

Harriman

**STATE OF MAINE
MACKWORTH ISLAND
RENOVATIONS PHASE 1
MOLI PAVILION**

Falmouth, Maine

**TOWN OF FALMOUTH
SITE PLAN REVIEW APPLICATION**

April 23, 2024

Owner:
State of Maine

Architect/Engineer:
Harriman

This page intentionally left blank.

TABLE OF CONTENTS

Cover Letter

- 1 EXHIBIT 1 – Application Forms**
- 2 EXHIBIT 2 – Right, Title and Interest**
- 3 EXHIBIT 3 - Narrative Response to Site Plan Ordinance Standards**
- 4 EXHIBIT 4 – Stormwater Letter**

This page intentionally left blank.

April 23, 2024

Nicholas King, Land Use Planner
Falmouth Town Office
271 Falmouth Road
Falmouth, ME 04105

Hand Delivered
c/o Lisa Sangillo, Planning Assistant lsangillo@falmouthme.org
Tel 207.699.5303

Re: State of Maine
Mackworth Island
Renovations Phase 1, MOLI Pavilion
Map 520/ Lot 1, FF Farm and Forest District
Project No. 23216
Site Plan Review Application

Dear Mr. King:

On behalf of our client, The State of Maine, Department of Administrative and Financial Services, Harriman is pleased to submit the Site Plan Review application for the Planning Board's review. We appreciated the opportunity to meet with town staff to introduce the project; review the proposed project scope and unique project schedule needs. The project must be completed by the end of June 2024 in order to qualify for funding. The MOLI (Maine Outdoor Learning Initiative) Pavilion will provide a unique outdoor learning environment for students at Governor Baxter School for the Deaf (GBSD). The timber frame, open air structure will have a metal roof and concrete slab floor. The proposed project does not affect enrollment or staffing and will not impact parking or traffic. We are adding a new paved ADA walk and replacing the existing stairs that connect the existing school sidewalk to the existing site (the former tennis courts) of the MOLI Pavilion.

State Permits

This project does not require any state environmental permits.

Submittals

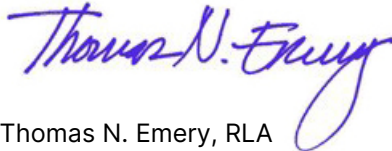
This application is organized as required by the Ordinance with narrative materials and drawings in sizes and numbers requested and includes the following:

- 3 sets of full-size plans with cover sheet 24" x36"
- 6 sets 11"x17" reduced plans, 3-hole punched collated and secured with binder clips
- Application Fee \$725.00
- Four identical application packets bound and double-sided
 - 1 original paper application packets with signatures
 - 3 identical photocopy packets

Nicholas King
April 23, 2024
Page 2 of 2

We look forward to meeting with the Planning Board at the May 8, 2024, meeting. Please don't hesitate to reach out to us if you have any questions or comments.

Sincerely,
Harriman



Thomas N. Emery, RLA
Senior Landscape Architect
temery@harriman.com

Cc: Elaine Clark, Deputy Commissioner
State of Maine Department of Administrative and Financial Services

Deane Rykerson, AIA Project Manager
State of Maine Bureau of General Services
Mark Lee, AIA CEO, Principal, Harriman
William Gatchell, AIA, Associate, Harriman
Frank Crabtree, PE, Associate, Harriman

Enclosures as noted

EXHIBIT 1

APPLICATION FORMS

This page intentionally left blank.

FALMOUTH PLANNING BOARD REQUEST FOR HEARING

IN ADDITION TO THE SPECIFIED REVIEW FEES, APPLICATIONS SHALL BE ACCOMPANIED BY A **\$125.00** FEE TO COVER THE COST OF NOTIFICATIONS AND PUBLISHING.

Name of Applicant: HARRIMAN ASSOCIATES Phone# 207.775.0053

Fax: _____ E-Mail: temery@harriman.com Alt. Phone # 207.400.1629

Full Address: 80 EXCHANGE STREET, PORTLAND, ME 04101

Address of Property to be Developed: (if different) 1 MACKWORTH ISLAND (ANDREWS AVE.)

Map: 520 Lot: 1 Zone: FF Farm and Forest

Property Owner (if other): STATE OF MAINE DEPT. OF ADMINISTRATIVE AND FINANCIAL SERVICES

Full Address: 77 STATE HOUSE STATION, AUGUSTA, ME 04333 Phone: 207.624.7314

The undersigned requests that the Falmouth Planning Board consider the following application for:

- | | |
|--|---|
| <input type="checkbox"/> Pre-application Sketch Plan Review | <input type="checkbox"/> Major Subdivision |
| <input type="checkbox"/> Minor Subdivision | <input checked="" type="checkbox"/> Site Plan Review |
| <input type="checkbox"/> Private Way | <input type="checkbox"/> Shoreland Zone Permit |
| <input type="checkbox"/> Sign Permit | <input type="checkbox"/> Contract Zoning |
| <input type="checkbox"/> Fill Permit | |
| <input type="checkbox"/> Other (specify) _____ | |

Notes to the Applicant:

1. A short description of the project must be attached to this form. This application must be filed at the Town Hall no later than twenty-eight (28) days prior to the regular meeting of the Board (1st Tuesday monthly). Applications shall be accompanied by all application fees and materials required by the applicable ordinance(s), checklists and fee schedule.
2. All applications shall include all materials and copies as specified on the submittal requirements form.
3. All materials in color shall be copied in color.

Application Authorization

I hereby make application to the Town of Falmouth for the above-referenced property(ies) and the development as described. To the best of my knowledge, the information provided herein is accurate and is in accordance with the Zoning and Subdivision Ordinances of the Town, except where waivers are requested. The Town of Falmouth Planning Board and/or town employees are authorized to enter the property(ies) for purposes of reviewing this proposal and for inspecting improvements as a result of an approval of this proposal. I understand that I am responsible for appearing, or having someone appear on my behalf, at all meetings before the Planning Board.

Unless the applicant has submitted notice to the Community Development Department as part of the initial and any subsequent submittals, no alteration of site conditions, including the existing landscape, structures and buildings, shall occur between the date of application submittal and the date the application has received final sign off from staff after Planning Board approval.

Signed:  Date: APRIL 23, 2024

Printed name: THOMAS N. EMERY, RLA

Please identify yourself (check one): Agent* Property Owner

*(If you are an agent, written authorization from the property owner must be attached to this form.)

This page intentionally left blank.



STATE OF MAINE
DEPARTMENT OF ADMINISTRATIVE & FINANCIAL SERVICES
BURTON M. CROSS BUILDING, 3RD FLOOR
78 STATE HOUSE STATION
AUGUSTA, MAINE 04333-0078

SERVING THE PUBLIC AND DELIVERING ESSENTIAL SERVICES TO STATE GOVERNMENT

JANET T. MILLS
GOVERNOR

KIRSTEN LC FIGUEROA
COMMISSIONER

ELAINE CLARK
DEPUTY COMMISSIONER

April 16, 2024

David Sinnett, Chair
Town of Falmouth
Planning Board
271 Falmouth Road
Falmouth, ME 04105

Re: Application for Site Plan Review

Dear Mr. Sinnett,

Harriman Associates is authorized to serve as the State of Maine's agent for purposes of Site Plan Review for a proposed Pavilion and ADA path at the Maine Educational Center for the Deaf and Hard of Hearing/Governor Baxter School for the Deaf at Mackworth Island, Falmouth.

Sincerely,

A handwritten signature in blue ink, appearing to read "Elaine Clark".

Elaine Clark
Deputy Commissioner,
Department of Administrative and
Financial Services

cc: William Gatchell, Thomas Emery, and Mark Lee, Harriman Associates
Deane Rykerson, Bureau of General Services

This page intentionally left blank.

**STATE OF MAINE
MACKWORTH ISLAND
PHASE 1 RENOVATIONS, MOLI PAVILION**

PROJECT SUMMARY

Outdoor Classroom Pavilion and Related Sitework

Location

The MOLI Pavilion project site is located at the Governor Baxter School for the Deaf (GBSD) campus on the site of the former paved tennis court and basketball court behind Building 'J' the existing gym.

Project Description

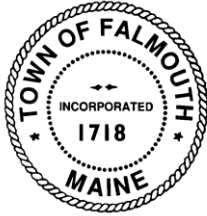
The proposed development is for a new 2,000 sq. ft. outdoor open-air learning pavilion and related site improvements including ADA access. The project is part of the Maine Outdoor Learning Initiative (MOLI) program. The project scope includes the following:

- Demolition/ Site Prep: Removal of the existing, dilapidated paved tennis and basketball court surfaces (11,000 sq. ft.), chain-link fencing and light pole bases. Removal of trees damaged by the recent storms (completed) and pruning of decayed or overhanging tree branches for safety.
- Pedestrian Access: Construction of a new ADA paved walk linking the existing Gym Building to the MOLI Pavilion site. Replacement of old, rotted wooden site stairs with new precast concrete site stairs and handrails.
- New Open-air Pavilion: Construction of concrete foundations and slab; erection of a 32' x62' timber-frame structure with metal roof.
- Misc. Site Improvements: Loam and seed area of former basketball court and other disturbed areas; construction of a crushed stone drip strip adjacent to the pavilion slab; installation of ornamental fence and gates enclosing the area of the pavilion and adjacent new lawn (100' x 110' approx.)
- Electrical: installation of new bollard lighting along the ADA walk and extending new electrical service to the MOLI Pavilion.

Schedule

Time is of the essence. The project is funded as part of the M.O.L.I. program and work must be substantially complete by the end of June, 2024.

This page intentionally left blank.



Town of Falmouth
Planning Department
Site Plan Fee Calculation Sheet
Effective 05/12/2022

Map Lot Number	MAP 520/ LOT 1
Street Address	1 MACKWORTH ISLAND (ANDREWS AVENUE)
Project Name	PHASE 1 RENOVATIONS, MACKWORTH ISLAND, MOLI PAVILION
Gross Square Footage	2,000 GSF +/-
Applicant	HARRIMAN ASSOCIATES

<u>Publishing & Notice</u>	\$125.00 flat fee	<u>125.00</u>
---------------------------------------	-------------------	---------------

<u>Pre-application Sketch Plan Review</u>	\$250.00 flat fee	<u> </u>
--	-------------------	-----------------------------

<u>Review Fee</u>	\$500.00 flat fee	<u>\$ 500.00</u>
	\$300.00/dwelling unit	<u> </u>
	Plus \$50/1,000 sq ft-nonresidential	<u>\$ 100.00</u>

<u>Amendment</u> (no additional building square footage)	\$250.00 flat fee	<u> </u>
		<u> </u>

<u>Re-approval</u>	\$250.00 flat fee (with no changes)	<u> </u>
---------------------------	-------------------------------------	-----------------------------

<u>Peer Review Escrow</u>	\$200.00/1,000 sq ft	<u> </u>
----------------------------------	----------------------	-----------------------------

<u>TOTAL FEES REQUIRED</u>		<u>\$ 725.00</u>
-----------------------------------	--	------------------

Note: If the application is also a subdivision, both Fee Calculation Sheets must be completed.

Review fees are not typically refundable. If extenuating circumstances occur, the Department may consider a partial or full refund.

Staff Use Only: Approved by _____ Date _____

This page intentionally left blank.

SITE PLAN REVIEW CHECKLIST

NAME STATE OF MAINE, MOLI PAVILION SITE PLAN

DATE 4/23/2024

(✓)

- 1. All applicable fees (see fee schedule)
- 2. Fee Calculation Sheet
- 3. Negotiated Exactions Fees: In accordance with Section 19-135, exaction fees may be assessed against projects requiring site plan approval per the administrative procedure of Section 12 of the Falmouth Subdivision Ordinance (Section 19-128). [Adopted 1/22/90].
- 4. DEP approval, if required (Section 19-128).
- 5. Board of Zoning Appeals approval, if required (Section 19-131).
- 6. Subdivision approval, if required (Section 19-135).
- 7. Plan sets in number and format as required (See Submittal Requirements form): (Section 19-128), and prepared in accordance with Section 19-128b.
 - A. First floor plans.
 - B. Building elevations showing proposed material and color.
 - C. Site Plan at no less than 1"= 40' scale showing:
 - 1. Lot area and dimensions. (campus site - dimensions provided for Pavilion site)
 - 2. Size, shape, and location of existing and proposed buildings.
 - 3. Location and layout of parking areas, parking spaces, and drives. (all existing-no changes users)
 - 4. Existing and proposed grades and drainage.
 - 5. Proposed sewer and water facilities.
 - 6. Landscaping plan (by Registered Landscape Architect), if required by the Town Planner.
 - 7. Location of fences.
 - 8. Signs and advertising features.
 - 9. Key map showing entire project and relation to surrounding properties and buildings.
 - 10. Proposed location of all existing and new utility services (Section 19-153d).
- 8. General Site Plan Standards (Section 19-133).
 - 1. Utilities underground (Section 19-133.d)
 - a. On-site
 - b. Off-site to main utility lines
- 9. Performance Standards and Guidelines (Section 19-134).
 - A. Environmental Considerations (Section 19-157).
 - 1. Maintenance of existing topography (Sec. 19-157 b (1)).
 - 2. Increase in rate of storm water runoff minimized (Sec. 19-158 b (2)).
 - 3. Full stormwater management plan if 10,000 sq. ft. of impervious surface (Subdivision Ordinance, Appendix 7-6). (SEE STORMWATER LETTER)
 - 4. Post-Construction Stormwater Management Plan per Section 19-72A.
 - 5. Natural vegetation retained, protected, and supplemented (Section 19-158 b (3)).
 - B. Parking Area Standards (Section 19-136)
 - General Parking Requirements: (Project is for existing students and staff use - no changes in parking required)
 - 1. Number of spaces for specific uses (Section 19-38 b).
 - 2. Planning Board determination for unspecified uses (Section 19-38 c).

Site Plan Review Checklist

Page 2

- NA 3. Parking space dimensions (Section 19-38 d and 19-136 e).
- 4. Parking to be located on site (Section 19-38 e).
- 5. Joint use arrangements (Section 19-38 f).
- 6. Parking area setbacks in residential districts (Section 19-38 g).

Parking Area Design Standards (Section 19-136)

- NA 1. Access to parking spaces (Section 19-136 a).
- 2. Size of aisles (section 19-136 b).
- 3. Parking within front setback (Section 19-136 c).
- 4. Sidewalk and curbing (Section 19-136 d).
- 5. Marking and delineation of parking area (Section 19-137).
- 6. General circulation and parking design guidelines (Section 19-138).
- 7. Snow removal and storage areas (Section 19-136 f).
- 8. Location of off-street loading berths (Section 19-39 and 19-136 c).

Parking Standards (section 19-140)

- NA 1. Location of entrances with respect to site distances and intersections (Section 19-140 a).
- 2. Limitations on curb cuts (Section 19-140 b).
- 3. Angles of driveways at road (Section 19-141).
- 4. Maximum and minimum driveway dimensions (Section 19-142).
- 5. Driveway surfacing (Section 19-143).
- 6. Driveway grades (Section 19-145).
- 7. Acceleration and deceleration lanes (Section 19-146 and 19-147).

C. Lighting Design Section 19-149). (Site lighting is limited to bollard lighting for pedestrian areas)

- 1. Lighting plan (Section 19-149).
- NA 2. Maximum height of freestanding lights (25') (Section 19-149 b).
- NA 3. Maximum apex angle of cone of illumination (150) (Section 19-149 c).
- 4. Lighting location requirements (Section 19-149 d-j, l & m).
- 5. Lighting intensities (Section 19-149 k).

D. General Buffer Standards. (Section 19-150) (Site is located within GBSD campus surrounded by woods and fields)

- NA 1. Spacing of evergreens used as buffering (Section 19-150 a).
- 2. Required locations of buffers (Section 19-150 b).
- 3. Maintenance of natural buffers, if sufficient (Section 19-150 c).
- 4. Fences and screening located within property lines to allow access and maintenance (Section 19-150 e & f).

E. Special Buffer Standards (Note: These requirements apply only to site development within the specific zoning districts indicated).

- BP Business Professional (Section 19-151).
- SB-1 Suburban Business-1 (Section 19-152).
- CO Corridor Overlay (Section 19-153).

- 1. Plan prepared by Registered Landscape Architect (Section 19-128 a (3)).
- 2. Minimum required plantings and buffers:
 - (BP Section 19-151 a)
 - (SB-1 Section 19-152 a)
 - (CO Section 19-153 a)
- 3. Parking Area Landscaping (Section 19-154 a).
- 4. Minimum plant sizes (Section 19-154 b).
- 5. Required plant types (Section 19-154 b).
- 6. Plant Maintenance Bond (Section 19-154 d).

F. Drive Through Facilities (Section 19-148)

- 1. Queuing & Circulation (Section 19-148 a).

Site Plan Review Checklist

Page 3

- ___2. Pedestrian Safety (Section 19-148 b).
- ___3. Stacking & Queuing Requirements (Section 19-148 c).
- ___4. Circulation (Section 19-148 d).
- ___5. Separation Distances from Intersection (Section 19-148 e).

NA 10. Master Development Plans - BP and CO Districts

- ___A. Business and Professional Zone Five Acre Site Plan (Section 19-157). Plan required if more than 5 acres owned by developer/landowner.
 - ___1. No more than one entrance and exit on Route 1 (Section 19-157 a).
 - ___2. Lots for future development indicated (Section 19-157 b).
 - ___3. Facilities for future lots indicated (Section 19-157 b).
 - ___4. Definition of lots to receive final approval (Section 19-157 c).

- ___B. Corridor Overlay Zone Master Development Plan (Section 19-17).
 - ___1. Plan required if lot of 10 acres or 500' frontage on Route 100.
 - ___2. Plan by landscape architect or engineer.
 - ___3. Minimum required information.
 - ___4. Proposed overall vehicular circulation system (road network).
 - ___5. Development to be consistent with Master Plan.

NA 11. Request waivers of performance standards with justification and proposed conditions (Sections 19-134).

NA 12. DEP Maine Construction General Permit (MCGP)(Required if total soil disturbance exceeds 1-acre).

This page intentionally left blank.

EXHIBIT 2

RIGHT, TITLE AND INTEREST

This page intentionally left blank.

MACKWORTH ISLAND, TOWN OF FALMOUTH, CASCO BAY

WHEREAS, Percival Proctor Baxter also desires to convey and donate to the state of Maine as trustee to be held by said state in trust the island called Mackworth Island situated in the town of Falmouth in Portland Harbor, Casco Bay, the same being one hundred (100) acres more or less

CHAP. 1

in extent, together with Mackworth or Half-way rock situated southerly of said island and also together with the bridge connecting said island with the mainland of said Falmouth, the right-of-way leading from said Falmouth end of said bridge across the Look Estate so called as defined in deed from Ensena L. and Frederick H. Wilson to said Baxter dated July 27, 1911 and recorded in Cumberland registry book 879, page 108, and certain pole rights as described in deed from Emma L. Webber to said Baxter dated August 2, 1916 and recorded in said registry book 975, page 119;

NOW THEREFORE, the state of Maine by act of the legislature hereby accepts from said Percival Proctor Baxter the deed and gift of said Mackworth Island, said Mackworth or Half-way rock, said bridge, said right-of-way and said pole rights all as described in the following deed of conveyance the same to be held forever by the said state of Maine as trustee in trust for the benefit of the people of Maine for state public purposes, and also to be held forever by said state as trustee in trust subject to the conditions and reservations set forth and expressed in the following deed of conveyance.

DEED

KNOW ALL MEN BY THESE PRESENTS that I Percival Proctor Baxter of Portland in the County of Cumberland, State of Maine, in consideration of one dollar and other valuable considerations paid by the State of Maine, the receipt whereof is hereby acknowledged and in furtherance of my desire to convey and donate to the State of Maine, Mackworth Island with the buildings thereon, Mackworth or Half-way rock and the bridge, right-of-way and pole rights all as hereinafter described to be held forever by the State of Maine as Trustee in Trust for the benefit of the People of Maine, do hereby remise, release, sell and forever **QUIT-CLAIM** unto the said State of Maine the following described real estate in the town of Falmouth, Portland Harbor, Casco Bay :—

Mackworth Island with the buildings thereon the same being one hundred (100) acres more or less in extent together with Mackworth or Half-way rock situated southerly of said Island and also together with the bridge connecting said Island with the mainland of said Falmouth, the right-of-way leading from said Falmouth end of said bridge across the Look Estate so called as defined in deed from Ensena L. and Frederick H. Wilson to Percival Proctor Baxter dated July 27, 1911, recorded in Cumberland Registry Book 879, Page 108, and the pole rights as described in deed from Emma M. Webber to Percival Proctor Baxter dated August 2, 1916, recorded in Cumberland Registry of Deeds Book 975, Page 119.

CHAP. 1

This conveyance is made subject to the following reservations and conditions namely;

said State forever shall maintain the small cemetery for animals and the bronze tablets on the boulder therein situated on the easterly point of said Island;

said Island, rock, bridge, right-of-way and pole rights forever shall be retained and used by said State of Maine for State Public Purposes only, but the same never shall be used for corrective or penal institutions, nor for any purpose connected with the enforcement of the laws of the State relating to criminals;

said Island and the surrounding waters as described in Revised Statutes chapter 38 section 85 as amended by chapter 184 of the laws of Maine 1935 forever shall be maintained as a sanctuary for wild beasts and birds;

said State by the hand of the Governor and Executive Council may lease said Mackworth Island and the bridge leading thereto to said Baxter in accordance with the terms of a lease hereinafter described;

said Island is and shall be subject to four (4) easements as follows—

1—easement for certain pole rights granted to the Cumberland County Power and Light Company by deed dated July 3, 1916, recorded in Cumberland County Registry Book 971, Page 465;

2—easement for a water pipe line granted to the United States of America by deed dated June 22, 1918, recorded in Cumberland County Registry Book 1005, Page 150;

3—easement for a water pipe line granted to the Portland Water District by deed dated July 25, 1929, recorded in Cumberland County Registry Book 1341, Page 319;

4—and an easement shall be granted by said State to the United States of America for the construction of a twelve (12") inch water main across the Island; the deed for said easement shall be signed by the Governor acting for and in the name of said State, and whatever sum shall be paid to said State as damages for said easement shall be paid to the said Baxter;

TO HAVE AND TO HOLD the above described premises with all the privileges and appurtenances thereto to the State of Maine as Trustee to be held forever in Trust for the benefit of the People of Maine the same forever to be used for State public purposes all as above defined and subject to the above mentioned reservations and conditions and I the said PERCIVAL PROCTOR BAXTER COVENANT with the said State of Maine that I will WARRANT AND DEFEND the said premises to the

CHAP. 1

State of Maine against the lawful claims and demands of all persons claiming by, through or under me.

IN WITNESS WHEREOF I the said PERCIVAL PROCTOR BAXTER being unmarried have hereunto set my hand and seal this thirteenth day of January in the year of our Lord one thousand nine hundred and forty-three.

Signed and Sealed
in presence of
CHARLES J. NICHOLS.

PERCIVAL PROCTOR BAXTER (SEAL)

STATE OF MAINE }
CUMBERLAND } SS

Portland, January 13, 1943

Personally appeared the above named PERCIVAL PROCTOR BAXTER and acknowledged the above instrument to be his free act and deed.

Before me

FRANK I. COWAN
Notary Public (Notarial Seal)

WHEREAS, in the above described deed and conveyance it is provided that the state may lease to the said Baxter the island and bridge described therein,

NOW THEREFORE, the governor and executive council of the state acting for and in behalf of said state are hereby authorized and empowered to execute and deliver to said Baxter a lease of said island and bridge of the following tenor—

LEASE

This Indenture made this thirteenth day of January, 1943, WITNESSETH that the State of Maine by the hand of its Governor and Executive Council hereunto duly authorized by Act of the Ninety-first Legislature does hereby let, demise and lease to Percival Proctor Baxter, Mackworth Island situated in the Town of Falmouth, Casco Bay, Maine, and the bridge leading thereto from the Falmouth shore near Martin's Point so-called;

TO HOLD for the term of fifteen (15) years beginning January 13, 1943, and ending January 12, 1958, subject to termination previous to that date as herein provided, and lessee shall have the right to renew this lease upon the same terms and conditions for an additional period of fifteen (15) years beginning January 13, 1958 and ending January 12, 1973, subject to termination previous to that date as herein provided, provided lessee gives

EXHIBIT 3

SITE PLAN REVIEW NARRATIVE RESPONSE TO SITE PLAN STANDARDS

This page intentionally left blank.

STATE OF MAINE
MACKWORTH ISLAND
RENOVATIONS PHASE-1, MOLI PAVILION

RESPONSE TO SITE PLAN STANDARDS

Responses to the Site Plan Standards follow each section and are in bold font.

General Site Plan Standards (Section 19-133)

- a. Preservation of the Landscape: the landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.
Response: The Pavilion project is located in an area previously paved and used for tennis and basketball courts. Both courts are being removed. The proposed pavilion is about 2,000 GSF; the area of paved courts being removed is 11,000 GSF. Minimum grading is proposed only as needed to provide for surface drainage. The area is surrounded by woods and many mature trees were damaged during the two most recent storms. Damaged and dangerous trees and/ or limbs are being removed for safety purposes and to clear away trees and debris that fell onto the existing courts. More than half of the existing impervious area will be regraded with loam and seed added.
- b. Relation of Proposed Buildings to Environment: Proposed structures shall be related harmoniously to the terrain and to existing buildings in the vicinity that have a visual relationship to the proposed structures, so as to have a minimally adverse effect on the environmental and aesthetic qualities of the developed and neighboring areas.
Response: The MOLI Pavilion is located in a previously developed tennis and basketball courts and will have minimally adverse impact on the environments by removing 11,000 sq. ft. of existing pavement and revegetating about 8,000 sq. ft. (all but 3,000 sq. ft. for the new pavilion, access and gravel drip edge).
- c. Drives, Parking and Circulation:
Response: This section does not apply. The Pavilion project does not require the development of parking or driveways.
- d. Utility Service: The Planning Board may require electric, cable television, and telephone lines to be underground...
Response: The Pavilion site has existing underground electrical service which is being replaced with new. The requirements within the VC, BP and CO districts do not apply. The project is in the FF district.
- e. Advertising Features:
Response: This section does not apply. The Pavilion project does not include any advertising features.
- f. Special Features:
Response: This section does not apply. The Pavilion project does not include any of the items listed. The proposed structure is part of the overall school

RESPONSE TO SITE PLAN STANDARDS

- campus and constructed of natural materials to harmonize with the existing wooded site.**
- g. All Site Plan Review applications within the VC Districts are subject to Section 19-11. **Response: This section does not apply. The Pavilion project is not in the VC District.**
- h. [deleted 8/26/13]
- i. Route 100:
Response: This section does not apply. The Pavilion project is not located on Route 100.
- j. Business Professional District:
Response: This section does not apply to the project is located in the FF district.

Specific Performance Standards and Guidelines (Section 19-134)

- Section 19-135 Subdivision Standards
Response: this section does not apply – this is not a subdivision project.
- Sections 19-137 through 147 Parking and Driveway Standards
Response: These sections do not apply. There are no new parking areas or driveways as part of the Pavilion Project.
- Section 19-148 Drive-Through Facilities
Response: This section does not apply. There are no drive-throughs proposed.
- Section 19-150 General Buffer Standards through 19-153 Special Buffer Standards
Response: These sections do not apply as the Pavilion is located within the Governor Baxter School for the Deaf (GBSD) Campus and replaces an existing tennis court area. There are no abutters and the Pavilion is being located in a densely wooded area.
- Section 19-154 Other Landscaping Requirements
 - a. Parking Area Landscaping.
Response: This section does not apply, there are no new parking areas proposed.
 - b. Minimum Plant Sizes. Unless otherwise specifically indicated by the Planning Board, all plant materials shall meet the following minimum size standards:
Response: The proposed planting meet the minimum sizes required under “All other Plantings”.
 - c. Required Plant Types. All plantings required under this Ordinance shall be of a type and species appropriate for the soil types and climatic conditions in Falmouth as determined by the permitting authority. Invasive species of plants are prohibited. [Amended 5/13/13; 8/26/13]
Response: Plantings are selected in part to meet plant hardiness zones

RESPONSE TO SITE PLAN STANDARDS

6a-5b as depicted on the 2023 USDA Plant Hardiness Zone Map, Maine. Plantings have been selected for seasonal interest and sources of food for birds.

- d. Plant Maintenance Requirements. The owner of any premises approved by the permitting authority under any section of this Ordinance shall have a continuing obligation to maintain required plantings in accordance with the terms of the site plan approval and in a good and healthy condition. [Amended 11/10/08; Effective 01/01/09][Amended 8/26/13]

Response: The plantings associated with the project will be maintained by GBSD or delegated agency.

- Sections 19-155 and Section 19-156

Response: These sections do not apply as they are related to residential planned developments and development in the BP District. GBSD is located in the FF District.

This page intentionally left blank.

Harriman

EXHIBIT 4

STORMWATER NARRATIVE

This page intentionally left blank.

STORMWATER MANAGEMENT

The existing site of the proposed Pavilion is an old tennis court area of two full-size paved courts in a chain-link fence enclosure. The courts are set back from the Casco Bay shoreline by more than 600 ft. of mature woodland. Storm runoff from the courts flows through the wooded area by dispersed sheet flow, rather than in a concentrated drainageway. The existing impervious area of the paved courts is approximately 14,400 sq. ft.

The proposed open-air canopy Pavilion roof will cover approximately 2160 sq. ft. on a new concrete floor slab on the site of the existing paved tennis courts. The remainder of the tennis court pavement will be removed and replaced with loam and seed for a new lawn surrounding the Pavilion.

To provide ADA access down to the Pavilion area from the Gym building, a new 5' wide bituminous paved walk will be constructed on the existing grass lawn between the Gym and the Pavilion site. The new paved walk will add approximately 1,450 sq. ft. of impervious surface to the existing grass lawn. A set of existing dilapidated concrete stairs that have provided access down to the tennis courts will be removed and replaced with new precast concrete stairs in the same general location.

Storm runoff from the new Pavilion and sidewalk will continue to flow by sheet flow into and through the mature woodland, as it does currently, until reaching the shoreline of the bay approximately 600' to the southeast. This site renovation will result in a net reduction in impervious area of approximately 10,790 sq. ft.

$$(-)14,400 \text{ sq. ft. Tennis courts} + 2160 \text{ sq. ft. Pavilion} + 1450 \text{ sq. ft. walks} = (-)10,790 \text{ sq. ft.}$$

The stormwater runoff from the renovated site of the Pavilion area development should have no noticeable change from the existing conditions, due to the net reduction in impervious area.

This page intentionally left blank.