

**Town of Gorham
 Planning Board Meeting
 November 7, 2022**

ITEM 5 – Site Plan Amendment - Gorham, Town, School Department – Narragansett School
 - a request for approval to add an additional modular building to the Narragansett School. The modular building will consist of 8 modular classrooms, bathrooms and office space. 284 Main Street, M26/L4. Zoned Office Residential/ Urban Residential (OR/UR).

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

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PROJECT TRACKING

DESCRIPTION	COMMENTS	STATUS
Pre-Application/Sketch (optional)		September 12, 2022
Site Walk		
Planning Board Public Hearing		November 7, 2022

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

The Planning Board refers to staff notes during the review process; however it shall be noted that staff recommendations are non-committal and all final decisions are those of the Planning Board and not Town Staff.

Jim Anderson, Chair, Gorham Planning Board

1. OVERVIEW

This is the second time this application has come before the Planning Board. This item is on the agenda for public hearing.

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

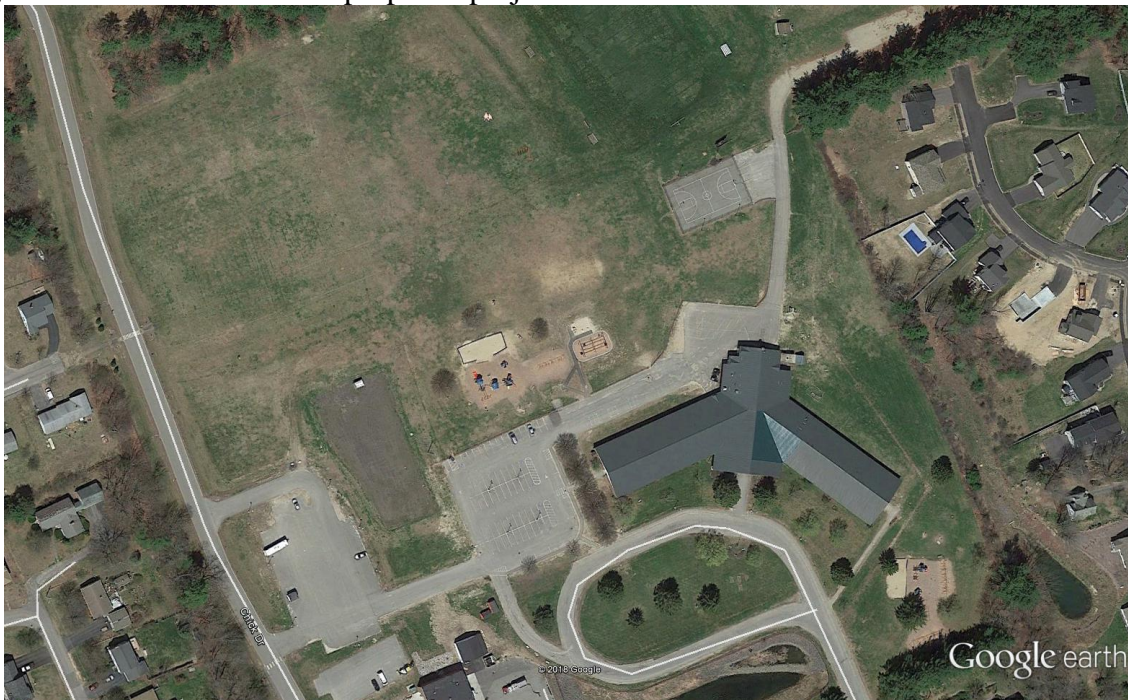
2. ITEMS OF NOTE

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

- Comprehensive Plan – Future Land Use - The zoning is recommended to be Village Residential, which would allow schools.
- Zoning and Subdivision - The zoning is currently Urban Residential (UR) which allows for municipal uses.
- The building proposed would add more than 2,000 square feet of floor area, so this application requires special exception review.
- Historic Preservation - There are no known historic, archaeological, or significant sites on this property as identified in the Historic Preservation Ordinance or Comprehensive Plan. It is not located in a historic district.
- Financial capacity is pending a vote by the town.

3. PHOTOGRAPHS

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



4. STAFF COMMENTS

Planning Division: 08/29/2022, 11/04/2022

August 29, 2022

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

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

November 4, 2022

- A special exception is required because the building will be larger than 2,000 square feet.
- Please review the space standards for the Urban Residential District shown on Sheet 2 of 9 against the ordinance requirements for properties with water and sewer.
- The erosion control locations are not very obvious on the plans.
- Has the applicant requested an ability to serve letter from Portland Water District?
- The lighting locations should be shown on the utility plan.

Assessing Department: 10/24/2022

October 24, 2022

Narragansett School – 26-4 No comment

Code Department: No comments received.

Fire Department: 08/25/2022, 10/25/2022

August 25, 2022

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

1. Please keep in mind that this road needs to be kept open and maintained for emergency access at all times.

2. Plans Review for the buildings needs to be submitted to the State Fire Marshals for approvals. I require a Stamped (Each Page) approval set of plans submitted to this office before Construction Permit from the Town is issued.
3. **The buildings shall be protected under the Fire Suppression Systems Ordinance as applicable. The sprinkler plans shall be submitted to the Fire Department and the State Fire Marshal's Office for review and permitting. The plans submitted to the Fire Department shall be submitted at least two weeks prior to the start of the installation of the system. Sprinkler test papers will be required to be submitted to the Fire Department at the time a CO is issued.**
4. All buildings will meet all applicable sections of NFPA 1 *Fire Code* and NFPA 101 *Life Safety Code*.
5. Fire Alarm System installed per NFPA 72
6. Gas Detection installed on the Alarm System in Mechanical Room.
7. Parking in the Location of the Fire Department Connection needs to be enforced "NO PARKING"
8. May have more requirements as this goes through the planning process.

October 25, 2022

MAP 50 Lot 12 – 2

I have revied the Plans dated Oct. 17, 2022

1. The hammer head width needs to be 20' wide and 50' deep. No drive ways will be allowed off the Hammer Head.
2. Their shall be "No Parking - Tow Away Zone" or "No Parking - Fire Lane" signs added to the hammer head. Please show on the Plans
3. Street name need to be approved by Police and Fire Chief as well as be properly posted. Please provide 3 Names.
4. All buildings 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.
5. 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.

6. The buildings shall be properly numbered in accordance with E911 standards including height, color and location. Numbers that cant been seen from the street shall require additional numbers at the street.
7. **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 that are not properly maintained.**
8. We may have more requirements as this progresses through the planning process.

Police Department: No comments received.

Public Works Department: 10/25/2022

October 25, 2022

Will the out fall pipe from cb 8371, which appears to be 12 inch c/p, handle the increase of storm water and has the condition of the outfall pipe been verified?

Stormwater Compliance Officer: 08/25/2022

August 25, 2022

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

SECTION 2 – APPLICABILITY

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

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

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

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

Wright-Pierce: 10/31/2022

October 31, 2022

As requested by the Town of Gorham, Wright-Pierce has reviewed the Site Plan Application submission for the proposed Phase IV modular classroom addition at the Narragansett Elementary School. The review was focused on compliance with stormwater management and erosion control standards.

Documents Reviewed by Wright-Pierce

- Site Plan Application with Stormwater Narrative - prepared by Sebago Technics (October 17, 2022)
- Narragansett School Phase IV Modular Classroom Addition Plan Set
 - Sheets 1-9 – prepared by Sebago Technics (October 17, 2022)
 - Existing and Proposed Conditions SWM Plans, Sheets 1-2 – prepared by Sebago Technics (October 17, 2022)
 - Existing Conditions Plan, Sheet 1 – prepared by Sebago Technics (October 17, 2022)
- Stormwater Management Report – prepared by Sebago Technics (October 2022)

Review Comments

Applicant should provide written responses to the review comments recommending clarification or further information to be provided by the Applicant.

General/Completeness

1. Additional spot grades, a detail, notes, or other means of showing the ramp cross slopes should be added to ensure ADA compliance.
2. Invert elevation of sewer lateral exiting the building should be shown. It should be confirmed whether a 4-inch sewer lateral is adequate for the proposed use.
3. The elevated ramp and walkway materials should be indicated/detailed on the plans.

General Standards of Performance

1. The proposed modular classrooms will be connected to the existing public sewer system so soil suitability for waste disposal is not a concern.
2. Filter barrier is proposed in limited locations along the southerly side of the site.
 - a. Please confirm that the easterly lots outside of the project area slope towards the site and will not receive runoff from the disturbed areas.
 - b. Catch basin protection locations should be shown. Yard drains along the northeasterly side of the cafeteria will receive runoff from the disturbed area.
 - c. Filter barrier or other erosion control should be used along the existing underdrained stone areas around buildings, such as the cafeteria, which will receive runoff from the disturbed area to avoid clogging the stone and underdrain.

Stormwater Management

1. It appears that structures noted as “FB-#” are intended to be Type “F” Catch Basins. Please confirm this. We recommend defining the abbreviation or using other means to clarify a standard catch basin versus a Type “F” catch basin.
2. We recommend showing the wire hardware cloth insert noted on plan view on Sheet 6 on the Nyloplast Yard Drain detail.
3. Please comment whether beehive style grates were considered instead of flat grates on the Type “F” Catch Basins in vegetated areas? Beehive grates may require less maintenance.
4. The proposed development is stated to result in approximately 20,529 SF of new non-vegetated area, bringing the total non-vegetated area to 69,900 SF towards the referenced exemption. While the exemption allows up to 40,000 SF in any calendar year and 80,000 SF total, please confirm there are no other proposed projects intended for the same year that would exceed this threshold.
5. Please clarify the following statement: “The proposed development meets the requirements for the Maine DEP General Standards as the total area tributary to the wet pond remains the same and the impervious area will decrease.” Is the impervious area decreasing because this proposed development’s impervious area less than what was originally anticipated when obtaining Maine DEP approval?
6. The HydroCAD routing diagram shows subcatchment 505S draining to CB-3, which conveys drainage to CB-2, followed by CB-1. CB-3 should be FB-1 in the HydroCAD model. The Proposed Conditions SWM Plan has the same discrepancy and shows the catch basins labeled in reverse order. Plans and HydroCAD labels should be revised to match. Invert elevations on the plans do not match the HydroCAD model either and should be revised.
7. Since the project is in an MS4 Urbanized Area, it must comply with the Town’s Stormwater Ordinance, which requires a Post-Construction Stormwater Management Plan. The existing Inspection, Maintenance, and Housekeeping Plan prepared for the site in 2014 should be updated to include the proposed stormwater BMPs and/or stormwater facilities for the proposed addition (refer to Chapter 2 Post-Construction Stormwater Management of the Town of Gorham’s Stormwater Ordinance).

Abutters Comments: No comments received.

**TOWN OF GORHAM PLANNING BOARD
SITE PLAN AMENDMENTS REVIEW AND
FINDINGS OF FACT**

**For
Town of Gorham, School Department – Narragansett School**

November 7, 2022

Applicant/Property Owner: The property owner/applicant is the Town of Gorham, 75 South Street, Suite 2, Gorham, Maine 04038.

Property: The lots are identified in the assessor database as Tax Map 26, Lot 4, and located at 284 Main Street, Gorham, ME 04038.

Consultants: Owens McCullough, P.E., # 7122, with Sebago Technics, Inc.; Grant Hays Associates, Architecture & Interior Design.

Project Description: To add an additional modular building to the Narragansett School. The modular building will consist of 8 modular classrooms, bathrooms and office space.

Site Description: The site is 85.38 acres in size and is located at 284 Main Street.

Applicability: The applicant’s proposal requires site plan review because it involves amendments to previously approved site plan.

Zoning: Office Residential (OR) and Urban Residential (UR).

Variiances: None Required.

Waivers: None Requested.

Special Exception – Review Required.

Pursuant to the Application:

Pre-application discussion was held on September 12, 2022.
Site Plan Amendment Review was held on November 7, 2022.

The projects and plans and other documents, provided by the consultants, considered to be a part of the approval by the Planning Board in this ruling consist of the following:

Sheet 1 of 2 – Overall Property Plan: Dated, 08/09/2022; Revised through, 08/22/2022; Received, 08/22/2022
Sheet 2 of 2 – Sketch Plan: Dated, 08/09/2022; Revised through, 08/22/2022; Received, 08/22/2022
Sheet 1 of 9 – Cover: Dated, 08/09/2022; Revised through, 10/17/2022; Received, 10/17/2022

Sheet 2 of 9 – Notes and Legend: Dated, 08/09/2022; Revised through, 10/17/2022; Received, 10/17/2022
Sheet 3 of 9 – Demolition Plan: Dated, 08/09/2022; Revised through, 10/17/2022; Received, 10/17/2022
Sheet 4 of 9 – Site Plan: Dated, 08/09/2022; Revised through, 10/17/2022; Received, 10/17/2022
Sheet 5 of 9 – Grading Plan: Dated, 08/09/2022; Revised through, 10/17/2022; Received, 10/17/2022
Sheet 6 of 9 – Utility Plan: Dated, 08/09/2022; Revised through, 10/17/2022; Received, 10/17/2022
Sheet 7 of 9 – Erosion Control Notes: Dated, 08/09/2022; Revised through, 10/17/2022; Received, 10/17/2022
Sheet 8 of 9 – Details 1: Dated, 08/09/2022; Revised through, 10/17/2022; Received, 10/17/2022
Sheet 9 of 9 – Details 2: Dated, 08/09/2022; Revised through, 10/17/2022; Received, 10/17/2022
Sheet 1 of 2 – Existing Conditions SWM Plan: Dated, 08/09/2022; Revised through, 10/17/2022; Received, 10/17/2022
Sheet 2 of 2 – Proposed Conditions SWM Plan: Dated, 08/09/2022; Revised through, 10/17/2022; Received, 10/17/2022
Sheet 1 of 1 – Existing Conditions Plan: Dated, 07/21/2022; Revised through, 10/17/2022; Received, 10/17/2022
Sheet 1 of 2 - Existing Conditions Plan: Dated, 12/06/2000
Sheet 2 of 2 - Existing Conditions Plan: Dated, 12/06/2000
Sheet A2 – New Modular Classroom Addition Floor Plan: Dated, 09/28/2022; Received, 10/17/2022
Sheet A4 – Exterior Elevations & Details: Dated, 09/28/2022; Received, 10/17/2022

Other documents submitted consist of the following:

Sketch Plan Application – 08/22/2022
Site Plan Application – 10/17/2022
Stormwater Management Report – 10/17/2022
Plans – 08/22/2022, 10/17/2022
Gorham Town Planner Comments – 08/29/2022, 11/04/2022
Gorham Assessor Comments – 10/24/2022
Gorham Fire Chief Comments – 08/25/2022, 10/25/2022
Gorham Code Enforcement Officer – No Comments Received
Gorham Police Chief – No Comments Received
Gorham Public Works Director – 10/25/2022
Stormwater Compliance Officer – 08/25/2022
Woodard & Curran Comments – 10/31/2022

5. FINDINGS OF FACT

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

The Planning Board, following review of the Site Plan Amendment 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 10,755 square foot phase IV modular classroom addition, which includes eight (8) classrooms, bathrooms, and office space.

The site is already developed. This area currently contains grass and pavement.

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 Main Street, State Route 25 and Chick Drive. Main Street is considered a principal arterial by the Maine Department of Transportation.

There is no change with vehicle trips proposed with this application.

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 existing paved driveway to this specific construction area is sixteen (16) feet wide and is located on the northeast side of the lot.

The existing driveway connection to Main Street is not proposed to be changed.

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.

As shown on Sheet 4 of 9, the layout of the site provides for a two-way vehicle access through the parking lots and around the buildings.

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.

An existing bituminous walk way is located in front, sides and rear of the building which allows pedestrian access from the parking lot to the front of the building for use by employees and the general public. No changes are proposed to the existing pedestrian circulation.

There are sidewalks along Main Street and Chick Drive that provide connections to this entire site.

Finding: *The development plan 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.

As shown on Sheets 1 of 2 and 2 of 2 and written into the application materials, the stormwater is collected in catch basins and directed to the wet pond on the property. Low impact design techniques have been incorporated.

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.

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 existing building has water running to it; it will be extended to the modular building as shown on Sheet 6 of 9.

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 existing building is served by a 4” sewer stub from the sewer pipe located in the rear of Narragansett School’s main building.

Ability to serve?

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.

Sheet 6 of 9 shows that the site is served with underground utilities. The underground utilities extend from the existing main building to the proposed modular 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 existing condition is pavement and grass. The applicant proposes to remove the grass and pavement in the location of the proposed modular 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 proposed development will not add pollutants to the groundwater. It will not adversely affect the quantity of groundwater because the groundwater will not be removed from the area.

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 application states that building mounted LED light fixtures will be installed at all exterior doors. The lights will be 90 degree cut off and 100 watts or less.

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 application states that the school department will dispose of all waste at a licensed facility using their current provider.

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 of the grass throughout the area and will break up the development and provide a buffer with a fence along the eastern property line.

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.

Financial capacity is pending a vote by the town.

Technical capacity is demonstrated by the hiring of Owens McCollough, P.E., of Sebago Technics.

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.

Sheet 6 of 9 shows that the applicant is proposing to remove some of the grass throughout the area and will break up the development and provide a buffer with a fence along the eastern property line.

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).*

Chapter 1 Section 1-6 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;

The existing paved driveway to this specific construction area is sixteen (16) feet wide and is located on the northeast side of the lot.

The existing driveway connection to Main Street is not proposed to be changed.

As shown on Sheet 4 of 9, the layout of the site provides for a two-way vehicle access through the parking lots and around the buildings.

An existing bituminous walk way is located in front, sides and rear of the building which allows pedestrian access from the parking lot to the front of the building for use by employees and the general public. No changes are proposed to the existing pedestrian circulation.

There are sidewalks along Main Street and Chick Drive that provide connections to this entire site.

Finding: The proposed use will not create or aggravate hazards to vehicular or pedestrian traffic.

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;

Any soil disturbance will require erosion and sedimentation controls that meet the Maine Erosion and Sediment Control Best Management Practices.

The proposed development will not add pollutants to the groundwater. It will not adversely affect the quantity of groundwater because the groundwater will not be removed from the area.

Finding: 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.

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

The proposed modular building and use does not create smoke, dust, or 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 proposed modular building and use does not create undue odor, fumes, glare, hours of operation, noise, vibration, fire hazard, or unreasonably restrict light or air to neighboring properties.

Finding: The proposed building and use will not create nuisances to neighboring properties.

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

The application states that the school department will dispose of all waste at a licensed facility using their current provider.

Finding: The proposed waste disposal systems are adequate.

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.

The proposed building and use is located in already developed area and not within a shoreland area. Existing trees will remain to allow for bird populations to continue.

Finding: 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.

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. That all relevant conditions of approval from past Site Plan approvals shall remain in effect;
4. That any proposed use on the site shall meet the sound level requirements outlined under Chapter IV, Section IX, T. Noise;
5. That prior to the pre-construction meeting, the applicant will establish the following: an escrow for field inspection meeting the approvals of Town Staff;
6. 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;
7. 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;
8. That the site amendment plan shall not be released for recording at the Registry of Deeds until the required inspection fee has been posted meeting the approval of Town Staff,
9. That the site plan is required to be recorded within one year of original approval or the approval becomes null and void;
10. That the Planning Board Chair is authorized by the Planning Board to sign the Findings of Fact on behalf of the entire Board; and
11. That once the site amendment 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 Town of Gorham School Department request for site plan amendment approval to add a modular building for the property located at 284 Main Street on Map 26 Lot 4 in the Urban 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.

TO TABLE SITE PLAN APPROVAL:

Move to table further review of Town of Gorham School Department request for site plan amendment approval pending responses to remaining issues (and finalizing revisions to the plan).

FOR SPECIAL EXCEPTION APPROVAL:

Move to grant Town of Gorham School Department request for site plan amendment approval to add a modular building for the property located at 284 Main Street on Map 26 Lot 4 in the Urban 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.

TO TABLE SPECIAL EXCEPTION APPROVAL:

Move to table further review of Town of Gorham School Department request for special exception approval pending responses to remaining issues (and finalizing revisions to the plan).