General Permit will likely be required for the project due to the extent of disturbed surface area. No further action necessary.
- 3) Typical details show a maximum 2% cross-slope for sidewalks, crosswalks, and crosswalk portions of driveways and maintenance entrances. No further action necessary.
- 4) 2-foot sumps are indicated for drainage structures. Please indicate if 3-foot sumps are feasible to assist in meeting the Town's MS-4 requirements.

Site Design:

- 1) ADA Parking and Van signs have been shown in detail. ADA parking signs should be shown on site plans and located within ADA parking spaces. A van accessibility placard should be located at spaces which are van accessible.

Utility Connections:

- 1) Please provide capacity to serve letter for sewer and water connections.
- 2) Overhead electric connection has been provided. Please confirm capacity to serve is available from the electric utility.

Barton & Loguidice: 08/12/2021 – letter under separate cover

Portland Water District: August 16, 2021

No further comments from the District at this time.

Gorham Conservation Commission – 09/10/21

It would be great if the sidewalk could be part of the project. While there is cost associated with it, it does enhance pedestrian access on Main Street. Hopefully planning board and applicant can find a way to make this work or have funds provided to help offset future sidewalk construction costs.

Portland Water District: 06/22/2021

Confirmed with conditions.

Gorham Conservation Commission: 09/10/21

Agree with sidewalk fee and extension of sidewalk on Cressey Road as Cressey Road has potential to be a good bike/pedestrian connection to trails by USM.

**TOWN OF GORHAM PLANNING BOARD
SITE PLAN REVIEW AND FINDINGS OF FACT
For
SUMMIT COMMUNITY CHURCH**

October 4, 2021

Property Owner: The property owner is Moody’s Co-Worker Owned, Inc. 200 Narragansett St, Gorham, ME 04038

Applicant: The applicant is Summit Community Church, P.O. Box 849, Gorham, ME 04038.

Property: The lots are identified in the assessor database as Tax Map 39, Lot(s) 2, and located off Narragansett Street and Cressey Road, Gorham, ME 04038.

Consultant(s): Craig Burgess, P.E. #12638 with Sebago Technics, and Daniel Danvers, L.A. #4815

Project Description: This is a request for approval to allow construction of a 22,752 square foot church with associated infrastructure and landscaping; daycare; stage; educational classrooms and gymnasium uses at the corner of Narragansett Street, Cressey Road, and Route 112 Bypass.

Site Description: The site is 12.9 acres in size and is located at Narragansett Street, Cressey Road, and the Bypass (Route 112). The site was historically the Gorham Raceway and is currently undeveloped.

Applicability: The applicant’s proposal requires site plan and special exception review.

Zoning: Suburban Residential (SR). It is also within the Sign District Overlay.

Variations: None required at this time.

Waivers: None requested at this time.

Pursuant to the Application:

Sketch Site Plan Review was held on April 5, 2021. A Site Plan Review public hearing was held on July 12, 2021, September 13, 2021, and October 4, 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:

Craig Burgess, Sebago Technics, consist of the following:

- | |
|---|
| Cover Sheet – 08/10/21
Sheet 1: Site Plan – 08/10/21
Sheet 2: Notes and Legend – 08/10/21
Sheet 3 – Overall Site Plan – 08/10/21
Sheet 4 – Site Plan – 08/10/21, 09/29/21 |
|---|

Sheet 5 – Overall Grading Plan – 08/10/21
Sheet 6 – Grading Plan – 08/10/21, 09/29/21
Sheet 7 – Grading Plan – 08/10/21
Sheet 8 – Overall Utility Plan – 08/10/21
Sheet 9 – Utility Plan – 08/10/21
Sheet 10 – Utility Plan – 08/10/21; 08/31/21
Sheet 11 – Landscape Plan – 08/10/21, 09/29/21
Sheet 12 – BMP Construction Plan – 08/10/21, 09/29/21
Sheet 13 – BMP Construction Plan – 08/10/21, 09/29/21
Sheet 14 – Erosion Control Notes – 08/10/21
Sheet 15 – Details – 08/10/21, 09/29/21
Sheet 16 – Details – 08/10/21
Sheet 17 – Details – 08/10/21

Sheet 1 – Existing Conditions SWM Plan – 08/10/21
Sheet 2 – Proposed Conditions SWM Plan – 08/10/21
Sheet A: Pre-Drilling Drainage Plan – 08/10/21
Sheet B: Post-Development Drainage Plan – 08/10/21

Sheet 1 – Existing Conditions Plan – 08/10/21
Sheet 1 – Emergency Vehicle Movement Figure – 08/10/21

Other documents submitted consist of the following:

Sketch Plan Application – 01/09/20; 03/31/2021
Site Plan Review Application - 06/08/2021; 08/10/21
Comment Response Letter – 09/29/2021
Plans – 06/08/2021; 08/10/2021; 09/29/2021
Stormwater Management Report – 06/2021
Hubbell Lighting Inc. – 08/10/20
Ryan Sentore Architecture – Elevations – 08/031/2021
DEP Stormwater Management Law Findings of Fact and Order L-29222-NJ-A-N – 08/05/21
Letter of Financial Capacity – August 3, 2021 from Pamela Dipietro Hale of Norway Savings Bank
Letter of Technical Capacity – BH2M
Letter of Financial Capacity – Brian C. Desjardins, Regional Vice President, Norway Savings Bank – 09/23/21
Schedule of Values – 03/02/2021
Stormwater Report Narrative – 06/2021
Floor Plans – 8/30/2021
Exterior Elevations – 8/30/2021
Utility Plan – 08-31-2021
Gorham Town Planner Comments – 03-10-2021; 05-26-2021; 07-08-2021; 09-08-2021; 09-27-21
Gorham Assessor Comments – 06-11-2021; 8-16-2021; 09-23-21
Gorham Fire Chief Comments – 02-16-2021; 06-14-2021; 08-18-2021
Gorham Code Enforcement Officer – 02-19-2021
Gorham Public Works Director – 06-2021

Woodard & Curran Comments – 07-08-2021
Wright-Pierce Comments – 09-20-2021
Barton & Loguidice – 08/12/2021
Abutter Comments – Stephen Teel 03-29-2021

CHAPTER 4, SITE PLAN REVIEW, SECTION 9 – Approval Criteria and Standards

The Planning Board, following review of the Site Plan Application, 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.

A. Utilization of the Site: The plan for the development will reflect the natural capabilities of the site to support development.

The applicant is proposing to construct a 22,752 square foot church with sidewalks, parking areas, internal walkways, signage, site lighting, stormwater infrastructure, and utility extensions. Identified wetlands and other environmentally sensitive areas will not be disturbed.

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.

Access to the site is via Narragansett Street, State Route 202/4 and Cressey Road. Narragansett Street is considered a principal arterial by the Maine Department of Transportation.

There will be a total of 245 weekday vehicle trips proposed with the daycare use and 66 weekday trips for the church use. The total weekday trip generation proposed is 311: 52 trips in the AM peak hour and 54 trips in the PM peak hour and 81 trips in the Sunday peak hour.

MaineDOT crash data for the most recent available three-year period shows one high crash located at the intersection of Route 112 and Route 202/4.

Sight distance along Cressey Road entrances would exceed 350 feet.

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.

Access to the site will be from two full access driveways on Cressey Road, separated by 130 feet. Cressey Road is an urban local road.

Finding: The plans provide for safe and convenient vehicular access into the development.

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 site provides for a two-way vehicle access throughout the site. Two 24 foot wide access drive allows access from Cressey Road into the site to the entrance of the building as well as parking lots on either side. There is an emergency vehicle plan that shows the ability to traverse the site by large emergency vehicles.

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 bituminous walk way is proposed in front of and surrounding the building which will allow pedestrian access from the parking lot to the front and all doorways. A fee-in-lieu of sidewalks is proposed for those running to the parcel. The applicant will provide sidewalks along Cressey Road and those will be installed in Phase 1. An easement will be provided for the sidewalk along Cressey Road.

Finding: *The plans provide a system of pedestrian circulation within 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.

This is located within the DEP urbanized area and will require annual stormwater inspection reports provided to the town. The site will result in the creation of 1.9 acres of non-vegetated area and 4.1 acres of developed area. The stormwater management will include two underdrained soil filters and a meadow buffer.

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 stormwater drainage system and maintenance plan which does 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.

This is located within the DEP urbanized area and will require annual stormwater inspection reports provided to the town. Any soil disturbance will require erosion and sedimentation controls that meet the Maine Erosion and Sediment Control Best Management Practices.

Finding: *The plan utilizes 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 building will be supplied from the 8 inch water main located in Narragansett Street with a 4 inch water service line. The ability to serve letter from Portland Water District has been received.

Finding: The development provides a system of water supply that provides for 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 building will be supplied from the 12 inch sewer main located in Narragansett Street with a 6 inch sewer service line. The ability to serve letter from Portland Water District has been received.

Finding: The development provides for sewage disposal for the anticipated use of the site.

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

The site will be served with underground cable, telephone, and power. Overhead utilities extend from the Narragansett Street to the entrance to the site and then underground utilities will be run from there to the building.

Finding: The development will provide for adequate electrical and phone service 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 proposed development preserves much of the existing vegetation surrounding the site as well as some immediately surrounding the building.

Finding: The development of the site will preserve existing vegetation to the greatest extent 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 church and associated infrastructure use will not adversely impact groundwater. Stormwater management has been provided.

Finding: The proposed development will not adversely impact either the quality or quantity of the 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.

The applicant is proposing to install pole lighting within the parking lots, entrances, and on the building itself. This lighting shall be directed downward/cutoff dark sky lighting to eliminate night glare.

Finding: The proposed development provides for adequate exterior lighting to provide for the safe use of the development during nighttime hours.

O. Waste Disposal: The proposed development will provide for adequate disposal of solid wastes and hazardous wastes.

The applicant has a fully enclosed dumpster and dumpster pad south of the building. A private waste hauler will empty the dumpster on a regular basis.

Finding: The development will provide for adequate disposal of solid wastes and hazardous waste.

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 applicant is proposing to remove some existing vegetation in the immediate area of development. Sheet 11 shows the placement of canopy trees, pine trees, shrubs, as well as perennials surrounding the building and parking lot.

Finding: The proposed plan will provide landscaping to soften the appearance 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 the Shoreland Overlay District.

Finding: The development will not adversely affect the water quality or shoreline of any adjacent body of water.

R. Technical and Financial Capacity: The applicant has demonstrated that he has the financial and technical capacity to carry out the project in accordance with this Code and the approved plan.

A letter of financial capacity dated September 22, 2021 has been received from Brian Desjardins, Regional Vice President of Norway Savings Bank. Technical capacity is demonstrated by the hiring of Sebago Technics, Ryan Senatore, and Great Falls Construction.

Finding: The applicant has the financial and technical capacity to complete the project in accordance with Gorham's Land Use and Development 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 building will be buffered using canopy trees, understory, and other plantings to minimize this use from the existing residential type uses. The dumpster is fenced and screened using evergreen trees.

Finding: *The development provides buffering 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 60 dBA daytime (7am-7pm) and 50 dBA nighttime (7pm- 7am).

Finding: *The development will comply with the A-weighted hourly equivalent sound level limits of 60 dBA daytime (7am-7pm) and 50 dBA nighttime (7pm-7am).*

SECTION 1-4 – BOARD OF APPEALS

E. SPECIAL EXCEPTION STANDARDS

The Planning Board shall have the power and duty to approve, deny, or approve with conditions special exceptions 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:

1. 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; Access to the site is via Narragansett Street, State Route 202/4 and Cressey Road. Narragansett Street is considered a principal arterial by the Maine Department of Transportation.

There will be a total of 245 weekday vehicle trips proposed with the daycare use and 66 weekday trips for the church use. The total weekday trip generation proposed is 311. 52 trips in the AM peak hour and 54 trips in the PM peak hour and 81 trips in the Sunday peak hour.

MaineDOT crash data for the most recent available three-year period shows one high crash located at the intersection of Route 112 and Route 202/4.

Sight distance along Cressey Road entrances would exceed 350 feet.

The applicant is proposing to install pole lighting within the parking lots, entrances, and on the building itself. This lighting shall be directed downward/cutoff lighting to eliminate night glare.

This is located within the DEP urbanized area. The site will result in the creation of 1.9 acres of non-vegetated area and 4.1 acres of developed area. The stormwater will be two underdrained soil filters and a meadow buffer.

Finding: *Vehicular access to the site will be on roads which have adequate capacity to accommodate the additional traffic generated by the development. The plans provide a system of pedestrian circulation within the development. The proposed development provides for adequate exterior lighting to provide for the safe use of the development during nighttime hours.*

2. 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;

This is located within the DEP urbanized area. Any soil disturbance will require erosion and sedimentation controls that meet the Maine Erosion and Sediment Control Best Management Practices.

The building will be connected to public water supply.

Finding: *The plan utilizes existing topography and desirable natural surroundings to the fullest extent possible such that it will not cause water pollution, sedimentation and erosion.*

3. The proposed use will not create unhealthful conditions because of smoke, dust, or other airborne contaminants;

The use does not require the emission of smoke, dust, or any other airborne contaminants.

Finding: *The proposed use will not create unhealthful conditions because of smoke, dust, or other airborne contaminants.*

4. 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;

The use does not require or propose emitting odors, fumes, restricting light and air to neighboring properties. The exterior lighting will be cut off dark sky type and will not cause glare. The hours of operation will be from Monday through Sunday from 7:00am to 6:00pm. The noise will not exceed the allowed A-weighted hourly equivalent sound level limits of 60 dBA daytime (7am-7pm) and 50 dBA nighttime (7pm- 7am).

Finding: *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.*

5. The proposed waste disposal systems are adequate for all solid and liquid wastes generated by the use;

The applicant will utilize a weekly waste hauler for waste disposal.

Finding: *The proposed waste disposal systems are adequate for all solid and liquid wastes generated by the use.*

6. The proposed use will not result in damage to spawning grounds, fish, aquatic life, bird, or other wildlife habitat, and, if located in a shoreland zone, 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.

This use is not within a shoreland area. So this standard does not apply.

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 or Site Plan Review Committee, except for minor changes which the Town Planner may approve;
2. That prior to the commencement of construction of the site plan, the applicant is responsible for obtaining all required local, state and federal permits;
3. This parcel is located within the DEP MD4 Urbanized Area and the applicant will need to provide yearly inspection reports to the town;
4. All staff and peer review comments will be addressed prior to the Planning Board's signature;
5. That any proposed use on the site shall meet the sound level requirements outlined under Chapter 4, Section 9, T. Noise;
6. The building will meet all applicable sections of NFPA 1 *Fire Code* and NFPA 101 *Life Safety Code*. Building plans shall be submitted to the Fire Inspector for review and issuing a State Construction Permit
7. That the building shall be compliant with the Fire Suppression Systems Ordinance including an acceptable Fire Alarm system and Fire Department Lock Box(es). The selected vendor for the Fire Alarm system shall meet with the Fire Department before installation.
8. That there shall be an exterior access to the sprinkler Room and the door shall be marked "Sprinkler Control Room". Sprinkler and Fire Alarm plans must be submitted 2 weeks prior to start of work for review and Approval.
9. That the building shall be properly numbered in accordance with E911 standards Including height, color and location. All exterior doors shall be marked on both sides and the marking system shall be approved by the Fire Inspector.
10. That a private fire hydrant will be required to be installed and will be the owner's Responsibility to maintain during the winter. The fire hydrant(s) shall have a final height of not less than 2 inches and no greater than 4 inches from break away flange to grade and no obstruction shall be located within 10 feet of the perimeter. The initial installation of the fire hydrant(s) shall be inspected and

accepted/ approved by the GFD and the Portland Water District. The hydrant(s) shall be inspected for final compliance and flow tested by the Portland Water District prior to a Certificate of Occupancy being issued.

11. That the loop access road around the building shall be designated as a Fire Department Access Vehicle Access Road and "No Parking - Fire Lane" signs shall be installed as applicable.
12. That any Gas Meters will require protection. Proposed protection must be submitted to the Fire Department for approval prior to installing.
13. That in place of construction of the sidewalk and closed drainage system to and for the parcel the Town has offered a payment of a fee instead. The fee for 455 feet of construction is \$34,125.00.
14. That prior to the pre-construction meeting, the applicant will establish the following: an escrow for field inspection meeting the approvals of Town Staff;
15. That prior to the commencement of any site improvements, the applicant, its earthwork contractor, and the design engineer shall arrange a pre-construction meeting with the Town's Review Engineer, Public Works Director, Fire Chief, Code Enforcement Officer and the Town Planner to review the proposed schedule of improvements, conditions of approval, and site construction requirements;
16. That all site construction shall be carried out in conformance with the Maine Erosion and Sediment Control Best Management Practices, Maine Department of Environmental Protection, latest edition and in accordance with the erosion and sedimentation control information contained in the application;
17. That the site plan shall not be released for recording at the Registry of Deeds until the required performance guarantee for that phase has been posted meeting the approval of Town Staff, and the site plan is required to be recorded within one year of original approval or the approval becomes null and void;
18. That the Planning Board Chairman is authorized by the Planning Board to sign the Findings of Fact on behalf of the entire Board; and
19. That once the site plan has 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 the pre-construction meeting.

SUGGESTED MOTIONS:

FOR SITE PLAN APPROVAL:

Move to grant Summit Community Church request for site plan approval to allow construction of a 22,752 square foot church with associated infrastructure and landscaping; daycare; stage; educational classrooms and gymnasium uses at the corner of Narragansett Street, Cressey Road, and Route 112 Bypass on Map 39 Lot 2 in the Suburban Residential zoning district with Findings of Fact and Conditions of Approval as written by the Town Planner and modified this evening by the Planning Board.

Or

TO TABLE APPROVAL:

Move to table further review of Summit Community Church request for site plan approval pending responses to remaining issues (and finalizing revisions to the plan).