

**Town of Gorham  
 Planning Board Meeting  
 January 9, 2023**

**ITEM 6 - Pre-Application Discussion – Site Plan - RLS Complete** – a request to construct a 104,300 sf cold storage warehouse with access drive and associated infrastructure. Zoned, I. Map 30, Lot 1. The applicant is represented by Chris Taylor, P.E., with Sebago Technics, Inc.

<b>INDEX OF PACKET ENCLOSURES</b>	
<b>DESCRIPTION</b>	<b>PAGE NUMBER</b>
<b>1. Overview</b>	<b>2</b>
<b>2. Items of Note</b>	<b>2</b>
<b>3. Aerial Photo</b>	<b>3</b>
<b>4. Staff Comments</b>	<b>3-6</b>

**PROJECT TRACKING**

<b>DESCRIPTION</b>	<b>COMMENTS</b>	<b>STATUS</b>
Pre-Application/Sketch (optional)		January 9, 2023
Site Walk		
Public Hearing		

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

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

*Jim Anderson, Chair, Gorham Planning Board*

## 1. OVERVIEW

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

The applicant is represented by Chris Taylor, 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

- The industrial zoning is proposed to remain in this area.
- The allowed uses in the Industrial designation should be similar to the uses currently allowed in the Industrial zone.
- The Future Land Use Plan states “The development standards in the Industrial designation should be similar to the current standards in the Industrial zone.”

### Zoning and Subdivision

- The zoning is currently Industrial (I), which allows for “warehousing and outdoor storage” and for “road and rail distribution facilities”.

### Historic Preservation/Natural Resources

The site contains wetland areas, as shown on the sketch plan map included with the application. These wetlands are also shown on the Town of Gorham’s GIS inventory as well as on the Beginning with Habitat map inventory provided by Maine Inland Forestry and Wildlife, which also shows a significant vernal pool on the southern end of the site.

The Beginning with Habitat Maps showed the site to include a State Listed Wildlife Habitat for the Upland Sandpiper, the State Protected Status for which is “Threatened Species”. Town staff are aware of upland sandpiper populations being found on parcels in close proximity to the site. During the pre-application meeting for this project on January 4, 2023, the applicant’s representatives stated that they believed this parcel did not contain preferred habitat for the species. More information will be made available as part of the review process.

The sketch plan application lists one “archeologically sensitive area” on the site.



cut per lot in existence at the date of adoption of this ordinance. **The Planning Board may allow additional access points onto Main Street or New Portland Road if the developer demonstrates that additional access would provide for better traffic circulation and improved traffic safety, without reducing the level of service on the main travel way.**” The sketch plan calls for 2 driveways access points to Main St., therefore the Planning Board will need to consider whether this is warranted.

- During the pre-application meeting on January 4, 2023, town staff discussed the possibility of creating a dedicated left-turn-in lane for access by trucks to the site. A right-in-right-out lane for access to the employee parking lot was also discussed.
- A 100’ “perimeter setback” standard applies, but may be reduced by 50% at the discretion of the Planning Board
- Chapter 2 - General Standards of Performance
  - Parking requirements
    - 1 space per 1000 sf. The applicant proposes 60 car spaces and 27 truck spaces for a total of 87 spaces. The proposed building is 104,300 sf, therefore it appears that an additional 18 spaces is required.
    - This requirement can be waived “Where it is clearly demonstrated that the parking demand will be lower than that established by this section and that the reduction will not detract from neighborhood property values, inconvenience the public, or increase congestion on adjacent streets”
    - During the pre-application meeting with staff on 1/4/2023, the applicant’s representatives stated that the number of parking spaces depicted on the sketch plan is consistent with the number needed based on the applicants operations of similar facilities at many locations throughout the U.S.
- Chapter 3 - Floodplain Management (if applicable)
  - N/A
- Historic Preservation Ordinance (if applicable) and resources
  - Note that there is archaeological and historic resources within this site i.e. Mosher farmstead
  - In a letter dated December 14, 2020, the Maine Historic Preservation Commission recommends a Level 2 reconnaissance survey be done on this property.
  - The applicant’s representatives discussed the historic resources with staff at the January 4, 2023 pre-application meeting. At this time, development activity is not anticipated to directly affect the historic Mosher farmstead site.
- Sidewalk Construction (if applicable)
  - The development plan will provide for a system of pedestrian circulation within and to the development.
  - The town is planning to construct sidewalk from Gateway Commons to Mosher Corner, at least.

- The applicant’s representatives discussed this requirement at the Jan. 4, 2023 pre-application meeting and will work with the town to determine the best approach to address pedestrian access to, and within, the site.
- Solid Waste Flow Control
- Stormwater
  - This project will need to meet Chapter 500 standards. In addition, this is located in the MS4 area. Chapter 500 and Site Location of Development (SLODA) requirements also apply.
  - Low Impact Development (LID) infrastructure is encouraged at this site, consistent with MS4 program goals.
- Water supply
  - The applicant proposes to connect to the 8” water main located on Main St.
- Wastewater
  - The applicant proposes connections to public sewer. As discussed at the Jan. 4, 2023 pre-application meeting, the town is exploring options to extend sanitary sewer infrastructure in this area and will coordinate with the applicant to determine the best approach.
- The sketch plan shows wetlands will be impacted by the development. The applicant needs to demonstrate that efforts have been made to avoid adverse impacts on wetlands, and create a plan to offset impacts that cannot practicably be avoided, dependent on the total impacted area per State of Maine requirements.
- The sketch plan does not show any connections to the Cross Town Trail/ potential Hutcherson Drive extension adjacent to the southern edge of the site. Connections to the Crosstown trail should be considered. The town has created a trail easement on an adjacent parcel that it owns directly to the south of this site which will allow for a connection directly to the Cross Town Trail. The primary goal of the connection would be for employee recreational and transportation use.
- Natural resources are shown on site by the Beginning with Habitat inventory, including Upland Sandpiper Habitat and the presence of a significant vernal pool, but are not included in the application materials.
  - Maine Inland Fisheries & Wildlife states in a review of an adjacent parcel, dated August 17, 2020, the possible presence of protected resources. Therefore, the applicant should survey the site for these and any other protected resources.
- While the traffic impact assessment appears to show that a traffic movement permit is not required (the estimate showed a maximum of 60 passenger car equivalents, where 100 triggers the permit requirement), it should be noted that this only includes the “Phase I” intensity of use. A “Phase II” expansion of the facility may increase the passenger care equivalents above 100 peak hour trips and require a traffic movement permit at that time.

**Assessing Department:** No comments received.

**Code Department:** No comments received.

**Fire Department:** 12/23/2022

**December 23, 2022**

### **MAP 30 Lot 1**

I have reviewed the submitted plans for Cold Storage Facility **and** have the following requirements or Questions

1. The buildings will meet all applicable sections of the NFPA 101 Life Safety Code and the NFPA Fire Prevention Code 1. All buildings shall be properly numbered in accordance with E911 standards including height, color and location. The plans show total of 12 Storage Buildings and 1 Commercial Building.
2. Gate. If there is a Access gate shall have a Lock Box attached to the gate and a key in the box for Fire Department access to the site. Cost of lock box \$ 90.00 +/- app.
3. All the Gas Meters will require protection. Please provide location of this on the plan.
4. The Building needs to have State Building Permit from the State of Maine. A stamped approved set of plans (All Pages Stamped approved) submitted to the Fire Chief's Office prior to start of Construction.
5. The Building needs to have Sprinkler Systems under Gorham's Fire Protection Ordinance. A NFPA 13 System is required. Plans submitted to State and GFD at least 2 week prior to start of work for approval. Before the Fire Service water main is put in you need to coordinate the size of it to accommodate the proposed Phase 1 and phase 2 of the Sprinkler System.
6. NFPA 72 Compliant Fire Alarm System in Commercial Building. Plans submitted to GFD for approval 2 weeks before start of work on the system.
7. Freezer unit's, what type of refrigerants does the units use? Will need Data sheets.
8. Depending on #7 we may require a meter to find leaks.
9. Evacuations Plans submitted to Fire Department
10. Traffic – If traffic Light are added we request a Tomar System installed at the cost of the project.
11. Will require 1 new Fire Hydrant location to be determined when Building Plans are submitted. (Needs to be close to the FDIC for the Sprinkler System)

May have more requirements as this moves through the progress

**Police Department:** No comments received

**Public Works Department:** No comments received

**Abutters Comments:** No comments received.