

Town of Windham

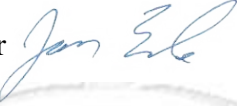
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MEMO

DATE: April 7, 2017

TO: Windham Planning Board
FROM: Jon Earle, PE – Town Engineer 
Cc: Ben Smith, Planning Director
Dustin Roma, PE – DM Roma Consulting Engineers
Development Review Team

RE: 17-05 – Big Mountain, LLC – JMC Self Storage Expansion, Major Site Plan
Amendment
Planning Board Meeting: April 10, 2017

Overview –

The major site plan application (17-05) amends the approval granted by the Windham Planning Board on January 9, 2017 for the Little Mountain Self Storage and Retail Development. The amended site plan consists of approximately 20,900 square feet of self-storage space located in 6 buildings and a 4,445 square foot retail/commercial building located at 968 Roosevelt Trail across Route 302 from Firestorm Business Condos and Microtel. The site is currently developed with an existing commercial building and parking area, which are proposed to be demolished. In addition, the 40-foot access easement to Route 302 has been revised along with the removal of off-site easements for the construction of the lower stormwater pond.

The proposed facility will occupy Lot 2A in the Route 302 Subdivision for M.S. Hancock, a 4-lot subdivision approved by the Windham Planning Board in 1984 and amended in 2016, which created an additional lot in the subdivision by splitting Lot 2A.

New comments appear as underlined text below.

Tax Map: 21; Lot: 2A. Zone: Commercial I (C1)

SITE PLAN REVIEW

Staff Comments:

1. Waivers: None
2. Complete Application:

MOTION: The major site plan application for project 17-05 Big Mountain, LLC – JMC Self Storage Expansion 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 is scheduled for the April 10, 2017 Planning Board meeting.
4. Site Walk: A site walk was held on Saturday August 6, 2016 at 8 AM.

Findings of Fact and conclusions for the

Windham Planning Board,

MOTION: The Major Site Plan application for 17-05 Big Mountain, LLC – JMC Self Storage Expansion on Tax Map: 21, Lots: 2A 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 2.1 acre parcel with an existing commercial building and parking located on the site. The rear of the site is vegetated and slopes toward the abutting pipeline property.

Vehicular and Pedestrian Traffic

- The subject parcel has approximately 220 feet of frontage on Route 302 and proposes to locate its entrance in the shared 50' wide right of way as a consolidated curb cut with the adjacent property. The maximum curb cut allowed by the ordinance is 40 feet.
- Sight distances for the entrance are shown on the final plan. Sight distances for proposed entrance exceed the requirement of 425' for a 45 mph posted speed limit. Sight distance is reported to be 500'+ looking south and 470' looking north from the entrance location. Sight distances are based on the current site conditions and will improve following the demolition of the existing building.
- Development in the C-1 zoning district is subject to the Sidewalk Impact Fee (Section 1201).

- The project is located in Collection Area #1 of the North Route 302 Road Improvement Impact Fee. The applicant has indicated the project will result in an increase of 7 additional trips in the peak PM hour and the fee shall be calculated based in this increase.
- There are no parking spaces shown on the site plan. The applicant has indicated that parallel spaces will be available adjacent to the buildings while vehicles load and unload. The drive aisles are designed for two way traffic so that parked vehicles will not block other vehicles.
- A traffic impact study is not required since the project will result in less than fifty (50) trips in during the AM or PM peak hour.
- The applicant addressed a previous comment by Will Haskell, P.E., of Gorrill-Palmer Consulting Engineers requesting the installation of guardrail to the easterly side of the lot towards the back as the slope drops.

Sewage Disposal and Groundwater Impacts

- The construction of the storage building units will not result in any sewage disposal or impacts to groundwater.

Stormwater Management

- Per Section 812.E., a stormwater plan has been submitted that meets the standards DEP Chapter 500 Stormwater Management, per the review by Jon Earle, P.E., Town Engineer.
- The project requires a Maine DEP Chapter 500 Stormwater Permit-By-Rule. The permit must be submitted as part of the final plan.
- This project is in the NPDES (National Pollution Discharge Elimination System) MS4 area as designated by the EPA for the Town of Windham. There are ongoing requirements for construction and post construction inspection for stormwater infrastructure maintenance for the development. See recommended Condition of Approval #2.
- A stormwater management plan has been included in with the Final Plan. The property currently consists of approximately 19,395 square feet of impervious area. The proposed development condition will consist of approximately 39,055 square feet of impervious area resulting in a net increase of 19,660 square feet. The project will also consist of 31,110 square feet of a total developed area of 50,770 square feet. Stormwater quantity and quality will be achieved by two infiltration basins.
- A plan set and stormwater management plan was previous submitted to MDOT on October 24, 2016. An email from Kyle Hall (MDOT) states that MDOT will retain their easement but is willing to discuss various solutions. The applicant proposes a condition of approval that the executed easements are provided to the Town. See recommended Condition of Approval #3.

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

- Based on the size of the proposed new buildings, sprinkler systems are not required by the Fire Protection Ordinance; however sprinkler systems may be required by the building code depending on the materials stored.
- Deputy Fire Chief John Wescott stated that the new buildings will require an addressable fire alarm system that meets NFPA standards.
- Electrical service will be brought to the site from Route 302 and placed underground.

Financial Capacity

- Evidence of financial capacity was previously provided in the form of a letter from Bangor Savings Bank dated August 17, 2016.

Landscape Plan

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

Conformity with Local Plans and Ordinances

1. Land Use
 - The project meets the minimum lot size and setback requirements of the C-1 zoning district.
 - The proposed access entrance on Route 302 meets the performance standards for a curb cut in the C-1 district.
2. Comprehensive Plan
 - This project meets the goals and objectives of the 2003 Comprehensive Plan.
3. Others:
 - Design Standards, Section 813. The project meets the design standards of the C-1 zoning district. The applicant has supplied a narrative in the final plan submission addressing the Standards in Section 813.A.

Impacts to Adjacent/Neighboring Properties

- Impacts to the nearby properties should be minimal, based on the proposed 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 **conforms** to a duly adopted site plan regulation or ordinance, comprehensive plan, development plan, or land use plan.
8. The developer **has** adequate financial capacity to meet the standards of this section.
9. The proposed site plan **will not** alone or in conjunction with existing activities, adversely affect the quality or quantity of ground water.
10. The proposed site plan **will** provide for adequate storm water management.
11. 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.
12. 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 dependent upon, and limited to, the proposals and plans contained in the amended site plan application dated April 3, 2017 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.
2. Approval is subject to the requirements of the Post-Construction Stormwater Ordinance, Chapter 144. 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 May 1st of each year.
3. Easements as shown on the plan on shall be recorded prior to the issuance of building permits.