

Planning and Development

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Saco Planning Board
Meeting Minutes
October 2, 2018
City Hall Conference Room, 1st Floor, 6:00 PM

REGULAR MEETING
6:00 PM

Planning Board Members Present: Neil Schuster, Chair, Alyssa Bouthot, Joyce Leary Clark, Matt Provencal, Rene Ittenbach, Vice Chair
Planning Board Members Excused: Peter Scontras; Don Girouard
Staff Members Present: Joseph Laverriere, City Engineer; Zach Mosher, City Planner;

NOTE: Meeting is audio recorded. These audio records will be posted on the City's website and available for public review within one week of the meeting.

NEW BUSINESS AND PUBLIC HEARING:

- 1. Minutes of September 18, 2018**
Joyce motioned to accept the minutes as written, seconded by Rene, and so voted 5-0
- 2. Review of a proposed building envelope of a nonconforming structure per Sec. 504-4 of the Zoning Ordinance for the property at 56 Surf St. Tax Map 003, Lot 31. Zoned R-1c and Shoreland Overlay. Applicant is Michael Pinette.**

Zach Mosher

Michael Pinette, is seeking approval under Section 230-504.B of the Zoning Ordinance for the removal and relocation of an existing single-family structure located at 56 Surf Street. The parcel is 0.32 acre (13,939 s.f.), and as such is a conforming lot in terms of area in the R-1c district. It is also located in the Shoreland

Overlay district. The proposal includes removing the existing (nonconforming as to setbacks) structure, which was damaged by storms last winter, and moving the building footprint so that all setbacks would be conforming. Currently the structure is 2.38 feet from the Surf Street right of way, and 2.84 feet from the southerly property line. Required setbacks in the R-1c zone are 25 feet, front and 15 feet, sides and rear. In demolishing and then reorienting the structure, all side and rear setbacks would become conforming. The current 2.38 ft front setback would be improved to 18.6 feet: the near corner of a 12' x 40' deck proposed along the easterly wall of the house, facing Surf Street. The other (southerly) corner of the deck would be set back 30 feet from the front property line.

The net result is a more conforming situation. Current building lot coverage is 2,283 sf, or 16.37% of the parcel. Proposed building lot coverage is 2,440 sf, or 17.5% of the parcel. The applicant is also proposing to raise the structure approx. 3 ft., so as to meet the City's Floodplain Ordinance requirement.

Section 230-504.B(1) of the Saco Zoning Ordinance allows a non-conforming structure to be replaced, "...provided that such reconstruction or replacement is in compliance with all dimensional requirements of this chapter to the greatest extent practical as determined by the Planning Board ..."

The structure would also have to meet current Shoreland Zoning regulations, floodplain regulations as this structure is currently located in the AO floodzone, and MaineDEP Chapter 355 standards. After discussing with Dick Lambert, the relocated building with new foundation will comply with local floodplain standards. The project is also subject to a coastal sand dune permit from the DEP. That and other issues are addressed in the conditions of approval date October 2, 2018.

DEPARTMENT REVIEW –

Police Department – No comment.

Fire Department – The Fire Dep't has recommended residential fire sprinklers.

Code Enforcement – As mentioned above, Dick believes that the reconstruction plan will be an improvement over the status quo, in that the new structure would be further back from the water and elevated to three feet, thereby meeting current Floodplain Ordinance requirements. This has been allowed in other situations that have been brought to Planning Board.

Engineering Department / Planning Department – Planning explained to the applicant that height is defined by the highest grade adjacent to the building, therefore the maximum is 35 feet above that number in this zoning district.

STAFF RECOMMENDATION – The Staff recommends APPROVAL of the relocation and rebuild of 56 Surf Street with the finding that it meets the requirements of Article 5 of the Saco Zoning Ordinance.

Rene: I move to open the public hearing, seconded by Alyssa and so voted 5-0

The Board heard from a few residents who discussed if this building was damaged in a storm. And if this new structure would meet the setback requirements. If this new structure would make changes to the peoples ROW access to Surf Street. All residents were satisfied with responses.

Rene: I move to close the public hearing, seconded by Alyssa, and so voted 5-0

Joyce: "Move to approve the request from applicant Michael Pinette to relocate the dwelling at 56 Surf Street as proposed, subject to the Conditions of Approval dated October 2, 2018 seconded by Rene, and so voted 5-0"

**3. Review of proposed subdivision amendments to the Park North/Cascades subdivision plan.
Applicant is Park North Development LLC. Tax Map 62, 63 and 64, Lot 1, 6 and 6-1. Zoned MU-3
and Contract Zone.**

Zach Mosher:

Rick Meek of Sebago Technics, on behalf of Park North Development LLC, is seeking approval for a 7th amendment of the Park North and Cascades Subdivision. The original subdivision was approved by the Planning Board in January of 2008. The 6th amendment was approved in November 2014 and created 65 lots in the Park North parcel and 6 lots in the Cascades parcel.

This item was workshopped with the Planning Board on the September 18, 2018. After the workshop, the applicant has revised the 7th amendment application to remove the consolidation of lots 6-15 that would form a contiguous 27 acre parcel as well as the proposal to subdivide lots 2-6 on East View Parkway. The amendment now consists of two parts:

1) The 1st part is proposing to alter phases 3 and 5 within the residential portion of the development which would consist of consolidating the proposed right of way of Bears Den Rd (not currently built), the previously proposed Open Space 1, lot C4 and lot CA-5 to accommodate 17 duplexes.

2) The 2nd part proposes to subdivide lot 18 (at the corner of Waterfall Dr and Portland Rd) to create an approx. 6 acre parcel for future development of a 72-unit apartment building. (Condition of approval number 16 from the original approval stated in part that “development of individual parcels for residential or commercial buildings and uses shall be subject to site plan review by the Planning Board.” As such, a site plan application for the proposed apartment building will be submitted to the board.)

As mentioned, the applicant is no longer proposing to consolidate lots 6 through 15 on the east side of Eastview Parkway to form a contiguous 27 acre parcel as the Board decided this would constitute a major change to the contract zone, therefore necessitating City Council approval first. That consolidation would have included the removal of two previous ROW's that were proposed into this section of the development as well as the parcel formerly containing Stormwater Detention Area 2. The applicant is also no longer proposing to subdivide lots 2 through 4 on Eastview Parkway that would have created 6 lots.

After discussion with the City Administrator and others, staff is comfortable moving forward with the Board determining these are minor amendments to the site map and approving them as per the Park North Contract Zone (CZ), pursuant to Article 3, Section 11. The City Administrator will be looking to inform the Council at a future workshop of all prior Planning Board amendments (including this one), as this article does not exist in other contract zones and contradicts the Zoning Ordinance. The intent is to work with the Council to develop/amend city code to further clarify this and any future contract zone amendments.

Joyce: “I move to find the application for preliminary subdivision review complete,” seconded by Alyssa, and so voted 5-0

DEPARTMENT REVIEW

Police Department - No comment.

Fire Department – No comment.

Public Works / Engineering Department – DPW does not have any concerns with the proposed changes to the residential components as shown on the revised 7th amended subdivision plan.

Code Enforcement – Code Enforcement does not have any concerns with the amendment as proposed here.

STAFF RECOMMENDATION – The Staff recommends APPROVAL of the Preliminary Subdivision Plan for the Park North / Cascades Subdivision amendment with the finding that it meets the requirements of Articles 1 and 7 of the Subdivision Regulations and is based on the conditions of approval dated October 2, 2018.

Elliott Chamberlain, applicant: They are removing a small loop road, and will bring the condos forward away from the stream to where the road is being removed. What was once 117 units, will now be 114 or 115 units. Lot 18 becomes smaller, Lot 18. So most of the staff have seen the preliminary plan for the 72-unit apartment building, and that new lot is where that building would go. If, of course, it gets approved. For now, they took out the changes to Eastview Parkway,

Rene: He noticed that in the revision B, it notes Lot 10 and not Lot 24? **Zach:** that might have been the revision “A”. It should be dated 9-24-18. **Rene:** the older rev. states Lot 24, and the newer version is Lot 10. They are not using the revision block on plans. All agree that Lot 24 is correct.

Rene: I move to open the public hearing, seconded by Alyssa, and so voted 5-0

Roger Gay, City Councilor, Ward 2: Looking for clarification. The first proposal was for 114 units?

Elliott: It will be around 114 or 115 units. **Roger:** and what about the 72-units? **Elliott:** that was only been a preliminary review by planning board. **Joyce:** and the idea is to leave Lot 18 as commercial? **Elliott:** Yes.

Kevin Roche: asked where does the conversation with Tim Murphy stand with CZ’s and the TIF districts?

Zach: He did not have any information on that. **Kevin Roche:** There was a conversation at the workshop about how lots were combined, and that the lot is now owned by the Maine National Guard, which is tax free. Is that determined to be ok under the Park North TIF, as well as the contract zone? **Zach:** that is a conversation that is still occurring. That isn’t part of these amendments. **Kevin Roche:** Your adding over a 180-units. What’s the discussion on a traffic study, and a traffic light? **Elliott:** we had Sebago Technics do an update on the traffic study, because we knew this was going to get us close with those added units, which

will probably trigger that need for a light. **Kevin Roche:** Is there a plan to get that quoted out, to show you are making a good faith effort to the City to add that traffic light? **Elliott:** Yes. They have scheduled a pre-con meeting this Friday, to discuss the LOC to include residential, the building of Eastview Parkway and the light. **Kevin Roche:** Lastly, is there any schedule on the trails? **Elliott:** He is working on the design with the guy who built the trails at Dunstan Crossing in Scarborough, to do the same thing here. Hopefully before the snow flies. November, December, January timeline.

Matt: I move to close the public hearing, seconded by Rene, and so voted 5-0

Rene: “I move to approve the proposed subdivision plan amendments to the approved Park North/Cascades subdivision submitted by Sebago Technics on behalf of Park North Development, LLC with the findings that it meets:

- 1) The application meets the requirements of Articles 1, and 7 of the Saco Subdivision regulations**
- 2) The application meets the requirements of the Conditions of Approval dated October 2, 2018**
- 3) The application recognizes that the original Conditions of Approval and Findings of Fact dated January 1, 2008 remain as part of the record and in effect.” Seconded by Joyce, and so voted 5-0**

- 4. Preliminary Subdivision review for Eloise’s Subdivision – 77 Lincoln Rd. Tax Map 101, Lot 31-2. Zoned C-1. Applicant is CVS Foundations, LLC.**

Zach Mosher:

Walter Pelkey of BH2M Engineers, on behalf of applicant, CVS Foundations, LLC, is seeking approval for a 6-lot subdivision off Lincoln Rd. The subject parcel (Map 101, Lot 31-1) consists of approx. 24 acres of wooded land and is located at 77 Lincoln Rd.

The parcel to be developed is currently zoned in the Conservation District (C-1). The C-1 district requires a minimum lot size of 80,000 sf with 200 ft. of road frontage, a minimum of a 30 ft. front setback and minimums of 25 ft. for side and rear setbacks. Each lot is expected to be developed into a single-family residence which is a permitted use in the C-1 district.

The Eloise’s Way subdivision has a project area of 23.4 acres. The proposal for this lot involves the development of single-family dwellings on six (6) lots, a roughly 1,164 linear feet of street and turn-around built to City standards, and a stormwater management system. A private well and individual septic system would service each of the proposed lots. Suitable soils and adequate area for a septic system have been identified on each of the six proposed lots. Lots 2-6 would be serviced by underground utilities located within the Eloise’s Way right of way. Lot 1 is proposed to be serviced via overhead utilities via a utility pole in the Lincoln Road right of way. The project will disturb more than 1 acre, so the applicant will need to obtain a Maine General Contractor’s Permit from Maine Department of Environmental Protection.

The applicant is proposing to build a new fire cistern to serve these lots. The Fire Department will accept this as sufficient protection as long as each driveway is within 2,000 ft of the cistern.

A total of 4,195 s.f. of wetlands are proposed for disturbance on this site. The city’s wetland consultant did conduct a review of the applicant’s wetland delineation. The consultant found that the applicant’s wetland delineation accurately depicts the current conditions at the site within the proposed project area and no alterations to the wetland boundaries are needed. A vernal pool assessment has been performed as well, dated May 8, 2018, and reports no egg masses or habitat suitable for amphibian breeding. The city has employed Normadeau Associates to review the applicant’s findings, which have been found acceptable.

Traffic generated by the six proposed lots would result in approximately 58 vehicle trips on a typical weekday. Sight distance is reported as greater than 550 feet in each direction for a vehicle exiting Eloise's Way onto Lincoln Road.

DEPARTMENT REVIEW

Police Department – The Police Department indicated that a stop sign needs to be added at the intersection of the proposed new road and Lincoln Rd. Police also wanted to know if this proposed new road would be accepted by the city, or if it would remain a private way and the applicant has indicated that this will become a city street and therefore must be built to city standards.

Fire Department – The Fire Department wondered if the homes would be sprinklered or if a cistern would be provided. The applicant has chosen the latter. The Fire Department still needs to review the location and design of the proposed cistern.

Public Works / Engineering Department – Engineering had a question about mail delivery, wanting to make sure the applicant contact the United States Postal Service to determine whether mail delivery will be by centralized delivery location or individual mail boxes. In subdivisions, the Post Office seems to be preferring a centralized delivery location. If a centralized delivery location is required, then that location shall be reviewed and approved by the Department of Public Works.

Engineering also wanted the applicant to review and confirm that the standards contained in Section 10.11.5.6 of the Subdivision Regulations can be met by the proposed roadway entrance.

Engineering indicated that specific driveway culvert sizing requirements should be in accordance with the 50-year design storm event need to be provided on the plan set.

The depth of the roadside ditches shall be designed to provide 2' of cover over the top of all driveway culverts. The typical roadway sections should specify the minimum roadside ditch depth to achieve these cover requirements.

Planning Department – Planning wanted to make sure that the forested buffers are protected through deed provided to the city and is addressed as a condition of approval. Planning also wanted to confirm that there would be no driveway off the hammerhead.

Code Enforcement – Code Enforcement wanted to make sure that no wells were being placed inside the mapped wetland areas. Code also wanted to know if any blasting anticipated and the applicant has responded by saying that there is no blasting anticipated.

WAIVER REQUEST: The applicant is requesting waivers per Article 11, Sec. 12.1 and 12.2 from the Planning Board for the following subdivision preliminary site plan requirements: Sec 5.2.2 (16). The applicant is requesting waivers for sidewalks and curbing as there are no existing sidewalks and curbing in the area.

The applicant is also requesting a waiver from Sec. 10.11.5.9. of the Saco Subdivision ordinance which limits dead-end streets to 1,000 ft. The applicant is proposing a street of 1,187 ft.

The applicant is also requesting a waiver from Sec. 10.11.2 of the Saco Subdivision ordinance which indicates where possible that the applicant should provide a through street as access to abutting properties.

The waiver request results from the fact that a through street would disturb more wetlands.

A review memo from DPW indicated:

- DPW is supportive of the waiver requested by the applicant for no curb and sidewalk.
- DPW is supportive of the waiver requested by the applicant for not providing a through street; however, they do recommend that a reserved right-of-way be provided to allow for the future connection to either Park Road or Fenderson Road.
- DPW does not object to the waiver requested by the applicant for dead-end road length in excess of 1,000 linear feet.

STAFF RECOMMENDATION –

Staff recommends accepting the waiver requests Eloise’s Way subdivision as DPW is supportive of the requests.

Determination of Completeness - The application for Eloise’s Way preliminary pl

Rene: “I move to find the application for the preliminary subdivision review of Eloise’s Way to be complete,” seconded by Joyce, and so voted 5-0

Bill Thompson, BH2M: On behalf of the applicant, CVS Foundations, LLC, our responses have addressed the staff review as noted on letter dated September 18, 2018.

The City’s peer review consultant has reviewed and accepted the wetland delineation ROW connection to abutting properties to be discussed here tonight.

Waiver requests:

- a) curb and sidewalk as there is no sidewalk or curb along Lincoln Road.
- b) No access to abutting properties so as to preserve wetlands.
- c) Dead-end road length is excess of 1,000ft so as to minimize wetland impacts for access to lots 2,3, and 4.

The project access is an existing 50’ strip of land with abutters along each side. Creating a radius along the property line intersections, would create an encroachment. The distance between the edge of pavement and property line, as designed, is 11ft exceeding the 10ft requirement outlined in Sec. 10.11.5.6. The Fire Cistern has been updated per City standards, (Fire Dept. requirements), and has been added to the plan.

USPS has been contacted and they have directed to add a gang mailbox, which is shown on plan.

Fire cistern easement note has been added to plan, and note 30 on plan granting easement to the City of Saco.

Light detail has been revised to city standards and is shown
Driveway culvert sizing requirements are shown
Road section notes ditch depth at driveway culvert locations
Wetland impacts will be flagged prior to construction and monitored not to exceed limits of fill.
Wells will not be located in the wetland areas.
No blasting ledge is planned.

The question was asked why Lot 1 appears to be a separate lot? When that lot was purchased by Cary Seamans, that lot did not go all the way back, so as to be contiguous. Someone purchased it and it was found after the fact that it encroached on the parcel. It was corrected, but it already had its access to Lincoln road. But because of the Subdivision Regulations, they had to make it part of this subdivision.

Rene: on note 26 it says that 6 houses will be sprinkled? **Bill Thompson:** that note will need to come off. It was from an earlier review.

Neil: He doesn't ever remember the planning board ever granting a waiver for a dead-end street. So it should stay at 1,000ft. **Bill T:** They had thought to add a cul-de-sac, but it would add a bigger wetland impact.

Joe Laverriere, City engineer: He doesn't recall any time where the planning board allowed a waiver for a longer dead-end road. There may not be an opportunity to create a thru street today, but there are other roads near by such as Fenderson Rd. where there could be a connection for the future.

David Pendleton, Deputy Fire Chief: Let the Board be aware of fire safety, and any medical emergency. To have thru road access is recommended. Nowhere is there language that says that when a cistern is completed who is responsible, or owns it. I'm not sure if the City should own these. Maybe the, owner or contractor, after so long we might own them? We are up to 21 cisterns in the city. Annual checks on each water supply is needed, or at least should take place.

Board discussion:

Regarding the large amount of wetland on the proposed parcel, and the fact that the building envelope is small, especially to accommodate septic, well, and a house. The wetlands should be clearly marked, by some monumentation, and that all the wetlands should be delineated on the deed, as well as the forested buffer. Because if not noted on deed, or clearly marked, you start getting buildings built and fill being brought in, and nobody is paying attention, and before you know it, you have wetlands being filled in.

Joyce: Reserved ROW. **Bill T:** they can show the 50ft reserved ROW on the plan.

Alyssa: I move to open the public hearing, seconded by Rene, and so voted 5-0

Resident: Concerned with the wells in that area. There is a 20x 30ft vernal pool on the property, so whoever did the review, didn't show, or see that.

Resident at 81 Lincoln Rd: There is so much wetland out there. Someone should have walked that parcel. They have lived there over 30 years

Bill Thompson: Yes there are wetlands, but we have had 2 test pits done. The environmental studies have been done and they have been approved. If there is concern about vernal pools, we can take another look at that.

Roger Gay, city councilor, ward 2: will there be individual wells on each lot? **Bill T:** yes. **Roger Gay:** how far is the property line from the walking trails? Someone noted that the walking trail was no longer used.

Rene: I move to close the public hearing, seconded by Matt, and so voted 5-0

Waiver requests

Street curb and sidewalk	board agreed that it was not needed
Thru street	board wants a future ROW added to plan toward the Mckenna property Between Lot 3 and 4
1,000ft length of street	Board members had mixed thoughts

Waiver Sec. 5.2.2(16) **Rene: moved to grant the waiver for no curb and sidewalk, Alyssa seconded 4-1 (Matt)**

Waiver Sec. 10.11.5.9 **Rene: moved to grant the waiver for road length of road in excess of over 1,000ft, Matt 2nd, 2-3 (motion failed)**

Waiver Sec. 10.11. 2 **Rene: moved to grant waiver for a thru street, but reserve ROW for future connection, seconded by Matt 5-0**

Rene: I move to table, until further development of road length design is provided, seconded by Joyce, and so moved 5-0.

5. Site plan review of a proposed 8,344 sf dental practice at 485 Main St. Applicant is Foresite, LLC and Biddeford Saco Dental Associates. Tax Map 43, Lot 7. Zoned B2-b and Contract Zone.

Zach Mosher:

Bob Metcalf of Mitchell Associates, on behalf of applicant Foresite, LLC and Biddeford Saco Dental Associates (BSDA), is seeking site plan approval for a two-story dental/professional office building to be located at 485 Main St (Tax Map 43, Lot 7). The site plan addresses both the requirements of a contract zone (CZ) originally approved in Oct 2010 (amended again in March 2015 and again in June 2018 by the City Council) and the underlying B2d business district. This two-story medical facility will be comprised of state of the art technology and its goal is to provide customers with a range of dental treatments, from cleanings to advanced dental surgery.

The project is proposed in two phases – phase 1 includes the construction of the first floor and 44 parking spaces and the second phase will include the construction of the second story and 23 parking spaces. While the proposed building coverage is approx. 8,344 sf, the total floor area for the complete project is approx. 14,285 sf. The first floor will be the location of the dental facility, the second floor will be the site of offices and also the location for more specialized dental care.

The parcel is a 1.48 acre vacant lot located between KFC and the York County Federal Credit Union (YCFCU) and is the location of the originally proposed CVS pharmacy site. The amended contract zone includes all three of these properties, including language specifying the construction of a rear connector drive serving the clientele of YCFCU and the proposed dental building by directing them to Smith Lane for access to the traffic signal on Main St. The proposal also features improvements to the KFC property for the rear connector as well as creating 12 parking spaces to service the KFC business that will be partially located on the BSDA site. This is a result of some KFC's parking being displaced due to the development of this parcel.

Some notable conditions outlined in the Contract Zone for the Foresite property are 1) a reduction in the front setback from 40 ft to 25 ft, 2) a landscaping plan prepared by a registered landscape architect is to be submitted as part of site plan review, 3) the required number of parking spaces shall be 41 for Phase 1, and 65 at full buildout. The applicant has satisfied these conditions. 62 spaces are required for by the Saco zoning ordinance for this use, and the applicant is providing 67 spaces.

A left turn and right turn in drive from Main Street and a right turn out for north bound traffic is proposed per provisions of the Contract Zone.

The sanitary sewer service will be connected to an existing sewer stub connection installed by the City when utility improvements were completed in Main Street several years back. A new sewer manhole will be provided for the new service and the manhole will be tied to the existing sewer stub as required by the City. The public water service will be connected to an existing two inch service connection installed by the water utility when utility improvements were completed in Main Street several years back.

Traffic/Circulation – Per provisions of the CZ, entry to the site from Main Street will provide for a right turn in north bound and a left turn in south bound. Exiting from the site will only permit a right turn out heading north bound.

The YCFCU property will continue to provide one way circulation around the building, starting at the first drive entry. Exiting vehicles will be directed to Smith Lane via the two way connection drive over the KFC property for southbound and north bound turning movement at the traffic light on Main Street. Vehicles looking to go northbound only have the option to head to Main St.

Biddeford Saco Dental Associates (BSDA) will have the same access from Main Street as YCFCU. Four parking spaces along the southerly side of the new building are reserved for doctors only. Patients and staff will access the parking lot to the rear of the building. Wayfinding signage will be provided to direct patients to Smith Lane via the two way connection drive over the Linron (KFC) property to head south bound and north bound. North bound access will also be permitted by the restricted north bound exit on Main Street. The CZ does allow an off premise sign for BSDA and that is proposed to be located in the Smith Lane right of way (City owned). This sign will provide wayfinding for vehicles heading southbound for access onto the BDSA and YCFCU properties.

When the plan was submitted for review by the city's traffic engineer consultant, a concern was raised about signage for traffic exiting back onto Main St, saying "Right Turn only." The review asked the applicant to revise the site plan to address the change in restricted exit sign to "No Left Turn".

Design: The building will provide a scale and massing indicative of the area. The design and materials will point to traditional New England forms, lines and materials. The proposed colors are earth tone. Parking will be situated to the side and rear of the building allowing the building to create a street presence.

Environmental – The project will disturb more than 1 acre and therefore will be subject to a Maine General Construction permit (MGCP). As part of these requirements the site will be subject to periodic erosion control inspections and stormwater inspections. Since the proposed impervious area for the project is approx. 43, 501 sf, it will not officially require a Chapter 500 permit for developments over an acre of impervious, but local requirements effectively meet Chapter 500 requirements.

Determination of Completeness - The application for the site plan has been found to be complete.

Joyce: "I move to find the application for site plan review to be complete", seconded by Alyssa, and so voted 5-0.

DEPARTMENT REVIEW – Staff reviewed the Biddeford Saco Dental Associates plan at their July 24, 2018 PDRC meeting.

Police Department - No comment.

Fire Department – The applicant was asked to provide turning movement diagrams to the Fire Department so that trucks could safely navigate the site from the Main St access point. Fire apparatus will travel to the dental office via North St to Main St and turn right into the property. The apparatus should then be able to immediately turn left into the first row of parking behind the building.

The applicant provided updated diagrams that include turning movement into the site from Main Street and

Public Works / Engineering Department – Some of the comments from Engineering are described below (a full list of comments is in the application packet).

- Engineering wanted to make sure dumpsters were to be covered and airtight and asked if there would be a second pedestrian sidewalk connection on the northeasterly end of the building and this issue has now been addressed in the site plan.

- **Engineering** also wanted to know if an easement would be defined for the potential future City stormwater BMP adjacent to Main Street and if the applicant is willing to consider incorporating the design and construction of the City's BMP as part of this project with reimbursement from City for associated costs. This would eliminate potential future conflict with landscaping, etc. The applicant is unsure as this area is the site of significant stormwater improvements; alternatives need to be assessed to determine if an easement is possible.

- **Engineering** also wanted the applicant to clarify roadway and pavement width long Smith Lane at the reconfigured entrance. Joe indicated that the city standard is 12' for a local road and this entrance needs to be 12 ft in width. The applicant responded indicating that this standard will be met.

- **Engineering** also indicated that the previous site plan approval and contract zone included a one-way counter clockwise traffic pattern around the YCFCU site and recommends that pattern be maintained as part of this project. The applicant indicated that this will be maintained.

- **Engineering** also wanted to confirm if the building would be sprinkled; the applicant has indicated that the building will not be sprinkled as it does not meet the cubic volume threshold.

Water Resource Recovery District – The Water District has required the applicant to fill out a Wastewater Discharge Application. The district also asked if the applicant has planned to pre-treat the mercury amalgam and wanted to clarify if there will be a separator installed to do so.

The Staff finds that the Site Plan Application submitted for Biddeford-Saco Dental Associates meets the Design Review criteria set forth in Sec. 230-729 of the Saco Zoning Ordinance.

STAFF RECOMMENDATION – The Staff recommends APPROVAL for Site Plan Review and Design Review for Biddeford Saco Dental Associates at 485 Main St with the finding that it meets the requirements of Articles 4, 7, and 11 of the Saco Zoning Ordinance and is based on the conditions of approval dated October 2, 2018

Bob Metcalf, Mitchell & Associates: On behalf of Foresite Realty, LLC, we are proposing a 2-story dental/professional office building to be located at 485 Main Street. The property is a 1.48 acre vacant parcel. Foresite, LLC just received approval for the amended contract zone on June 18, 2018. The plan is essentially the same as presented before, but with modifications. The site plan has been prepared to address

provisions of the Contract Zone, underlying B-2d business zone, and the Site Plan review provisions of the Saco Land Use Ordinance.

Foresite, LLC and Biddeford Saco Dental Associates is currently located at 323 Main Street, and will relocate at this new location on the first floor of this new building. The second story office use and associated parking will be constructed in a second phase. The contract zone includes three properties. The York County Federal Credit Union, the proposed development site (Foresite, LLC), and KFC properties. This parcel was originally proposed as a CVS Pharmacy.

The project will include the construction of a rear connector drive that will direct patrons of BSDA and the York County Federal Credit Union (YCFCU) to Smith Lane for access to the traffic signal on Main Street for south bound and north bound traffic. A left turn and right turn in drive from Main Street and a right turn out for north bound traffic is proposed per provisions of the Contract Zone.

This application includes site improvements to the Linron (KFC) property for construction of the rear connector drive and parking for KFC to be partially located on the Foresite Realty, LLC parcel. There will be wayfinding signs to direct traffic throughout the site.

The proposed plan is essentially the same plan presented to the Planning Board during the Contract Zone Amendment process. Plans have been prepared in accordance with the Site Plan Performance Standards and addressing staff review comments received during the Contract Zone process and pre-submission review with staff.

Design of building will have traditional new England forms, with asphalt shingles, and clad siding, with wood shingle siding on the upper part, and 4/1 windows. The mechanical equipment on the roof top will be hidden. Elevations were shown showing the different sides.

Board discussed the elevations and what was being used to shield the mechanicals on the roof, as well as the landscaping plan, showing the steep slope. **Rene:** A stop sign should be located for those coming out of the YCFCU.

Rene: I move to open the public hearing, seconded by Matt, and so voted 5-0

Ron Giles, owner of KFC: just want to mention that we still do not have a signed agreement. They have verbally agreed, but the attorneys are still working on it.

Rene: I move to close the public hearing, seconded by Matt and so voted 5-0

Rene: need to have a trigger to know when they do the added 3 parking spaces in phase II

Zach will consult with Dick Lambert.

Alyssa: I move to approve the site plan application for Biddeford-Saco Dental Associates as submitted by Bob Metcalf of Mitchell and Associates to construct a new two story 8,344 sf facility at 485 Main St with the finding that it meets the requirements found in Articles 4, 7, and 11 Site Plan Approval Criteria of the Saco Zoning Ordinance and is based on the conditions dated October 2, 2018, and to include the phase 2 parking, seconded by Rene, and so voted 5-0

Respectfully Submitted by,

Maggie Edwards
Board Secretary