



SURVEYING ENGINEERING LAND PLANNING

Northeast Civil Solutions

INCORPORATED

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153 U.S. Route 1
Scarborough
Maine 04074

October 1, 2014

Tom Ursia, Town Planner
Town of Waterboro
24 Townhouse Road
East Waterboro, Maine 04030

RE: Site Plan Submission – Proposed 9,100 square foot Retail Facility

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Dear Mr. Ursia,

Please find the required nine (9) copies of a completed site plan application, for planning board review, for a proposed 9,100 square foot retail facility located at the intersection of Route 5 and Chadbourne Ridge Road on behalf of Waterboro DMEP X, LLC.

Site Layout

The site is laid out to take full advantage of the relatively level land available. Forty (40) parking spaces are provided to the northwest and southwest of the building, and an unloading area is located at the northern corner. This arrangement allows for truck movements (WB-67) in and out of the site without the need to back in from Chadbourne Ridge Road. Please see the attached turning diagram for more details.

Landscaping along the road frontage and property boundary to the southeast is proposed through the use grassed areas, tree and shrub plantings and a 6 foot high fence. NCS plans to work with you to develop a planting schedule that adequately buffers the site.

Utilities

The site will be served by a new well and septic system located on the property.

Three phase electric power and telephone services will be provided from Chadbourne Ridge Road via overhead utilities.

Solid waste will be disposed of in dumpsters that will be handled by a local waste management company. Screening will be provided by a stockade style fence surrounding the dumpsters.

Stormwater

Stormwater for the site will be handled with a infiltration/detention basin that will collect stormwater and infiltrate the detained volume into the well-draining soils located on site. For larger storms the detention basin will discharge stormwater over an emergency spillway to an existing 18" culvert located under Route 5. The site is within the watershed of Little Ossipee Lake and will require a stormwater permit from the Department of Environmental Protection (DEP).

Traffic

Please see the Traffic Assessment prepared by Mr. Bill Bray of Traffic Solutions to get more detail about the impact of any additional traffic arising from this development.

Please find the attached Project Narrative that goes into more detail regarding Site Plan Review Standards that are listed in the Town's Site Plan Review Ordinance. The planning board review fee (\$100) is also attached. Please feel free to contact me at any time if you have any questions or comments about this submission.

Sincerely,
Northeast Civil Solutions

A handwritten signature in black ink, appearing to read "Travis Letellier", written in a cursive style.

Travis Letellier, EIT
Project Engineer

cc: Lee Allen, P.E., NCS

Site Plan Review Ordinance, (II) Site Plan Review Standards

A. In reviewing a site plan application, the Planning Board shall require the applicant to provide written evidence that the following standards have been met: **Responded can be found in bold following each item.**

1. The proposed use meets the definitions and/or requirements set forth in the Zoning Ordinance;
The proposed development and lot meet all zoning bulk and space requirements set forth in the Zoning Ordinance. The site meets required parking, access and landscaping requirements.
2. The proposed use will not create fire safety hazards by not providing adequate access to the site, or to the building on the site for emergency vehicles, adequate dry hydrants, or adequate access to off-site dry hydrants and from there to the site;
The use will provide adequate access with a 36 foot wide driveway and 30 foot wide aisles. The Waterboro Fire Department has reviewed the proposed layout and has no comments regarding the layout and emergency access. Please see the attached turning diagram that shows trucks entering and exiting the site (attachment #4).
3. The proposed exterior lighting will not create hazards to motorists traveling on adjacent public streets, be inadequate for the safety of occupants or users of the site or will damage the value and diminish the usability of adjacent properties;
The exterior lighting has been designed with full cutoff fixtures that will reduce as much as possible any illumination off-site. Please see the attached detailed lighting plan provided by Orion Energy Systems, Inc. Also find the attached details for the proposed internally illuminated signs (attachment #3).
4. The provisions for buffers and on-site landscaping provides adequate protection to neighboring properties from detrimental features of the development;
Landscaping will be provided to buffer the views from adjacent properties. Landscaping is being coordinated with the Town Planner and Planning Board member Judi Carll.
5. The proposed use will not have significant detrimental effect on the use and peaceful enjoyment of abutting properties as a result of noise, vibrations, fumes, odor, dust, glare of other cause;
No activities on the proposed use will create unwanted noise, vibrations, odor, dust or glare.
6. The provisions for vehicular loading and unloading and parking and for vehicular and pedestrian circulations on the site and onto adjacent public streets will not create hazards to safety of will not impose significant burdens on public facilities which could be avoided by reasonable modifications of the plan;

Per Article 5, Section 5.04 of the Zoning Ordinance “no driveway shall be within fifty (50) feet any intersection of public or private roads.” The proposed entrance is located 110 feet from Sokokis Trail (Rt. 5). A turning diagram, attached, provides evidence that delivery trucks will adequately access the site without the need to back in from Chadbourne Ridge Road.

7. The bulk, location, height, or design of proposed buildings, structures or paved areas, or the proposed use thereof, will not have significant detrimental effect on private development on adjacent properties, or on the value of adjacent properties which should be avoided by reasonable modifications of the plan;
The proposed development will not affect development on adjacent lots.
8. The design of the site will not result in significant flood hazards or flood damage and is in conformance with applicable flood hazards protection requirements; or stormwater detention pond(s) are not adequate;
The site is not located in a flood zone and will not cause flooding hazards to the property or to adjacent properties. Stormwater will be treated and detained by an infiltration basin designed per Maine DEP standards.
9. Adequate provisions have been made for the disposal of wastewater or solid waste for the prevention of ground or surface water contamination;
A proposed septic system is proposed to handle the anticipated wastewater flows. Please see the attached copy of the HHE-200 septic design (attachment #5) for the system. Solid waste will be handled by dumpsters located on site. The dumpsters will be screened by stockade style fencing.
10. Adequate provisions have been made to control erosion or sedimentation;
Adequate provisions are being taken to provide erosion control. Please see the Erosion and Sedimentation Control Plan (sheet 6 of 13), and Erosion and Sedimentation Control Notes and Details (sheet 7 of 13) for details.
11. Adequate provisions have been made to handle stormwater run-off or other drainage problems on the site;
Stormwater will be treated and detained by an infiltration basin designed per Maine DEP standards. Please see the attached Stormwater Management Report (attachment #7) for more details.
12. The proposed water supply will meet the demands of the proposed use or for fire protection purposes;
A new well is proposed for the development. The usage will be similar to a single-family home.
13. Adequate provisions have been made for the transportation, storage and disposal of hazardous substances and materials as defined by state law and Waterboro Hazardous Waste Ordinance;
No Hazardous materials will be stored or disposed of on this site.

14. The proposed use will not have an adverse impact on significant scenic vistas or on significant wildlife habitat which could be avoided by reasonable modification of the plan;

No Significant wildlife habitats are identified in the area of the proposed development and no adverse impact to scenic vistas will be created.

15. The project will not increase nitrate nitrogen concentrations in surface or groundwater at the property line of the site in excess of State of Maine Drinking Water Standards. If groundwater contains contaminants in excess of the primary drinking water standards and the project is to be served by onsite groundwater supplies, the applicant shall demonstrate how water quality will be improved or treated to meet applicable standards.

The proposed septic system will be sized to adequately disperse septic flows from the proposed store. The size of the system will be comparable to a residential system, and have typical daily flows at or below the level of a single family home.