



**Town of Gorham
November 7, 2011
PLANNING BOARD MINUTES**

LOCATION: Burleigh H. Loveitt Council Chambers, 75 South Street, Gorham, Maine

Members Present:

**EDWARD ZELMANOW, Chairman
CHRISTOPHER HICKEY, Vice Chairman
GEORGE FOX
ANDREW MCCULLOUGH
MELINDA SHAIN
COREY THERIAULT**

Members Absent:

THOMAS FICKETT

Staff Present:

**DAVID C.M. GALBRAITH, Zoning
Administrator
THOMAS POIRIER, Town Planner
BARBARA SKINNER, Clerk of the Board**

Edward Zelmanow, Chairman, called the meeting to order at 7:10 p.m. The Clerk called the roll, noting that Thomas Fickett was absent.

APPROVAL OF THE SEPTEMBER 12, 2011 AND OCTOBER 3, 2011 MINUTES

Christopher Hickey MOVED and Andrew McCullough SECONDED a motion to approve the minutes of September 12, 2011 as written and distributed. Motion CARRIED, 5 ayes (Corey Theriault abstaining as not having been present at the September 12 meeting; Thomas Fickett absent). [7:12 p.m.]

Andrew McCullough MOVED and Christopher Hickey SECONDED a motion to approve the minutes of October 3, 2011 as written and distributed. Motion CARRIED, 6 ayes (Thomas Fickett absent). [7:14 p.m.]

COMMITTEE REPORTS

- A. Ordinance Review Committee** – Mr. Zelmanow noted, as discussed earlier in the Board’s workshop, that the Board’s Ordinance Review Committee will meet to review some proposed changes to the Land Use Code.
- B. Streets and Ways Sub-Committee** – Mr. Poirier said discussion is ongoing with the Public Works Director about certain changes to the Minimum Standards for the Design and Construction of Streets and Ways in the Code preparatory to a meeting of this Sub-Committee.

CHAIRMAN’S REPORT – No report.

ADMINISTRATIVE REVIEW REPORT

Mr. Poirier reported that there are two new site plan Administrative Review projects under consideration at this time: Biodiversity Research Institute is proposing to construct a 14-space parking lot with reclaimed asphalt pavement surface at 19 Flaggy Meadow Road. Secondly, Peter Wentworth is proposing a change of use from residential to non-residential at the former fraternity house located at 21 Elm Street, with a service industry use on the first floor, a three-bedroom apartment on the second floor, and the reconstruction of an out building for a possible future service industry.

In response to Mr. Hickey, Mr. Poirier said that the Sawyer Estates issues has not yet been addressed by the Town Council's Ordinance Committee.

ITEM 1 **CONSENT AGENDA** - Site Plan Amendment – Goodwill Industries, Northern New England, 34 Hutcherson Drive – request for approval of an amendment to the Planning Board approval of September 12, 2011, to eliminate the drive aisle from the plan with the wholesale center and attended drop-off center accessed via a sidewalk with stairs and ADA compliant ramp from an expanded parking area. The property is located in the Industrial zone, Map 12, Lot 17.005.

Mr. Zelmanow explained that the consent agenda item is administrative in nature and has been recommended for approval by staff. Therefore, unless a Board member or a member of the public so requests, the item would not be discussed but would be acted upon by the Board without discussion.

Christopher Hickey MOVED and George Fox SECONDED a motion to remove the item from the Consent Agenda.

Discussion: Mr. Hickey said he believes that because of the removal of the drive-up aisle, it would be worthwhile to have the applicant explain why this configuration is the best design. Mr. Poirier explained that the applicant is looking to downsize the improvements and has concluded that the drive-up aisle was not required to support wholesale activities at the site. Mr. Poirier said that if the item is taken off the Consent Agenda, the Board can discuss any of the approval criteria, Findings of Fact, and Conditions of Approval as it usually does. Mr. McCullough confirmed that staff has recommended approval of the item.

Motion to remove the item from the Consent Agenda FAILED, 1 aye (Hickey), 5 nays (Zelmanow, Fox, McCullough, Shain and Theriault) and Thomas Fickett absent.

Mr. Poirier confirmed that the Conditions of Approval have been provided to the applicant.

There being no one from the public who wished to take the item off the Consent Agenda,

George Fox MOVED and Andrew McCullough SECONDED a motion to approve the item on the Consent Agenda with the Findings of Fact and Conditions of Approval as posted prior to the meeting and discussed with the applicant. Motion CARRIED, 5 ayes, 1 nay (Hickey) and Thomas Fickett absent. [7:19 p.m.]

ITEM 2 **FINAL SUBDIVISION REVIEW** – Bramblewood Subdivision Plan - Gregory McCormack's proposal for an 8-lot single-family subdivision under the Development Transfer Overlay district standard and the re-construction of Bramblewood Lane to the Urban Access Road standard. The project is located on 2.6 acres at 162 South Street on Map 25 Lot 7 and is zoned Urban Residential and Development Transfer Overlay.

Mr. Poirier said that this item is on the Board's Agenda for final subdivision approval, preliminary plan approval having been granted on August 1, 2011. Mr. Poirier noted some changes from the preliminary approval, some of which were recommended by the Planning Board and others which were done by the applicant. The first change is that Lot 1 has been added to the final plan, whereas previously the applicant proposed to split the lot out before coming forward with the subdivision. The applicant has installed a drainage ditch along the southern property boundary which drains into the stormwater detention pond to provide some relief to abutting southern property owners. The applicant has also increased the size of the pipe in the detention pond to increase volume in the event a 100-year or 50-year storm occurs. Staff has completed staff notes with all the required changes and has provided the Board with Findings of Fact should the Board move forward with approving the plan this evening.

Dustin Roma, P.E., with Sebago Technics, introduced the applicant, Greg McCormack. Mr. Roma said in addition to including Lot 1 with the subdivision approval, one of the outstanding items during the preliminary plan review was getting the requisite DEP NRPA permit approvals for the wetland fill; this permit is now in hand and is included in their submittal for final approval. Mr. Roma said they have been working with the Portland Water District and the Public Works Director on details for the water main and sewer extensions; approval has been received for low pressure sewer systems for several of the lots, and gravity sewer systems for the top three lots. They have addressed the remaining comments from the Water District, and there is a condition of approval that a clean endorsement from the District will be received prior to the Board's signing of the final plan. Mr. Roma said that the right-of-way has been adjusted from the preliminary plan to make it a consistent 60 feet all the way to the hammerhead, with the front of the buildings lined up along the roadway, eliminating the jog that was on the last two lots. Mr. Roma said that many of the issues they have focused on since the last meeting involved groundwater and stormwater with the surrounding neighborhoods. There is a ditch proposed to be constructed along the entire property line of the abutting properties on Maplewood, which will collect stormwater runoff from the back sides of the lots on this site, keeping the water on site and directing it down to the detention pond through the storm drain system back into the Bramblewood right-of-way. This ditch will provide a means for some of the Maplewood neighbors to direct water into it, helping to alleviate some of their groundwater issues. Mr. Roma said onsite meetings have been held with the neighbors, as well as a meeting at the Town's offices, the Town's peer review has taken another look at the stormwater management, and hopefully the abutters' concerns have been addressed.

Mr. Theriault and Mr. Roma discussed the gravity sanitary sewers proposed for lots 1, 2, 3, and 4, with a force main proposed for lots 5, 6, 7, and 8. The language in the homeowners' deeds will indicate that they do have the ability to tie into the sewer system, but that comes with the maintenance and responsibility of a pump station. The force main in the street will be a public force main. Mr. Zelmanow referred the Board's attention to Condition of Approval #15, "That the applicant shall add information to the property deeds that lots 5 through 8 are responsible for maintenance of their low pressure sewer systems and the deed information will also meet the requirements of the Portland Water District as outlined in their November 2, 2011 memo to Thomas Poirier, Town Planner." Mr. Theriault and Mr. Roma also discussed the driveway for Lot 1, with an easement to avoid another curb cut on South Street.

Ms. Shain noted that she wasn't on the Board for the preliminary approval review, but has reviewed the minutes and materials provided and feels she can make an informed decision on the application.

Mr. Roma advised Ms. Shain that all the lots will have public water and sewer, and there will be small pump stations on the individual properties which the homeowners will be responsible for installing and maintaining. Mr. Poirier advised Mr. Theriault that before the Board signs the final plans, the Portland Water District will provide a final sign-off that they are satisfied with the low pressure sewer design and details.

PUBLIC COMMENT PERIOD OPENED: Richard Barden, 28 Maplewood Drive, spoke of his concerns with groundwater and stormwater increases over the years he has lived in his residence, due in part to development construction and the construction of sidewalks along South Street, and the water problems he has experienced in his own home. He said that Mr. Roma has developed a plan he says will address the water problems and the Town Engineer says this plan will work but asked what recourse do the abutters have in the event the plan does not work. Mr. Barden thanked everyone involved for their consideration of the abutters' issues.

PUBLIC COMMENT PERIOD ENDED.

The Clerk read the Findings of Fact as follows:

CHAPTER III - SUBDIVISION, SECTION III - PRELIMINARY PLAN

C. PRELIMINARY PLAN REVIEW

2) The Planning Board shall include in its review the following general and specific requirements that the development as proposed for approval:

- a) Shall be in conformance with the Comprehensive Plan of the Town, and with all pertinent State and local codes and ordinances, including the Performance Standards related to specific types of development which are stipulated in Chapter II.

Bramblewood Subdivision is in conformance with the Comprehensive Plan of the Town, and with all pertinent State and local codes and ordinances, including the Performance Standards related to Development Transfer Overlay Subdivisions and Urban Access road standards.

- b) Will not cause congestion or unsafe conditions with respect to use of the highways or public roads, existing or proposed on or off the site.

Bramblewood subdivision will not cause congestion or unsafe conditions with respect to use of the highways or public roads existing or proposed on or off the site.

- c) Will not place an unreasonable burden by either direct cause or subsequent effect on the availability of the Town to provide municipal services including utilities, waste removal, adequate roads, fire and police protection, school facilities and transportation, recreational facilities, and others.

Bramblewood subdivision will not place an unreasonable burden, by either direct cause or subsequent effect, on the ability of the Town to provide municipal services including utilities, waste removal, adequate roads, fire and police protection, school facilities and transportation recreational facilities, and others.

- d) Has sufficient water supply available for present and future needs as reasonably foreseeable.

Bramblewood subdivision has sufficient water supply available for present and future needs as reasonably foreseeable.

- e) Will provide for adequate solid and sewage waste disposal for present and future needs as reasonably foreseeable.

Bramblewood subdivision adequately provides solid waste disposal and sewage waste disposal for present and future needs as reasonably foreseeable.

- f) Will not result in undue pollution of air, or surficial or ground waters, either on or off the site.

Bramblewood subdivision will not cause undue pollution of air, or surficial or ground waters, either on or off the site.

- g) Will not cause unreasonable soil erosion or reduction in the capacity of the land to hold water so that a dangerous or unhealthy condition may result.

Bramblewood subdivision will not cause unreasonable soil erosion or reduction in the capacity of the land to hold water so that a dangerous or unhealthy condition may result.

- h) Will not affect the shoreline of any body of water in consideration of pollution, erosion, flooding, destruction of natural features and change of ground water table so that a dangerous or unhealthy condition may result.

Bramblewood subdivision will not affect the shoreline of any body of water in consideration of pollution, erosion, flooding, destruction of natural features, and change of ground water so that a dangerous or unhealthy condition may result.

- i) Will respect fully the scenic or natural beauty of the area, trees, vistas, topography, historic sites and rare or irreplaceable natural or manmade assets.
Bramblewood subdivision will respect fully the scenic and natural beauty of the area, trees, vistas, topography, historic sites and rare or irreplaceable natural or manmade assets.

CHAPTER III - SUBDIVISION, SECTION IV –FINAL PLAN REVIEW

D. FINAL PLAN REVIEW

- 1) The Planning Board shall review the Final Plan of the proposed development as submitted. It shall examine any changes made subsequent to the Preliminary Plan for satisfactory correction.
The applicant has made the subsequent changes to the Preliminary Plan required for approval.
- 3) No Final Plan shall be approved by the Planning Board unless submitted by the developer or his authorized agent within 12 months from the issuance of Preliminary Approval.
The Planning Board granted Preliminary Approval on August 1, 2011, which is within the 12-month required period.

Ms. Shain commented about the maintenance requirements the homeowners will be obliged to perform and the practical implications involved with a small number of homeowners having these responsibilities. Mr. Poirier said that the homeowners' documents have been reviewed by the Town Attorney but staff will not know if there is an issue with maintenance until something happens, at which point there may or may not be an enforcement action involved. Mr. Poirier said this is part of the project's approval, and anyone buying into the subdivision will have to do his homework and read the homeowners' documents.

Mr. Hickey referred to the Development Transfer Overlay district which permits the Board to impose of more specific requirements and asked how they relate to the Findings of Fact. Mr. Poirier explained that under the first Finding, "Shall be in conformance with the Comprehensive Plan of the Town, and with all pertinent State and local codes and ordinances, including the Performance Standards related to specific types of development which are stipulated in Chapter II," staff's review includes all the DTO standards, as well as the requirements involved in access to adjoining lands. The Board therefore does not need to specifically address each standard separately as they are included in that first Finding.

Mr. Hickey referred to the concern he had during the Board's preliminary review about the configuration and quality of Lot 8, particularly in light of the direction of the turnaround. Mr. Roma said that a note was added on the plan that if the road were to be extended the turnaround could be eliminated, with the land reverting back to Lot 8, but the location of the hammerhead is the configuration that Public Works wants. Mr. Roma said Lot 8 could use the hammerhead as a driveway. Mr. Zelmanow replied to Ms. Shain that all reviews show that eight lots can work on the site. Mr. Fox said he is satisfied with the improvements proposed to control stormwater, and said that it is up to a buyer of Lot 8 to decide if it is attractive.

Mr. Poirier confirmed that the Conditions of Approval have been shared with the applicant.

Andrew McCullough MOVED and Corey Theriault SECONDED a motion that the Gorham Planning Board adopts each of the foregoing Findings of Fact and grants final subdivision approval for Gregory McCormack's proposal for 8 single family lots, meeting the requirements of the Development Transfer Overlay District standards, located on 2.6 acres at 162 South Street, Map 25, Lot 7, zoned Urban Residential and Development Transfer Overlay, with conditions of approval posted prior to the meeting and discussed with the applicant. Motion CARRIED, 6 ayes (Thomas Fickett absent). [8:00 p.m.]

OTHER BUSINESS The Chairman noted that it is possible that there will be a second meeting in December. Mr. Poirier said staff will notify the Board should a second meeting be required.

ANNOUNCEMENTS None

ADJOURNMENT

Corey Theriault MOVED and Andrew McCullough SECONDED a motion to adjourn. Motion CARRIED, 6 ayes (Thomas Fickett absent). [8:02 p.m.

Respectfully submitted,

Barbara C. Skinner, Clerk of the Board
_____, 2011

ITEM 1 CONSENT AGENDA - Site Plan Amendment – Goodwill Industries, Northern New England

FINDINGS OF FACT

CHAPTER IV, SITE PLAN REVIEW, SECTION IX, Approval Criteria and Standards

- A. Utilization of the Site** – The plan for the development will reflect the natural capabilities of the site to support development.
The applicant has provided the necessary plans and accessory documentation to show the natural capabilities of the site can support the proposed new internal access driveway and building and parking lot expansions.
- B. Access to the Site** – Vehicular access to the site will be on roads which have adequate capacity to accommodate the additional traffic generated by the development.
Vehicular access to the site is from Hutcherson Drive and Sanford Drive. Both roads have adequate capacity to accommodate the additional traffic generated by the development.
- C. Access into the Site** – Vehicular access into the development will provide for safe and convenient access.
Vehicular access into the site is from a driveway onto Hutcherson Drive and from two driveways onto Sanford Drive. The driveways vary in width from 24' to 30' wide, constructed of bituminous concrete, and connected to allow access throughout the site.
- D. Internal Vehicular Circulation** – The layout of the site will provide for the safe movement of passenger, service and emergency vehicles through the site.
The applicant has provided WB-40 turning templates showing the proposed paved area will provide for safe movement of passenger, service, and emergency vehicles through the site.
- E. Pedestrian Circulation** – The development plan will provide for a system of pedestrian circulation within and to the development.
The sidewalk currently located to the front of the 12 parking spaces will be extended to serve the 24 proposed parking spaces. Pre-cast concrete stairs are also proposed to be constructed to allow pedestrian access from the concrete sidewalk to the wholesale office space.
- F. Storm water Management** - Adequate provisions will be made for the disposal of all storm water collected on streets, parking areas, roofs or other impervious surfaces through a storm water drainage system and maintenance plan which will not have adverse impacts on abutting or downstream properties.
Adequate provisions have been made for the disposal of all storm water collected on parking areas and roofs. The stormwater leaving the site will not have adverse impacts on abutting or downstream properties.
- G. Erosion Control** – For all projects, building and site design and roadway layouts will fit and utilize Existing topography and desirable natural surroundings to the fullest extent possible.
The layout of the building expansion, paved access driveway, and bituminous parking areas will fit and utilize the existing topography and desirable natural surroundings to the fullest extent possible.
- H. Water Supply** – The development will be provided with a water supply system that provides each use with an adequate supply of water meeting the standards of the State of Maine for drinking water.
The existing warehouse building is served by public water from a 2" and an 8" waterline service. The waterline services connect to a 12" watermain located in the Sanford Drive right-of-way. No changes to the existing water supply service are proposed. The existing water supply will provide adequate service to the site.

- I. Sewage Disposal** – A sanitary sewer system will be installed at the expense of the developer if the project is located within a sewer service area as identified by the sewer use ordinance. The Site Plan Review Committee or Planning Board may allow individual subsurface waste disposal systems to be used where sewer service is not available.

The existing warehouse building is served by public sewer service from a 6” gravity sewer service. The gravity service connects to an 8” gravity sewer main located in the Sanford Drive right-of-way. The existing sewer system will be adequate to serve the site.

- J. Utilities** – The development will be provided with electrical and telephone service adequate to meet the anticipated use of the project.

The site is currently served by underground and overhead electrical and telephone utilities and natural gas. No changes are proposed to the existing utility service. The existing utilities are adequate to meet the anticipated use of the project.

- K. Natural Features** – The landscape will be preserved in its natural state insofar as practical by minimizing tree removal, disturbance and compaction of soil, and by retaining existing vegetation insofar as practical during construction.

The proposed improvements to the site are located within previously disturbed areas and minimize the disturbance to soil and existing vegetation to the greatest extent practical.

- L. Groundwater Protection** – The proposed site development and use will not adversely impact either the quality or quantity of groundwater available to abutting properties or public water supply systems.

The proposed construction and use of the site will not adversely impact either the quality or quantity of the groundwater.

- M. Exterior Lighting** – The proposed development will provide for adequate exterior lighting to provide for the safe use of the development in nighttime hours.

To provide for safe use during nighttime hours the developer is proposing the following revisions to the site’s exterior lighting:

- *2 full cut-off wall packs located on the eastern side of the existing warehouse building.*
- *2 pole mounted full cut-off lights located adjacent to the 24 proposed parking spaces and the new access drop-off driveway.*

The applicant has provided a photometric plan Sheet L1: Lighting Plan showing the proposed lighting will not have an adverse impact on abutting properties.

- O. Waste Disposal** – The proposed development will provide for adequate disposal of solid wastes and hazardous wastes.

The applicant is not proposing any storage of external solid waste containers. The applicant will be contracting with a licensed waste hauler. The proposed waste disposal is adequate for the proposed development.

- P. Landscaping** – The development plan will provide for landscaping to define street edges, break up parking areas, soften the appearance of the development and protect abutting properties from adverse impacts of the development.

The existing site provides for adequate landscaping to define street edges, break up parking areas, soften the appearance of the development and protect abutting properties from the development.

- Q. Shoreland Relationship** – The development will not adversely affect the water quality or shoreline of any adjacent water body. The development plan will provide for access to abutting navigable water bodies for the use of occupants of the development.

The development is not located in the Town’s Shoreland Overlay District.

R. Technical and Financial Capacity – The applicant has demonstrated that he has the financial and technical capacity to carry out the project in accordance with this Code and the approved plan.

The applicant has provided a letter from TD Bank North dated July 28, 2011 demonstrating that it has the financial capacity to carry out the project. The applicant has completed similarly sized projects in the past and has the technical capacity to complete the project.

S. Buffering – The development will provide for the buffering of adjacent uses where there is a transition from one type of use to another use and to screen service and storage areas. The buffer areas required by the district regulations will be improved and maintained.

The existing site's landscaping and natural features provide the necessary buffering from adjacent uses.

T. Noise – the applicant has demonstrated that the development will comply with the noise regulations listed in Table 1, Sound Level Limits, and the associated ordinances.

The proposed use of the site will comply with the noise level limits of the Industrial/Commercial District of 70 dBA daytime (7:00 a.m. to 7:00 p.m.) and 60 dBA nighttime (7:00 p.m. to 7:00 a.m.).

Conditions of Approval:

1. That this approval is dependent upon, and limited to, the proposals and plans contained in this application and supporting documents submitted and affirmed by the applicants and that any variation from the plans, proposals and supporting documents is subject to review and approval by the Planning Board or Site Plan Review Committee, except for minor changes which the Town Planner may approve;
2. That prior to the commencement of construction of the site plan, the applicant is responsible for obtaining all required local, state and federal permits;
3. That the applicant shall provide property line information and site information in auto-cad format to the Town Planner prior to the pre-construction meeting;
4. That a sprinkler engineer will certify that the existing sprinkler system meets the requirements for what is stored in the facility and the occupancy;
5. That the entire sprinkler system needs to have the five year internal exam of the piping done before the certificate of occupancy;
6. That the building will be given a single address for the building and business, meeting the requirements of the Fire and Police Chiefs;
7. That a building inspection shall be done by the Code Office and the Fire Department before a certificate of occupancy is issued;
8. That all site construction work shall be carried out in conformance with the Maine Erosion and Sediment Control Best Management Practices, Maine Department of Environmental Protection, latest edition and in accordance with the Erosion and Sedimentation Control information contained in the application;
9. That prior to the commencement of any site improvements, the applicant and the design engineer shall arrange a pre-construction meeting with the Town's Review Engineer, Public Works Director, Fire Chief, Code Enforcement Officer and the Town Planner to review the proposed schedule of improvements, conditions of approval, and site construction requirements;

10. That prior to the pre-construction meeting the applicant will establish the following: a performance guarantee totaling 125% of the costs to complete the construction and an escrow for field inspection meeting the approvals of Town Staff and the Town's Attorney;
11. That the Planning Board Chairman is authorized by the Planning Board to sign the Findings of Fact on behalf of the entire Board; and
12. That these conditions of approval must be added to the site plan and the site plan shall be recorded at the Cumberland County Registry of Deeds within thirty (30) days of the date of written notice of approval by the Planning Board, and a dated mylar copy of the recorded site plan shall be returned to the Town Planner prior to the pre-construction meeting.

ITEM 2 FINAL SUBDIVISION REVIEW - BRAMBLEWOOD SUBDIVISION, GREGORY MCCORMACK, APPLICANT

Approved
Conditions of Approval

1. That this approval is dependent upon, and limited to, the proposals and plans contained in this application and supporting documents submitted and affirmed by the applicants and that any variation from the plans, proposals and supporting documents is subject to review and approval by the Planning Board, except for minor changes which the Town Planner may approve;
2. That prior to the commencement of construction, the applicant is responsible for obtaining all required local, state and federal permits;
3. That the applicant shall provide property line information and site information in auto-cad format to the Town Planner prior to the pre-construction meeting;
4. That the street shall be properly named and signed with Town Approved signs as soon as the road is constructed;
5. That at least one week prior to the date of the pre-construction meeting, a complete set of the final approved plan set will be delivered to the planning office to be distributed to: (1) Code Office, (2) Public Works Director, (3) Inspecting Engineer, and (4) Town Planner;
6. That the Code Enforcement Office shall inspect all primary electrical cable or conduit before burial;
7. That this plan is approved in accordance with the most current provisions of the Development Transfer Overlay District (DTO), all future development of the original parcel or lots created as part of the approved plan must be done in accordance with the provisions of the DTO;
8. That prior to the issuance of a building permit, the development transfer fee for each dwelling unit in the development must be paid to the Town;
9. That per NFPA Fire Prevention Code 1, water mains and hydrants shall be installed and in service before issuance of any building permits;
10. The applicant shall be responsible for recording the approved homeowners' association documents in the Cumberland County Registry of Deeds within 90 days of the date of approval of the subdivision by the Planning Board;
11. That prior to the release of the final signed subdivision mylar, a performance guarantee totaling 125% of the costs to complete the construction will be established with the Town,
12. That prior to the start of construction on the site an escrow fund for field inspections will be established with the Town, and a preconstruction meeting with Town Staff and the Town's engineer for construction scheduling shall be held;
13. That the applicant shall present a letter from the Portland Water District approving of the water and sewer main extensions prior to the Planning Board's endorsement of the final plans;
14. That the applicant shall add a plan note to the subdivision plans stating that lots 5 through 8 are served by low pressure sewer systems and the lot owners are responsible for maintenance of their low pressure sewer systems;
15. That the applicant shall add information to the property deeds that lots 5 through 8 are responsible for maintenance of their low pressure sewer systems and the deed information will also meet the requirements of the Portland Water District as outlined in their November 2, 2011 memo to Thomas

Poirier, Town Planner;

16. That the applicant shall submit the revised required legal documents meeting the approval of Town staff and Town Attorney prior to the Planning Board' endorsement of the final plans;
17. That the proposed upgrade to the existing private way portion of Bramblewood Lane to the Town of Gorham's Urban Access Road shall meet the requirements of the Town of Gorham's Land Use and Development Code and the approval of the Public Works Director;
18. That the applicant shall submit to the Town Planner a copy of the recorded deed with the drainage easement language for the Kathleen and Todd Morrissette parcel prior to the pre-construction meeting;
19. That the Planning Board Chairman is authorized by the Planning Board to sign the Findings of Fact on behalf of the entire Board; and
20. That these conditions of approval must be added to the subdivision plan and the subdivision plan shall be recorded at the Cumberland County Registry of Deeds within thirty (90) days of the Planning Board's endorsement of the final plan, and a dated mylar copy of the recorded subdivision plan shall be returned to the Town Planner.