

CIVILWORKS NEW ENGLAND

181 WATSON ROAD
P.O. BOX 1166
DOVER, NH 03821-1166
PHONE: 603.749.0443 FAX: 603.749.7348

February 12, 2024, *Revised February 13, 2024*

Ms. Carol Eyerman, AICP, Town Planner
Town of Gorham
75 South Street, Suite 1
Gorham, ME 04086

RE: Proposed Retail Development
CNE Reference No. 23147

Dear Ms. Eyerman:

On behalf of Calito Development Group, Civilworks New England (CNE) hereby submits documents in support of a Pre-Application / Sketch Plan submission for a proposed Dry Goods Retail Store at Dingley Spring Road and Ossipee Trail in Gorham.

The project is located at the southern corner of the intersection of Dingley Spring Road and Ossipee Trail that was created as part of the recently approved Gorham Self-Storage project. The subject parcel contains 86,091 SF (1.98 acres) and has 295 feet [2/13/24 rev.] of frontage on each of the two roads. It is located in the Roadside Commercial (RC) zoning district. The property does not contain any wetlands and is not near a significant water body.

Access to the retail development is proposed from Dingley Spring Road in the location depicted on the self-storage plans. Secondly, stormwater runoff from the project will be managed by the stormwater measures on the self-storage facility which were designed to accept and treat runoff from up to 60% impervious coverage on the "out parcel". The retail project as designed contains 39.1% impervious coverage of which 10,640 SF is the building footprint. This coverage is well below the area for which the systems were designed. Therefore, no project-specific stormwater measures are proposed for the project. Sheet flow from the parking lot surfaces will drain through stone swales to the self-retail storage stormwater basins. It is anticipated that roof runoff will be piped from building downspouts to the stormwater basin along the property line to the southeast.

Regarding utilities, Portland Water District has informed CNE that the nearest municipal water supply is located in Standish approximately 5,000 feet from the property. Therefore, the project will be serviced by an on-site water supply well. CNE presumes that fire service hydrants are a similar distance from the site. The property and surrounding area is also not serviced by municipal sewer. Therefore, an on-site septic system is proposed. Soil testing in support of such has been successfully completed.

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A total of 36 parking spaces are proposed, which the retailer has found to be sufficient for the store. Since 54 spaces are stipulated by zoning, based on one space per 200 SF, relief will be sought from the Planning Board as allowed by section 2-2.8.c the regulations. An off-street loading area is provided for as required. *[2/13/24 addition]*

The following documents are enclosed in support of the application:

- Pre-App/Sketch Plan Application
- Site Plan Sketch prepared by CNE dated 2/9/24
- Existing Conditions Plan prepared by CNE dated 2/9/24
- Overall Site Plan of Gorham Self Storage prepared by Sebago Technics as revised 9/11/23
- Deed of property
- Fee check in the amount of \$300.00

It is our understanding that this proposal will be considered by the Board at its' meeting on March 4, 2024.

Please contact our office if any additional information is desired or required in advance of the meeting.

Thank you for your consideration of this matter.

Very truly yours,

CIVILWORKS NEW ENGLAND

Sincerely,



Stephen J Haight, PE
President



Mark E. Beaudry, PE
Senior Associate/Sr. Project Manager

Copy: Calito Development Group
c/o James Cassidy, Hallisey, Pearson & Cassidy Eng. Assoc., Inc.