

# Town of Windham

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## MEMO

DATE: May 8, 2018

TO: Windham Planning Board  
FROM: Amanda Lessard, Planner *ALZ*  
Cc: Dustin Roma, PE – DM Roma Consulting Engineers  
Development Review Team

RE: 18-10 –JMC Self Storage, Site Plan Amendment  
Planning Board Meeting: May 14, 2018

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### Overview –

The site plan for JMC Self Storage at 964 Roosevelt Trail was originally approved by the Planning Board on September 14, 1987 and amended on January 25, 1988. The Planning Board approved the Little Mountain Self Storage and Retail Development for 20,900 square feet of self-storage space located in 4 buildings on January 9, 2017 but then amended that approval on May 8, 2017 to become an expansion of the lot and site plan for JMC Self Storage. Staff approved a minor change to the site plan in July 2017 for the combination of the 7,475 sf Building 3 and 7,425 Building 4 into a single building with a floor area of 14,950 square feet, moving the building and associated driveway aisles and grading away from the pipeline easement, and adjusting the roofline to a pitch of 2:12 with cupolas separated by not more than 50 feet. This application amends the approval by revising the building facades of Buildings 1 and 2 to add additional cupola features in lieu of installing the vinyl siding over the finished metal façade.

As with all applications for amendments, the Planning Board should limit the scope of the review to the criteria impacted by the proposed amendment (Section 813 Design Standards).

New comments from the staff memo dated May 3, 2017, 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: *N/A for Amended Site Plan.*
3. Public Hearing: A public hearing was held at the May 8, 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 18-10 JMC Self Storage Amendment on Tax Map: 21, Lot: 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.
- Directional traffic signage has been added to the plan to create a one-way traffic circulation pattern through the existing JMC self-storage property.
- The applicant should calculate the fee required for the C-1 zoning district Sidewalk Impact Fee and the Route 302 North Traffic Impact Fee.
- A note has been added to specify guardrail instead of “boulders or guardrail” to address a previous comment from Will Haskell, P.E., of Gorill-Palmer Consulting Engineers.
- Four (4) designated parking areas where vehicle traffic will not be negatively impacted is shown on the plan. Additional parking will be accommodated in the drive aisles on a temporary basis while vehicles are being loaded and unloaded.

### **Sewage Disposal, Water Quality 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 has been submitted with the final plan set.

### **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 has been 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 2017 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.
  - Building elevations were submitted as part of the final plan set.
  - The April 23, 2018 submission proposes to install a single cupola in the middle of Building 1 and two cupolas on Building 2 in lieu of installing the vinyl siding over the finished metal facade.
    - The building elevations dated April 17, 2017 show faux windows along the north and west elevations (walls visible from Roosevelt Trail that do not have any overhead doors).

### **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 1<sup>st</sup> of each year.

3. Easements as shown on the plan on shall be recorded prior to the issuance of building permits.