



Town of Windham
Planning Department
8 School Road
Windham, Maine 04062
Tel: (207) 894-5960 ext. 2
Fax: (207) 892-1916
www.windhammaine.us

May 20, 2024

Laura Reading
Developers Collaborative
637 Stevens Avenue Suite 203
Portland, ME 04103

Re: 24-15 – Approval Letter – Senior Affordable Housing - Anglers Road – Final Plan Review
Developers Collaborative Predevelopment, LLC

Dear Ms. Reading,

I am writing to confirm that the Planning Board has approved the Major Site Plan for project #24-15 Senior Affordable Housing development for a 55+ community on Anglers Road. The property is identified as Tax Map: 80; Lot: 58; Zone: Farm, Retirement Community Care Facility Overlay, and Aquifer B zoning districts in the Chaffin Pond watershed.

I am pleased to inform you that the Board approved the major site plan application by a vote of 6 to 1 (Yost) at the May 13, 2024 meeting. E. Krikken proposed the motion, and A. Daigle seconded it. Please see the enclosed Findings of Fact, Conclusions, and Conditions of Approval. The Planning Board also added two new Conditions of Approval (see page 11), which must be included in the recording plan for the Board's signature and recorded at the Cumberland County Registry of Deeds.

Per [Section 120-815](#) of the Land Use Ordinance, construction of the improvements covered by any site plan approval shall be substantially commenced within two (2) years of the date upon which the approval was granted and completed within two (2) years of the date upon which the performance guarantee is accepted. In accordance with [Section 120-816B](#) of the Land Use Ordinance, appeals of any actions taken by the Planning Board with respect to this Article 8 shall be made to the Superior Court in accordance with the Maine Rules of Civil Procedure, Rule 80B.

Sincerely,

Stephen J. Puleo
Town Planner

Enclosure: Findings of Fact, Conclusions, and Conditions of Approval
Cc: Michael Tadema-Wielandt, P.E., Terradyn Consultants, LLC
R. Burns, Assistant Manager
J. Rioux, Director of Code Enforcement
M. Darby, Code Permit Manager
M. Arienti, Town Engineer
L. Fisher, Planning Assistant
J. Houde, Assessor

FINDINGS OF FACT

Note on classification: Maine Subdivision Law Section 4402.6 exempts the division of a new or an existing structure into three (3) or more dwelling units... where the project is subject to municipal site plan review.

Jurisdiction: The Senior Affordable Housing project is classified as a Major Site Plan, which the Planning Board is authorized to review of the 13,654 SF building footprint and act on by [§120-805A\(2\)\(a\)](#) of the Town of Windham Land Use Ordinance.

Title, Right, or Interest: The applicant has submitted a copy of a Purchase and Sale Agreement between The Roman Catholic Bishop of Portland (seller) and Developers Collaborative Predevelopment, LLC (Buyer), dated September 1, 2022, and to close 30 days of the date which the buyer receives municipal approvals and a deed between Ronald A. Glantz and Andrew G. Glantz and The Roman Catholic Bishop of Portland and recorded on May 31, 1979 at the Cumberland County Registry of Deeds in Book 4429 and Page 186.

ARTICLE 3 DEFINITIONS

AFFORDABLE HOUSING DEVELOPMENT:

- For rental housing, a development in which a household whose income does not exceed 80% of the area median income as defined by HUD. Units that developer designates as affordable without spending more than 30% of the household's monthly income on housing costs.
- Majority is more than half the units.
- Household cost for rentals include rent and any utilities that the household pay separately from rent.

ARTICLE 4 ZONING DISTRICTS

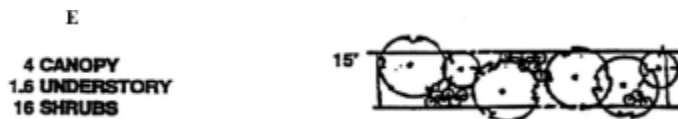
- As shown on the Town of Windham [Land Use Map](#) approved by the Town Council, dated August 15, 2023, Tax Map: 80; Lot: 53.
- The property is located in Farm District (F) ([§120-406](#)), Retirement Community Care Facility Overlay District (RCCFO) ([§120-420](#)), and Aquifer Protection Overlay District Zone B (APB) ([§120-417](#)).
- The Farm (F) zone is underlying district and therefore F district standards for buffer along streets, per [§120-406F\(9\)](#), see below in the Article 5.
- For the portion of new parcel is located in the RCCFO overlay district, per [§120-420B](#) allowed permitted uses:
 - [\(3\)](#) Retirement Community
- Per [§120-420D](#) Dimensional standards, for the portion of new parcel is located in the RCCFO overlay district.
 - [\(1\)](#) Minimum lot size: 200,000 SF
 - [\(2\)\(d\)](#) The net residential density for Retirement Community: 5,000 SF
 - [\(3\)\(a\)](#) Minimum setback requirements: Multifamily dwelling shall meet subsection E, District Standards.
- According to [§120-420E](#) RCCFO District Standards:
 - Retirement Community multifamily requires public connection.
 - Lot width shall me the underlying zoning district (F).

- Street connection requirements of [§120-911M\(5\)\(b\)\[7\]](#).
- Parking requirements in [§120-812C](#).
- Buffer requirements from any existing residential dwellings.
- Lighting shall be 90° cutoff fixtures.
- Solid waste collection shall occur during the daytime hours.
- Setback standards where the underlying zone is Farm:
 - No building or part of the building shall be located within 100-feet of the external perimeter of the overall site.
 - Minimum setback from the external perimeter of a building between 31 to 35 is 150-feet.
- According to [§120-417B\(1\)](#), all permitted uses in the Aquifer Protection Overlay District B permits uses of the underlying zoning district.

ARTICLE 5 PERFORMANCE STANDARDS

§120-511 – Buffer yards

C(2)(a) Buffer yard requirements in residential districts, Table 2, for other residential; Multifamily over 4 dwelling units requires buffer yard E.



§120-501.1 – Affordable housing development

A. Windham is encouraging the availability of affordable housing to low- and moderate-income families as defined in the Definition section Article [3](#).

§120- 807 – REVIEW PROCEDURES FOR MAJOR DEVELOPMENT

F(6) The property is located in the Chaffin Pond watershed, which is identified as a Lake Most at Risk from New Development by Maine Department of Environmental Protection (MDEP). The review procedure requires the Town’s third-party engineering firm to ensure compliance with performance standards contained in [§120-812E](#), [E](#), [H](#), [J](#), and [K](#) of this chapter. The review shall include attendance at any scheduled Planning Board site walk.

§120- 812 – MAJOR SITE PLAN PERFORMANCE STANDARDS

§120-812A – Utilization of the Site

- The subject parcel is approximately 7.90 acres (344,124 SF) in size.
- The site fronts along Angler Road.
- The applicant is proposing to construct a 2.5 story, 48 unit building with a footprint of 13,654 SF.
- The principal building is located 150-feet from the external perimeter of the property boundary.
- Applicant is proposing 53 parking spaces with 6 ADA accessible parking spaces.
- The parking area is primarily located between the building and Anglers Road.

- The plans show an existing 24' wide driveway access meeting the access drive in the Multifamily performance standards found in [§120-814](#). The driveway accesses the public portion of Anglers Road and aligns with the second Forsythia Drive, of the Angler Commons development. The access driveway will have a five-foot wide sidewalk connection to sidewalk along Anglers Road with a painted crosswalk connecting the public access to the Lippman Park's walking trails.
- The site is in the lake watershed defined by MDEP at risk from new development. The applicant is designing the stormwater system to provide onsite treatment and then conveyed into Anglers Road stormwater treatment basin.

§120-812B – Vehicular Traffic

- (1) The site is located on the westerly side of Anglers Road and all traffic will travel through the White's Bridge/Anglers Road and Roosevelt Trail signalized intersection.
 - (a) The applicant does not expect to impact any road intersections within a half mile of the project.
 - (b) The applicant has provided a traffic analysis that the existing streets and intersections can be expected to carry traffic generated by the development. The applicant estimates 16 AM peak hour trips through the intersection at \$382.65 per trip for \$6,122.40 fee. The development is located in the [North Route 302 Road Improvement Impact Fee Collection Area](#), see Conditions of Approval #4.
 - The impact fees are applied to the improvements of Anglers Road with White's Bridge Road, per [§120-1204J\(1\)](#) Roadway infrastructure improvements.
- (2) The access is designed to have minimum sight distance, according to MDOT and [Appendix B Street Design and Construction Standards](#), to avoid hazardous conflicts with existing turning movements, to avoid traffic congestion, and to prevent queuing of vehicles entering and exiting the site.
- (3) The proposal site will be accessed one access driveway to connected to Angler Road, per RCCFO District Standard, per
 - (a) **The Fire Chief and Police Chief** The applicant is proposing to align the private access driveway to the site from Roosevelt Trail. The construction activity will require an "opening permit" from the Town's Department of Public Works.
 - (b) The realigned private accessway is separated for the accessways servicing 862 Roosevelt Trail of 90 feet, meeting a separation requirement of 75 feet.
- (4) The applicant is a site designed to allow internal vehicular circulation in common with the other property owner for the safe movement of passenger, service, and emergency vehicles through the site. At the DRT meeting, the Deputy Chief requested the site design provide a third mean of access on the west side of the building. The applicant has provided a design accommodating the FD request. The Deputy Chief also request the applicant provide turning radii for the 41-foot-long fire trucks.

§120-812C – Parking and Loading

- (1) The applicant has designed a parking layout that for a total of 53 spaces with six (6) ADA spaces. (Alternatively, if the applicant provided more handicap units, the parking layout would result in a total 48 spaces with 18 ADA spaces). At a minimum, the applicant will provide a 1 to 1 ratio of parking to dwelling units.

- (d) The applicant is proposing provide seventeen (17), 10' x 20' sized parking spaces and thirty-six 36, 9'x18' sized spaces. The applicant meets [§120-812C\(1\)\(d\) Parking and loading](#) by providing 47% of the parking spaces at 10' x 20' parking space size.
- (2) The applicant states that the proposed number of parking spaces is adequate to provide parking and will meet the parking needs of an Affordable Senior Housing development.

§120-812D – Pedestrian Traffic

The applicant is proposing to provide a 5-foot-wide sidewalk in front and along the west and north sides of the proposed building. The proposal includes on the easterly side of the build a patio and raised garden beds for the residents. The 5-foot-wide sidewalk along the front of the building will connect via a painted crosswalk to a sidewalk along the parking lot and access drive to Anglers Road. A painted crosswalk allows pedestrians to cross the road at the Forsythia Drive, leading the trail to Lippman Park and Chaffin Pond. The applicant is proposing to provide a crosswalk in the parking lot to the front of the building.

§120-812E – Stormwater Management

- (1) The applicant has provided a stormwater management system design for the collection and disposal of all the stormwater that runs off of parking areas, roofs, travel ways, and other surfaces.

Stormwater Management

- The proposed design includes a bioretention cell, two Contech Filterra units, and roof drip edge filters to treat stormwater runoff from the site. The development proposes a total of 0.66 acres of impervious area 1.48 acres of developed area. Since the amount of new impervious area is greater than 20,000 SF and the site drains to Chaffin Pond, which is on Maine DEP's list of Lakes at Most Risk from new Development, the project requires a Stormwater Permit from Maine DEP. The approved Maine DEP permit needs to be provided before final Town approval.
- The Applicant has provided a Stormwater Management Report that evaluates stormwater impacts from the proposed development by estimating peak stormwater flows from the site using accepted hydraulic modeling techniques. The report includes calculations to show that the proposed BMPS will treat for 95.8% of the impervious area and 80.0% of the developed area. The proposed bioretention cell and Filterras are Maine DEP accepted BMPs that meet the requirements of Maine DEP Ch. 500, Section 4C(2) and Section 4C(3) of the General Standards.
- The Applicant proposes to discharge treated stormwater from the development to the Town's stormwater treatment system on Angler's road, which consists of an underdrain soil filter. Although this is a potential alternative, the Town would prefer that the proposed development discharge to the 4-ft diameter concrete catch basin at the intersection of Angler's Road and Route 302. They should coordinate the discharge with the stormwater discharge from the Anglers Road Affordable Housing development, which is also proposing to discharge to the Town's stormwater system.
- Town Ordinance §120-812E(1)(a) requires stormwater management systems for major and minor site plans to detain, retain, or infiltrate stormwater so that the peak post-development flow is less than or equal to the predevelopment flow for 2-yr, 10-yr and 25-

yr storms. In this case the post-development peak flows at the Study Point (SP-1) that discharges to the Town's Angler's Road stormwater systems exceeds the pre-development flows for all 3 scenarios since the development currently doesn't produce any flow to Anglers Road. However, to mitigate the increased flow rates by installing a subsurface chamber system that will temporarily detain stormwater before releasing to the Town system. The Applicant has requested a waiver from the flooding requirement and has provided a reasonable explanation for the waiver.

- Below are a few other stormwater questions/comments based on review of the application:
 - The Stormtech 4-inch PVC underdrain is shown to have an elevation of 302.51' on the section detail on Sheet D-4 but then is shown as entering OCS-1 at an elevation of 302.7'. Shouldn't the pipe enter the OCS at an equal to or lower elevation than the invert out of the chambers?
 - The Bioretention Cell (BR-1) detail on Sheet D-2 provides references to materials that don't clearly match up with those in the Maine DEP Stormwater BMP Manual. It would be preferable if the plan sheet include the table clearly defining the recommended materials rather than making reference to the specification in the BMP Manual. Also include references to the required submittals for materials testing to the design engineer for approval prior to construction.
 - The plans don't appear to show a rock forebay at the inlet side of the Bioretention Basin, but this is recommended.

(f) Major site plans, regardless of size, shall comply with Sections 4C(2) and 4C(3) of the General Standards of the MDEP Chapter 500 Stormwater Management Law. The applicant states that the amount of impervious conditions and total disturbed will require a Site Location of Development Act permit for MDEP.

- The site is located in the Town's Urbanize Area and regulated by the MS4 ([Municipal Separate Storm Sewer System](#)). The applicant states that the site disturbance is anticipated to be more than an acre and will be subjected to the annual maintenance and inspection report to the Town, see COA #3.

§120-812F – Erosion Control

- (2) The applicant has provided for the final plan review an erosion and sedimentation control plan that will meet the Basic Standards per Section 4(A) of the MeDEP Chapter 500 Stormwater Rule

§120-812G – Water Supply Provisions

- (1) The existing building is served by a Portland Water District water main extended from the Angler Road ROW.
- The applicant has a PWD letter or email stating the system has capacity for the new proposed bakery and private warehousing uses.

- At the Development Review Team meeting, the Deputy Fire Chief commented, “There is an existing public fire hydrant within 1,000 feet of the site. The building will be required to provide a FDC connection at the front entrance.”

§120-812H – Sewage Disposal Provisions

- The applicant will their HHE-200 Subsurface Wastewater Disposal System application a Department of Health and Human Services approval for the system. The estimated wastewater flow from the proposed development 4,320 GPD, requiring 3 FujiClean CEN-21 units to a 7,128 GPD leach field, conditions of approval #5.
- The plans show the disposal field west of the building and adjacent a potential ground mount solar field.

§120-812I – Utilities

- The applicant all utility connections (electrical, telephone, and telecommunication services) will be subsurface.
- A utility and grading plan has been provided.

§120-812J – Groundwater Impacts

- The building conversion is connected to the PWD public water system, and the wastewater disposal system is not anticipating a disposal system with a capacity of 2,000 gallons per day (GPD).

§120-812K – Water Quality Protection

- The applicant states development will help protect Windham’s water quality by using a public water system, a state-approved wastewater disposal system that shall comply with the State’s drink water standards, and stormwater management system to provide treatment to runoff. The day-to-day operations do not require substances that are hazardous, such as fuels, industrial chemicals, waste, etc.

§120-812L – Hazardous, Special and Radioactive Materials

- (1) The proposed senior housing development and facility does not anticipate handling, storing, or using any materials identified by the federal or state as hazardous, special, or radioactive. The applicants have provided a list of any materials that would fit in those categories for the final plan review and have made provision for safe storage and handling of the materials.

§120-812M – Shoreland Relationship

- The site is not in a shoreland zoning district.

§120-812N – Technical and Financial Capacity

- (1) The applicant has provided an estimate of the project cost of site work of \$778,005 and NBT Bank has provided a letter dated April 22, 2024 from Mark Schuab, Vice President of Commercial Relationships stating they will fund the project.
- (2) The applicant has hired Terradyn Consultants, LLC, for site planning, permitting, and engineering services for the conversion of the building and site.

§120-812O – Solid Waste Management

- To ensure proper disposal, a screen in dumpster pad and screening, east of the building. All waste will be transported to a licensed disposal facility.

§120-812P – Historical and Archaeological Resources

- The applicant has provided for evidence from the State showing that there are no historic or archaeological resources onsite.

§120-812Q – Floodplain Management

- The site is not located in the mapped FEMA 100-year floodplain hazard.

§120-812R – Exterior Lighting

- (1) The applicant will provide an acceptable lighting plan with hooded or shielded fixtures, cut sheets, and locations for review for the final plan review.
- (2) The applicant shall connect all light poles and other exterior light fixtures underground.

§120-812S – Noise

- (1) The proposed daycare facility shall not exceed 65 dB between 7:00 AM to 10:00 PM and 55 dB between 10:01 PM to 6:59 AM. For the final plan, the applicant shall meet the required performance standards of the [§120-545D Noise](#) standards for restaurant use.
- (3) No construction activities are allowed between the hours of 10:00 PM and 6:00 AM.

§120-812T – Storage of Materials and Screening (Landscape Plan)

- The applicant has provided a landscaping plan and planting schedule.
- The applicant has provided a location for a dumpster, a concrete pad, and screening for the dumpster enclosure. The applicant did address these standards for the final plan review.
- The applicant will meet the required performance standards of the [§120-545A Trash/dumpster](#) standards for restaurant use.

§120-814 Multifamily development standards.

§120-814A – Building Architecture.

- (1) Architectural variety
 - (a) The building has a variety of techniques to visually break up the façade, a varied roof lines, and some variation in window sizes.
- (2) Facade.
 - (a) The building horizontal articulations are provided throughout the building, and rooflines incorporate varying heights and ridgelines.
- (3) Orientation.
 - (a) The building entrances shall be oriented to face the street.
 - (b) Buildings may be oriented to open space areas, provided that street frontages are developed consistent with above.

B. Site design.

- (1) Parking.

- (b) Provisions are made for snow storage in the design of all parking areas. The areas used for snow does not conflict with proposed landscaping. The areas shall be sited to avoid problems with visibility, traffic circulation, drainage, or icing during winter months.
 - (2) Screening.

 - (a) Utilities. Service areas, loading docks, delivery areas, trash receptacles, and mechanical equipment will be screened to minimize visibility from sensitive view-points such as public and private roadways, main entrances, residences outside the development, public open spaces, and pathways. Service areas shall be screened with architectural elements such as walls or fences. Screening may be further enhanced with evergreen trees, shrubs, and earth berms. Gates on utility enclosures shall be designed to prevent sagging.
 - (b) Existing residential abutters. When new residential development is adjacent to an existing residential use, landscaping, including large evergreen trees, and/or garden features (e.g., trellis or supplementary fencing), will provide a buffer or screening between properties and obscure direct sightlines into private yard areas or windows on adjacent properties.
 - (3) Bicycle/pedestrian.

 - (a) Internal traffic flow internal walkways.
 - (c) Bicycle parking/racks.

 - [1] The development will provide facilities for the parking of bicycles at a ratio of 0.5 bicycle parking space per dwelling unit.
 - (4) Recreation and open space.

 - (a) The applicant is providing 6,509 SF of recreational and 5.56 acres of open space with 2.34 acres of developed area. A raise garden beds, and garden shed for the residents will, also be provided.
 - (5) Landscape/lighting.

Site lighting will be comprised of pole mounted LED light fixtures to light the parking lot and building mounted fixtures to light the sidewalks surrounding the building. The pole mounted light fixture will include timers and dimmers in order to manage the site lighting consistent with a residential neighborhood.

 - (a) Landscaping.

 - [1] A landscaping plan shows existing vegetation will be maintain for buffering purposes and additional plantings are designed to screen Anglers Road. The landscape design for the site features a community space on the northeastern corner and s sitting space, centered around raised beds.

Conformity with Local Plans and Ordinances

1. Land Use

- The applicant is proposing to construct a 48-unit affordable 55+ residential building and will include a site parking facility, recreational and open space amenities, and stormwater management system.
- The new lot shows a 150-foot minimum setback from Anglers Road with a s new curb-cut for a driveway to a 53-space parking facility. The site is subject to the minimum side and rear 6-foot setback.
- The multifamily building is permitted use in the RCCFO District.
- Building elevations and sign details shall be provided for the final plan review.

2. Comprehensive Plan

- This project meets the goals and objectives of the 2017 Comprehensive Plan.

Impacts on Adjacent/Neighboring Properties

- The applicant does not anticipate any adverse impacts on the neighboring properties.
- The applicant is proposing to provide a minimum 15-foot wide Buffer yard around the perimeter of the site's property line abuts a residential subdivision and restaurant use.

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 no more hazardous than is normal for the area involved.
7. The proposed site plan **will** provide adequate sewage waste disposal.
8. The proposed site plan **conforms** to a duly adopted site plan regulation or ordinance, comprehensive plan, development plan, or land use plan.
9. The developer **has** the 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 groundwater.
11. The proposed site plan **will** provide for adequate stormwater 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 with or discourage the appropriate development in the use of land adjacent to the proposed site or unreasonably 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.
14. ~~All freshwater wetlands within the proposed subdivision **have/have not** been identified on the plan.~~
15. ~~Any river, stream, or brook within or abutting the subdivision **has/has not** been identified on any maps submitted as part of the application.~~
16. ~~If any lots in the proposed subdivision have shore frontage on a river, stream, brook, or great pond as these features are defined in Title 38, section 480-B, none of the lots created within the subdivision **has/do have** a lot of depth to shore frontage ratio greater than 5 to 1.~~
17. The long-term cumulative effects of the proposed site plan **will not** unreasonably increase a great pond's phosphorus concentration during the construction phase and life of the proposed subdivision.

- ~~18. For any proposed subdivision that crosses municipal boundaries, the proposed subdivision will/will not cause unreasonable traffic congestion or unsafe conditions with respect to the use of existing public ways in an adjoining municipality in which part of the subdivision is located.~~
19. The timber on the parcel being subdivided **has not** been harvested in violation of rules adopted pursuant to Title 12, section 8869, subsection 14.

CONDITIONS OF APPROVAL (REQUIRED)

1. Approval is dependent upon and limited to the proposals and plans contained in the application, dated March 4, 2024 as amended May 13, 2024 and supporting documents and oral representations submitted and affirmed by the applicant, and conditions, if any, imposed by the Planning Board. Any variation from such plans, proposals, supporting documents, and representations is subject to review and approval by the Planning Board or the Town Planner in accordance with or [§120-815](#) of the Land Use Ordinance.
2. In accordance with [§120-815C\(1\)\(b\)](#) of the Land Use Ordinance, the Construction of improvements covered by any site plan approval shall be completed within two years of the date upon which the performance guarantee is accepted by the Town Manager. If construction has not been completed within the specified period, the Town shall, at the Town Manager's discretion, use the performance guarantee to either reclaim and stabilize the site or to complete the improvements as shown on the approved plan.
3. Approval is subject to the requirements of the Post-Construction Stormwater Ordinance, [Chapter 201 Article II](#). Any person owning, operating, leasing, or having control over stormwater management facilities required by the post-construction stormwater management plan must annually engage the services of a qualified third-party inspector who must certify compliance with the post-construction stormwater management plan on or by June 1st of each year.
4. The development is subject to the following [Article 12 Impact Fees](#), to be paid with the issuance of new building permits for the fit up of the new uses: [North Route 302 Road Improvements Impact Fee](#) of \$6,122.40; [Recreation Impact Fee](#), [Open Space Impact Fee](#), [Public Safety Impact Fee](#); and [Municipal Office Impact Fee](#). All fees will be determined and collected for any building, or any other permit for the development, [Section 120-1201C](#).
5. Before the required pre-construction meeting with staff and before any land use activities begin, the applicant shall provide to the town planner the Chapter 500 Stormwater Permit from Maine Department of Environmental Protection (MDEP) and the Department of Health and Human Services (DHHS) wastewater authorization letter.
6. Prior to receiving authorization to connect the private stormwater management system with the Town's stormwater collection system, the applicant shall provide a written approval from the Town Engineer to the Town Planner.
7. The applicant shall work with the Planning Director and Town Manager to develop an agreement to install a bus shelter located at the access driveway and Anglers Road intersection.
8. Before a building permit can be issued, the applicant must submit a calculation for 25% fenestration on the front facade of the building to the Planning Director for approval.