



December 23, 2019
02356

Windham Planning board
Town of Windham Planning Department
8 School Road
Windham ME, 04062

VIP Inc.

Planning Board Waiver Request – ordinance 813 Commercial District Standards

Map 71/Lot 3-1 and Map 71, Lot 2

2 Amato Drive and 826 Roosevelt Trail, Windham

Dear Board Members:

On behalf of VIP Inc., we have respectfully prepared the following waiver request form to seek relief from ordinance 813.A.5.e within the Commercial District Design Standards. VIP, Inc received approval for the site plan through the staff review process. As part of that approval were the conditions that we must meet all of the Commercial District's design Guidelines including building architecture.

VIP Inc. would like to request a waiver from Commercial District Design Standard 813.A.5.e that states, "Horizontal facades greater than 50 feet in length shall incorporate wall plane projections or recesses having a depth of at least 3% of the length of the façade and extending at least 20% of the length of the façade. No uninterrupted Façade shall exceed 50 horizontal feet."

VIP Inc. would like to keep with the intent of the Commercial District Design Standards by including wall plane projections that extend at least 20% of the length of the façade but, would like to request relief from the depth requirement in the ordinance. The current wall plane projection depth required for the current façade length is 4'-4". The applicant is requesting a reduced 2'-0" wall plane projection. The 2'-0" projections are intended to meet the intent of the ordinance requirements to break up a long flat façade while helping to meet the needs of the VIP service building operations.

The operations of the building, include moving vehicles in and out of service bays. A reduced "bump-out" of 2'-0" from the wall plane projection would be the maximum, where safety for patrons and employees is not compromised when vehicles move out of the service bays and into the drive aisle. While we recognize that the drive aisle is wider than the town standards, the applicant has found from experience that a wider aisle is appreciated when backing trucks and larger vehicles into the service bays. The compromise "bump-out" in the wall plane projection will still allow safe vehicular turning movement for larger trucks and vehicles backing into the services bays without difficulty or conflict, and maintain site lines into the drive aisle.

Per the site plan ordinance, we have included within our design improvements 11 of the Design Guideline components when only a specific 8 are required. We feel with the compromise of the wall projections, and the location of the addition behind the existing main structure, away from most public street view that the intent of the guidelines is kept. The former Tim Horton's street façade will remain unchanged. The majority of the added structure is not visible from Rt 302, but is from the private access Amato Drive along the side. We are hopeful the Board will consider the waiver approval given the limited visual impacts and constraints they may have on the garage operations.

It should be noted that this structure and site have been abandoned for 10 years, and that this owner is willing to invest in the property to restore commercial business and expand their business prominence in North Windham.

We thank you for the opportunity to discuss the architectural building facade features and a compromise to the Design Guidelines for this specific design item. Having met the all other guideline requirements, we feel this will not offer any negative visual impacts and will bring a great value back to an abandoned commercial site. Please see the attached waiver request form, architectural elevations and photo that reflects a similar building and the intent of VIP Inc. Thank you for your time and consideration of this project.

Sincerely,

A handwritten signature in black ink that reads "Henry Hess." The signature is fluid and cursive, with a period at the end.

Henry Hess, RLA
Maine Licensed Landscape Architect.

A handwritten signature in black ink that reads "James R. Seymour". The signature is fluid and cursive, with a long horizontal stroke at the end.

James R. Seymour P.E
Senior Project Manager

TOWN OF WINDHAM SUBDIVISION & SITE PLAN APPLICATION

Performance and Design Standards Waiver Request Form

(Section 808 – Site Plan Review, Waivers)
(Section 908 – Subdivision Review, Waivers)

For each waiver request from the Performance and Design Standards detailed in Section 811 or Section 911 of the Town of Windham Land Use Ordinance, as applicable, please submit a separate completed copy of this waiver request form.

Subdivision or Project Name: VIP Expansion

Tax Map: 71 Lot: 3-1 and 2

Waivers are requested from the following Performance and Design Standards (add rows as necessary):

Ordinance Section	Standard	Mark which waiver this form is for
813.A.5.e	Horizontal facade wall plane projections depth of 3% of the length of the building	X

- a. Describe how a waiver from the standard indicated above will improve the ability of the project to take the property's pre-development natural features into consideration. Natural features include, but are not limited to, topography, location of water bodies, location of unique or valuable natural resources, relation to abutting properties or land uses. Attach a separate sheet if necessary.

VIP respectfully requests a waiver from ordinance Section 813.A.5.e that states, "Horizontal facades greater than 50 feet in length shall incorporate wall plane projections or recesses having a depth of at least 3% of the length of the facade and extending at least 20% of the length of the facade. No uninterrupted facade shall exceed 50 horizontal feet."

The building facade will still keep with the intent of the ordinance /Commercial design standards by having wall plane projections extending at least 20% of the length of the facade. The applicant is requesting a reduction in the depth of the wall plane projection. The applicant would like to use a 2' wall plan projection instead of the 4'-4" wall plane projection required by commercial district design standards. The request shall not impact any natural features on the site.

(continued next page)

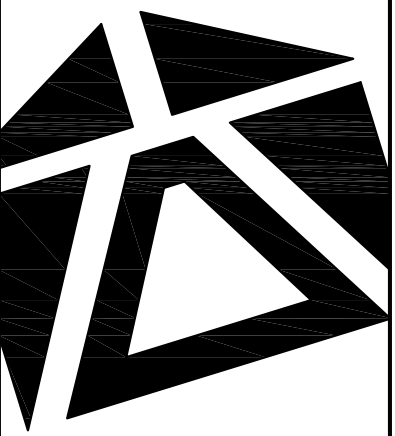
Ordinance Section: 813.A.5.e

b. Will the waiver have an impact on any of the following criteria?

	Yes	No
Water or air pollution		X
Light pollution or glare		X
Water supply		X
Soil erosion		X
Traffic congestion or safety		X
Pedestrian safety or access		X
Supply of parking		X
Sewage disposal capacity		X
Solid waste disposal capacity		X
Scenic or natural beauty, aesthetics, historic sites, or rare or irreplaceable natural areas		X
Flooding or drainage issues on abutting properties		X
The Town's ability to provide the subdivision with public safety services (if subdivision)		X

If granting the waiver will result in an impact on any of the criteria above, please provide more detail below.

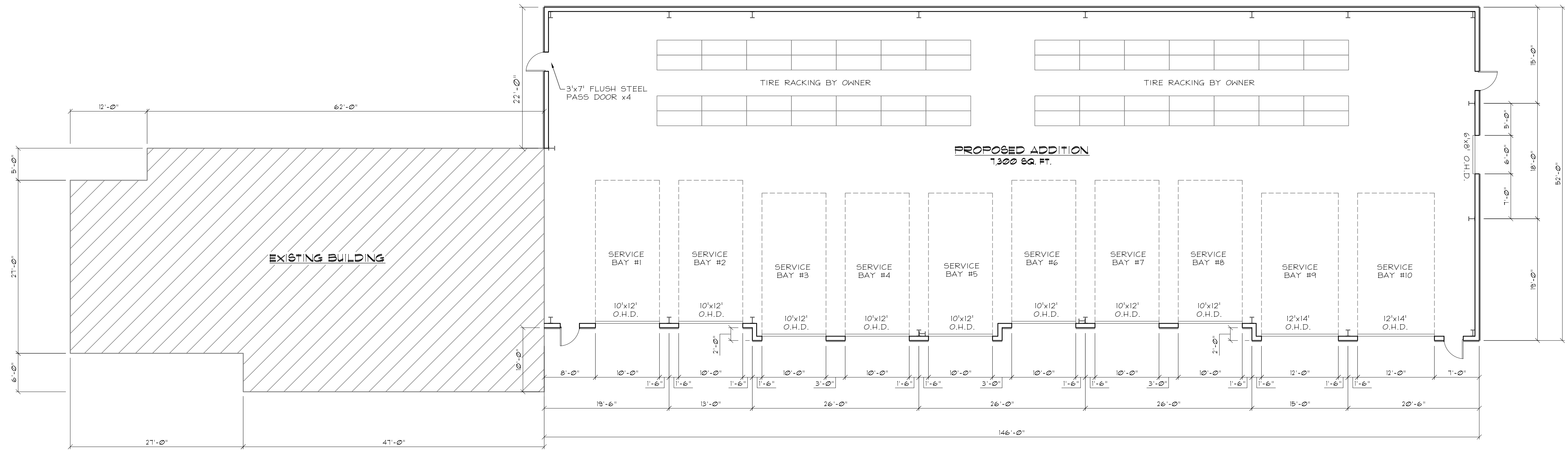
The waiver shall not impact any of the criteria above.



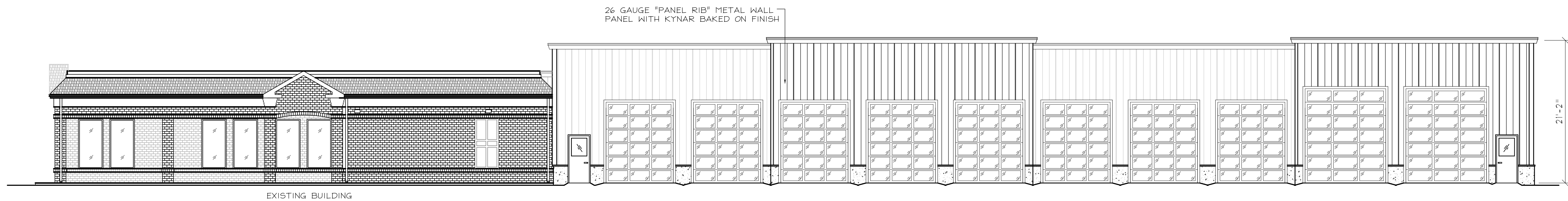
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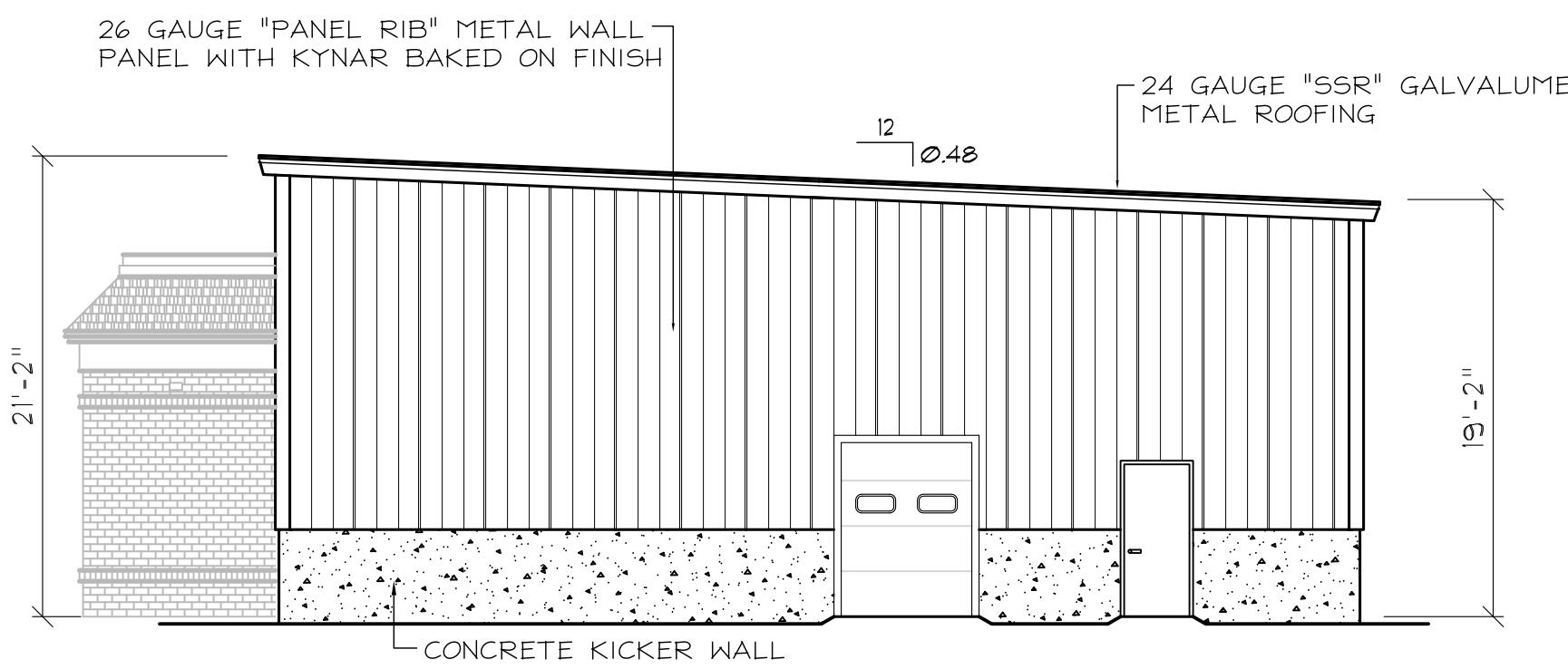
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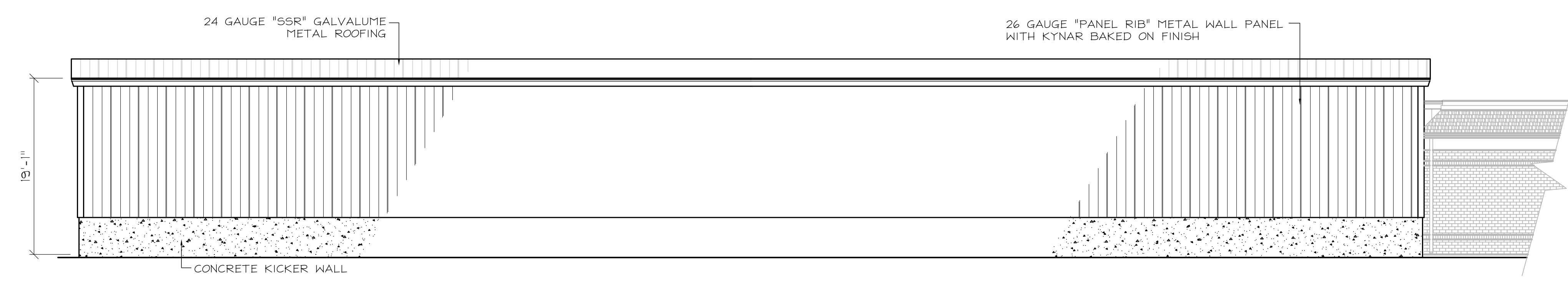
FLOOR PLAN
SCALE: $\frac{1}{8}'' = 1'-0''$



NORTH SIDEWALL ELEVATION
SCALE: $\frac{1}{8}'' = 1'-0''$



WEST ENDWALL ELEVATION
SCALE: $\frac{1}{8}'' = 1'-0''$



SOUTH SIDEWALL ELEVATION
SCALE: $\frac{1}{8}'' = 1'-0''$

REV.	DESCRIPTION	DATE	BY

PROPOSED BUILDING FOR:
VIP ADDITION
2 AMATO DRIVE
WINDHAM, ME

FLOOR PLAN & ELEVATIONS

DATE: DEC 9, 2019
SCALE: AS SHOWN
DRAWN BY: RA
CHECKED BY:
JOB NUMBER: 19085
SHEET

A = 1

