

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

ITEM 7- Pre-Application Discussion – Site Plan - Patriot Holdings, LLC – a request for approval to construct an approximately 10,000 sf building for commercial retail and twelve 8,000 sf self-storage buildings. Zoned, Roadside Commercial (RC). Map 77, Lot 5. The applicant is represented by Chris Taylor, P.E., with Sebago Technics, Inc.

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PROJECT TRACKING

DESCRIPTION	COMMENTS	STATUS
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

- Corridor Commercial zoning is proposed for this parcel.
- The allowed use in the Corridor Commercial Area should be similar to the current Roadside Commercial zone including retail, service, office, auto related, small light industrial (<10,000 square feet), and community uses as well as hotels, inns and B&Bs. Residential uses should be limited to existing single-family homes. New residential development should not be allowed in this designation.
- The Future Land Use Plan states “The existing residential uses should be subject to the standards of the Suburban Residential designation. The development standards should be somewhat similar to the current standards in the Roadside Commercial zone but should require improved site design. Buildings should be required to be setback between 25 and 90 feet from the road with not more than one double-loaded row of parking between the building and the street. A landscaped buffer strip at least 20 feet wide should be required along the street. Vehicular access to lots should be carefully managed. Access from side streets rather than Route 25 should be required if feasible and driveways limited to one per 400 feet of road frontage. The use of shared driveways and interconnected parking should be required to minimize the number of curb cuts. In addition, there should be additional requirements in areas over a sand and gravel aquifer. These provisions should require a high level of stormwater management and careful handling and storage of potential groundwater contaminants.

Zoning and Subdivision

- The zoning is currently Roadside Commercial (RC), which allows for a “self-service storage facility.”

Historic Preservation/Natural Resources

Wetlands are shown on the site in the Gorham GIS inventory, on the Beginning with Habitat maps provided by Maine Inland Forestry and Wildlife, as well as on the sketch plan provided with the submission. No critical wildlife habitat was shown on the site in data inventories.

The site is shown as part of the 10-50 gallons per minute aquifer area.

- The sketch plan appears to show that the following lot layout performance standards are met:
 - Since this lot abuts multiple streets, the building shall be oriented so the front faces the street of lower classification, in this case Dingley Springs Rd.
 - The minimum setback requirement of 25’ from Ossipee Trail is met
 - The plans show a 35’ native forest buffer, which meets screening requirements.
 - The landscape buffer area will require a plan, prepared by a registered landscape architect or qualified landscaping firm, meeting standards outlined in Chapter 4
- Parking is not located between the street and the proposed commercial building, however, it is located between Dingley Springs Rd. and the proposed 8 storage buildings.
- Other zoning standards may apply, depending on the nature of the proposed 10k square foot retail building.
- Chapter 2 - General Standards of Performance
 - Parking requirements
 - No specific requirements are listed for self-service storage facilities. The closest match appears to be “Industry, manufacturing and business”, with requirements of 1 space per 1000 sf. The applicant proposes 53 parking spaces in the sketch plan. The proposed building area is 106,000 sf, therefore it appears that an additional 53 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”
 - The plans do not show detailed traffic flows on internal drives, and whether any temporary parking spaces are going to be established for loading/unloading into self-service storage units. These provisions will have a bearing on the overall parking requirements for the site.
 - At the Jan. 4, 2023 pre-application meeting the applicant’s representatives stated that parking needs for self-storage units are sporadic in nature and can be safely met on an informal basis using paved areas of the access driveways adjacent to individual storage units.
 - Other performance standards may apply, depending on the nature of the proposed 10k square foot retail building.
- Water and Sewer
 - The applicant states that the site will be serviced by a private well and sewer. Notwithstanding, the following provisions apply:
 - SECTION 2-10 – THE PROVISION OF PUBLIC WATER SUPPLY
 - Conditional Provision of Public Water Supply Unless exempted by the Planning Board in accordance with D. below, any new principal

building for nonresidential or residential use (or group of buildings that is part of the same project) for which a building permit is issued after November 10, 2004, that has a design sewage flow based upon the Maine State Plumbing Code of more than two thousand (2000) gallons per day or that is required to be provided with a fire protection sprinkler system in accordance with fire protection codes or town ordinances, or any subdivision approved after November 10, 2004 and that had not had substantive Planning Board review as of November 10, 2004, that will allow for the construction of six (6) or more dwelling units or one or more principal buildings requiring site plan review, shall be connected to, and shall utilize, the public water system, if the parcel upon which the development is located is within three thousand (3000) feet of a Portland Water District water main as measured along existing or proposed public rights-of-way from the existing main to the nearest corner of the parcel, and the parcel is located, in whole or in part, in any of the following zoning districts:

1. The Suburban Residential District
2. The Roadside Commercial District
3. The Commercial-Office District
4. The Industrial District
5. The Rural District

- D. Exemption from Public Water Supply Requirements The Planning Board shall, by formal vote, exempt a development from the requirement to extend and/or use public water supply if it finds that any one of the following conditions is met:
 - 1. That the Portland Water District has certified, in writing, that the District's water system cannot provide adequate service for the project including provisions for fire protection sprinkler systems without a major investment in the District's facilities that the District is not prepared to make in a timely fashion, or
 - 2. That the cost of providing public water service for the project is unreasonable given the anticipated benefit. The cost of providing public water service for a residential use or subdivision shall be deemed to be unreasonable if the Public Water Cost per Unit (PWCU) exceeds the Maximum Private Water Cost per Unit (MPWCU) based upon the methodology set forth in subsection E. The cost for providing public water service for a non-residential use or subdivision shall be deemed to be unreasonable if the estimated cost is more than twice the cost of an equivalent private water supply system including provisions for fire protection water supplies based upon the methodology set forth in subsection E, or
 - 3. That the special provisions for utilizing private ground water supply in the Black Brook and Brackett Road Special Protection District will be met.
- E. Determination of Unreasonable Cost

- If a property owner or developer requests an exemption from the requirement to provide public water supply based upon the cost of providing public water supply, he/she shall submit an analysis of the estimated cost of providing public water service versus the cost of providing private water supplies. The analysis shall be based upon the proposed development scenario as if the entire lot or parcel will be developed/subdivided and there is no potential for future additional development. The Planning Board may require that the analysis be based upon a full build-out scenario for the parcel that assumes that the entire parcel will be developed based upon the allowed zoning density with public water and cluster development, if appropriate, taking into consideration site constraints and town regulations. If only a portion of the lot or parcel is being proposed to be developed/subdivided, the analysis shall be based upon a full build-out scenario for the parcel that assumes that the entire parcel will be developed and that the area not currently proposed for development will be developed based upon the allowed zoning density with public water and cluster development, if appropriate, taking into consideration site constraints and town regulations. The development scenario shall be submitted to the Town Planner and shall be subject to the Planner's and Planning Board's approval as a reasonable development scenario for the parcel.
- 1. Residential Developments -- The cost of providing public water service for a residential use or subdivision shall be deemed to be unreasonable if the Public Water Cost Per Unit (PWCU) exceeds the Maximum Private Water Cost Per Unit (MPWCU) based upon the following methodology:
 - Step1. Determine the PUBLIC WATER COST PER UNIT (PWCU) based upon the following formula: $PWCU = (((((SL \times \$75) + (NL \times \$40))/UN) + \$1,425) \times CCIF) + ((LDG \times CCIF) + EX)/UN$
Where: SL = the lineal feet of new water main in an existing street, NL = the lineal feet of new water main in a proposed street or right-of-way, UN = the number of units in the development to be served, CCIF = Construction Cost Inflation Factor LDG = the estimated current cost for ledge trench at \$20 per lineal foot times the estimated number of feet of ledge trench or other estimate of ledge removal cost approved by the Planning Board based upon field knowledge/documentation provided by the applicant EX = the estimated current cost for any extraordinary costs for the water service such as bridge crossings and \$75 is the typical cost per foot for a water main in an existing street, \$40 is the typical cost per foot for a water main in a new street or right-of-way, and \$1,425 is the typical average cost for a house service, and CCIF = ENR CCI Current/ENR CCI 5-04 where ENR CCI Current is the ENR

Construction Cost Index for the month in which the calculation is made as published in ENR (Engineering News-Record) magazine and ENR CCI 5-04 is the ENR Construction Cost Index for May 2004

- Step 2. Determine the MAXIMUM PRIVATE WATER COST PER UNIT (MPWCU) based upon the following formula $MPWCU = ((\$5,500 \times 2) + \$5,000) \times 1.1 \times CCIF$ Where: CCIF = Construction Cost Inflation Factor, and \$5,500 is the typical developer cost for a well and \$5000 is the typical cost for residential sprinkler system.
 - Step 3. Compare the calculated PWCU to the calculated MPWCU to determine if providing public water supply is reasonable.
 - The entire Calculation sheet for public water needs to be submitted for review to determine waiver necessity. It is found here... <https://www.gorham-me.org/planning-division/pages/estimator-water-supply-costs>.
- Sanitary Sewers: Sanitary sewers shall be required per the Town of Gorham Wastewater Ordinance and be designed and constructed to the requirements of the Superintendent of Sewers and the Portland Water District.

ARTICLE IX - SEWER EXTENSIONS

- SECTION 1 - NEW SUBDIVISIONS
 - Any person who subdivides land within the Town, of which any part either is located within 500 feet of a public sanitary sewer, or is located that it can be connected to such a public sanitary sewer without undue hardship, as determined by the Planning Board, shall, if such subdivision has not been finally approved before the effective date of this Ordinance, and assuming capacity exists in the sewer system as determined by the Town Council, will, at his own expense, construct for dedication to the Town a sanitary sewer extension to serve all structures within such subdivision which will require the disposal of wastewater. Such sanitary sewer shall be designed by a registered engineer, its design shall be approved by the Town and its design, construction and acceptance shall be in accordance with the provisions of Article IX, Section 3, 4 and 5.
- Chapter 3 - Floodplain Management (if applicable)
- Historic Preservation Ordinance (if applicable)
- Sidewalk Construction (if applicable)
 - The development plan will provide for a system of pedestrian circulation within and to the development. However, the town in conversation recently about sidewalk placement does not intend to construct sidewalk in this particular location at this time. The applicant may want to consider requesting a waiver of this standard.
- Solid Waste Flow Control
- Stormwater

- This project will need to meet Chapter 500 and Site Location of Development (SLODA) standards. The site is not located in the MS4 area. Nevertheless, Low Impact Development (LID) strategies are encouraged.
- Wastewater
 - See provisions in Chapter 2, above.
- Additional Comments:
 - 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 shows that a snowmobile trail will be severed by the proposed development. Considerations should be made for re-routing of the trail, if feasible. The Planning Board may want to request the applicant work with the Snogers in the area to preserve a trail location. Thomas Mazza of the Conservation Commission is a good contact for the Snogers.
 - At the Jan. 4, 2023 pre-application meeting, the snowmobile trail was discussed. The trail routing on the north side of Ossipee Trail is also potentially affected by development. It was suggested that relevant stakeholders be included in discussions about snowmobile trail rerouting in this area.

Assessing Department: No comments received.

Code Department: No comments received.

Fire Department: 12/23/2022

December 23, 2022

MAP 77 Lot 5

I have reviewed the submitted plans for Storage Facility / Commercial Building **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. 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 and or Propane Tanks will require protection. Please provide what the plan is for AHJ prior approval before installing.
4. The commercial Building (s) 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 commercial 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.
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. The commercial Building does not state what is happening in that building, when we know this other requirements may be needed.
8. Plans do not show traffic flows. Depending on how this is accomplished I will have more comments possibly.

No other requirements at this time.

Police Department: No comments received

Public Works Department: No comments received

Abutters Comments: No comments received.