

432 Cony Road
P.O. Box 4687
Augusta, ME 04330



(207) 623-9475
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**Site Plan Application for
Gary Violette Properties
September 13, 2016**

A) General Submission Information

1. Owner/Applicant:

Gary Violette
1036 Western Avenue
Manchester, ME 04351
Phone#622-5994

Agent:

Coffin Engineering & Surveying, Inc.
P.O. Box 4687
Augusta, ME 04330
Phone#623-9475

2. Name of Proposed Development

Gary Violette Properties

Location: Corner of Western Avenue and Pond Road.

Zoning District: Manchester Village and Shoreland Districts.

Major Project X

3. Use/Uses proposed for approval:

The applicant proposes to erect two 5,000 sf free standing commercial buildings and a new 4,735 sf convenience store with gas pumps. The existing Mulligan's C-Store will be demolished and a new store erected. It is anticipated that the existing store will stay open during construction. It is unclear at this time who or what use will occupy these two 5,000 sf commercial buildings, but more enough parking has been provided. All of the proposed buildings are all depicted on the site plan (sheet C-1).

All three new buildings will connect to public water and sewer. Power will be provided from the existing service lines along Route 202 and Pond Road. All onsite power will be run underground. Underground propane tanks will be provided for each building as well. All exterior lighting will be "dark sky" with all fixtures pointed downward. New landscaping is proposed around the new parking areas and this in combination with the existing landscaping provide a well-groomed site.

4. Names and addresses of abutting property owners:

Map/Lot: U11-002
GIRARD, RONALD J. JR.
32 POND ROAD
MANCHESTER ME 04351

Map/Lot: U15-049-&50
RARED MANCHESTER, LLC
RITE AID #4735
P.O. BOX 3165
HARRISBURG PA 17105

Map/Lot: U11-004-OOA
THE BANK OF MAINE
FKA: GARDINER SAVINGS INST.
P.O. BOX 190
GARDINER ME 04345

Map/Lot: R03-100
PRESCOTT, SANDRA
60 POND ROAD
MANCHESTER ME 04351

Map/Lot: U18-008
WEEKS, ELEANOR L &
TRUSTTEES OF THE
HARDCASTLE REV.
408 MCKENDREE LANE
MYRTAL BEACH SC 29579

Map/Lot: U18-019
GAMMON, EVERETT &
DORIS
17 PUDDLEDOCK ROAD
MANCHESTER ME 04351

Map/Lot: U18-010-00B
BALDWIN, BRANDON
BELLOWS, SHENNA
33 KERNS HILL ROAD
MANCHESTER ME 04351

Map/Lot: U15-052
MANCHESTER FIRE STATION
P.O. BOX 18
MANCHESTER ME 04351

Map/Lot: U11-001-00B
AYOTTE, MICHELLE
BRAGG, SCOTT
P.O.BOX 272
MANCHESTER ME 04351

Map/Lot: U18-001 & 02
MURCH, FRANCES & WILLIAM
C/O STEVEN STAPLES
P.O. BOX 278
E. WINTHROP ME 04343

Map/Lot: U18-007
BILODEAU, ROLAND A. & MARIE L.
TRUSTEES-BILODEAU
FAM.REV.TRUST
15385 MYRTLE ST.
FT MYERS FL 33908 1758

Map/Lot: U11-001-OOA
MURRAY, GARY & MARGARET
P.O. BOX 465
MANCHESTER ME 04351

Map/Lot: U18-005
KENNEBEC SAVINGS
BANK
150 STATE STREET
AUGUSTA ME 04332

Map/Lot: U11-004
PARKHURST, LLC
11 NORTH CAMPERS ROAD
READFIELD ME 04355

Map/Lot: U18-001 A&B
BELGRADE AUTO, INC.
884 WESTERN AVENUE
MANCHESTER ME 04351

Map/Lot: U18-006
HIPPLER, JAMES
P.O. BOX 15
MANCHESTER ME 04351

Map/Lot: U18-016-00A
BALLARD, KENNETH T. JR.
BALLARD, CAROL A.
5352 CRAMER ROAD
CANANDAIGUA, NY 14424

Map/Lot: U18-018
DAGGETT-NICHOLS, STEPHANIE,
DAGGE
P.O.BOX 104
MANCHESTER ME 04351

Map/Lot: U18-020
WIZBE INNOVATIONS,
LLC.
903 WESTERN AVENUE
MANCHESTER ME 04351

Map/Lot: U18-021
HIPPLER JR., CHARLES
P.O. BOX 6
MANCHESTER ME 04351

Map/Lot: U18-014-&15
MANCHESTER COMMUNITY CHURCH
P.O. BOX 23
MANCHESTER ME 04351

Map/Lot: U18-017
BALLARD, KENNETH T. JR.
5352 CRAMER ROAD
CANANDAIGUA, NY 14424

Map/Lot: U18-017-OOB
MCKENNEY, MICHAEL N.
P.O. BOX 143
MANCHESTER ME 04351

Map/Lot: U18-016
BALLARD, KENNETH T. JR.
BALLARD, CAROL A.
5352 CRAMER ROAD
CANANDAIGUA, NY 14424

5. Sketch Map:
See the attached site location map (SLM)
6. (This may be a tax map with property highlighted).
This appears to be part of #5.
7. Boundaries of property:
See the Site Plan (C-1)
8. Tax Map and lot number of the parcel:
Tax Map U-11, Lot 1
Tax Map U-18, Lot 11
Tax Map U-18, Lot 12
Tax Map U-18A, Lots 4 & 5
9. Copy of the deed:
Book 6259-Page 33 & 35
Book 6655-Page 337 & 339
Plan Book 1998-Page 123
10. Land Surveyor: Kane P. Coffin, PLS 1292
Engineer: James E. Coffin, PE 8500
11. Name of proposed street:
Not applicable as none are proposed.

B) Existing Conditions

1. See Site Plan (C-1)
2. See Site Plan (C-1)
3. See Site Plan (C-1)
4. See Site Plan (C-1)
5. See Site Plan (C-1)
6. See Site Plan (C-1)
7. See Site Plan (C-1)
8. See Site Plan (C-1)
9. See Site Plan (C-1)

C) Proposed Development Activity

1. The buffers are shown on the plan. The building setbacks are shown on sheet C-1.
2. All the proposed buildings and the ground floor elevations are labeled on sheet C-1.
3. The proposed driveways and parking areas are shown on sheet C-1.
4. Not applicable as there are no proposed roadways.
5. Not applicable as there are no proposed roadways.
6. Both public water and sewer with each shown on sheet C-1 service the site.
7. A DEP Stormwater Permit Application was submitted on July 27, 2016 and a copy of this permit application is available at the town office.
8. The existing signs will be relocated as shown on the Site Plan (C-1).
9. The exterior lighting exists, and consists of wall-mounted lights and pole-mounted lights. All new lighting will be via wall packs with no more than 0.5-foot candles crossing any property line. Dark Sky fixtures will be utilized to prevent light trespass onto abutting properties.
10. The proposed landscaping and buffering are shown on sheet C-1

D) Additional Information and Requirements:

1. A stormwater permit application has been filed with the DEP and a copy is available at the town office. The applicant's agent has met with the DOT on site and implemented the information into the existing Site Plan.
2. Construction for the project will begin as soon as possible. The applicant will keep the existing C-store operational while erecting the new C-store behind the existing store. A temporary trailer

may be utilized as needed for Dunkin Donuts customers. It is anticipated that the new C-store will be open in the fall of 2017. Once the applicant has a tenant for the building in the rear of the property he will erect the proposed structure. The proposed building located along Pond Road will likely be the last building erected and that will depend on the demand. It is unclear when the two 5,000 sf buildings will be built and the economy will be a huge factor in determining this.

3. 9 copies of the application and plans are included.

E. Additional Requirements for Major Developments

1. See Site Plan (C-1).
2. A DEP Stormwater permit application was submitted on July 27, 2016 and a copy is available at the Town Office.
3. Public water & sewer therefore a groundwater impact analysis is not required.
4. All utilities are depicted on the Site Utility Plan (C-2).
5. All plants are shown on the Site Plan (C-1).
6. All solid waste will be handled by Waste Management Inc with the proposed dumpsters shown on the Site Plan (C-1).
7. A traffic study is not warranted at this time due to the unknown tenants with the two-5,000 sf buildings. There will not be significant additional trips associated with the proposed C-store.
8. There are not any new streets proposed. All sewer, water and storm drainage systems are shown on the Site Utility Plan (C-2).
9. No proposed easements are anticipated.
10. All deeds are included.
11. We will not be dedicating any land to the Town.
12. The development is and will always be well maintained.
13. Pricing will be available in the near future and then a letter from the applicant's financial institution will be available.
14. The proposed site activities will mimic the existing activities on site. There is already an existing C-Store with a Dunkin Donuts. The only change will be the new commercial buildings and it is unknown what these uses will be at this time.

E. Applications for Special Exception permits

1. There was no need to explore any off-site locations, since the parcels are all contiguous with one another, and public water and sewer serve the development. Mr. Violette has cleaned the site up, substantially, since his ownership, and has continued a well-groomed and maintained place of business.
2. There will be no adverse effects or impacts to the surrounding community. There are similar uses abutting the development and with the proposed buffering the project will be attractive to the public. The developer has an agreement with the lot owners in the residential development abutting the development, which provides monies for plantings in the future. In addition there is a significant buffer of existing trees between this development and any residential property.

If you should have any questions or concerns, please do not hesitate to call me at 623-9475.

Sincerely,

A handwritten signature in cursive script that reads "James Coffin".

James E. Coffin, PE (agent)