

**Town of Gorham
 Planning Board Meeting
 September 12, 2022**

ITEM 1 – Public Hearing – Site Plan Amendment - Grondin Aggregates, LLC – Brandy Brook Quarry, 57 Ossipee Trail – a request for approval to include the addition of stormwater infrastructure, winter salt storage shed, stump and brush processing. Zoned R-SZ, M42 L5. The applicant is represented by Shawn Frank, P.E., with Sebago Technics, Inc.

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PROJECT TRACKING

DESCRIPTION	COMMENTS	STATUS
Pre-application Discussion		-
Site Plan Review	Discussed and postponed – 6 Ayes (Scott Firmin Absent)	December 7, 2020
Site Plan Review	Discussed and moved to postpone – 7 Ayes	October 4, 2021
Site Walk		November 23, 2021
Site Plan Review	Postponed at applicants request	December 6, 2021
Site Plan Review		September 12, 2022

The following staff notes are written to assist the Applicant with compliance to the Town of Gorham Land Use Development Code and are not necessarily inclusive of all project requirements. Staff notes contain review comments and recommendations from Town Staff and may include comments from any of the Town’s peer review consultants, regarding applicability to the Gorham Land Use and 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 noncommittal 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 fourth time the item has come before the Planning Board with a submission for this site plan amendment review for a salt shed and stump grinding and processing. The amendment submission created questions and review of the original site plan approval.

Each of the following apply to this site plan: Chapter 2 General Standards of Performance Section 2-1 C Mineral Exploration, Excavation and Gravel Pits 3) Existing Pit Registration... b) Expansion of Existing Operations (2) Plan Review (a) require that expansion be subject to site plan approval standards of Section 4-9 (B, C, D, F, J, M, P and T) of Chapter 4.

2. ITEMS OF NOTE

- A. The project is to be reviewed utilizing the site plan review standards.
- B. Town staff has had multiple conversations with the applicant since the meeting in original meeting in December 2020 to request and review additional material required by the town for compliance with previous approvals. Mainly the approval from 1998.
- C. Staff agree that 14.5 acres was originally approved for quarry/pit. The use of the terms quarry and pit are used interchangeably in the original approval and definitions of each are not completely obvious.
- D. Staff identified the following outstanding items or questions during the previous review, which the applicant has addressed for this review:
 - Original acreage approved 14.5 acres
 - What is the exact existing size of pit/quarry and laydown site?
 - Do you have the original pre-blast survey of wells and videos of houses within 2000'?
 - How have you addressed possible damage to homes due to blasting?
 - The town is requesting stormwater calculation revisions that comply with Chapter 500.
 - The town is requesting compliance with originally approved reclamation plan OR submit revised plan of reclamation
 - Letter from Larry Grondin dated 9/23/2021 describing reclamation
 - This needs to be expanded to include compliant timeline and acreage amounts as it relates to current ordinance OR original approval
 - Comply with DEP Borrow Pit and Quarry Inspection report and their request for revised stormwater plans.
 - Address peer review comments based on a revised submission.
 - Erosion control/plunge pool revisions and discussion. re: stockpile location
 - Salt intrusion into groundwater and what will it do to wells in area
 - Noise – see Section 4-9 T of Site Plan Ordinance for submission criteria
 - Additional elements to the site plan should be included in the review requests re: concrete blocks and what it may do to the stormwater flow stormwater flow
 - Have annual inspection reports of all abutting properties been completed and submitted?

- Has a survey been completed? Or is the acreage based on Lidar. What is the exact acreage of the open pit?
- The current bond amount is \$75,000. Is this current bond amount enough to cover the reclamation required?

E. Staff will be working with the applicant to bring the quarry/pit into conformity with the 1998 approval, and any subsequent approvals, or provide a revised site plan and/or reclamation plan, as needed.

F. Staff has included an aerial photographs for the Planning Board’s review of the project. The aerial photograph is from Google Earth and is a series since the 1998 approved plan. There have been at least three amendments since that original blasting permit approval. They are:

- 1998 to allow blasting/pit operation; 10 acre open quarry at any one time; required each phase be reviewed and approved prior to next phase beginning; clean fill only
- March 2002 to add truck scales & scale house
- July 2002 to reduce the buffer in the northwest corner
- April 2004 to allow 36 blasts and abutter notification change

3. AERIAL PHOTOGRAPHS



Grondin Aggregates – Brandy Brook Quarry Site Plan Amendment
57 Ossipee Trail
M42/L5



Approximately 5 acres



Approximately 8 acres

Grondin Aggregates – Brandy Brook Quarry Site Plan Amendment
57 Ossipee Trail
M42/L5



Approximately 13 acres



Approximately 13 acres

Grondin Aggregates – Brandy Brook Quarry Site Plan Amendment
57 Ossipee Trail
M42/L5



Approximately 17 acres

4. STAFF REVIEWS

Assessing Department: 12/06/2020, 09/14/2021, 11/05/2021

December 6, 2020

No comment from assessing

September 14, 2021

No comments from assessing

November 5, 2021

No comments

Code Department: No comments received.

Fire Department: 10/23/2020, 05/12/2021, 09/13/2021, 11/10/2021, 08/18/2022

October 23, 2020

I have reviewed this project and have no requests.

I do have a concern that when I go up RT25 most of the time the road is clean, but sometimes it has a lot of debris from overloaded trucks.

May 12, 2021

I have reviewed the submitted plans for Grondin Aggregates, LLC dated May 4, 2021
I have no new comments

September 13, 2021

I have no further comments at this time.

November 10, 2021

I have reviewed the submitted plans for Grondin Aggregates, LLC dated Nov. 2, 2021

I have no new comments

August 18, 2022

MAP 42 LOT 5

I have reviewed the submitted plans for Grondin Aggregates, LLC dated Aug. 11, 2022

I have no new comments

Planning Department: 10/08/2020, 09/27/2021, 11/18/2021

October 8, 2020

- Zoning = Rural, Suburban Residential, Urban Residential
- Plan needs to be sealed.
- Possible review under Mineral Exploration as well as Site Plan ordinances.
- Application is incomplete as of October 8, 2020: needs erosion control, building plans showing front elevation, schedule of construction, stormwater management plan.
- Tentative PB date of 12/2020, if additional material is submitted by Nov. 3, 2020.

September 27, 2021

- A reclamation plan should be submitted for review that complies with Chapter 2 Section 2-1. C. 6.
- The applicant has submitted a letter dated September 23, 2021 addressing reclamation. The letter provides a summary and progress of the reclamation that has occurred in the past year as well as what will be completed over the next five years. The slope is 3:1 in the area that was reclaimed. The slope will be seeded with grass in the next month. Erosion and sedimentation control is proposed as associated with the quarry itself as well as the requested uses. The timeframe for full reclamation is five years.

November 18, 2021

- Mineral Exploration (reclamation conformity) will be reviewed by town staff and peer review engineer.

August 29, 2022

- DEP will review the proposed stormwater plan for permitting requirements.
- Because the quarry is not in conformance with the original 1998 approval, the applicant has provided an updated reclamation plan. Additional information and date targets are needed. Inspections of existing reclamation areas need to be completed to determine if it meets the existing reclamation plan.
- What is the acreage of the lay down area?
- If the quarry is 18.5 acres, what is the disturbed area to the northwest? How many acres is that area? It should be included in the review and subsequent approval because it is an expansion of the quarry.
- The proposed detention pond is located within the buffer along the road side. This should be corrected.
- The dollar amount of the performance guarantee in place is \$75,000. This should be recalculated based on today's pricing.

Police Department: No comments received.

Public Works Department: 09/23/2020, 08/25/2022

September 23, 2020

I wanted to provide my stormwater/erosion comments for the Brandy Brook Quarry Amended Site Plan:

- 1) There has been a history of sediment tracking onto Route 25 from the quarry entrance/exit. A crushed stone entrance must be maintained at all times to prevent any sediment, wood chips/mulch, or salt from leaving the site.
- 2) Due to upgradient proximity of the proposed salt shed to Brandy Brook (a distance of -100 feet) a containment area should be created to prevent any migration around the shed and stump grinding operations. Even though this material will be housed in a building(s), hauling in or out is still a concern.
Sediment migration and erosion has already been observed at the Brandy Brook culvert crossing with Route 25. Since this location falls along the edge of the MS4 Urbanized zone, special attention needs to be paid to the nearby drainage areas.

Matt LaCroix, Stormwater Compliance Officer

August 25, 2022

I have no concerns with this project.

Terry Deering

Woodard & Curran: 12/01/2020, 05/28/2021

December 1, 2020

Woodard & Curran has reviewed the Site Plan Amendment Application for the Brandy Brook Quarry located at 57 Ossipee Trail East, in Gorham, Maine. We have reviewed the project for compliance with the applicable Town of Gorham Land Use and Development Codes and General Engineering practices. The proposed amendment will consist of a winter salt storage shed and a stump and brush processing area. The following documents were reviewed:

- Gravel Pit Amendment Application and attachments, dated September 21, 2020, prepared by Larry Grondin.

Engineering Plans, Sheets 1-2, dated January 2020, prepared by Sebago Technics on behalf of Grondin Aggregates, LLC.

We provide the following comments:

Chapter 4 – Site Plan Review

Section 4-8 – Procedures for Major Developments

The Applicant has provided an amended Erosion and Sediment Control Plan narrative. This narrative does not include provisions for stabilization and revegetation of regraded areas associated with the salt storage shed. Please provide requirements for timely stabilization in the “Road Salt Storage Area” section of this document, or amend previous sections to reference the road salt storage area in addition to the mineral extraction area.

Please provide a stormwater drainage and erosion control plan sheet showing proposed erosion and sediment controls to be employed during construction, as well as erosion and sediment control notes consistent with the requirements of the Maine DEP Erosion and Sediment Control BMP Manual.

The Applicant should provide engineering calculations demonstrating post-development peak runoff rates do not exceed pre-development rates during the 25-year 24-hour storm event, per the requirements of Section 4.9 C (8) (d). If post-development peak runoff rates exceed pre-development runoff rates, the Applicant should provide onsite stormwater detention or written easements from the abutting property owners receiving increased stormwater discharge from the Site.

Please contact our office if you have any questions.

May 28, 2021

Woodard & Curran has reviewed the Site Plan Amendment Application for the Brandy Brook Quarry located at 57 Ossipee Trail East, in Gorham, Maine. We have reviewed the project for compliance with the applicable Town of Gorham Land Use and Development Codes, General Engineering practices and previously approved site plans. The proposed amendment consists of a winter salt storage shed and a stump and brush processing area. The following documents were reviewed:

- Gravel Pit Amendment Application Comment Response Letter, dated May 4, 2021, prepared by Larry Grondin.

- Engineering Plans, Sheets 1-2, dated May 4, 2021, prepared by Sebago Technics on behalf of Grondin Aggregates, LLC.
- Approved Quarry Operations Plans, signed by the Planning Board, dated February 2, 1998 and revised May 20, 2002, prepared by Sebago Technics on behalf of R.J. Grondin & Sons.

We provide the following comments:

General Engineering Comments

- The existing site does not appear to be in compliance with the previously approved Quarry Operations Plans, dated February 2, 1998 and revised May 20, 2002. Items not in compliance include, but are not limited to, the following:
 - Open Quarry Area: The current quarry area (estimated to be around 32 acres from Google Earth) exceeds the maximum new pit/quarry open area of 10 acres.
 - Buffer Strip: Per note 5 on Sheet 1 of the Amended Site Plan of Quarry Operation signed by the Planning Board on March 20, 2002, a 200 foot natural buffer shall be maintained between quarry operations and adjacent properties. Currently, material stockpiles are located within 25 feet of the property line on the northwestern boundary. It is estimated that approximately 1.6 acres of area within 200 feet of the property line has been disturbed and is currently occupied by material stockpiles.
 - Stockpile Area: The previously approved stockpile area in the western corner of the site was 1.69 acres. The current stockpile area appears to be approximately 3 acres (estimated from proposed plans dated May 4, 2021).
 - Stormwater Infrastructure: Stormwater infrastructure on the site is not installed per the approved plans dated 1998 and 2002. Stormwater runoff in the approved plans is directed toward Ossipee Trail/Route 25 via a series of grassed swales and culverts to stormwater detention systems prior to discharge to Brandy Brook at the Route 25 box culvert. Currently, the majority of stormwater runoff is directed northwesterly to a piped outlet and plunge pool at the property line, where it discharges into a channel on the abutting property that flows down to Brandy Brook.
- Note 16 on the approved plans indicate the topography shown is from 2013. Due to the nature of quarry operations, the Applicant should provide up-to-date topography for the site with contour labels.

Chapter 4 – Site Plan Review

Section 4-8 – Procedures for Major Developments

- The Applicant should provide engineering calculations demonstrating post-development peak runoff rates do not exceed pre-development rates during the 25-year 24-hour storm event for all locations where stormwater runoff discharges from the site, per the requirements of Section 4.9 C(8)(d). If post-development peak runoff rates exceed pre-development runoff rates, the Applicant should provide onsite stormwater detention such that pre-development runoff rates are not exceeded or provide written easements from the abutting property owners receiving increased stormwater discharge from the Site.

Please contact our office if you have any questions.

Wright-Pierce: 09/27/2021, 11/29/2021, 09/02/2022

September 27, 2021

Wright-Pierce has reviewed the updated Site Plan Application dated September 2021 for the development of the Brandy Brook Quarry. The proposed project is located at 57 Ossipee Trail East in the Town of Gorham. The proposed project includes amendments to an active quarry at Map 42, Lot 5. Wright-Pierce has reviewed this Project's conformance with the Town of Gorham's Site Plan Review requirements. Wright-Pierce has not reviewed Land Use criteria, Exterior Lighting, Landscaping, Traffic or for conformance with Masterplans.

DOCUMENTS REVIEWED BY WRIGHT-PIERCE:

- Reclamation Narrative, Site Plan Amendment: Dated September 23, 2021.
- Site Runoff Analysis Memorandum, dated September 24, 2021.
- Woodard & Curran Reviewer Comments Memorandum, dated May 28, 2021.
- Responses to Woodard & Curran Memo dated May 28, 2021; Dated September 8, 2021.
- Project Plans, Sheet 1 and 2, Overall Site Plan; Dated 5/4/2020

COMMENTS:

Open Quarry Area: Town staff to provide comment on allowed total open quarry area and stockpile area, and what the allowable timeline for quarry reclamation is.

Stormwater Infrastructure: Applicant has provided a statement indicating the stormwater routing and infrastructure modifications are "meeting the intent" of prior approved plans. Please provide a hydraulic and hydrologic comparison of the constructed condition to the originally approved plans to show these modifications meet applicable Town code.

Stormwater Treatment:

Applicant has provided information comparing pre-development runoff rates to post-development runoff rates for regulated interval storms. We have the following comments:

- Many of the critical variables used to determine surface runoff rates were unable to be reviewed based on information provided. Please provide source data for land use cover verification, soils information, rainfall data, and a discussion regarding time of concentration determination.
- Information has been submitted indicating post-development surface runoff rates exceed pre-development runoff rates for one of the project study points. While it is appreciated the runoff rate to the southwest is not being increased in the developed condition, the Town Code Section 4.9 F requires each boundary location to have no increase in surface runoff rate. Please indicate how this requirement will be met.
- Please also provide a statement confirming the volume of water to abutting properties is not increased in the developed condition. The standard noted in the Town requirement further states "Discharge of additional storm water caused by the development onto adjacent properties will be prohibited unless written easements are obtained from the owners of such adjacent properties."

November 29, 2021

Wright-Pierce has reviewed the updated Site Plan Application dated September 2021 for the development of the Brandy Brook Quarry. The proposed project is located at 57 Ossipee Trail East in the Town of Gorham. The proposed project includes amendments to an active quarry at Map 42, Lot 5. Wright-Pierce has reviewed this Project's conformance with the Town of Gorham's Site Plan Review requirements. Wright-Pierce has not reviewed Land Use criteria, Exterior Lighting, Landscaping, Traffic or for conformance with Masterplans.

Documents Reviewed by Wright-Pierce

- Planning Board Meeting Minutes (October 4, 2021)
- Response to Comments Letter (November 2, 2021)
- Alton Benson Abutter Comment Letter (October 14, 2021)
- Borrow Pit and Quarry Inspection Report (October 8, 2020)
- Stormwater Memorandum (November 1, 2021)
- Reclamation Narrative, Site Plan Amendment (September 23, 2021)
- Project Plans, Sheet 1 and 2, Overall Site Plan (May 4, 2020)

Review Comments

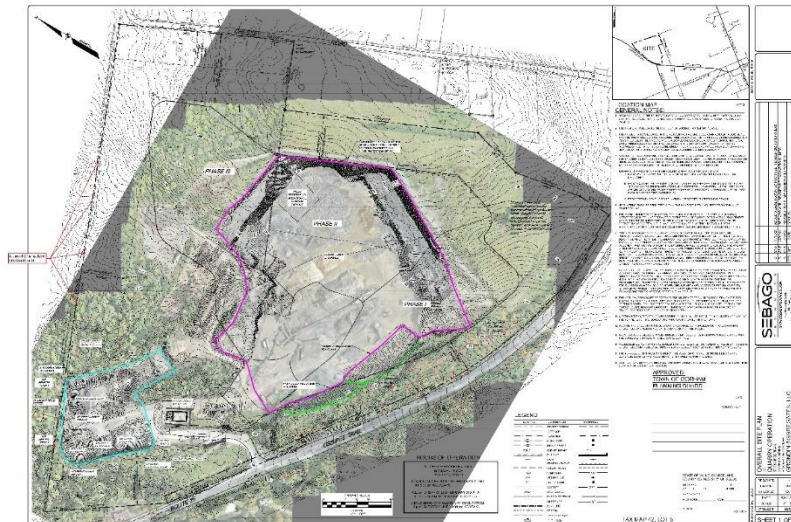
Applicant should provide written responses to the review comments recommending clarification or additional information be provided by the applicant.

1. Applicant has provided the sources of the land use cover data, soils information, and rainfall data used in the analysis. Rainfall data used in the HydroCAD model was compared to the stated source (Maine DEP Chapter 500, Appendix H) and found that they concur. Methodology for calculating time of concentration was also provided. These satisfy our request for source data. No further comment necessary.
2. The Applicant has revised the hydrologic and hydraulic model to include existing ponding that occurs within the quarry area and drains to analysis point SP-2, which now shows a decrease in peak runoff rate. Previous to this revision, an increase in peak runoff rate was reported.
3. The Applicant has stated that the standard for Gorham has always been based upon peak runoff rates, instead of volume, as development almost always leads to an increase in the volume of runoff. Town to confirm this is accurate.
4. Comments on the stormwater analysis:
 - a. The southern boundary of the post-development drainage area does not follow the southern ridge and cuts through the quarry. The analysis should be revised to include the full post-development drainage area.
 - b. The Borrow Pit and Quarry Inspection Report noted a possible unauthorized external drain location to the northwest of the stockpile area. This was noted as a deficiency resulting in off-site impacts to protected natural resources. The report also listed the possible elimination of this discharge as a corrective action item. The report also stated that the DEP requested to review the stormwater plans to determine if the discharge location is licensed. It is unclear if this information has been provided and reviewed. Applicant to provide comment, including identifying the location of the possible external drain location identified in the DEP report.
 - c. It appears that stormwater runoff would flow off the northwesterly side of the site. Some channelization is seen in the topography as well. It appears that a large portion of Drainage Area 1S would drain off-site on this northwesterly side of the site instead of draining to Study Point SP-1. Both the pre-development and post-development contours appear to show this drainage pattern. Additional study points should be used in the analysis to provide a more

detailed analysis of how off-site runoff is changing as a result of the proposed project. See attached marked up plan showing the areas of concern. The additional study points should include the plunge pools, if they are discharge points.

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 of 180'
 of
 180").



d. Clarification be provided for 2P: Quarry Area. particular, how the invert elevation of culvert was determined to be This elevation to be lower than bottom of ponding (lowest elevation quarry is shown as on the abutter provide comment

5. Comments comments:

- a. Town to on the approved quarry size.
- b. Wright-Pierce recommends the Town complete a site visit to determine the seriousness of the abutter’s complaint about erosion control at the northwesterly off-site discharge location. This location was also mentioned in the DEP inspection report. While a plunge pool helps prevent erosion caused by high velocity stormwater runoff, it may not be providing proper sediment removal from the stockpile runoff. Further evaluation of the situation is recommended, especially since comment from this abutter was submitted after the last Planning Board meeting.

September 2, 2022

Wright-Pierce has reviewed the updated Site Plan Application resubmission dated August 11, 2022 for the development of the Brandy Brook Quarry. The proposed project is located at 57 Ossipee Trail East in the Town of Gorham. The proposed project includes amendments to an active quarry at Map 42, Lot 5. Wright-Pierce has reviewed this Project’s conformance with the Town of Gorham’s Site Plan Review requirements.

Documents Reviewed by Wright-Pierce

- Gravel Pit Amendment, Brandy Brook Quarry Response to Staff and Engineering Review Comments Letter (August 11, 2022)
- Borrow Pit and Quarry Inspection Report (February 1, 2021)
- Stormwater Memorandum (Revised February 7, 2022)
- Project Plans, Sheets 1 and 2, Overall Site Plan and Detention Basin Plan (Revised August 11, 2022)

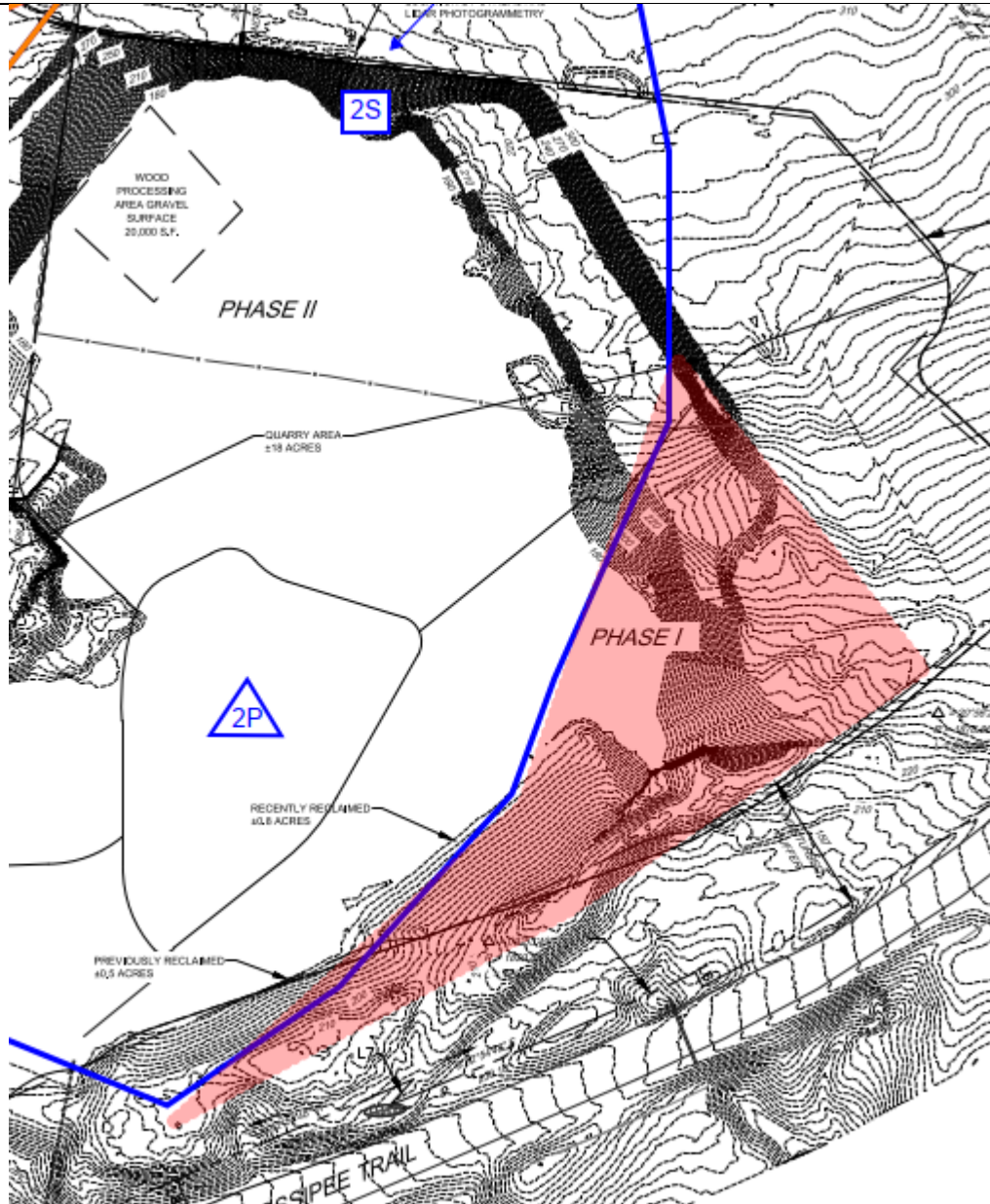
Review Comments

Wright-Pierce’s original comments are in standard text, followed by the applicant’s response in italics, and our follow up responses in bold. Comments from the original review letter that did not require a response or clarification are not listed.

6. WP Original Comment 4a: The southern boundary of the post-development drainage area does not follow the southern ridge and cuts through the quarry. The analysis should be revised to include the full post-development drainage area.

Applicant Response: Please see the updated stormwater narrative and accompanying watershed maps and model for the revised extent of this drainage area.

WP Follow Up Response: The boundary of drainage area 2S, as shown on the annotated Overall Site Plan in the stormwater memo, has not been revised. The boundary does not include all of the drainage area and should extend all the way to the southern ridge as highlighted in red below. The HydroCAD model does not account for this area either. Revise both the map and model.

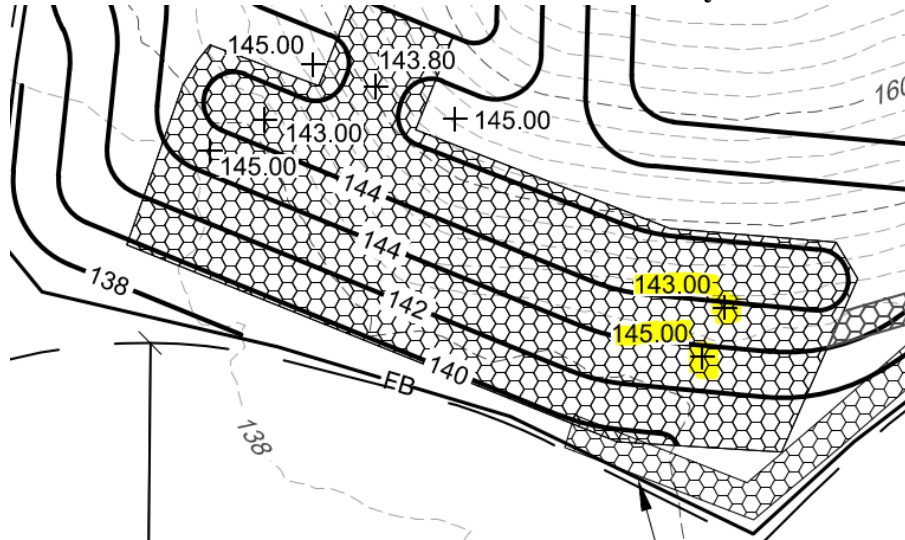


7. WP Original Comment 4b: The Borrow Pit and Quarry Inspection Report noted a possible unauthorized external drain location to the northwest of the stockpile area. This was noted as a deficiency resulting in off-site impacts to protected natural resources. The report also listed the possible elimination of this discharge as a corrective action item. The report also stated that the DEP requested to review the stormwater plans to determine if the discharge location is licensed. It is unclear if this information has been provided and reviewed. Applicant to provide comment, including identifying the location of the possible external drain location identified in the DEP report.

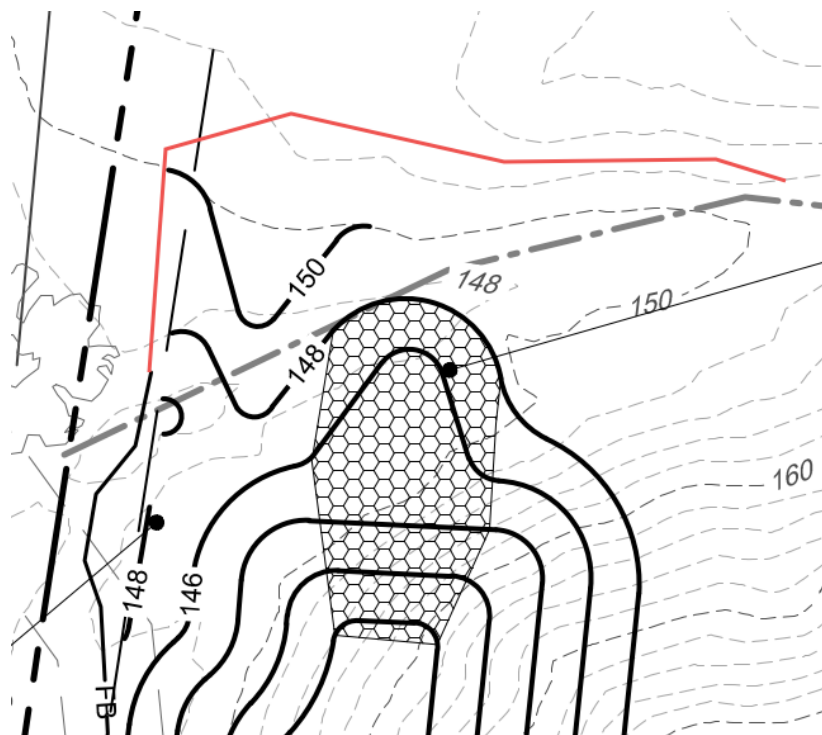
Applicant Response: The runoff to the referenced external drain has been redirected to more closely follow the originally proposed drainage path. The revised stormwater plan consists of installing a detention basin with level spreader outfall to intercept runoff along the northerly property line. This plan will be submitted to MDEP as part of this process.

WP Follow Up Response: When available, please submit the MDEP approval to the Town. We recommend MDEP approval be a condition of site plan approval. The following comments are related to the proposed detention basin with level spreader outfall:

- a. Although the plan shows the grading of the level lip spreader, please label it on the plan as well.
- b. The spot grades highlighted in yellow below do not appear to be in the correct location. The spot grades should be corrected.
- c. The HydroCAD report shows an outlet at elevation 143.50' but this is not shown on the plans. The outlet should be shown on the plans.
- d. Erosion controls should be extended around the northerly side of the detention basin



so that it is downslope of all disturbed surfaces (see approximate sketch in red below).



- e. **Have test pits or other means of determining the groundwater elevation been conducted? Adequate separation between the bottom of the detention basin and seasonal high-water table should be provided.**
 - f. **The Borrow Pit and Quarry Inspection Report states that there is a 100-foot road buffer along the westerly side of the property; and the proposed detention basin is within the 100-foot road buffer. Revise the proposed design to comply with the buffer requirements.**
8. WP Original Comment 8a: Town to provide comment on the approved quarry size.
Applicant Response: *Acknowledged.*
WP Follow Up Response: Coordinate with the Town on the quarry size. We recommend that an agreement be made to correct the situation prior to approval of the project.

**PLANNING BOARD
SITE PLAN REVIEW
AND FINDINGS OF FACT**

**For
Grondin Aggregates – Brandy Brook Quarry**

September 12, 2022

Applicant/ Property Owner: The applicant/property owner is Grondin Aggregates, LLC, 57 Ossipee Trail, Gorham, Maine 04038.

Property: The lot is identified as Tax Map 42, Lot 5.

Consultants: Shawn Frank, P.E., # 6396, with Sebago Technics.

Project Description: The applicant is proposing a 42 ft. x 60 ft. winter salt storage shed and stump and brush processing. There is a proposed 300 ft. buffer to the northeast along Cressey Road and a 200 ft. buffer to the east along the property line with abutters.

Site Description: The lot is 72 acres in size with an existing quarry operation. There is some vegetation on the lot which is a mix of coniferous trees and shrub type brush.

Applicability: Site Plan regulations identify the Planning Board as having review and approval authority.

Zoning: Rural (R) – mineral extraction is an allowed use, Suburban Residential (SR) - mineral extraction is an allowed use by special exception, Urban Residential (UR) District – mineral extraction is not an allowed use; however, Chapter 1 Section 1-1 D 5) allows “encroachment” of a use in an abutting zoning district into this one by 50 feet.

Variations: None required.

Waivers: None requested.

Pursuant to the Application:

Major Site Plan Reviews were held on December 7, 2020, October 4, 2021 and December 6, 2021.

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

Sebago Technic’s Plans consist of the following:

Sheet 1 – 2 nd Amended Site Plan of Quarry Operation – Dated, 08/26/2019; Revised through, 01/2020; Received, 10/06/2020

Sheet 2 – Proposed Salt Storage Plan of Quarry Operation – Dated, 08/26/2019; Revised through, 09/2019; Received, 10/06/2019
Sheet 1 of 2 – Overall Site Plan – Dated, 05/04/2020; Revised through, 08/11/2022; Received, 08/11/2022
Sheet 2 of 2 – Detention Basin – Dated 05/04/2021; Revised through, 08/11/2022; Received, 08/11/2022
Sheet 2 of 17 – Boundary and Topographic Survey – Dated, 02/26/1997, Revised through, 02/05/1998; Received, 08/11/2022

Other documents submitted consist of the following:

Application - 10/06/2020; revised 10/06/2020; response comments, 08/11/2022
Plans – Received 10/06/2020; 05/04/2021; 09/01/2021; 09/28/2021; 11/02/2021; 08/11/2022
Salt Storage Area Operations and Maintenance Plan – 10/15/2020
Site Runoff Analysis – 08/11/2022
Erosion and Sediment Control Plan – 10/15/2020
Stormwater Management Report – 10/15/2020
Construction Schedule – 10/15/2020
Proposed shed elevation – 10/15/2020
Letter; Shawn Frank, P.E. – 12/02/2021
DEP, Enid Mitnick, Environmental Specialist III – approval letter for salt storage shed and area – 10/06/2020
DEP, Paula M. Clark, Director, Division of Materials Management – Permit-By-Rule Wood Waste Processing Facility approval letter – 10/06/2020
Gorham Town Planner Comments – 10/08/2020, 09/27/2021, 11/18/2021, 08/29/2022
Gorham Assessor Comments – 12/06/2020, 09/14/2021, 11/05/2021
Gorham Fire Chief Comments – 10/23/2020, 05/12/2021, 09/13/2021, 11/10/2021, 08/18/2022
Gorham Public Works Comments – 09/23/2020, 08/25/2022
Gorham Code Enforcement Officer – No comments received.
Woodard & Curran – 12/01/2020, 05/28/2021
Wright-Pierce – 09/27/2021, 11/29/2021, 09/02/2022
Abutter Comments- Guy McChesney, 11/30/2020, 12/18/2020; Aaron Frederick, 11/30/2020, 10/01/2021, 10/18/2021; Alton Benson, 12/3/2020, 12/07/2020, 12/14/2020, 12/16/2020, 12/18/2020, 12/19/2020, 12/29/2020, 01/09/2021, 04/05/2021, 05/17/2021, 06/09/2021 09/29/2021, 10/14/2021, 12/1/2021; Sara Hickey, 12/20/2020; Michael Clark, 12/16/2020; Katherine Benson, 12/07/2020; Gorham Property Owner, 03/10/2021; Pamela Benson, 12/03/2020, 09/30/2021; Margaret Young, 12/03/2020; Tatiana McChesney, 10/18/2021; Neal Hickey, 10/01/2021.

5. FINDINGS OF FACT

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

The Planning Board, following review of the Site Plan Application Amendment, 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.

CHAPTER 4, Section 9 – Approval Criteria and Standards

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.

Vehicular access to the site will be from the existing driveway off Ossipee Trail/Route 25.

No additional trips are expected from the addition of the salt shed or the stump grinding.

Finding: Vehicular access to the site will be on roads which have adequate capacity to accommodate the traffic generated by this development.

C. Access into the Site: Vehicular access into the development will provide for safe and convenient access.

Vehicular access to the site will be from the existing 26 foot gravel driveway with a paved entrance off Ossipee Trail/Route 25. No change is proposed to the accessway.

Finding: The vehicular access into the development will provide for safe and convenient access.

D. Internal Vehicular Circulation: The layout of the site will provide for the safe movement of passenger, service and emergency vehicles through the site.

The internal private drive provides a clear route for emergency vehicles around the salt shed and the rest of the site.

Finding: The layout of the site provides for the safe movement of passenger, service, and emergency vehicles through the site.

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.

The peak rate of runoff from the site in the area of concern is reduced in the 2, 10, 25 year storm events. Calculations at the area of concern have determined that there has been a decrease in peak rates of runoff as compared to 1998 conditions.

Finding: The site does not have adequate provisions 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.

J. Utilities: The development will be provided with electrical and telephone service adequate to meet the anticipated use of the project.

The salt storage shed will not be served by electrical power, cable, and telephone. No other changes are proposed.

Finding: *This development will not be provided with electrical and telephone service. Therefore, this section does not apply.*

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 salt storage shed will not be served by electrical power.

Finding: *The proposed development will not provide exterior lighting. Therefore, this section does not apply.*

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.

There are existing canopy trees and understory shrubs along the entire frontage at the entrance off Route 25/Ossipee Trail. There are existing canopy trees and understory surrounding the site and most of the quarry operation is not visible from any public road.

Finding: *The development plan provides 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.*

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 (7 a.m. - 7 p.m.) and 50 dBA nighttime (7 p.m. - 7 a.m.).

Finding: *The salt shed and stump grinding development and process shall comply with the A-weighted hourly equivalent sound level limits of 60 dBA daytime (7 a.m. – 7 p.m.) and 50 dBA nighttime (7 p.m. – 7 a.m.).*

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; any state and federal permits received shall be sent to the Town Planner;
3. Any staff and peer review comments shall be addressed prior to the Board signing the plans;

4. All waivers and variances will be listed on the plan prior to recording;
5. That the applicant shall provide property line information and site information in auto-CAD format to the Town Planner prior to the pre-construction meeting;
6. All waivers and variances will be listed on the plan prior to recording.
7. The map and lot numbers shall be listed in the bottom right corner of all pages of the plan set;
8. That all relevant conditions of approval from past Site Plan approvals shall remain in effect;
9. That any proposed use on the site shall meet the sound level requirements outlined under Chapter 4, Section 9, T. Noise;
10. That prior to the pre-construction meeting the applicant will establish the following: a performance guarantee totaling 150% of the costs to complete the off – site construction and an escrow for field inspection meeting the approvals of Town Staff and the Town’s Attorney;
11. 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;
12. 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;
13. That the Planning Board Chairman is authorized by the Planning Board to sign the Findings of Fact on behalf of the entire Board; and
14. That these conditions of approval must be added to the site plan and the site plan shall be recorded at the Cumberland County Registry of Deeds within thirty (30) days of the date of written notice of approval by the Planning Board, and a dated copy of the recorded site plan shall be returned to the Town Planner prior to the pre-construction meeting.
15. If the approved plan or Decision Document is not recorded in the Registry of Deeds within one (1) year of the original approval, it shall be come null and void.

SUGGESTED MOTIONS:

TO POSTPONE APPROVAL:

Move to postpone further review of Grondin Aggregates, LLC request for major site plan approval for a salt storage shed and stump grinding operation pending responses to remaining issues (and revisions to the plans).

FINAL SITE PLAN APPROVAL:

Move to grant Grondin Aggregates, LLC request for major site plan approval for a salt storage shed and stump grinding operation located 57 Ossipee Trail on Map 42 Lot 5 in the Rural (R), Suburban Residential (SR), and Urban Residential (UR) zoning districts, based on the Findings of Fact as written by the Town Planner (and modified and conditioned by the Planning Board).

TO PLACE SITE PLAN APPROVAL ON CONSENT AGENDA:

Move to place site plan approval on a future meeting consent agenda.