



SURVEYING ENGINEERING LAND PLANNING

Northeast Civil Solutions

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**RE: Application for Site Plan Review on behalf of Franklin Land Associates
Property Located at 1022 Western Avenue - Tax Map U-11, Lot 8-1.**

Dear Mr. Ballard;

As a follow-up to the previous planning board meeting with public hearing held on the evening of March 15, 2016, Northeast Civil Solutions, Inc. (NCS), on behalf of Franklin Land Associates, is pleased to provide a detailed project overview of the current status of the project based on comments from previous planning board meetings and comments from the public meeting. In addition I have also attached a copy of our project narrative which has also been updated to reflect the current status of the project.

PROJECT OVERVIEW / LOCATION:

The purpose of our site plan application is for planning board review and approval of a 9,100 square foot retail store to be leased to Dollar General. The project is located on property of David Hastings and Diane Hastings, located at 1022 Western Avenue, and is located on municipal Tax Map U-11 shown as Lot 8-1. The project is located in the General Development (GD) District and, per Table 1 – “Table of Permitted Uses”, page 21 of the Town of Manchester Land Use and Development Ordinance (Ordinance), is allowed as a conditional use. The proposed development complies with all dimensions outlined in Table 2 – “Dimension Requirements”, page 26 of the Ordinance, and the proposed 9,100 square foot retail store is far less than the 75,000 square foot maximum floor area allowed in the GD District as defined on page 27 of the Ordinance.

SITE LAYOUT:

The front portion of the existing site consists of a relatively flat grade with a drainage swale along the easterly property line. The southerly (rear) and easterly sides of the property drop sharply and is largely undevelopable due to the severe change in elevation. The placement of the proposed building takes full advantage of the flat grade section located at the front of the site. However, due to the standard building length, parking stalls and extended isle width, a small retaining wall will be constructed to avoid disturbance too close to the stream and the proposed location of the building will preserve the natural drainage paths to of the site.

PARKING / DRIVEWAY:

The parking configuration shown on the current planset identifies a total of 38 paved parking spaces. While this represents ten (10) less than the required number of parking spaces, based on 7,100 square feet of sales area, as discussed in prior meetings with the Planning Board, and as allowed in Table 4 – “Parking Requirement Schedule, Note 4, Page 46 of the Ordinance, we are asking for Planning Board approval for a reduction of parking spaces to assist with keeping the area of site disturbance to a minimum. The majority of the parking, a total of 31 parking spaces, will be located to the side (west) and rear (southwest) of the proposed building and seven (7) parking spaces, including two (2) reserved accessible handicap parking spaces, will remain along the front of the store.

The proposed driveway will provide for one (1) 12 foot entrance lane and one (1) 12 foot exit lane with proposed striping over six (6) feet of additional pavement to be located on each side of the site entrance. This arrangement allows for the safe movements in and out of the parking lot by future customers and delivery trucks while also providing the town’s required driveway separation. The entrance design was submitted to the Maine DOT for review and we have received an MDOT Driveway/Entrance Permit dated March 3, 2016 of which a copy was provided to the Planning Board at our last meeting and is included.

UTILITIES:

The project will be served by public water and sewer which is located in the Western Avenue right-of-way (ROW) and stubbed to the site. The development is anticipated to use approximately 50-100 gallons of water per day which is far less than an average single family residence and will not cause an adverse impact to the public systems.

Electric (three-phase power) and telecommunication facilities for the project will be provided by overhead facilities located along Western Avenue. Gas will be stored on site in a 1,000 gallon above ground propane tank for use by the buildings HVAC system. The propane tank will be located just behind the rear parking area and will be protected by bollards.

Solid waste will be disposed of on-site via screened dumpsters at the rear of the site.

STORMWATER:

The proposed development is located in the Cobbosseecontee Lake watershed and is identified as an impaired lake per the Maine Department of Environmental Protection (DEP). Development will also disturb more than an acre of land and will require a Stormwater Law Permit through DEP. Treatment will be handled by an underground collection system to be located under the proposed parking lot which will direct stormwater to a large forested buffer in the rear of the site south of the 100’ CMP easement. The buffer is designed per Maine DEP standards and will mitigate both the peak stormwater flow and

phosphorous export. During construction the site will utilize erosion and sediment control measures, per Maine DEP Best Management Practices.

WETLAND IMPACT:

Maine DEP allows for and does not require a permit associated with wetland impacts less than 4,300 square feet. In an attempt to preserve existing wetlands the grading for the proposed development was specifically designed to only impact 1,711 square feet of wetlands and as such no DEP permit is required.

LANDSCAPING:

As outlined in Section 6 – “General Performance Requirements and Standards”, Section E – “Buffers/Screening”, page 31 and Section J – “Landscaping”, page 38 of the Ordinance, 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 50’ wide green strip will be maintained as irrigated lawn and in addition 5 Hedge Maples will be planted at 25’ intervals. Along the westerly boundary, between the project and the abutting business, 6 Dwarf Arborvitae are proposed to be planted at 25’ intervals. Sunrise Forsythias are proposed along the easterly side of the entrance and east of the parking spaces along the front of the building. Four (4) Sargent Viburnums are to be planted around the sign located to the east of the entrance. A large portion of the natural wooded buffer between the building and the business to the east of the property will remain after construction of the proposed development.

BUILDING ARCHITECTURE:

Based on meetings with the Planning Board and hearing comments from the public at the last Planning Board meeting we are proposing to add a pitched roof, horizontal vinyl siding, an awning over the front entrance, and shutters along the westerly exterior of the proposed building to comply with the requirement for horizontal facades greater than 100’ in length. The exterior building design is as shown on the presentation rendering that was displayed during the public hearing and made part of our submission. In our opinion, the proposed exterior upgrades comply with Section 6 – “General Performance Requirements”, Section W – “Architectural Standards”, beginning on page 74 of the Ordinance.

On behalf of Northeast Civil Solutions and our Client please allow me to say thank you for the review comments provided by the Planning Board during this process. We also appreciate the input we received at the public hearing and trust the submission material provided meets with your approval as well as that of the Ordinance. We look forward to discussing the project at the next Planning Board meeting. If you have any questions, or require clarification on the information provided, please do not hesitate to contact me.

Respectfully;
NORTHEAST CIVIL SOLUTIONS, INC.



Troy F. McDonald, PLS
Executive Vice President

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