

Town of Windham

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MEMO

DATE: August 12, 2016

TO: Windham Staff Review Committee

FROM: Amanda Lessard, Planner *AL*

Cc: Dustin Roma, P.E., DM Roma Consulting Engineers

RE: 16-28 Vance Storage Building – Minor Site Plan Review
Staff Review Committee Meeting: August 17, 2016

Overview –

The subject property is located at 166 Roosevelt Trail, between Johnson and Albion Roads, opposite Hussey Farm Road. The application is for a new 4,975 square foot building for personal storage.



Aerial View of the subject parcel relative to surrounding properties and street network.

An application for a 10,000 square foot storage building on this property was reviewed by the Planning Board in 2007 but never approved. A Natural Resource Protection Act Permit was issued to alter 11,240 square feet of wetland. The site has been filled and a septic system installed. The property is otherwise vacant.



Google Street View looking North on Roosevelt Trail

This application has been classified as a minor development as the total gross non-residential floor area is less than 5,000 square feet.

Tax Map: 10; Lot 71-B. Zone: Commercial 1 (C-3)

SITE PLAN REVIEW

Staff Comments:

1. Waivers:
 - a) None
2. Complete Application:

MOTION: The application for project 16-28 Vance Storage Building is found complete in regard to the submission requirements based on the application checklist, but the Staff Review Committee retains the right to request more information where review criteria are not fully addressed.

3. **Public Hearing:** The Staff Review Committee should make a determination on if a public hearing is necessary for this project. A public hearing is not required by ordinance for Minor Site Plans, but the Staff Review Committee has the authority to hold a public hearing, depending on the scope and location of the project.
4. **Site Walk:** A site walk has not been scheduled for this project.

Findings of Fact and conclusions for the

Windham Planning Board,

The Site Plan application for 16-28 Vance Storage Building on Tax Map: 10, Lot: 71-B is to be **(approved with conditions/denied)** with the following findings of fact and conclusions.

FINDINGS OF FACT

Utilization of the Site

- The project is located on a 3.33 acre parcel. The site is currently undeveloped but 11,240 square feet of wetland has been filled and leveled in accordance with DEP NRPA Permit #L-23835-TC-B-N dated November 20, 2007. The remainder of the site is a forested wetland.

Vehicular and Pedestrian Traffic

- Vehicular traffic will access the site via a 24' curb cut on US Route 302.
- An existing gravel entrance is shown on the plan though the property to the north through an existing access easement. The applicant should clarify if this access will be retained.
- The site shows a total of 4 parking spaces. The minimum parking spaces required by the ordinance are 4 parking spaces (0.7 spaces per 4.975 k.s.f) for the private warehousing use. 30% of these spaces must measure 10'x20'.
- In an email dated August 11, 2016, Will Haskell, P.E., of Gorrill-Palmer Consulting Engineers, recommended an overlapping pavement joint detail be provided where the driveway pavement butts to the Route 302 shoulder. He also stated that is unclear whether the area around the building will be paved or gravel.

Sewage Disposal and Groundwater Impacts

- The existing septic system is shown on the Plan.
- The existing system was designed by Norman Harris of Harris Land Solutions, Inc on November 11/21/2008 for 150 gallons per day, to allow up to 10 employees at 15 GPD each.

Stormwater Management

- A stormwater management report prepared by DM Roma Consulting Engineers was submitted with the Final Plan application.
- The development will include the construction of approximately 17,7325 square feet of building and pavement areas on the previously graveled portion of the property.
- A stormwater detention pond will be constructed to manage peak flows from the perty to be below pre-development conditions.
- In an email dated August 11, 2016, Will Haskell, P.E., of Gorrill-Palmer Consulting Engineers, states within the NPDES MS4 area and will be subject to Chapter 144 – Post-Construction Stormwater Ordinance. The stormwater management report specifies that the proposed development will not result in an acre or more of disturbed area.

Erosion Control

- An Erosion and Sedimentation Control Plan has been included as plan sheet 4 of 5. It is in the form of printed best management practices plan rather than on-the-ground designation of erosion control measures.

Utilities

- The building will be served by public water. Plans show a 1" water line from the main on Route 302.
- In an email dated August 11, 2016, Will Haskell, P.E., of Gorrill-Palmer Consulting Engineers, requested a detail for the pavement restoration of the trench in Route 302.
- A letter from the Portland Water District dated March 21, 2007 indicates that there is adequate pressure and volume of water to serve the needs of the project.
- The building will be served by underground electrical and telephone service.
- The closest fire hydrant on Route 302 is just south of the proposed entrance. The hydrant location is shown the plan.

Financial Capacity

- The applicant has completed several projects in Windham recently, and has demonstrated financial capacity.

Landscape Plan

- Existing landscaping is shown on the plan. No additional landscaping is proposed.

Conformity with Local Plans and Ordinances

1. Land Use
 - This project meets the setback requirements of the C-3 zoning district.

- This project meets the minimum lot size requirements and minimum lot frontage requirements (minimum 100 feet) of the C-3 zoning district.
 - This project must meet the 20 foot landscaped buffer strip and curb cut requirements of the C-3 zoning district.
2. Comprehensive Plan
- This project meets the goals and objectives of the 2003 Comprehensive Plan.
3. Others:
- Design Standards, Section 813. The project must meet the design standards of the C-3 zoning district, along with a minimum of eight (8) of the elective Design Standards.
 - The applicant has supplied a narrative in the July 22 submission addressing the Standards in Section 813.
 - The proposed building will be of steel construction (Patco Construction Inc Elevations dated July 7, 2016). There are no windows shown, and the plane of the street facing wall includes four (4) 14'x16' overhead doors. The elevations show a pitched (12:1) roof with gables on the sides parallel to Route 302. The Guidelines call for roof pitches of at least 12:5

Impacts to Adjacent/Neighboring Properties

- No pole lighting is proposed. Site lighting will consist of security lighting on the building over the doorways. Detail of the light fixtures should be submitted.
- Vance has a 60' by 60' access easement over the adjacent property to the north, owned by Tandem LLC. There is a gravel entrance indicated on the plans which runs through this easement. The applicant should clarify how if this entrance will continue use and for what purpose.

CONCLUSIONS

1. The plan for development **reflects** the natural capacities of the site to support development.
2. Buildings, lots, and support facilities **will** be clustered in those portions of the site that have the most suitable conditions for development.
3. Environmentally sensitive areas, including but not limited to, wetlands; steep slopes; flood plains; significant wildlife habitats, fisheries, and scenic areas; habitat for rare and endangered plants and animals; unique natural communities and natural areas; and, sand and gravel aquifers **will** be maintained and protected to the maximum extent.
4. The proposed site plan **has** sufficient water available for the reasonably foreseeable needs of the site plan.
5. The proposed site plan **will not** cause unreasonable soil erosion or a reduction in the land's capacity to hold water so that a dangerous or unhealthy condition results.
6. The proposed use and layout **will not** be of such a nature that it will make vehicular or pedestrian traffic more hazardous than is normal for the area involved.

7. The proposed site plan **will** provide for adequate sewage waste disposal.
8. The proposed site plan **conforms/does not conform** to a duly adopted site plan regulation or ordinance, comprehensive plan, development plan, or land use ordinance.
9. The developer **has** adequate financial capacity to meet the standards of this section.
10. The proposed site plan **will not** alone or in conjunction with existing activities, adversely affect the quality or quantity of ground water.
11. The proposed site plan **will** provide for adequate storm water management.
12. The proposed location and height of buildings or structure walls and fences, parking, loading and landscaping shall be such that it **will not** interfere or discourage the appropriate development in the use of land adjacent to the proposed site or unreasonable affect its value.
13. On-site landscaping **does** provide adequate protection to neighboring properties from detrimental features of the development that could be avoided by adequate landscaping.

CONDITIONS OF APPROVAL

1. Approval is dependant upon, and limited to, the proposals and plans contained in the application dated July 22, 2016, as amended _____, and supporting documents and oral representations submitted and affirmed by the applicant, and conditions, if any, imposed by the Staff Review Committee, and any variation from such plans, proposals and supporting documents and representations are subject to review and approval by the Staff Review Committee or the Town Planner in accordance with Section 814.G. of the Land Use Ordinance.