



SURVEYING ENGINEERING LAND PLANNING

Northeast Civil Solutions

INCORPORATED

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February 23, 2016

Mr. Keegen Ballard, CEO
Manchester Town Office
12 Readfield Road
P.O. Box 18
Manchester, Maine 04351

**RE: Application for Site Plan Review – Revised Submission
Franklin Land Associates, LLC**

Dear Mr. Ballard,

Per Planning Board review comments and subsequent conversations with you regarding the site layout NCS is pleased to present the attached revised Plan Set for review by the Planning Board.

Parking/Driveway

The revised plans call for 38 paved parking spots to be located mainly to the side (west) and rear (southwest) of the proposed buildings. While this represents ten spots less than the town ordinance recommends, and will require the Planning Boards approval, the number of spaces and their revised location is based on our discussion with Planning Board members at our last meeting. Seven parking spots, including the two reserved accessible parking spots will remain in the front of the store.

The proposed driveway has been revised to provide one entry lane and one exit lane by revising the proposed striping within the 36 foot wide paved driveway. This arrangement allows for safe movements in and out of the parking lot by delivery trucks while also providing the town's required driveway separation.

Landscaping

A landscaping green strip is provided in the front of the building along the Western Avenue ROW. Trees and plantings are also proposed along the ROW to provide a buffer from the street to the proposed parking area. The fifty foot wide green strip will be maintained as irrigated lawn and in addition trees will be planted at a 25 foot interval.

Comments from the Planning Board members, who did review the landscaping configuration at the last meeting, indicated their acceptance of the proposed landscape layout.

Wetlands

Per the attached email from Dan Courtemanch, the DEP project manager in charge of reviewing the project, our wetlands scientist took another look at the property and identified wetlands as shown on the plans. 1,711 square feet of wetlands will be impacted as part of the re-grading of the site. This total will fall under the exemption limit of 4,300 square feet and therefore no DEP permit will be required for this impact.

Building Architecture

A revised concept will be presented to the Planning Board at the next meeting. The architecture will include an extended mansard roof line and front entry way that was generally accepted by the board at the last meeting. At our last meeting the Planning Board requested an example of the architectural aesthetics of an existing Dollar General store recently constructed by our client. Please see the attached photos of a similar roof concept that was recently constructed in Turner, Maine. With respect to the building architecture associated with the proposed site in Manchester spandrel glass windows and awnings will also be provided along the parking lot side of the building to provide visual interest.

If you have any additional questions or comments regarding the site plan application please don't hesitate to contact me.

Sincerely,
Northeast Civil Solutions



Travis Letellier, P.E.
Project Engineer

cc: Lee Allen. P.E., NCS





Travis Letellier <travis.letellier@northeastcivilsolutions.com>

Manchester, Maine

Courtemanch, Daniel <Daniel.Courtemanch@maine.gov>

Mon, Feb 8, 2016 at 8:53 AM

To: Travis Letellier <travis.letellier@northeastcivilsolutions.com>

Hi Travis,

I was able to get out there around 9:00, with only a thin layer of snow on the ground. I believe the location that I identified as the start of the stream and the location shown on the plan are the same. At the end of the culverts under Route 202, there is a shallow defined channel, which quickly goes away before forming a very defined channel which appears to be the area identified as the start of the stream.

However, it appears that the area in question would likely be considered a wetland. Please have the area delineated with the wetland boundary shown on the plans. Please quantify any wetland impact associated with the project.

Thanks,

Dan Courtemanch

Environmental Specialist

Maine Department of Environmental Protection

Bureau of Land Resources, Division of Land

(207) 446-1806

From: Travis Letellier [mailto:travis.letellier@northeastcivilsolutions.com]

Sent: Friday, February 05, 2016 2:52 PM

To: Courtemanch, Daniel

Subject: Re: Manchester, Maine

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