

City of Belfast Site Plan Review Criteria (Chapter 90)

Applicant: Belfast Water District

Address: 41 Wight Street, Tax Map 33 Lot 30

Use: Quasi-public (water district office)

Description of Project: In 2004, the 1-acre site was developed as Belfast Medical Arts Building, a medical care facility consisting of a 3800 s.f. modular building with a concrete basement, approximately 17,000 s.f. of paved drive and parking, and a stormwater detention pond. The proposed project will utilize the building as office space for Belfast Water District and construct a new storage garage. There will be a few interior alterations and improvements.

Site work will include the following:

- New 40'x80' garage in currently paved area
- Small extension of paved area to align with new garage
- Improvements to detention pond (slight expansion; raise outlet berm 6")
- Installation of stockade fence for buffering.

Review Criteria:

1. **Pollution.** The project will not result in undue water or air pollution. The site is not adjacent to any waterbody. Erosion control barriers will be installed downgradient from all excavations. An oil/water separator will be installed inside the garage to capture hydrocarbons.
2. **Sufficient water.** N/A (public water supply).
3. **Municipal water supply.** The existing facility is served by public water; the new garage will have a new water service installed for domestic use and for washing vehicles.
4. **Soil erosion and sediment control.** The detention pond has a stone-bermed level lip spreader that disperses runoff prior to leaving the site. Erosion control barriers will be installed downgradient from all excavations. Other measures will be implemented as necessary during construction. See Site Plan.
5. **Highway or public road congestion.** Vehicular traffic will decrease significantly from the previous use, because the medical facility had frequent patient visits. There will be 7 employees at this site, although typically only 2 will be in the office; the others will be in the field the majority of the day. In addition, the district's construction related equipment will be stored in the garage. This includes a 5 cubic yard, single axle dump truck, pickup trucks, and a service truck. Typical use of dump truck is one trip out in the morning and return in the afternoon. Service truck and pickup trucks may have several trips per day each.

6. **Sewage waste disposal.** The existing facility discharges to the municipal sewer system. The new garage will also discharge to the municipal sewer system using a separate sewer service. This will include floor drains. Sewerage volumes are expected to decrease in comparison to the previous use.
7. **Municipal solid waste and sewage waste disposal.** The District presently uses Casella Waste for trash removal using a 3-yard dumpster, which gets emptied once a month; they plan to do the same thing at 41 Wight St.
8. **Aesthetic, cultural and natural values.** N/A
9. **Conformity with City ordinances and plans.** The proposed development conforms to the regulations mentioned in the ordinance.
10. **Financial and technical capacity.** Estimated construction costs for the upgrades to the office space is \$150,000. The estimate for the new garage is \$618,000. The District will use the proceeds from the sale of 285 Northport Ave to Nordic to pay for this work.
11. **Surface waters; outstanding river segments.** N/A
12. **Groundwater.** There will be no adverse impact to groundwater.
13. **Flood areas.** The project is not in a flood prone area.
14. **Freshwater wetlands.** There is a narrow strip of freshwater wetland along the easterly property line as shown on the plan. These will not be altered.
15. **Rivers or streams.** There are no rivers or streams on or abutting the property.
16. **Stormwater.** The existing site was designed with a series of catch basins which discharged runoff to a detention pond. Recent topographic survey showed that this pond was not as large as original plans required. The proposed project will take the following measures to comply with stormwater regulations:
 - enlarge the pond to slightly larger than the original design
 - raise spillway top elevation by 6"
 - install orifice on stormwater discharge to restrict peak flow

Runoff was analyzed using HydroCAD software. Following is a comparison of peak flows pre-development (prior to 2004 construction of the medical facility) versus post-development. Based on the models, peak flows will decrease for the 2-, 10-, and 25-year storm events. There is a modest increase predicted for the 50-year event. A similar increase was allowed in the development of the medical arts facility. Note that the

	Peak Flows (cfs)			
Recurrence Interval	2-Year	10-Year	25-Year	50-Year
Pre (2003)	0.57	1.68	2.36	2.99
Post (2022)	0.45	1.48	2.11	3.70
Percent Change	-21%	-12%	-11%	+24%

proposed development will *decrease* peak flows for all storms from the *current* development.

It is our understanding that Wight St will have new storm drainage installed in the future, if it is recommended that some or all of the stormwater that presently goes into the detention pond, be diverted to the new stormwater system in the street, the district will comply with that recommendation immediately.

17. **Access to direct sunlight for abutting property owner for solar energy system.** Neither the existing building (24' h) nor the proposed garage (23' h) is high enough to block sunlight.
18. **Solid waste management.** N/A.
19. **Exterior lighting.** An existing yard light will remain (on dusk to dawn). New cut-off lights will be installed on the east side of the new garage. This will be controlled by motion sensor, so will normally be off.
20. **Buffering of adjacent uses.** See #24 below.
21. **Noise.** Most traffic in and out of site will be passenger vehicles. A dump truck will be stored in the garage and typically depart from the site once per day during normal operating hours, except during emergencies.
22. **Storage of materials.** No materials will be stored on site.

23. **Landscaping.** Site is currently landscaped along the public facing sides of the building. The District may make improvements.
24. **Buffering of residential uses.** A 6’ high stockade fence will be installed along the edge of pavement directly in front of the garage to reduce glare on abutting properties to the south. The north property line already has a stockade fence.
25. **Location of off-street parking.** The existing facility has off-street parking. A number of these will be eliminated when the garage is constructed. City ordinance requires 1.2 spaces per employee for a business office. For 7 employees, this requires 9 spaces. 13 spaces will be retained. See attached plan.
26. **Hazardous waste.** No hazardous waste will be generated or stored on site.
27. **Prevention or control of air pollution.** Heating devices and vehicles comply with emissions codes. There is no other source of air pollution on site.
28. **Protection of public health and safety.** No on-site use will pose a risk to public health and safety.
29. **Adequacy of waste disposal.** No special waste will be generated at the site. See #7 above.
30. **Additional standards for development that may substantially affect the environment.**
N/A

Zoning Ordinance Dimensional Requirements; Zone = Residential 3

Standard	Required	Provided
Min. Lot Size, Non-Residential, Public Sewer, s.f.	10,000	43,500+/-
Min. Street Frontage, Non-Residential	80’	132.9’
Min. Width, Back Lot, Non-Residential	80’	131.8’
Minimum Front Setback, Non-Residential, Primary Structure	10’	25’*
Accessory Structure	20’	190’
Minimum Side Setback, Non-residential Primary Structure	20’	16’*

Accessory Structure	20'	21'
Minimum Rear Setback, Non-residential Primary Structure	20'	218'*
Accessory Structure	20'	57'
Max. Lot Coverage, Impervious Surface; on an Existing Lot Developed for Non-residential Use, Size=43,561+ sf;	80%	50%
Building Height, Max.	38'	24'*

*Existing Office Building
New Garage Height = 23'