



July 24, 2019

3841-7

Mr. Lee Jay Feldman, Director of Planning
Town of Waterboro
24 Townhouse Road
East Waterboro, Maine 04030

**Re: Response to Comments #1
Site Plan Review Application
CONVENIENCE STORE AND OFFICE BUILDING
134 MAIN STREET, EAST WATERBORO, MAINE
Tax Map 5, Lot 47C & 48-1**

Dear Lee:

We have reviewed the comments received at the Staff Review Meeting and the Planning Board meeting and have prepared the following responses to address their concerns. The comments are reiterated in italics for reference with our response, in bold, immediately following:

1. *Will the septic effluent be conveyed to the leach bed by gravity or pump?*

After a review of the septic design, the septic effluent will need to be pumped from the septic tank to the leach field. The location of the septic tank and a detail has been provided on the revised plans.

2. *What types of easements will be on the property for the abutting property?*

There is currently an access easement through the subject property to the abutter for access to a garage located on the property. As part of the project, a new driveway will be extended to the abutting property. A blanket access easement will be provided to allow the abutter to access their property. Furthermore, as part of the project, the existing utility service to the abutting property will be relocated. A blanket utility easement will be provided to allow the abutter to access the electric service on the subject property.

3. *The landlocked property needs frontage on Main Street or a right-of-way to Main Street to be conforming to the Town Ordinance.*

Per Section 2.05 of the Waterboro Zoning Ordinance, "All lots..., if landlocked, shall have a legally recorded access right-of-way, of no less than fifty (50) feet in width, to a public or private road. As such, a 50-foot right-of-way has been provided on the east side of the applicant's property to provide adequate frontage for the abutting property.

4. *The property is comprised of two (2) parcels. These parcels need to be combined prior to construction.*

The applicant understands this and is requesting that a Condition of Approval be included that requires that the parcels be combined prior to initiation of construction and/or issuance of the building permit.

5. *There is an existing stormwater concern created as a result of the discharge from the culvert across Main Street. How will this be addressed? What impact will the project have, from a stormwater perspective, on the abutting properties.*

The stormwater runoff from the culvert across Main Street will be directed to the proposed drainage system and conveyed to the large wetland complex on the southwest corner of the property. Based on the HydroCAD analysis, there will be a reduction in the total amount of stormwater runoff and a reduction in the peak rate of runoff that is directed towards the abutting properties. Overall, the proposed project will have a beneficial impact on the existing stormwater concerns that the abutters have expressed.

6. *The abutters to the east of the project are requesting a fence to be installed along the common boundary line.*

Due to the grade difference between the abutters and the portion of the property to be developed, a fence would not adequately buffer the project. Based on the concerns provided from the abutters, the Landscaping Plan has been revised to include eighteen (18) eastern hemlock trees to be planted along the shared boundary line. As these trees mature, they will provide buffering between the project and the abutters.

7. *There are concerns of a potential oil spill on the property contaminating an abutter's well.*

The drainage structures adjacent to the filling stations will be equipped with a hooded outlet known as a "Snout." This product allows floatables and hazardous materials such as gasoline and oils to float on the surface of the water. In the event of a spill, the Snout would trap the gasoline and oils within the drainage structure allowing collection and disposal by either store staff or the Maine Department of Environmental Protection. Furthermore, any gasoline or oil that would bypass the Snout system would be discharged to the grassed underdrained soil filter, which would trap any gasoline or oils within the filter media. While this event would likely require remediation of the soil filter, it would prevent contamination of any abutting properties. The applicant is also required to comply with a Spill Prevention, Control, and Countermeasure (SPCC) plan that includes measures to prevent and clean up a discharge of oil.

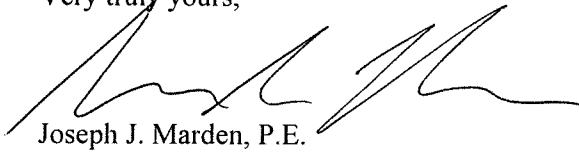
8. *How will snow be managed?*

This comment was mentioned at the Staff Review Meeting. Based on discussions with the owner, and future tenant of the convenience store, the site plan was slightly revised

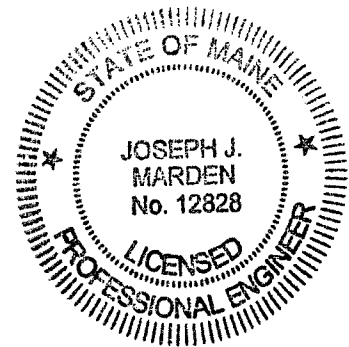
to allow easier snow removal from the pavement. The plan was revised to relocate the dumpster pad to provide an avenue to push snow off of the pavement. Additionally, the grade on the backside of the pavement were revised to allow snow to be pushed towards the southwest corner of the property where the existing septic field is located. This septic field is being discontinued as part of the redevelopment.

We trust that this information satisfactorily addresses the concerns outlined by the peer reviewer. Should you have any questions or require any additional information, please call or contact me via jmarden@sitelinespa.com. We appreciate your assistance with this project.

Very truly yours,



Joseph J. Marden, P.E.
Project Manager



Enclosures

cc: Daniel Peck III, New Horizons Management Company, LLC
Wes Thames, Priority Real Estate Group, LLC