



To: Planning Board
From: Lee Jay Feldman, Contract Planner
Date: August 23, 2022
Re: **Sketch Plan-Timber Frame- Map 12 Lot 6 Route 1 Portland Road**

I. Proposal

Timber Frames is seeking approval to construct 6,400 square foot building along with 24,266 square feet of impervious area (gravel) for parking and access for a total impervious area of- 30,666 square feet for a lot coverage of 14.1% on a 5-acre parcel.

There is public water along Portland Road, however the applicant intends to have private water by drilling a well on the property.

The site will be serviced by on lot septic and underground utilities. The site as designed will accommodate tractor trailer access around all sides of the building and the applicant believes 6 parking spaces is more than required.

Chris Coppi delineated completed a vernal pool study on the property. (See Report). Wetlands were derived from another source and will be verified by Chris Coppi as to accuracy. The project will require an Army Corp Wetland fill permit and a DEP Maine Construction General Permit since the project will disturbed more than one acre.

II. Items for Consideration

- A. The applicant will need to review Article VI. Section 6.6.5 Performance Standards in the Business Industrial District and be prepared to address items 1-10 of the Performance Standards.

- B. The plan currently identifies 2 Army Corp Vernal Pool locations. Closer identification and buffers should be considered in the site plan.
- C. A final grading plan should be submitted for the proposed development area.
- D. Inverts for the culverts will need to be established as part of the overall Stormwater plan and grading plan as noted above. The plan should also include the level of cover proposed for the culvert interfacing with the Portland Road.
- E. Proposed well and septic system locations need to be identified
- F. Vegetation and tree line (Limits of Clearing) should be shown especially as it relates to the Portland Road frontage.