

Town of Windham

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MEMO

DATE: June 19, 2017

TO: Windham Planning Board
FROM: Ben Smith, Planning Director *BUS*
Cc: Caitlyn Abbott, Sebago Technics, Inc.
Kenneth Cianchette, ELC Management

RE: 17-13 Anglers Road Commercial – Major Site Plan Review, Sketch Plan
Planning Board Meeting: June 26, 2017

Overview –

This application is for a new 6,050 square foot restaurant and music venue on the newly relocated Anglers Road. This project includes an outdoor stage and picnic tables near the hill on the Route 302 side of the property and parking on the western side. The new building is proposed in between outdoor activity area and the parking area.

This project was last before the Board as a Sketch Plan on May 8. At that meeting the applicant introduced the concepts for the property. Several amendments to the Final Plan set dated June 5, 2017, have been incorporated based on Board and public comments. These include the removal of the portable toilets shown in the outdoor activity area and better definition of the parking area.

The subject property is the remaining land of that purchased by the Windham Economic Development Corporation in late 2009. The primary objective of that purchase was to facilitate the intersection reconfiguration of the Anglers/Whites Bridge and Route 302 intersection.

Underlined text in the memo below shows new information included with the June 5, 2017, Final Plan Submission and new staff comments.

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

SITE PLAN REVIEW

Staff Comments:

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

MOTION: The application for project 17-13 Anglers Road Commercial 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 been scheduled for this project for the meeting on June 26, 2017.
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 17-13 Anglers Road Commercial, Map: 80, Lot: 66 is to be **(approved with conditions/denied)** with the following findings of fact and conclusions.

FINDINGS OF FACT

Utilization of the Site

-) The site was formerly a commercial subdivision, totaling almost 8 acres of land. Site work had been done at some point in the past, including the removal of some amount of gravel and stone from the side of the hill and the large flat gravel surfaced undeveloped area.
-) It has been used in recent winters as a snow dump for North Windham snow removal operations and most recently as a staging and laydown area for the Anglers/Whites Bridge Road intersection project, which was completed last year.

Vehicular and Pedestrian Traffic

-) The applicant proposes to use two curb cuts that were created on the new Anglers Road section. The entrance closest to Roosevelt Trail is shown as a one-way in and the second entrance is a full movement entrance, in and out.
-) A traffic analysis prepared by Curtis Thompson and Derek Caldwell, P.E. of Sebago Technics Consulting Engineers dated June 2, 2017, has been provided in the June 5 submission materials. The estimate for total number of peak hour trips is 94, which does not meet the threshold for a Traffic Movement Permit from the MaineDOT.
-) This traffic analysis is included as Section 12 in the June 5 submission and is being peer reviewed by Gorill-Palmer Consulting Engineers.
-) Two lighting poles are shown in the parking area and a system of pylons have been added to the plan set to define the parking areas and internal circulation patterns. Details for the light poles and the pylons should be included in the plans.
-) The applicant proposes to use two curb cuts that were created on the new Anglers Road when the WEDC as the property owner assumed that multiple lots would be created on this

road section. However, this land is a single property today and is limited to one curb cut on any street (Section 518). The Planning Board could consider a waiver from the standard in the C-1 zoning district to allow a maximum of two curb cuts on a non-Arterial street as part of this site plan application.

Sewage Disposal and Groundwater Impacts

- J The development will be served by a private subsurface wastewater disposal (septic) system. Test pit locations are shown on the plan. Test pit logs for TP-1 through TP-6 have been submitted as Section 14 of the June 5 Final Plan submission. These logs show adequate soils for a subsurface wastewater disposal system.
- J A septic design and additional test pit information from Gary Fullerton, LSE at Sebago Technics is included in Section 8 of the June 5 submission.
- J The sketch plan reviewed by the Board in May showed a number of portable outdoor toilets that were intended for the convenience of patrons in the outdoor activity area. These portable toilets have been removed from the plans and all patrons will use in the indoor facilities connected to the septic system.

Stormwater Management

- J The applicant is working with Maine DEP on an approach to stormwater permitting for this previously disturbed project site. Even though this site will not be adding any impervious area, the existing graveled surface may need to be accounted for in calculating treatment for site quality and quantity of stormwater.

Erosion Control

- J A soil erosion and sediment control plan has been submitted on Sheet 6 of 8 of the plan set dated June 5, 2017. This plan takes the form of printed best management practices rather than

Utilities

- J All electrical, telephone and telecommunications services will be extended to the site from Anglers Road via underground service.
- J Gas service will be supplied to the building from Anglers Road. The applicant is proposing to extend the gas line in Anglers Road across the easterly driveway for future use beyond the current project site.
- J The applicant has requested an Ability to Serve letter from the Portland Water District dated May 12, 2017. This request is included in the June 5 submission in Section 8.
- J The plans show taps in the 8-inch water main in Anglers Road for a 2-inch water service for domestic water use and a 6-inch water service for fire suppression (sprinklers).
- J The submission notes a hydrant is located hear the end of the termination of the water main in Anglers Road. The hydrant location should be shown on the plan.

Financial Capacity

-)] Evidence of financial capacity has been provided in the form of a letter from Stephen de Castro, Executive Vice President at Gorham Savings Bank, stating that the applicant has sufficient capacity to complete this project.
-)] The applicant must show an estimate the total project costs, itemized by major expenses.

Landscape Plan

-)] A landscaping plan has been submitted as Sheet 5 of 8 in the June 5, 2017 plan set.
-)] This plan shows the location of 11 trees along the property's frontage on Anglers Road. The applicant should consider additional plantings along this frontage and between the building and the parking area.
-)] Light pole detail on Sheet 7 of 8 should match the pole details submitted with the photometric information. Colors, materials, and luminaire information do not match.

Conformity with Local Plans and Ordinances

1. Land Use
 -)] This project meets the setback requirements of the C-1 zoning district.
 -)] This project meets the minimum lot size requirements and minimum lot frontage requirements (minimum 100 feet) of the C-1 zoning district.
 -)] This project meets the landscaped buffer strip (20 feet along front property line).
2. Comprehensive Plan
 -)] This project meets the goals and objectives of the 2016 Comprehensive Plan.
3. Others:
 -)] Amusement Ordinance. The applicant will need a license from the Town for music to be played on premises. The noise level standards in this ordinance are for a maximum of 80dB at the property line between noon and 10:30 pm and no more than 50 dB at the property line all other times of the day.
 -)] Design Standards, Section 813. The project must meet the design standards of the C-1 zoning district, along with a minimum of eight (8) of the elective Design Standards.
 - o The applicant should supply a narrative describing how the site plan conforms to the standards in Section 813.A.

Impacts to Adjacent/Neighboring Properties

-)] A photometric plan dated June 6, 2017, was submitted. This plan shows that parking lot lighting will meet the maximum lighting level of 0.5 footcandles at the property line allowed by 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 June 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.