

Town of Windham

Planning Department
8 School Road
Windham, ME 04062

voice 207.892.1902

fax 207.892.1916

MEMO

DATE: April 8, 2015

TO: Windham Planning Board
FROM: Amanda Lessard, Planner *AL*
Cc: Ben Smith, Planning Director
Will Haskell, P.E., Gorrill Palmer Consulting Engineers, Inc
Development Review Team

RE: 15-10 Anglers Road Intersection Realignment, Major Site Plan
Planning Board Meeting: April 13, 2015

Overview –

The Windham Economic Development Corporation (WEDC) has purchased 10 acres of property at the intersection of Anglers Road, Whites Bridge Road and Route 302 for the purpose of realigning a busy intersection in North Windham. The proposal to relocate Anglers Road to create a 4-way signalized intersection will result in the disturbance of more than 25,000 square feet of land, making it subject to site plan review.

Tax Map: 80; Lot: 66. Zone: Commercial 1 (C-1).

SITE PLAN REVIEW

Staff Comments:

1. Waiver Request: None
2. Complete Application: N/A with Sketch Plan review

MOTION: ~~The application for project 15-10 Anglers Road Intersection Realignment is found complete in regard to the submission requirements based on the application checklist, but the Planning Board retains the right to request more information where review criteria are not fully addressed.~~

3. Public Hearing: A public hearing has not been scheduled for this project. The Planning Board should determine if a public hearing is necessary.

4. Site Walk: A site walk has not been scheduled for this project, but the Board should discuss whether a site walk will be required prior to a vote on the project.

Findings of Fact and conclusions for the

Windham Planning Board,

~~The Site Plan application for 15-10 Anglers Road Intersection Realignment on Tax Map: 60, Lot: 88, is to be (approved with conditions/denied) with the following findings of fact and conclusions.~~

FINDINGS OF FACT

Utilization of the Site

- There 9.01 acre WEDC property located at the intersection of Anglers Road and Roosevelt Trail (Route 302) is currently vacant. The portion of the site where the road is proposed to be relocated is relatively flat and is void of vegetation. The remainder of the site has been partially cleared and also contains a steep slope up to a wooded area.

Vehicular and Pedestrian Traffic

- Anglers Road is a private road with a public easement, with an intersection on Roosevelt Trail (Route 302). The proposed relocation is approximately 150 feet from the current location and will create a 4-way signalized intersection with Whites Bride Road at Roosevelt Trail.
- In this section, Anglers Road is gravel, but not built to any standard. The new Anglers Road will meet the Minor Local Street standards.
- The existing Anglers Road intersection will be discontinued. Lots 65 (Thatcher's Restaurant), 57 (Condos), 15A (Office Building) and 15A-1 (Bob's Seafood) will have new access off the new Anglers Road.
- A 5.5-foot sidewalk proposed on one side of the new Anglers Road.
- The merge lane will be extended from the new intersection northbound on Route 302.
- A sidewalk on the easterly side of Route 302 is proposed.
- Provisions must be made during the construction phase of this project to allow access to properties beyond this point on Anglers Road.

Sewage Disposal and Groundwater Impacts

- This project is located over a significant sand and gravel aquifer
- The proposed project will not require new or altered septic systems, and should have no impacts on the quantity or quality of groundwater.

Stormwater Management

- A stormwater management plan must be submitted with the final plan set.
- This project requires a Maine Department of Environmental Protection (DEP) Chapter 500 Stormwater Permit. The permit must be submitted as part of the Final Plan.

Erosion Control

- A soil erosion and sediment control plan must be submitted with the final plan set. This may take the form of a printed best management practices plan rather than on-the-ground designation of erosion control measures.

Utilities

- Overhead utilities will be relocated to the new right-of-way.

Financial Capacity

- The Town of Windham has entered into a Municipal Partnership Agreement with the Maine DOT to complete this project. Evidence that this project has been included in a municipal budget should be submitted with the Final Plan.

Landscape Plan

- A landscaping plan must be submitted as part of the final plan set.

Conformity with Local Plans and Ordinances

1. Land Use
 - This project meets the requirements of C-1 zoning district.
2. Comprehensive Plan
 - This project meets the goals and objectives of the 2003 Comprehensive Plan.
3. Others:
 - None.

Impacts to Adjacent/Neighboring Properties

- This project will not have any adverse impacts on nearby properties or properties that use Anglers Road for access beyond the construction phase of the project.

CONCLUSIONS

1. ~~The plan for development **reflects/does not reflect** the natural capacities of the site to support development.~~
2. ~~Buildings, lots, and support facilities **will/will not** 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/will not** be maintained and protected to the maximum extent.~~
4. ~~The proposed site plan **has/does not have** sufficient water available for the reasonably foreseeable needs of the site plan.~~
5. ~~The proposed site plan **will/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/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/will not** 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 plan.~~
9. ~~The developer **has/does not have** adequate financial capacity to meet the standards of this section.~~
10. ~~The proposed site plan **will/will not** alone or in conjunction with existing activities, adversely affect the quality or quantity of ground water.~~
11. ~~The proposed site plan **will/will not** 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/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/does not** 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 March 23, 2015, as amended _____, and supporting documents and oral representations submitted and affirmed by the applicant, and conditions, if any, imposed by the Planning Board, and any variation from such plans, proposals and supporting documents and representations are subject to review and approval by the Planning Board or the Town Planner in accordance with Section 814.G. of the Land Use Ordinance.