

**Town of Gorham
Planning Board Meeting
September 13, 2021**

Item 4 – Site Plan Review: Sun RP LLC – Main Street – a request for site plan review and approval of a commercial building, associated parking and infrastructure on Main Street. Zoned: Commercial Office (CO), and Suburban Residential (SR), Map 31, Lot 2-1. The owners are Donald and Jean Dolloff. The applicant is Sun RP LLC and is represented by Andrew Morrell, P.E. of BH2M.

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PROJECT TRACKING

| DESCRIPTION | COMMENTS | STATUS |
|----------------------------|----------|--------------------|
| Pre-application Discussion | | May 3, 2021 |
| Site Plan Review | | September 13, 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.

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.

Sun RP LLC

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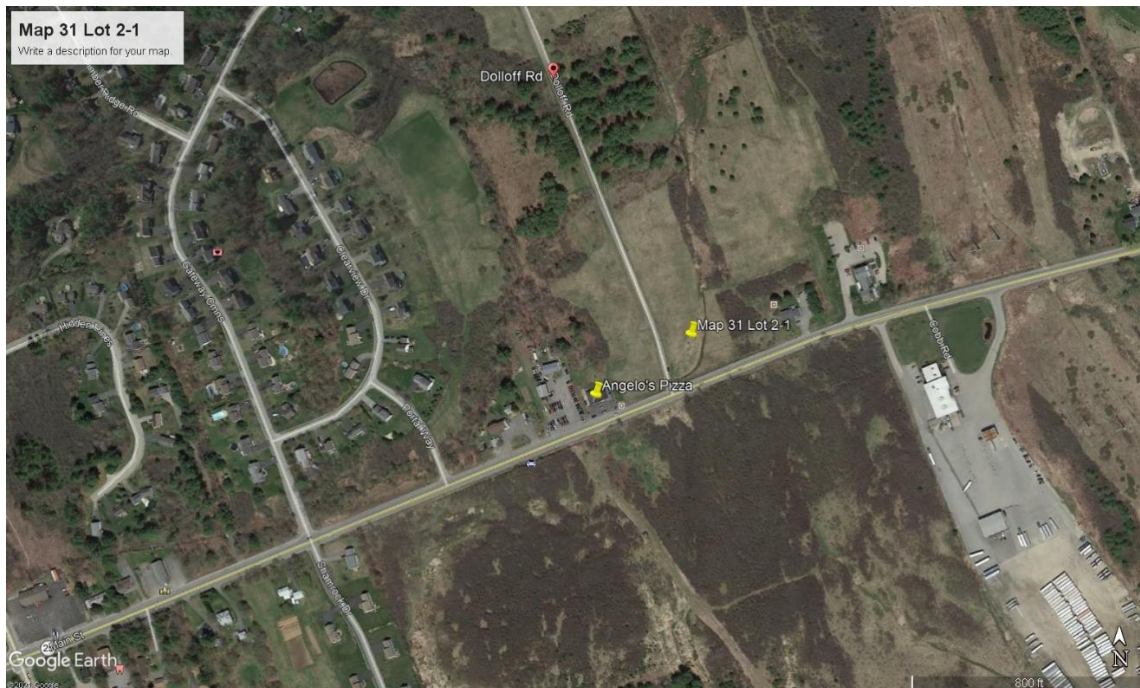
1. OVERVIEW

This is the first time the project has come before the Planning Board with an application for site plan review. The applicant reviewed the project on May 3, 2021 as a pre-application. Minutes from that meeting are attached as pages 15-17.

The applicant is represented by Andrew Morrell, P.E., of BH2M.

2. ITEMS OF NOTE

- a. This area is recommended to be Mosher Corner Mixed Use in the Comprehensive Plan, which would include business uses such as this one. The Comprehensive Plan goes on to state that “the standards for non-residential development should require that new buildings maintain an attractive roadside appearance with a landscaped buffer strip along the edge of the street. Non-residential buildings should be sited to create a business/office park environment with access off internal streets when feasible. The location of large parking lots between buildings and Main Street should be restricted.”
- b. Staff has included aerial photographs for the Planning Board’s review of the project. The aerial photographs are from Google Earth and was taken in May of 2018.



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3. STAFF REVIEWS

Assessing Department: 08-16-2021

No Comment

Code Department: 04-16-2021

No Comments

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Fire Department: April 7, 2021

MAP 31 LOT 2 – 1 Dance Studio and Café

I have reviewed the submitted plans for Dance Studio and café

1. The building 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 building 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. The Sprinkler Room and Main Fire alarm panel shall have an Exterior door as well as marked "Sprinkler Room" with "3" Letters.
4. The Building shall have a Lock Box installed with master key in the box.
5. All exterior doors will be numbered with numbers visible from the Road. Gorham Fire request review of the numbering before being installed. Please show on the Building plans.
6. Building construction plans shall be submitted to the Fire Department for review and the issuing of a State Building permit. ADA requirements are to be submitted to State Fire Marshal's office for review.
7. The installer of the alarm system shall meet with the Fire inspector to review the plans for the system before the start of the installation. Alarm test / certifications papers will be required to be submitted to the Fire Department at the time a CO is issued.
8. Bollards shall be placed in front of all gas meters.

As this project moves forward Gorham Fire may have more requirements when the Building plans are submitted for review.

08/17/2021

MAP 31 LOT 2 – 1 Dance Studio and Café

I have reviewed the submitted plans for Dance Studio and café dated Aug. 10, 2021

I have no other requirements and support moving on to planning board.

As this project moves forward Gorham Fire may have more requirements when the Building plans are submitted for review.

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Planning Department: September 9, 2021

- Zoning = CO; SR;
- ME DEP Urbanized area
- FLUP = Mosher Corner Mixed Use
- Public water and sewer within 1200 ft.
- Wetlands onsite
- 100 Year floodplain onsite
- Currently, there is a sidewalk that runs from the village to Gateway Commons then stops for approximately 600 feet then picks back up again for approximately 500 feet from Map 30 Lot 5 to Map 30 Lot 3.
- This will require review for a special exception due to the size and traffic count.
- E. Pedestrian Circulation: The development plan will provide for a system of pedestrian circulation within and to the development.
- The applicant would like to discuss landscaping. Staff recommends landscaping that would be similar as required in the Narragansett Mixed Use District for buffers along main roads. It reads “a buffer yard forty (40) feet in width containing at least four (4) canopy trees, eight (8) under story trees, and twelve (12) shrubs per one hundred (100) feet of frontage.”
- The zoning district standards require internal landscaped islands in parking lots.
- Sight distances should be shown on the plan.
- The zoning district standards requires that all principal buildings and structures for non-residential purposes shall be of a traditional New England Village design to be compatible with the predominant scale and character of the existing Gorham Village architecture.

Police Department: No comments

Public Works Department: No comments

MS4/Stormwater: 04/07/2021

- DEP stormwater permit required for site
- Located within the urbanized MS4 zone. *This needs to be recorded in the conditions of approval.
- The site's location is fully within the Mosher Brook drainage area, and special attention needs to be paid to the erosion control BMP's and stormwater design to prevent sediment migration/contaminants into this waterway.

*Note: Mosher Brook has been identified as an impaired stream by the DEP and any activity around it will be closely monitored.

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PLANNING BOARD
SITE PLAN REVIEW
AND FINDINGS OF FACT
For
SUN RP LLC – MAIN STREET

September 13, 2021

Applicant: The applicant is Sun RP, LLC, 90 Lord Road, Buxton, ME 04038

Property Owners: The property owners are Donald and Jean Dolloff, P.O. Box 214, Gorham, ME 04038.

Property: The lot is identified as Tax Map 31, Lot 2-1 and is located on Main Street.

Consultants: Andrew Morrell, P.E. of BH2M, Robert Libby, PLS of BH2M, Mark Hampton of Hampton Associates and Mike Richman, Architect, of Custom Concepts.

Project Description: The applicant is proposing a commercial building, parking and associated infrastructure.

Site Description: The lot is approximately 5.0 acres in size with an existing driveway. The vegetation on the lot is a mix of field, wetland, deciduous trees and understory.

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

Zoning: Commercial Office, Section 1-13 B. Permitted Uses, 11) School

Variances: None required.

Waivers: None requested.

Pursuant to the Application:

Pre-application review was held on May 3, 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:

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BH2M Plans consist of the following:

Cover Sheet – 08/10/21
Site Plan – 08/10/21
Sheet 2 – Standard Boundary Survey and Existing Conditions Plan - 08/10/21
Sheet 3 – Site Grading – 08/10/21
Sheet 4 – Erosion Control Details – 08/10/21
Sheet 5 – Stormwater Details – 08/10/21
Sheet 6 – Standard Details – 08/10/21

Sheet 1 – Site Lighting Layout – 08/10/21

Sheet A – Pre-development Drainage Plan – 08/10/21
Sheet B – Post-development Drainage Plan – 08/10/21
Sheet C – Treatment Plan – 08/10/21

Other documents submitted consist of the following:

Sketch Plan – 03/29/21
Sidewalk Cost Estimate – 03/29/21
Plans – 03/29/21
Site Plan Submission – 08/10/21
Stormwater Management Report – 08/10/21
Town Planner Comments - 09/09/21
Fire Department Comments – 04/07/21
Public Works Department – Stormwater – 04/07/21

CHAPTER 4, 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 an 11,035 square feet commercial building with associated infrastructure including parking, driveway, stormwater management, and landscaping.

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 Main Street, which is a public road. The use is proposed to have 275 daily trips. The busiest p.m. time will produce 18 trips, 7 entering and 11 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 entrance into the site is proposed to be twenty four (24) feet. The sight distance will meet the MDOT standards.

The grade of the driveway will be -2.0% for a minimum of 5 feet from the existing edge of pavement

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 projects provides a clear route for delivery vehicles with appropriate geometric design to allow turning and backing for WB-40 vehicles. All roadways will be designed to harmonize with the topographic and natural features of the site. The road network will provide for vehicular and pedestrian safety, all season emergency access, snow storage, and delivery and collection services.

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

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E. Pedestrian Circulation: The development plan will provide for a system of pedestrian circulation within and to the development.

The plan provides for pedestrian circulation within the site.

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.

The applicant is proposing to construct a vegetated underdrained soil filter field with catch basins and piping to it, which will capture and infiltrate the runoff.

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.

The applicant will also comply with the “Maine Erosion and Sediment Control Handbook for Construction: Best Management Practices,” Maine Department of Environmental Practices. The method of controls is discussed on Sheet C-4.

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 building will be served by public water from the Portland Water District. The ability-to-serve letter is pending.

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 building will be served by onsite septic system to be designed by Mark Hampton Associates.

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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 building will be served by existing overhead electric power, cable, gas and telephone from the Main Street right of way.

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 building and infrastructure requires no clearing of trees or understory to construct the building, driveway, parking area, or other infrastructure.

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 applicant is proposing to construct several catch basins with to an underdrain soil filter field, which will capture and infiltrate the runoff.

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.

Exterior lighting is shown on Sheet 1 of 1. The lighting shall be shielded, dark sky rated, and sufficient to illuminate the walkways onsite and parking area.

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.

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Trash removal will be through a private waste hauler. Waste will be stored in a dumpster which will be on a pad that is screened for the abutting neighbors.

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.

Landscaping...

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, nor near navigable waters.

Finding: *The lot is not located in a Shoreland Overlay District, nor near navigable waters. Therefore, this section does not apply.*

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 from Pamela Dipietro Hale, Vice President of Norway Savings Bank who indicates that Sun RP LLC and Patricia Moulton appear to have the financial capacity to execute this project.

The applicant is utilizing Andrew Morrell, P.E. of BH2M, Robert Libby, PLS of BH2M, Mark Hampton of Hampton Associates and Mike Richman, Architect, of Custom Concepts, which indicates technical capacity.

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 the existing trees located around the perimeter of the lot to break up the development from the abutters.

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.*

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T. Noise: The applicant has demonstrated that the development will comply with the noise regulations listed in Table 1 – *Sound Level Limits* and the associated ordinances.

The uses at the site are required to meet the A-weighted hourly equivalent sound level limits of 60 dBA daytime (7 a.m. - 7 p.m.) and 50 dBA nighttime (7 p.m. - 7 a.m.).

Finding: The development 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.).

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 Main Street. Main Street is considered a principal arterial by the Maine Department of Transportation.

There will be a total of 275 daily vehicle trips proposed with the dance studio and restaurant use. The total PM peak trip distribution is 7 entering the site and 11 exiting the site.

Maine DOT crash data for the most recent available three-year period shows 2 crashes located at the intersection of the driveway of Home Instead and Main Street, which is near this project.

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.

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

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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 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)

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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, 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. That the applicant shall provide property line information and site information in auto-cad format to the Town Planner;
4. The property is located within the ME DEP regulated urbanized area and will need to provide yearly inspections for stormwater compliance.
5. That 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.
6. That the building shall be compliant with the Fire Suppression Systems Ordinance including an acceptable Fire Alarm system and Fire Department Lock Box. To the extent possible, there shall be an exterior access to the sprinkler room and the door shall be marked "Sprinkler Room Access". Sprinkler and Fire Alarm plans must be submitted 2 weeks prior to start of work for review and approval.
7. That the building shall be properly numbered in accordance with E911 standards including height, color and location. Individual units shall also be properly labeled;
8. That prior to the pre-construction meeting the applicant will establish the following: a performance guarantee totaling 125% of the costs to complete the construction and an escrow for field inspection meeting the approvals of Town Staff and the Town's Attorney;
9. 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;
10. 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

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11. That the Planning Board Chairman is authorized by the Planning Board to sign the Findings of Fact on behalf of the entire Board;
12. That the subdivision/site 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;
13. That the subdivision plan is required to be recorded within one year of original approval or the approval becomes null and void; and
14. That once the subdivision 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:

TO POSTPONE SITE PLAN APPROVAL:

Move to postpone review of Sun RP LLC’s request for site plan approval pending responses to remaining issues (and finalizing revisions to the plan).

PLANNING BOARD MINUTES

MAY 3, 2021
For Reference Only

ITEM 7 Pre-application – Sun RP, LLC – a request for review for the construction of a commercial building with associated access and parking on a 5 acre lot off Main Street/Dolloff Road. Zoned CO and SR, Map 31, Lot 2-1.

Ms. Eyerman said this application is for a proposed dance studio and a café associated with it, along with parking and driveway, in the Commercial Office and Suburban Residential zoning districts. She said that it is proposed to change the zoning to the Mosher’s Corner Mixed Use designation; this information has been shared with the applicant. Ms. Eyerman spoke about the existing sidewalk along Main Street.

Andrew Morrell, BH2M Engineers, entered the zoom meeting and said that the applicant Trish Moulton is also present. Mr. Morrell said the site is east of Angelo’s Pizza, across from Dolloff Drive. The applicant is looking to construct a dance studio and café. Mr. Morrell explained that the café will be open to the general public but it is anticipated to be a big use for the facility, with a lot of parents who drop off their children for dance classes using the café while they wait. He said 55 parking spaces are proposed, 5 in the front for the café and 50 spaces in the rear. A single access is proposed off Main Street, with the sight distance better closer to Dolloff Drive. The building will be served by public water, available off Main Street, underground electric, and natural gas. A subsurface waste water system is anticipated in the back, with the closest public sewer being at Maine Optometry to the west and Gateway Commons Subdivision to the east. Mr. Morrell said the design has been created to optimize traffic flow within the site, hoping to prevent drop-off and

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pickup traffic queueing on Main Street. Traffic flow is proposed to flow in a one-way, counter clockwise direction, with a covered drop-off and pickup area. A sidewalk is proposed along the entire building.

Mr. Morrell noted that future expansion may occur on the northern limits of the parcel. He pointed out a future building expansion area intended to be included with this review and approval.

Mr. Morrell said that a section of Dolloff Drive is not within the right-of-way at the intersection with Main Street, so part of this proposal moving forward could be to either amend the right-of-way or to relocate the private way to be within the right-of-way.

Mr. Morrell said there is a finger of wetlands that runs across the site, with 2 existing culverts flowing into that wetland, one comes under Main Street and one comes under Dolloff Drive. Stormwater will be handled through a wet pond at the back of the parcel and a DEP stormwater permit will be required.

Mr. Morrell said the two most important issues to discuss this evening are sewer and sidewalks.

Trish Moulton said the business has been in the square in the Village for 20 years and they are trying to find another location to be able to offer classes and to find a way for parents to drop their children off with ample parking.

Mike Richman, Custom Concepts Architecture, said he and the applicant have discussed the project at length, in general leaning toward a single story structure with the site having good access. He said the footprint shown will probably be reduced as the floor plan is fine turned.

PUBLIC COMMENT PERIOD OPENED: None offered
PUBLIC COMMENT PERIOD ENDED

Mr. Fox said he believes Mr. Morrell hit on the two key issues he is wondering about, public sewer and sidewalks. He asked Mr. Morrell if he has considered the public sewer option. Mr. Morrell replied that the closest existing sewer is about 1200 feet away, with Maine Optometry to the west and Gateway Commons to the east as the closest. Mr. Morrell said that sewer could be extended with the industrial park across Main Street that is under discussion, but the timing on that is yet unknown. In addition there is language being considered in the proposed Mosher's Corner re-zone, but it too is unknown at this time. Mr. Morrell said that financially at this time connecting to public sewer for this site does not seem to make sense.

Mr. Fox asked Mr. Morrell about the feasibility of extending sidewalks outside the property. Ms. Eyerman told Mr. Fox that the proposed performance standards for the revised Mosher's Corner zone includes sidewalks along Main Street and throughout the area. She said that as the Town would prefer the sidewalks be installed to "match up," the Town can ask for the funds it would cost to extend a sidewalk along the frontage, based on the current cost per linear foot, to hand in when the sidewalks are installed along the roadway. Ms. Butler-Bailey confirmed with Ms. Eyerman that it is easier to have a "fee in lieu of" concept based on a site's frontage, rather than having an applicant run the sidewalk himself. The Public Works Director can provide a linear foot amount to be multiplied times the amount of frontage of a site. Ms. Eyerman confirmed to Mr. Morrell that

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the ordinance will require a sidewalk along the Main Street frontage. In reply to Mr. Morrell, Ms. Eyerman said the fee would be applied prior to a pre-construction meeting. Ms. Eyerman confirmed with Mr. Anderson that there are different design standards for street classifications.

Mr. Fox confirmed that if the installation cost of connecting to public sewer is not more than 3 times as expensive as onsite treatment, the applicant is then required to connect to public sewer. Ms. Eyerman said the Board will need to see the calculations in order to review the cost comparison.

Ms. Butler-Bailey asked about the front buffer and what the entrance will look like, versus the amount of pavement. Mr. Firmin asked about the number of arrivals and departures, both together and independently, and asked if there will be a traffic study to understand the impact on Main Street. Mr. Firmin said he would also like to see something about the expected impact of proposed turns. Mr. Morrell asked what the Board thinks would be required for traffic. Ms. Eyerman said no traffic study is required, but it is up to the Board to decide what it wants. Mr. Morrell said he does not believe the amount of traffic would trigger a Maine DOT study. Ms. Butler-Bailey said she would like to know how many trips per class there would be and at what times. Mr. Fox agreed, noting that traffic flows on Main Street are already high, and while it may not be significant, he would like to see something the Board can check to confirm the impact.

Ms. Moulton said that traffic is an issue in the Village, and one of her reasons for wanting the café is to keep the parents on site while children are taking classes. She said she believes the proposed traffic flow pattern will help get people in and out quickly. Ms. Moulton told Mr. Morrell that she and Mr. Richman are currently working on 5 different classrooms, not all operational at the same time, with the busiest times having 30 to 40 kids. She said that many parents car pool.

Mr. Morrell confirmed that the Board wants to see the sewer costs analysis, saying he believes that the cost to do an onsite septic is going to be less than one third of the cost of public sewer. He also confirmed that a sidewalk along the frontage is required but not necessarily installed, with an “in lieu fee” instead. He asked if that requirement can be waived by the Board. Ms. Eyerman said she will check the ordinance. She suggested that Mr. Morrell get the linear foot cost from Public Works. Ms. Eyerman said pedestrian access should be provided up to the front door.
