

Project Narrative

Criteria for Review and Approval of Site Plans

A. Aesthetic, Cultural and Natural Values

The proposed store will be located in the General Development (GD) District and will not have an undue adverse effect on the scenic or natural beauty of the area. The proposed project is flanked by and located within an area of commercial properties. A business use known as Copies, Etc. is the project's westerly abutter and will be screened using six (6) Dwarf Arborvitae placed 25 feet on center. A business use known as Doodles Pet Care, a pet boarding and grooming business, is the easterly abutter to the property and will be screened by using the natural wooded area between the project and Doodles Pet Care. The existing lot is relatively flat and the proposed development will be located within this area to minimize any adverse impacts to the surrounding forested areas.

B. Erosion

Soil erosion control and sedimentation control methods were designed using the Maine DEP Best Management Practices. Please see the attached Stormwater Management Report and Erosion Control Plans made part of the submission materials.

C. Financial Burden on Town

The proposed development will not cause any unreasonable financial burden on the town. The store will be tied to both public water and sewer and is anticipated to generate approximately 50-100 gallons per day. According to data posted on the U.S. Environmental Protection Agency's website the average home for a family of four (4) uses approximately 360 to 400 gallons of water per day.

D. Financial and Technical Ability

Financial capacity is being provided by First Tennessee Bank who has allocated an \$80,000,000 construction line of credit for the purpose of developing Dollar General Stores. A commitment letter from First Tennessee Bank, dated February 9, 2016, is made part of the submission package.

Northeast Civil Solutions, Inc. (NCS), a civil engineering, land surveying, land planning firm, has provided professional services on thousands of public, private, state and federal/military projects over the past 24 years. NCS professionals overseeing the land surveying, civil engineering and permitting services for this specific project have individually between 25 and 30+ years of experience in the land development/consulting profession. Please see evidence of Technical Capacity made part of this application.

E. Flood Area

Based on the current FEMA Flood Insurance Rate Map for Manchester, Maine, Community Number 23011C, Panel Number 0503D, and Effective Date June 16, 2011, the project is not located within a flood plain which is designated as Zone "X" on said Flood Map.

F. Freshwater Wetlands

Maine DEP allows for and does not require a permit associated with wetland impacts less than 4,300 square feet. Having a desire to preserve as much existing wetlands as possible the site grading for the proposed development was specifically designed to only impact 1,711 square feet of wetlands and as such no DEP permit associated with wetland impact is required. Wetlands were delineated by Albert Frick and Associates and are identified on the plan set.

G. Groundwater

The proposed development will be served by public water. Stormwater will be collected through a series of catch basins and diverted through a storm drain system to a forested buffer in the rear of the site and will be treated using a Stone Bermed Level Lip Spreader. Neither the use of public water nor the stormwater run-off will cause an adverse effect to the quality or quantity of groundwater.

H. Municipal Solid Waste Disposal

Screened dumpsters will be located on the site and a contract with a local waste disposal company will be in place before occupancy of the building. There will be no burden on the municipality.

I. Municipal Water Supply

The development will use approximately 50-100 gallons per day for two bathrooms and a public drinking water fountain. According to data posted on the U.S. Environmental Protection Agency's website the average home for a family of four (4) uses approximately 360 to 400 gallons of water per day. This will not cause a burden on the municipal water supply.

J. Neighborhood Compatibility

The proposed 9,100 square foot retail store, a one story building, is located in the middle of the lot with its front façade facing Western Avenue (Route 202) is compatible use in the neighborhood. The immediate neighborhood consists of existing business/commercial uses. A business use known as Copies, Etc. is the project's westerly abutter and a business use known as Doodles Pet Care, a pet boarding and grooming business, is the easterly abutter to the property. Directly across the street is A&J Motors, a full-service auto repair service station selling pre-owned vehicles. Additional commercial structures are located easterly and westerly of the property for a half mile or more in either direction.

K. Pollution

There is no anticipated use of the proposed development that would cause any type of pollution of the site or surrounding areas.

L. River, Stream or Brook

A Maine Department of Environmental Protection (DEP) jurisdictional stream is located on the property and is identified on the project plan set. The proposed development is designed to maintain a minimum 25 foot separation from the stream. As part of the permitting process the project will require a DEP Natural Resource Protection Act (NRPA) Permit for any work to be performed within 75 feet of the stream. An NRPA application associated with the project was received by DEP on March 1, 2016 and is in the process of being reviewed.

M. Sewerage Disposal

The development will use approximately 50-100 gallons per day for two bathrooms and a public drinking water fountain. This will not cause a burden on the municipal sewerage collection and treatment and as stated in Item C – “Financial Burden on Town” and Item I – “Municipal Water Supply” above.

N. Storm Water

To ensure the proposed activity will provide for adequate stormwater management, NCS completed an extensive Pre and Post Development stormwater analysis of the project to assist in the design of the project’s stormwater/storm drain system. Please see the Stormwater Management Report attached to the project application for details regarding the stormwater treatment for the site.

O. Sufficient Water

The development will use approximately 50-100 gallons per day for two bathrooms and a public drinking water fountain. This quantity is far less than the average home for a family of four (4) which uses approximately 360 to 400 gallons of water per day. Please see Item C – “Financial Burden on Town” and Item I – “Municipal Water Supply” above. There is sufficient quantity available in the public system for the proposed use.

P. Traffic

NCS retained the services of Traffic Solutions which is owned and operated by William J. Bray, PE who has more than 40 years’ experience as a Traffic Professional. Mr. Bray was the City of Portland’s Traffic Engineer from 1978 thru 1992 and has prepared more than 1,000 Traffic Impact Studies for a variety of development projects located in Maine and New Hampshire. Please see the Traffic Assessment conducted by Mr. Bray of Traffic Solutions, dated December 23, 2015, attached to this application for details regarding impacts due to additional traffic generated by this development.

Q. Conformity with Ordinances and Plans

After review of the Town of Manchester Land Use & Development Ordinance and as outlined in our project submission cover letter to Mr. Keegen Ballard, dated March 21, 2016, we are confident the proposed development conforms with all applicable town ordinances.