



PLANNING BOARD SUBMISSION REQUIREMENTS – Revised 9/20/2022

This narrative, prepared in accordance with **Chapter 102, Article II, Division 3, Section 102-102** of the City of Belfast **Land Use Ordinance**, is for a **Site Plan Review Application Amendment** for the condominium development proposed by Penobscot Community Health Care in Belfast, Maine. This Site previously obtained a Site Plan Review Permit in April 2022; this amendment is for the subdivision of the property and change of use. The criteria for each section are written in italics, followed by a description of how the criteria was addressed.

(1)

A map prepared at a scale of not less than one inch to 50 feet which includes:

- a. The name and address of the applicant or his authorized agent, the name of the proposed use, and a clear identification of any land within 500 feet of the proposed use in which the applicant has title or interest.*
- b. Existing soil conditions as described by a registered soil scientist.*
- c. The names of abutting landowners.*
- d. A perimeter survey of the parcel made and certified by a registered land surveyor relating to reference points, showing true north point, graphic scale, corners of parcel, date of survey and total area.*
- e. Existing and proposed locations and dimensions of any utility lines, sewer lines, water lines, easements, storm drainage facilities and public or private rights-of-way.*
- f. Location, ground floor area and elevations of all buildings and other structures on parcels abutting the site.*
- g. If the site is not to be served by a public sewer line, an on-site soils investigation report, including septic design for the proposed use/ building, by a site evaluator licensed by the state department of human services.*
- h. Location and dimensions of on-site pedestrian and vehicular accessways, parking areas, and loading and unloading facilities, design of ingress and egress of vehicles to and from the site onto public streets, and curb and sidewalk lines.*
- i. A landscape plan showing the location, type and approximate size of plantings and the location and dimensions of all fencing and screening.*
- j. Topography indicating contour intervals of not more than five feet or as requested by the planning board and/or the code enforcement officer.*
- k. Location on the site plan of the Aquifer-Watershed Overlay District, if applicable.*
- l. Location of important scenic vistas which are listed in the comprehensive plan which are in the vicinity of the site.*

Please refer to the Site Plans in **Appendix 5** for items A-l. This project does not propose any physical changes to the property; therefore, several of these items do not apply.



(2)

A written statement by the applicant that shall include the following:

- a. *Evidence by the applicant of his title and interest in the land for which the application is made.*

Please refer to the property deed in **Appendix 1**.

- b. *A description of proposed uses of the site.*

The applicant is proposing to subdivide Tax Map 5 Lot 26 into two individual lots. Lot 2 will be sold, and Lot 1 will be retained by the Applicant. Within Lot 1, the Applicant is proposing to change the use of Building #5 to a medical office and a dentist office. The remaining buildings will be offered for sale as condominiums; the future individual tenants will pursue Site Plan Review when the intended uses are identified. Areas not occupied by buildings will be designated as common area. There will be no physical changes to the property associated with this project.

- c. *Total floor area, height and ground coverage of all proposed buildings and structures and percentage of lot covered by all buildings or structures.*

There are no proposed buildings associated with this project.

- d. *Description of existing and proposed easements, restrictions and covenants placed on the property.*

The Applicant is proposing to subdivide Tax Map 5 Lot 26 into two lots. The proposed lot lines can be seen on the Proposed Site Plan.

- e. *Method of solid waste disposal.*

Solid waste generated by the existing site is collected in dumpsters, located by the utility buildings on Lot 1. It will be necessary for future Lot 2 as well as the condominium tenants' owners, to undergo individual Site Plan review when their uses are identified. During this review, it will be identified how the current and future lots will dispose of solid waste.

- f. *Copies of letters to be sent by the applicant to any owner of land located within 150 feet of any boundary of the property, as depicted on the on the current City tax maps, upon which development is proposed, the City Clerk, the MSAD 34 school superintendent, and the Belfast Water District superintendent notifying them of the proposed development.*

We understand that letters will be sent to abutting property owners by the City. Letters to City staff have been sent as a part of the Site Plan review process. Any responses received prior to the submission of this application are included in **Appendix 4**.

(3)

A written statement by the applicant that shall include the following information if required by the planning board:

- a. *Erosion and sedimentation control plan.*

There is no construction proposed for this project, an Erosion and Sedimentation Control Plan is not necessary.



- b. *Statement of financial capacity, which should include the names and sources of the financing parties, including individuals, banks, government agencies, private corporations, partnerships, and limited partnerships, and whether these sources of financing are for construction loans or long-term mortgages or both.*

Please refer to **Appendix 3** for the applicant's Certificate of Good Standing.

- c. *List of applicable local, state, and federal ordinances, statutes, laws, codes, and regulations pertaining to the development of the site.*

The following City of Belfast's Codes are applicable to the proposed Site Plan:

- Chapter 78: The Comprehensive Plan
- Chapter 90: Site Plans
- Chapter 102: Zoning

- d. *The applicant's evaluation of the availability and suitability of off- site public facilities, including sewer, water, streets, and solid waste.*

There are no physical changes proposed for this project. It will be necessary for future Lot 2, as well as condominium owners, to undergo individual Site Plan review when their uses are identified. During this review, it will be determined if current utility service methods are adequate or if alterations will be necessary.

A statement from the fire chief as to the availability of fire hydrants and/or fire ponds, or provisions of fire protection services.

There are no physical changes proposed for this project. It will be necessary for future Lot 2, as well as condominium owners, to undergo individual Site Plan review when their uses are identified. During this review, it will be determined if current fire suppression methods are adequate or if alterations will be necessary.

- e. *A statement from the Belfast Water District dealing with:*

- i. *Availability of public water if the public water supply is to be used.*
- ii. *The proposed impact of the project in terms of quantity and/or quality of the water on the Aquifer-Watershed Overlay District if applicable.*

There are no physical changes proposed for this project. It will be necessary for future Lot 2, as well as condominium owners, to undergo individual Site Plan review when their uses are identified. During this review, it will be determined if current utility service methods are adequate or if alterations will be necessary. The project is not within the Aquifer-Watershed Overlay District.

- f. *A statement from the public works director that any proposed public road or street construction or alteration will meet City specifications.*

There are no physical changes proposed for this project. It will be necessary for future Lot 2, as well as condominium owners, to undergo individual Site Plan review when their uses are identified. During this review, it will be



determined if there are proposed public roads, or alterations to existing roads.

- g. An estimate of the date when construction will start and when it will be completed.*

No construction is proposed for this project.

- h. A statement as to what measures will be taken to preserve scenic vistas as identified in the comprehensive plan.*

There are no physical changes proposed for this project. It will be necessary for future Lot 2, as well as condominium owners, to undergo individual Site Plan review when their uses are identified. During this review, it will be determined if there are impacts to scenic vistas.

- i. Any other information reasonably required by the planning board and/or the code enforcement officer to determine whether the provisions of this chapter will be met.*

No further information is considered necessary.



OFFICE PARK DISTRICT NARRATIVE – Revised 9/20/2022

This narrative, prepared in accordance with **Chapter 102, Article IX Performance Standards, Division 5 – Nonresidential Development Standards – Office Park District**, of the City of Belfast **Land Use Ordinance**, is for a **Site Plan Review Application** for the condominium development proposed by Penobscot Community Health Center in Belfast, Maine. The section headings are written in italics, followed by a description of how the criteria was addressed.

102-1302

Minimum buffer yard areas for nonresidential uses:

Please refer to the Site Plans in **Appendix 5**. No changes to the existing buffer yards are proposed.

102-1303

Minimum planting requirements for buffer yards for nonresidential structures:

Please refer to the Site Plans in **Appendix 5**. The existing site includes extensive landscaping. No changes to the existing plantings are proposed.

102-1304

Minimum buffer yard planting requirements for nonresidential uses:

Please refer to the Site Plans in **Appendix 5**. The existing site includes extensive landscaping. No changes to the existing plantings are proposed.

102-1305

Nonresidential structure design requirements:

There are no structures proposed, or exterior changes to the existing structures at this time. It will be necessary for future Lot 2, as well as condominium owners, to undergo individual Site Plan review when their uses are identified.

102-1306

Parking Areas – Amount and layout of parking:

There are no changes to the current parking layout at this time. It will be necessary for future Lot 2, as well as condominium owners, to undergo individual Site Plan review when their uses are identified. During this review, it will be determined if current and future parking provisions are adequate.

102-1307

Same – Landscaping requirements:

Please refer to the Site Plans in **Appendix 5**. The existing site includes extensive landscaping. No changes to the existing plantings are proposed.

102-1308

Curb cuts and site access:

We have included a proposed curb cut to Lot 2 on the site plan. It will be necessary for future Lot 2, as well as condominium owners, to undergo individual Site Plan review when their uses are identified. During this review, it will be determined if current and proposed site access methods are adequate.



102-1309

Internal circulation:

There are no proposed changes to internal circulation at this time. It will be necessary for future Lot 2, as well as condominium owners, to undergo individual Site Plan review when their uses are identified. During this review, it will be determined if existing and proposed internal circulation methods are adequate.

102-1310

Utilities:

There are no proposed changes to existing utilities at this time. It will be necessary for future Lot 2, as well as condominium owners, to undergo individual Site Plan review when their uses are identified. During this review, it will be determined if current and proposed utility service methods are adequate.

102-1311

Noise:

There are no proposed sources of noise associated with this project. It will be necessary for future Lot 2, as well as condominium owners, to undergo individual Site Plan review when their uses are identified. During this review, it will be determined if there will be any new sources of noise that require mitigation.

102-1312

Dust, fumes, vapors, and gases:

There are no proposed sources of dust, fumes, vapors, or gases associated with this project. It will be necessary for future Lot 2, as well as condominium owners, to undergo individual Site Plan review when their uses are identified. During this review, it will be determined if there will be any new sources of these items that require mitigation.

102-1313

Odor:

There are no proposed sources of odor associated with this project. It will be necessary for future Lot 2, as well as condominium owners, to undergo individual Site Plan review when their uses are identified. During this review, it will be determined if there will be any new sources of odor that require mitigation.

102-1314

Glare/lighting:

There are no proposed changes to exterior lighting currently. It will be necessary for future Lot 2, as well as condominium owners, to undergo individual Site Plan review when their uses are identified. During this review, it will be determined if current and proposed exterior lighting methods are adequate.



102-1315

Stormwater management:

There is an existing stormwater collection system that discharges to on-site detention ponds. There are no changes to this system proposed and there is no increase in impervious area proposed at this time.

It will be necessary for future Lot 2, as well as condominium owners, to undergo individual Site Plan review when their uses are identified. During this review, it will be determined if there will be any impacts to stormwater management.

102-1316

Wetland Impact:

There are no physical changes to the site associated with this project, there will be no impacts to wetlands. It will be necessary for future Lot 2, as well as condominium owners, to undergo individual Site Plan review when their uses are identified. During this review, it will be determined if there will be any new wetland impacts.

102-1317

Floodplain impact:

The site is not within a mapped floodplain, this section is not applicable.

102-1318

Soils:

There are no physical changes to the site associated with this project; therefore, a soils analysis is not necessary at this time. It will be necessary for future Lot 2, as well as condominium owners, to undergo individual Site Plan review when their uses are identified. During this review, it will be determined if a soils investigation is necessary.

102-1319

Soil erosion and sedimentation control:

There is no construction associated with this project; an erosion and sedimentation control plan is not required.

102-1320

Solid waste collection and disposal:

Solid waste generated by the existing site is collected in dumpsters, located by the utility buildings on Lot 1. It will be necessary for future Lot 2, as well as condominium owners, to undergo individual Site Plan review when their uses are identified. During this review, it will be identified how the current and future lots will dispose of solid waste.

102-1321

Explosive materials and chemical and fuel storage facilities:

There are no explosive materials or chemical fuels stored on the existing site or proposed site. It will be necessary for future Lot 2, as well as condominium owners, to undergo individual Site Plan review when their uses are identified. During this review, it will be determined if any of these materials will be introduced to the property.



102-1322

Hazardous wastes:

There are no hazardous materials stored on the existing or proposed site. It will be necessary for future Lot 2, as well as condominium owners, to undergo individual Site Plan review when their uses are identified. During this review, it will be determined if any of these materials will be present.

102-1323

Construction of off-site improvements:

There is no construction proposed for this project.

102-1324

Impact on municipal facilities and services:

There are no physical changes proposed for this project. It will be necessary for future Lot 2, as well as condominium owners, to undergo individual Site Plan review when their uses are identified. During this review, it will be determined if current and proposed municipal facility and service methods are adequate or if alterations will be necessary.

102-1325

Performance guarantees for required improvements:

There are no construction costs for this project, a Performance guarantee is not required.

102-1326

Determination of project ownership and mechanism to construct and maintain required improvements:

PCHC is the owner and developer of the project; they will be responsible for the local permitting process. Post-subdivision, PCHC will remain the owner of Lot 1; Lot 2 will be sold to others.

102-1327

Handicap accessibility:

There are no physical changes proposed for this project. It will be necessary for future Lot 2, as well as condominium owners, to undergo individual Site Plan review when their uses are identified. During this review, it will be determined if current and proposed handicap access is adequate or if alterations will be necessary.

102-1328

Loading and off-loading areas and operations:

There are no physical changes proposed for this project. It will be necessary for future Lot 2, as well as condominium owners, to undergo individual Site Plan review when their uses are identified. During this review, it will be determined if any loading and off-loading areas are required.



SITE PLAN REVIEW CRITERIA NARRATIVE – Revised 9/20/2022

The Owner and Applicant of this project is Penobscot Community Health Center (PCHC). The Applicant is proposing to subdivide Tax Map 5 Lot 26 into two individual lots. Lot 2 will be sold, and Lot 1 will be retained by the Applicant. Within Lot 1, the Applicant is proposing to change the use of Building #5 to a medical office and a dentist office. Building #8 will remain operated by Bank of America. The remaining buildings will be offered for sale as condominiums; the future owners will pursue Site Plan Review when the intended uses are identified. Areas not occupied by buildings will be designated as common area. There will be no physical changes to Lot 1 as part of this project.

Topographic Map

Please refer to the enclosed location map in **Appendix 2**.

Belfast Code of Ordinances - Land Use Regulations, Chapter 90-42

The information hereafter is numbered in correspondence with City of Belfast's **Chapter 90: Site Plans; Article 11, Section 90-42, b. Criteria for Review by Planning Board**. The criteria for each section are written in italics, followed by a description of how the criteria was addressed.

Pollution

The proposed development will not result in undue water or air pollution. In making this determination, consideration shall be given to:

- a. *The elevation of the land above sea level and its relation to the floodplain (compliance with chapter 78, article II).*

This project does not include any physical changes to the site or increases in impervious area.

- b. *The nature of soils and subsoils and their ability to adequately support waste disposal.*

There are no physical changes to the site associated with this project; therefore, a soils analysis is not necessary at this time. It will be necessary for future Lot 2, as well as condominium owners, to undergo individual Site Plan review when their uses are identified. During this review, it will be determined if a soils investigation is necessary. The existing site is currently served by the City's public system, so it is not expected that any of the future lots will utilize subsurface disposal.

- c. *The slope of the land and its effect on effluents.*

The existing Site utilizes an existing stormwater runoff system that will continue to collect runoff generated by the site. The developed portion of the site is relatively flat and designed to drain to catch basins that discharge into on-site detention ponds. There are no physical changes proposed for this project, so no modifications to the existing stormwater management system are needed. It will be necessary for future Lot 2, as well as condominium owners, to undergo individual Site Plan review when their uses are identified. During this review, it will be determined if the current stormwater management system is adequate.

- d. *The availability of streams for disposal of effluents.*

See item c, above.



- e. *The applicable state and local health and water resource rules, regulations, and codes.*

All applicable regulations and codes will be met with the proposed site amendment.

Sufficient Water

The proposed development has sufficient water available for the reasonably foreseeable needs of the major development and will not unreasonably affect other existing local drinking water resources.

The site is currently served by the City's public water system. There are no proposed changes to existing utilities at this time. It will be necessary for future Lot 2, as well as condominium owners, to undergo individual Site Plan review when their uses are identified. During this review, it will be determined if current and proposed utility service methods are adequate or if alterations will be necessary.

Municipal Water Supply

The proposed development will not cause an unreasonable burden on an existing municipal water supply if one is to be used.

Please refer to the response to the "Sufficient Water" item, above.

Soil Erosion and Sedimentation Control

The proposed development will not cause unreasonable soil erosion or a reduction in the land's capacity to hold water so that a dangerous or unhealthy condition results. The criteria in Maine Erosion and Sediment Control Handbook for Construction, Best Management Practices, prepared by Cumberland County SWCD and the state department of environmental protection, 1991, shall be followed.

There is no construction associated with this project, and erosion and sedimentation control plan is not required.

Highway or Public Road Congestion

The proposed development will not cause unreasonable highway or public road congestion or unsafe conditions with respect to the use of the highways or public roads existing or proposed, and, furthermore, the developer has made adequate provision for traffic movement of all types into, out of or within the development area. The code enforcement officer shall consider traffic movement both on-site and off-site. Before issuing a permit, the code enforcement officer shall find that any traffic increase attributable to the proposed development will not result in unreasonable congestion or unsafe conditions on a road in the vicinity of the proposed development. A traffic study may be required.

We have included a proposed curb cut to Lot 2 on the site plan. It will be necessary for future Lot 2, as well as individual Lot 1 tenants, to undergo individual Site Plan review when



their uses are identified. During this review, it will be determined if current and proposed site access and traffic management methods are adequate.

Sewage Waste Disposal

The proposed development will provide adequate sewage waste disposal in compliance with federal, state, and local laws, rules, ordinances, and regulations.

The site is currently served by the City's public sewage waste disposal system. There are no proposed changes to existing utilities at this time. It will be necessary for future Lot 2, as well as condominium owners, to undergo individual Site Plan review when their uses are identified. During this review, it will be determined if current and proposed utility service methods are adequate.

Municipal Solid Waste and Sewage Disposal

The proposed development will not cause an unreasonable burden on the City's ability to dispose of solid waste and sewage. If municipal services are to be utilized, a letter from the City indicating current capacity and availability of municipal sewer shall be submitted for the record.

Solid waste generated by the existing site is collected in dumpsters, located by the utility buildings on Lot 1. It will be necessary for future Lot 2, as well as condominium owners, to undergo individual Site Plan review when their uses are identified. During this review, it will be identified how the current and future lots will dispose of solid waste.

Aesthetic, Cultural and Natural Values

The proposed development will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites, archeological sites, significant wildlife habitat identified by the state department of inland fisheries and wildlife or the City as rare and irreplaceable natural areas or any public rights for physical or visual access to the shoreline.

There are no physical changes proposed for this project at this time; there will be no negative impacts on aesthetic, cultural, or natural values. It will be necessary for future Lot 2, as well as condominium owners, to undergo individual Site Plan review when their uses are identified. During this review, it will be determined if there will be any impacts to these values.

Conformity with City Ordinances and Plans

The proposed development conforms with the floodplain regulations (chapter 78, article II), the comprehensive plan, the zoning regulations (chapter 102), the shoreland zoning regulations (chapter 82), the subdivision ordinance, and the technical standards (chapter 98).

This development amendment conforms where applicable with the floodplain regulation, the comprehensive plan, the zoning regulations, and the technical standards.



Financial and Technical Capacity

Financial and technical capacity. The developer has adequate financial and technical ability to develop the project in a manner consistent with state and local performance, environmental and technical standards.

There is no construction proposed for this project at this time, the estimated construction costs are zero.

Please refer to the Applicant's Certificate of Good Standing **Appendix 3**.

Surface Waters; Outstanding River Segments

Whenever situated entirely or partially within the watershed of any pond or lake or within 250 feet of any wetland, great pond or river as defined in 38 M.R.S.A. chapter 3, subchapter I, article 2-B, the proposed development will not adversely affect the quality of that body of water or unreasonably affect the shoreline of that body of water.

The existing Site utilizes an existing stormwater runoff system that will continue to collect runoff generated by the site. The developed portion of the site is relatively flat and designed to drain to catch basins that discharge into on-site detention ponds. While there are no physical changes proposed for this project, it will be necessary for future Lot 2, as well as condominium owners, to undergo individual Site Plan review when their uses are identified. During this review, it will be determined if the current stormwater management system is adequate.

Groundwater

The proposed development will not, alone or in conjunction with existing activities, adversely affect the quality or quantity of groundwater or any public or private water source.

There is no groundwater use or extraction proposed for this project. It will be necessary for future Lot 2, as well as condominium owners, to undergo individual Site Plan review when their uses are identified. During this review, it will be determined if there will be any impacts on groundwater.

Flood Areas

If the development or any part of it is located in a flood prone area, based on the Federal Emergency Management Agency's flood boundary and floodway maps and flood insurance rate maps and information presented by the applicant, then the developer shall determine the one- hundred-year flood elevation and flood hazard boundaries within the development. All structures in the proposed development must be constructed with their lowest floor, including basement, at least two feet above the one-hundred-year elevation.

The development is not within a mapped flood hazard area.



Freshwater Wetlands

All freshwater wetlands within the proposed development shall be identified on plans submitted as part of the application.

There are no physical changes to the site associated with this project, there will be no impacts to wetlands. It will be necessary for future Lot 2, as well as condominium owners, to undergo individual Site Plan review when their uses are identified. During this review, it will be determined if there will be any new wetland impacts.

Rivers or streams

Any river or stream within or abutting the proposed development shall be identified on maps submitted as part of the application. For purposes of this section, the terms "river" and "stream" are defined as provided in section 90-1.

There are no known streams or rivers located on the property.

Stormwater

The proposed development will provide for adequate stormwater management.

There is an existing stormwater collection system that discharges to on-site detention ponds. There are no changes to this system proposed and there is no significant increase in impervious area proposed at this time.

It will be necessary for future Lot 2, as well as condominium owners, to undergo individual Site Plan review when their uses are identified. During this review, it will be determined if there will be any impacts to stormwater management as a result of future uses on Lot 2.

Access to Direct Sunlight

Access to direct sunlight for abutting property owner for solar energy system. The planning board may, to protect and ensure access to direct sunlight for solar energy systems, prohibit, restrict, or control development. The developer shall, on request of the planning board or code enforcement officer, submit development plans which include either one or a combination of the following:

- 1. Restrictive covenants.*
- 2. Height restrictions.*
- 3. Increased setback requirements*

There are no physical changes proposed for this project, there will not be any adverse impacts on access to direct sunlight by abutting properties. It will be necessary for future Lot 2, as well as condominium owners, to undergo individual Site Plan review when their uses are identified. During this review, it will be determined if there will be impacts to sunlight access.



Solid Waste Management

The proposed development will provide for adequate disposal of solid wastes. All solid waste will be disposed of at a licensed disposal facility having adequate capacity to accept the project's waste.

Solid waste generated by the existing site is collected in dumpsters, located by the utility buildings on Lot 1. It will be necessary for future Lot 2, as well as condominium owners, to undergo individual Site Plan review when their uses are identified. During this review, it will be identified how the current and future lots will dispose of solid waste.

Exterior Lighting

The proposed development will provide for adequate exterior lighting to provide for the safe use of the development in nighttime hours if such use is contemplated. All exterior lighting will be designed and shielded to avoid undue glare and adverse impact on neighboring properties and rights-of-way.

There are no proposed changes to exterior lighting at this time. It will be necessary for future Lot 2, as well as condominium owners, to undergo individual Site Plan review when their uses are identified. During this review, it will be determined if current and proposed exterior lighting methods are adequate.

Buffering of Adjacent Uses

The development will provide for the buffering of adjacent uses where there is a transition from one type of use to another use and for the screening of service and storage areas. The buffer may be provided by distance, landscaping, fencing, changes in grade, and/or a combination of these or other techniques.

The existing site is very well landscaped and buffered from adjacent properties. No changes to these buffers are proposed.

Noise

The development will control noise levels such that it will not create unreasonable interference with use and enjoyment of neighboring properties.

There are no sources of noise generation proposed as part of this amendment. It will be necessary for future Lot 2, as well as condominium owners, to undergo individual Site Plan review when their uses are identified. During this review, it will be determined if any sources of noise will be present within Lot 2.

Storage of Materials

- a. *Exposed nonresidential storage areas, exposed machinery, and areas used for the storage or collection of discarded automobiles, auto parts, metals or other articles of salvage or refuse shall have sufficient setbacks and screening, such as a stockade fence or a dense evergreen hedge, to provide a visual buffer sufficient to screen the proposed use from abutting residential uses and users of public streets.*



- b. *All dumpsters or similar large collection receptacles for trash or other waste shall be located on level surfaces which are paved or graveled. Where the dumpster or receptacle is located in a yard which abuts a residential or institutional use or a public street, it shall be screened by fencing or landscaping.*
- c. *Where a potential safety hazard to children is likely to arise, physical screening sufficient to deter small children from entering the premises.*

No materials will not be stored on the proposed site. It will be necessary for future Lot 2, as well as condominium owners, to undergo individual Site Plan review when their uses are identified. During this review, it will be determined if any material storage will be present within the subdivision.

Landscaping

The development plan will provide for landscaping that breaks up parking areas, softens the appearance of the development and protects abutting properties from any significant adverse impacts of the development. (See chapter 98 for standards for landscaping parking lots.)

The existing property is extensively landscaped. There are no changes to the existing landscaping proposed. Some of the existing landscaping has become overgrown due to lack of maintenance, so the owner does plan to trim some of the existing plantings. Future individual lot owners will be responsible for landscaping maintenance.

Buffering of Residential Uses

- a. *Any lot within the urban compact line as now existing or as from time to time modified of the community that is used for nonresidential or multifamily residential purposes shall have a landscaped buffer on any property line that abuts a residential use or residentially zoned lot. The width of the buffer may vary depending on the treatment of the area. A buffer with dense planting, fencing, or changes in grade may be as little as five feet in width. A buffer with moderate levels of planting should be 10 feet to 15 feet in width.*
- b. *In all residential settings, the width of the vegetated buffer should be increased to a minimum of 25 feet. Areas adjacent to service, loading, or storage areas should be screened by dense planting, berms, or a combination thereof.*

The existing site is well buffered and no changes to these buffers are proposed.

Location of Off-Street Parking

Off-street parking will be located in the back yard of the property and will be adequately screened as described in Chapters 98-232 and 98-243.

There are no physical changes to the site associated with this project, there will be no changes to the existing parking layout. It will be necessary for future Lot 2, as well as condominium owners, to undergo individual Site Plan review when their uses are identified. During this review, it will be determined if any changes to parking or loading areas are necessary.



Hazardous Waste

The applicant shall demonstrate compliance with federal and state laws and regulations when hazardous waste is generated or stored on-site.

There are no hazardous materials stored on the existing site. It will be necessary for future Lot 2, as well as condominium owners, to undergo individual Site Plan review when their uses are identified. During this review, it will be determined if any of these materials will be present.

Prevention or Control of Air Pollution

No use shall be allowed which creates a substantial risk of air pollution, whether by dust, chemicals, odor or otherwise, which would pose a significant risk of harm to local populations within the City or injury to wildlife, vegetation or to property, or harm to use and enjoyment of surrounding property. It is not the intent of this provision to merely require compliance with state or federal air quality standards, but rather to enforce a standard which may be more encompassing and stricter than those state and federal standards as presently constituted.

This project will not generate the emission of any dust, fly ash, fumes, vapors, gases, or particulate matter that will have an adverse effect on human health, animals, vegetation, or property. It will be necessary for future Lot 2, as well as condominium owners, to undergo individual Site Plan review when their uses are identified. During this review, sources of air pollution will be examined for each lot.

Protection of Public Safety and Health

The proposed development shall provide for safe and healthful conditions. No proposed use may be approved which creates a substantial risk of causing damage to the public health or welfare.

This development follows all applicable local, state, and federal codes and regulations that ensure protection of public health and safety.

Adequacy of Waste Disposal

The applicant shall clearly demonstrate to the code enforcement officer that all quantities and types of waste generated by the proposed use can be dealt with and disposed of while maintaining safe and healthful conditions.

Solid waste generated by the existing site is collected in dumpsters, located by the utility buildings on Lot 1. It will be necessary for future Lot 2, as well as condominium owners, to undergo individual Site Plan review when their uses are identified. During this review, it will be identified how the current and future lots will dispose of solid waste.

**Additional Standards**

Additional standards for development that may substantially affect the environment. Additionally, if the proposed development meets the definition of development that may substantially affect the environment, as defined in 38.

This project will comply with Chapter 102, Article IX, Division 2 – Environmental Standards of the City of Belfast Ordinance. This narrative is included in this application.



ENVIRONMENTAL STANDARDS NARRATIVE – Revised 9/20/2022

This narrative is prepared in accordance with **Chapter 102, Article IX, Division 2, Environmental Standards** of the City of Belfast's **Land Use Ordinance**. The criteria for each section are written in italics, followed by a description of how the criteria was addressed.

Subsurface Wastewater Disposal

- a. *In all zoning districts, the approval of permit applications shall be subject to evidence of satisfactory subsurface soil conditions for drainage and sewage disposal, and, where on-site septic disposal is proposed, shall be subject to prior obtainment of a plumbing permit for the installation of the subsurface water disposal system.*
- b. *The requirements and standards of the state department of environmental protection and department of human services and the latest revised edition of the state plumbing code shall be met.*
- c. *A subsurface wastewater disposal system must be designed and installed for any new use, expanded use, or change of use unless the use is to be served by municipal sewer.*

There are no physical changes to the site associated with this project; therefore, a soils analysis is not necessary at this time. It will be necessary for future Lot 2, as well as condominium owners, to undergo individual Site Plan review when their uses are identified. During this review, it will be determined if a soils investigation is necessary. The existing site is currently served by the City's public system, so it is not expected that any of the future lots will utilize subsurface disposal.

Erosion Control

Erosion of soil and sedimentation of watercourses and water bodies shall be minimized by employing the following best management practices as set forth in Maine Erosion and Sediment Control Handbook for Construction Best Management Practices, prepared by the Cumberland County Soil and Water Conservation District and the state department of environmental protection, 1991:

1. *Stripping of vegetation, soil removal and regrading or other development shall be accomplished in such a way as to minimize erosion.*
2. *The duration of exposure of the disturbed area shall be kept to a practical minimum.*
3. *Temporary vegetation and/or mulching shall be used to protect critical areas during development.*
4. *Permanent (final) vegetation and mechanical erosion control measures shall be installed as soon as practicable after construction begins.*
5. *Until a disturbed area is stabilized, sediment in runoff water shall be trapped by the use of debris basins, silt traps, or other acceptable methods as determined by the code enforcement officer.*
6. *The top of a cut or the bottom of a fill section shall not be closer than 10 feet to an adjoining property, unless otherwise specified by the code enforcement officer or*



the Planning Board. Extraction operations (sand pits, etc.) shall not be permitted within 100 feet of any property line, except as provided for in this chapter.

- 7. During grading operations, methods of dust control shall be employed.*
- 8. Those areas with soil unsuitable for construction shall be utilized for open space.*
- 9. Trees and other vegetation shall be preserved wherever possible.*
- 10. Lot grading shall be held to a minimum by fitting the development to the natural contour of the land and avoiding substantial areas of excessive grade.*

This development will not require any construction; therefore, an Erosion and Sedimentation Control Plan is not necessary.

Control of stormwater run-off

Surface water runoff shall minimize and detained on-site if possible. If it is not possible to detain water on-site, downstream improvements to the channel may be required to prevent flooding. The natural state of watercourses, swales, floodways, or rights-of-way shall be maintained as nearly as possible. The stormwater design shall be for a fifty-year storm, that is, the largest storm which would be likely to occur during a fifty-year period.

The existing Site utilizes an existing stormwater runoff system that will continue to collect runoff generated by the site. The developed portion of the site is relatively flat and designed to drain to catch basins that discharge into on-site detention ponds. There are no physical changes proposed for this project, so no modifications to the existing stormwater management system are needed. It will be necessary for future Lot 2, as well as condominium owners, to undergo individual Site Plan review when their uses are identified. During this review, it will be determined if the current and proposed stormwater management systems meet applicable standards.

Wastewater pollution

- a. Wastewater to be discharged into City sewers, should they be available, shall be in such quantities and/or of such quality as to be compatible with federal and state standards and in compliance with chapter 62, article II.*
- b. To meet those standards, the City may require that such wastes shall undergo pretreatment or full treatment at the site in order to render them acceptable for the treatment processes.*
- c. The disposal of wastewater by means other than a public system must comply with the laws of the state.*

There are no physical changes to the site associated with this project; there are no changes to wastewater effluent proposed at this time. It will be necessary for future Lot 2 4, as well as condominium owners, to undergo individual Site Plan review when their uses are identified. During this review, it will be determined if the City has the means to serve the existing and proposed developments.



Air Pollution

Uses which would cause emission of dust, fly ash, fumes, vapors, or gases which will have an adverse impact on human health, animals, vegetation, or property, or strain persons or property, at any point beyond the lot line of the commercial or industrial establishment creating that emission shall be prohibited. All such activities shall also comply with applicable federal and state regulations. Construction is not a use for the purposes of this section.

This project will not generate the emission of any dust, fly ash, fumes, vapors, gases, or particulate matter that will have an adverse effect on human health, animals, vegetation, or property. It will be necessary for future Lot 2, as well as condominium owners, to undergo individual Site Plan review when their uses are identified. During this review, sources of air pollution will be examined for each lot.

Odors

No land use or establishment shall be permitted to produce noxious or harmful odors perceptible beyond the lot lines, either at ground or habitable elevation.

There are no proposed sources of odor associated with this project. It will be necessary for future Lot 2, as well as condominium owners, to undergo individual Site Plan review when their uses are identified. During this review, it will be determined if there will be any new sources of odor that require mitigation.

Glare

No land use or establishment shall be permitted to produce a light or reflection of that light beyond its lot lines onto neighboring properties which would interfere with the permitted use of that property or be inconsistent with the character of lighting in the area, or onto any City way so as to impair the vision of the driver of any vehicle upon that City way.

There are no proposed changes to exterior lighting associated with this project. It will be necessary for future Lot 2, as well as condominium owners, to undergo individual Site Plan review when their uses are identified. During this review, it will be determined if current exterior lighting methods are adequate or if alterations will be necessary.

Noise

Noise may be equal to but not exceed, during any consecutive eight-hour period, an average of 75 dB(A) (re 20 micronewtons/m²) measured at any boundary line. During the peak activity of 60 minutes in a twenty-four-hour period a noise may not exceed 115 dB(A) when measured at the source.

There are no proposed sources of noise associated with this project. It will be necessary for future Lot 2, as well as condominium owners, to undergo individual Site Plan review when their uses are identified. During this review, it will be determined if there will be any new sources of noise that require mitigation.



Gravel Extraction

Regardless of acreage involved, all gravel extraction operations in the City shall be subject to the rules and guideline of the state department of environmental protection referenced under the Site Location Law, 38 M.R.S.A. §§ 481-490, and department of environmental protection regulations pursuant to the Site Location Development Law, 38 M.R.S.A. chapters 371-377, and the provisions of chapter 90, pertaining to site plan review, no matter what the size of the non-vegetated area.

This is not a gravel extraction operation; this section does not apply. It will be necessary for future Lot 2, as well as condominium owners, to undergo individual Site Plan review when their uses are identified. During this review, it will be determined if any of the proposed uses associate with gravel extraction.

Heating Systems and Oil Storage Tanks

Home heating oil systems, including oil storage tanks, shall be installed in compliance with 32 M.R.S.A. Ch. 33, the current edition of National Fire Protection Standard No. 31, and any other standards and regulations adopted by the state oil and solid fuel board.

There are no changes to the existing heating systems or storage tanks proposed for this project. It will be necessary for future Lot 2, as well as condominium owners, to undergo individual Site Plan review when their uses are identified. During this review, it will be determined if any of the proposed uses will require changes to these systems.

Burning of Household Waste

All burning or disposal of household trash, brush and stumps shall require approval from the state department of environmental protection, except backyard burning of trash for a single-family occupancy in an approved container as allowed by state law, rules, or regulations.

Solid waste generated by the existing site is collected in dumpsters, located by the utility buildings on Lot 1. It will be necessary for future Lot 2, as well as condominium owners, to undergo individual Site Plan review when their uses are identified. During this review, it will be identified how the current and future lots will dispose of solid waste.

Timber Harvesting

Persons carrying on timber harvesting operations must submit a forestry harvesting plan prepared by a Maine licensed forester. The requirements of this section shall be met by selecting the most appropriate best management practices (BMPs) options contained in the publication entitled "Erosion and Sediment Control Hand-book for Maine Timber Harvesting Operations: Best Management Practices," Maine Forest Service, June 1991, as amended. The Erosion and Sediment Control Handbook for Maine Timber Harvesting Operations: Best Management Practices is hereby specifically incorporated in this section.



This is not a timber harvesting operation; this section does not apply. It will be necessary for future Lot 2, as well as condominium owners, to undergo individual Site Plan review when their uses are identified. During this review, it will be determined if any of the proposed uses associate with timber extraction.

Uses in Wetlands

Any proposed land use located in wetlands must demonstrate compliance with the provisions of the National Resource Protection Act.

There are no physical changes to the site associated with this project, there will be no impacts to wetlands. It will be necessary for future Lot 2, as well as condominium owners, to undergo individual Site Plan review when their uses are identified. During this review, it will be determined if there will be any new wetland impacts.

Uses in Floodplains

Any proposed land use located in a floodplain must be in compliance with the provisions of chapter 78, article II.

The site is not within a mapped floodplain, this section is not applicable.

Soils

Soils must be adequate for the intended purpose.

There are no physical changes to the site associated with this project; therefore, a soils analysis is not necessary at this time. It will be necessary for future Lot 2, as well as condominium owners, to undergo individual Site Plan review when their uses are identified. During this review, it will be determined if a soils investigation is necessary.