

Town of Windham

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MEMO

DATE: July 6, 2018

TO: Windham Planning Board
FROM: Amanda Lessard, Planner *AL*
Cc: Jim Seymour, P.E., Sebago Technics Consulting Engineers
Development Review Team

RE: 18-17 CRR Landscaping - Major Site Plan and Amended Subdivision, Sketch Plan Review
Planning Board Meeting: July 9, 2018

Overview –

The subject property is located at 8 Self Storage Drive, off of Roosevelt Trail, opposite Haven Road near the town line with Westbrook. The application is for a 34,000 square foot landscaping material and equipment storage yard. Office space associated with the use will be located in the existing building at 2 Self Storage Drive, also owned by the applicant.

The proposed facility will occupy what are now two lots in a 4-lot subdivision called, “Division of Lot 3 originally for F.S. Plummer Co. Inc.” A subdivision amendment approved by the Planning Board on March 28, 2011 and signed on April 11, 2011, discontinued several easements on the property and has a condition of approval that “Lots 3.1 and 3.2 must be combined prior to the issuance of any building permits.” This application amends the subdivision plan by combining the lots and revising the extent of the access easement.

The applicant is also seeking after-the-fact approval from the DEP for creating an impervious area greater than 1 acre and altering wetlands without a permit.

The Planning Board considered a sketch plan from this applicant in June 2016 for a self-storage facility but a final plan application was never submitted. A similar self-storage facility on this property consisting of 14,900 square feet of storage capacity in 9 separate buildings was approved by the Planning Board on March 28, 2011. That approval expired.

Tax Map: 25; Lot: 9A-3A1, 9A-3B2. Zone: Commercial III (C3)

SITE PLAN REVIEW

Staff Comments:

1. Waivers: None
2. Complete Application: N/A for sketch plan

MOTION: ~~The site plan application for project 18-17 CRR Landscaping 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.
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. A site walk for the 2011 approval was held on Saturday, October 23, 2010.

Findings of Fact and conclusions for the

Windham Planning Board,

~~The Site Plan application for 18-17 CRR Landscaping on Tax Map: 25, Lots: 9A-3A1 and 9A-3B2 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 currently undeveloped but was recently filled and leveled.
- The project is located on a 1.69 acre parcel, to be created from the merger of two existing lots of less than one acre each.
- A condition of approval on the 2011 amended subdivision plan states that Lots 3.1 and 3.2 must be combined prior to the issuance of building permits. Also see Condition of Approval #2 below.

Vehicular and Pedestrian Traffic

- Vehicular access will be via Self Storage Drive. Note 9 on the Sketch Plan states that access will be obtained internally through an existing 50' access easement over Lot 3.3.
- A sidewalk is not required for this project's frontage along Route 302, as there are no residential, recreational, or commercial facilities in the vicinity that would benefit from

such a sidewalk. There are also no schools, bus stops, or existing sidewalks, or parks or open space on or adjacent to the site.

- No parking spaces are shown on the sketch plan but the narrative describes space for up to 20 spaces along with various equipment pies for employee and customers. The applicant is proposing the office/administrative space associated with the landscaping use be located at 2 Self Storage Drive, which is also owned by the applicant and is occupied by the Coastal Road Repair offices.
- The sketch plan shows a 20' paved gated access on Route 302 for delivery and EMS only. Additional detail on this entrance should be provided and site distances should be shown on the plan.

Sewage Disposal and Groundwater Impacts

- No wastewater will be generated by this use, as no restroom facilities are proposed.

Stormwater Management

- Per Section 812.E., a stormwater plan needs to be submitted that meets the standards DEP Chapter 500 Stormwater Management.
- 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.
- A DEP Tier 1 NRPA permit is required for impacting over 5,000 square feet of wetlands.

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

- The site may be served by public water depending on if there is a need for a watering supply or hosing down of equipment. An Ability to Serve Letter from the Portland Water District must be submitted with the Final Plan.
- Electrical service will be brought to the site from Route 302.
- Utility lines must be placed underground.
- The closest fire hydrant on Route 302 is just north of the Pope Road intersection, approximately 840 feet from the project location.

Financial Capacity

- As part of the next submission, the applicant must show an estimate the total project costs, and submit evidence of financial capacity to complete the project as proposed.

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-3 zoning district.
- The proposed emergency gravel access entrance on Route 302 meets the performance standards for a curb cut in the C-3 district.

2. Comprehensive Plan

- This project meets the goals and objectives of the 2003 Comprehensive Plan.

3. Others:

Impacts to Adjacent/Neighboring Properties

- ThImpacts to nearby properties should be minimal, based on the proposed use.

CONCLUSIONS (N/A)

- ~~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.~~
- ~~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 application dated June 12, 2018, 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.
2. Lots 3.1 and 3.2 must be combined prior to the issuance of any building permits.