

Town of Windham

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MEMO

DATE: March 23, 2017

TO: Windham Planning Board
FROM: Ben Smith, Planning Director *BUS*
Cc: Dustin Roma, PE, DM Roma Consulting Engineers
Development Review Team

RE: 17-08 Moose Landing North Recreation Vehicle Lot – Major Site Plan Review, Sketch Plan
Planning Board Meeting: March 27, 2017

Overview –

The applicant is proposing to expand the existing recreation vehicle and trailer sales and service operation at Lee's Family Trailer to the undeveloped abutting property located behind Tractor Supply. This use, "Retail Sales, Automobile Sales," is not an allowed use in the Commercial 3 Zoning District. As a result, this application will require a separate approval through the Zoning Board of Appeals (expansion of a non-conforming use) in addition to Site Plan approval through the Planning Board.

The trailer sales and service use on the existing Lee's Family Trailer lot was approved by the ZBA in 1984 as a special exception in the Commercial Zone. Planning Board approval was granted in 1993 for the 50 foot by 80 foot building, and the Code file also includes building permits in 1999 for a 50 foot by 93 foot building (site plan attached) and a in 2001 for a 50 foot by 20 foot lean-to addition to an existing building.

Tax Map: 15; Lot: 2. Zone: Commercial 3 (C-3).

SITE PLAN REVIEW

Staff Comments:

1. Waivers:
 - a) None
2. Complete Application: *Not applicable at Sketch Plan review stage.*

MOTION: ~~The application for project 17-08 Moose Landing North Recreation Vehicle Lot 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. A public hearing has not been scheduled for this project.
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 the next submission.

Findings of Fact and conclusions for the

Windham Planning Board,

~~The Site Plan application for 17-08 Moose Landing North Recreation Vehicle Lot on Tax Map: 15, Lot: 2 is to be (approved with conditions/denied) with the following findings of fact and conclusions.~~

FINDINGS OF FACT

Utilization of the Site

-) The site is mostly undeveloped and relatively open with scrubby and brushy cover. The property generally slopes up away from Route 302 to a high point at the back of the property.
-) This property is U-shaped with two areas of frontage on Route 302, wrapping around the Tractor Supply retail store. The entrance for Tractor Supply is located on one of these areas.

Vehicular and Pedestrian Traffic

-) The applicant is proposing vehicular connections to the existing Lee's Family Trailer lot and a 30-foot wide gated access connecting to the existing Danielle Drive cul-de-sac that abuts the property's western boundary.
-) Jon Earle, PE, Town Engineer, provided comments in an email dated March 13, 2017. Mr. Earle suggests that consideration be given to the idea that the 30-foot wide connection to Danielle Drive be widened to a 50-foot right-of-way for future street network connectivity. Danielle Drive is a public street.
-) Staff suggests a connection from the Danielle Drive cul-de-sac area to the Tractor Supply entrance as part of this project. This entrance was built to the public street standard within an easement area that extends to Danielle Drive.
-) The Final Plan submission should designate sales areas, drive aisles and any new customer or staff parking areas to demonstrate internal vehicular circulation patterns.

Sewage Disposal and Groundwater Impacts

-) No new subsurface wastewater disposal systems are proposed as part of this application.

Stormwater Management

-) A stormwater management plan is required as part of the Final Site Plan submission.
-) This project will require Maine DEP permitting.
-) Mr. Earle states in his email comments from March 13, that this project is inside Windham's MS4 urbanized area and will need to meet Chapter 144 – Post Construction Stormwater Ordinance requirements for construction phase inspections.

Erosion Control

-) A soil erosion and sediment control plan must be submitted as part of the Final Plan submission. This plan may take the form of a printed best management practices plan rather than on-the-ground designation of erosion control measures.

Utilities

-) No utility extensions are proposed as part of this amendment.

Financial Capacity

-) As part of the Final Plan submission, the applicant must estimate the total project costs and submit proof of financial capacity to complete the project as presented.

Landscape Plan

-) A landscaping plan must be submitted as part of the Final Plan submission.

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 meets curb cut requirements of the C-3 zoning district (one per lot).
2. Comprehensive Plan
 -) This project meets the goals and objectives of the 2003 Comprehensive Plan.
3. Others:
 -) Design Standards, Section 813. The Final Plan submission must include a narrative on how this project addresses the design standards of the C-3 zoning district. As no

structures are proposed as part of this project, many of these standards will not be applicable.

Impacts to Adjacent/Neighboring Properties

- J Any parking lot or security lighting must be shown on the Final Plan. The Planning Board may request a photometric plan for lighting that may impact abutting properties over the standard of 0.5 footcandles at the property line, as indicated in Section 812. R.

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~~

CONDITIONS OF APPROVAL

1. Approval is dependant upon, and limited to, the proposals and plans contained in the application dated March 6, 2017, 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 Planning Board or the Town Planner in accordance with Section 814.G. of the Land Use Ordinance.