

**Town of Gorham
Planning Board Meeting
May 3, 2021**

Item 8 - Pre – Application Plan Discussion – Trish Moulton – Main St/Dolloff Rd Site Plan – a request for pre-application plan review to construct a commercial building that will accommodate a dance studio, café and associated infrastructure.

The lot is zoned Commercial Office (CO) and Suburban Residential (SR). The lot is shown on Map 31, Lot 2-1. The property totals approximately 5.00 acres and currently contains some mature canopy trees understory, and open field. The applicant is Patricia Moulton, who is owner and principal of Sun RP, LLC, and is represented by Andrew Morrell, P.E. of BH2M. The current property owners are Donald and Jean Dolloff.

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 recommended zoning for this area is Mosher Corner Mixed Use.
- “The allowed uses in the Mosher Corner Mixed-Use Area should include a wide range of residential uses as well as business and professional offices, business and personal services, and community uses.”
- The Future Land Use Plan states “Residential development in this designation should be governed by the standards of the Village Expansion designation including development transfer. 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.”

Zoning and Subdivision

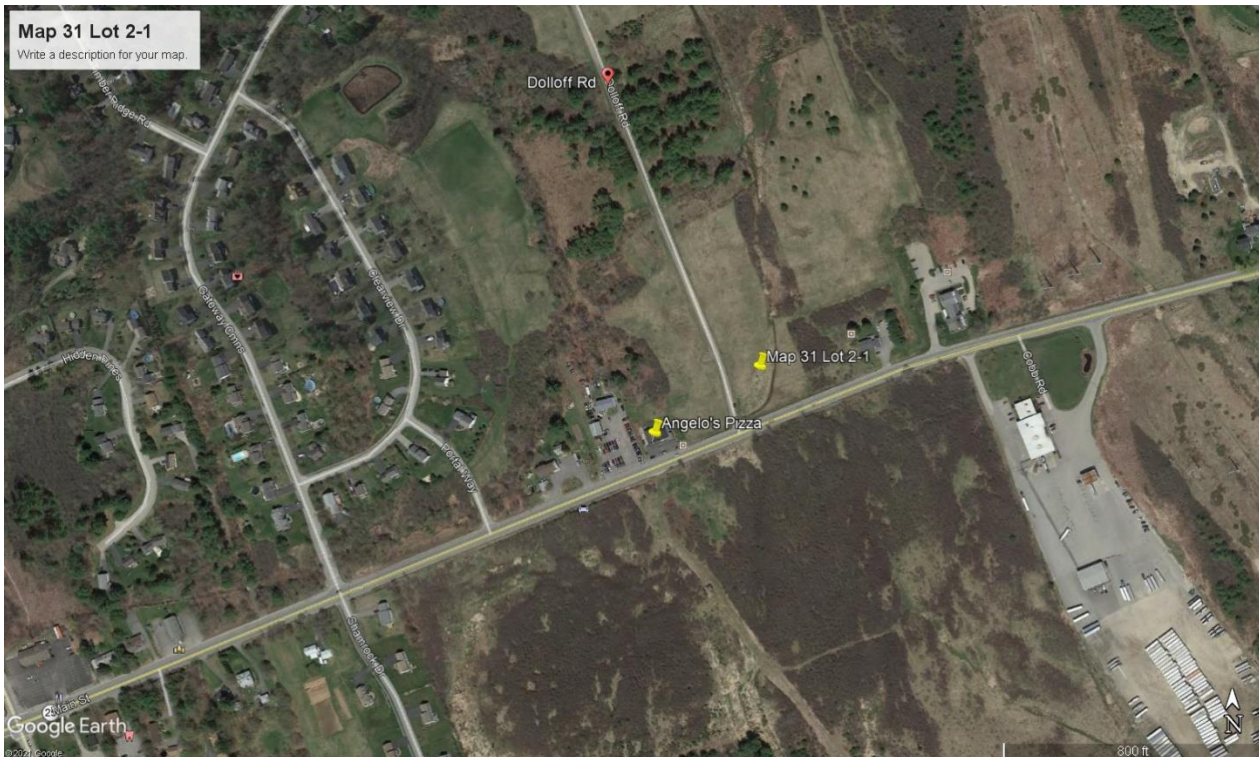
- The zoning is currently Commercial Office (CO) and Suburban Residential (SR). Only the Commercial Office Zone allows for retail stores, service, business and professional offices among other things.
- PERFORMANCE STANDARDS –
 - The following performance standards shall apply in addition to the standards contained in Chapter 2 of this ordinance:
 - 1) All non-residential uses shall be supplied with public water service.
 - 2) All non-residential uses which generate a design sewerage flow in accordance with the Maine State Plumbing Code of more than 3,000 gallons per day shall be serviced with public sewer.
 - 3) A landscaped buffer area shall be designed and maintained to minimize the adverse impact on abutting properties and the public and to soften the appearance of the structure(s) and in particular, to minimize the adverse impact on any structures which

exist on abutting lots located outside this district, which structures exist as of the date of enactment of this zoning ordinance amendment on September 17, 1996. No building, parking or service areas shall be located in the buffer area. Access roads may cross the buffer area to provide access to and from a street, but shall be designed to minimize the disruption of the buffer area. No direct access to parking stalls shall be provided from an access road located in a buffer area.

- 4) Projects involving more than one building shall provide an internal circulation system to minimize entrances to the project.
- 5) Parking lots shall have internal landscape islands designed to reinforce the desired circulation pattern and to provide a visual break and buffer.
- 6) The location of all entrances to a collector or arterial street shall meet the minimum sight distance requirements of the Maine Department of Transportation for the posted speed limit.
- 7) All non-residential uses shall be served by underground utilities.
- 8) 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.

- Conventional subdivision is allowed in this zoning district.

Google earth image taken in May, 2018.



Trish Moulton/ Sun RP LLC – Main St/Dolloff Rd Site Plan Pre-Application Plan Review



Historic Preservation

The applicant should check with the Historic Preservation Commission of Gorham to determine if the property has an historic, archaeological, or significant sites.

Below are staff comments:

Planning Division: April 26, 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, stops for approximately 600 feet, then picks back up again for approximately 500 feet from Map 30 Lot 5 to Map 30 Lot 3.

Assessing Department: No comments

Code Department: No comments

Fire Department: April 7, 2021

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.
9. No Parking/Fire Lanes signs shall be place in the drop off loops.

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

Police Department: No comments

Public Works Department – Stormwater Compliance: April 7, 2021

My comments are below for erosion/sedimentation control for SUN RP, LLC Dance Studio and Café, located off Main St.

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 BMPs 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.

Let me know if you have any questions.

Matt LaCroix, Stormwater Compliance Officer