

Town Office Addition 2023
New Municipal Records Storage Building

Town of China
Conditional Use Permit Application

March 10, 2023



Surveying
Engineering
Building Design

Town of China
Conditional Use Permit Application

Conditional Use Permits: The Planning Board shall approve a Conditional Use Application if all of the following criteria are met inclusive of conditions:

- 1. The proposed use will meet the definition or specific requirements set forth in this Ordinance or will be in compliance with applicable State or Federal laws.**

Findings and statement of reasons: The proposed use is permitted in accordance with *the China Land Development Code, Chapter 2, Land Use Ordinance, Section 4, USES, Item# 15,* regarding the **Construction of Government Structures** for the purposes of a **Town Office Expansion**. The property is located in a **Rural District** at the location of **571 Lakeview Drive** in China, Maine. China Tax Map **38, Lot 013, 010, 010B & 010C** identifies the property. The proposal is permitted with a conditional use permit from the Planning Board.

- 2. The proposed use will not create fire safety hazards by providing adequate access to the site, or to the buildings on the site, for emergency vehicles.**

Response: The proposed addition is located at the rear of the existing building in the existing lawn area and will not impact vehicular access or impede the existing access afforded to emergency vehicles.

- 3. The proposed exterior lighting will not create hazards to motorists traveling on adjacent public streets, and is adequate for the safety of occupants or users of the site, or will not damage the value and diminish the usability of adjacent properties.**

Response: The proposed addition contains only one exterior emergency light at the emergency exit door that is only illuminated in the case of power failure to the lighting circuit. It provides egress path illumination and will not be directed at the roadway or adjacent properties.

- 4. The provisions for buffers and on-site landscaping will provide adequate protection to neighboring properties from detrimental features of the development.**

Response: Existing buffer areas and natural vegetation will remain to screen the building from visibility.

- 5. The proposed use will not have a significant detrimental effect on the use and peaceful enjoyment of abutting property as a result of noise, vibrations, fumes, odor, dust, glare or other cause.**

Response: The interior office records storage function of the addition will not impact the use or peaceful enjoyment of abutting properties.

- 6. The provisions for vehicular loading and unloading and parking, and for vehicular and pedestrian circulation on the site and onto adjacent public streets will not create hazards to safety.**

Response: The proposed addition is designed to meet the new State records storage requirements and does not change or expand the existing use of the building and no changes to the existing vehicular or pedestrian access are proposed.

- 7. The proposed use will not have a significant detrimental effect on the value of adjacent properties or could be avoided by reasonable modification of the plan.**

Response: The proposed addition is proportionally small to the existing building and designed to be of similar appearance and therefore will not effect the value of adjacent properties.

- 8. The design of the site will not result in significant flood hazards or flood damage or is in conformance with applicable flood hazard protection requirements.**

Response: The proposed project is not within a flood zone. See Attachment B FEMA flood map.

- 9. Adequate provision has been made for disposal of wastewater, or solid waste, or for the prevention of ground or surface water contamination.**

Response: The project does not alter the existing use or capacity of the building in terms of the generation of wastewater or solid waste. Existing systems are adequate for the current use.

10. Adequate provision has been made to control erosion or sedimentation.

Response: Excavation and grading for the project will be limited to the installation of the frost walls and immediate surrounding area. Silt barriers are proposed at the perimeter to prevent stormwater from transporting silt from the area during construction. Contractor will be required to remove any sediment from the level spreader as part of project cleanup. See site plan provided.

11. Adequate provision has been made to handle storm water runoff or other drainage problems on the site.

Response: The 650 sq. ft addition of impervious roof has very minimal impacts to stormwater, however phosphorous export has been reviewed for compliance with standards. Prior permitted available allocation and the more recent acquisition of adjacent property have provided the capacity for recent projects as well as this proposed expansion. The project does not exceed the phosphorous export allocation for this site. See attached Phosphorous Summary. Stormwater from the addition will flow through an existing permitted oversized spreader to a wooded buffer which also addresses other stormwater quality and quantity concerns.

12. The proposed water supply will meet the demands of the proposed use or for fire protection purposes.

Response: The project does not alter the existing use or capacity of the building in terms of water supply or usage.

13. Adequate provision has been made for the transportation, storage, and disposal of hazardous substances and materials as defined by State law.

Response: The proposed addition will not alter the current use of the facility which does not handle hazardous substances or materials.

14. The proposed use will not have an adverse impact on significant scenic vistas or on significant wildlife habitat or could be avoided by reasonable modification of the plan.

Response: The proposed addition will be located behind the existing town office building and will not impact scenic vistas. This portion of the site does not contain any mapped significant wildlife habitat. See Attachment E Wildlife Habitat Map

15. When located in the Resource Protection District, Stream Protection District, Shoreland District, the proposed use will meet the standards in Section 5 of this Ordinance.

Response:

The project is located in a Rural District. See Attachment C Land Use Districts

Attachment A
Phosphorous Analysis

Town of China Office Addition - 2023
Phosphorous Analysis per Town Ordinance
 March 1, 2023

Prior Permitted 4.98 acre Site 7-21-04*	
Alotted (PPE)	0.1680 lbs
Existing Generated	0.4311 lbs
Existing Credit	0.2879 lbs
Used by Prior Dev.	0.1432 lbs
Corrected (TPA)	0.0716 lbs
Available	0.0964 lbs

* Conditional Use Permit for Lots 1 and 2 for Office Expansion - Approved based on application materials and Phosphorous study prepared by Snowden Consulting Engineers (July 2004).

BMPs	Treatment Factor (1-RE)	
Wetponds		
Single Pond	0.3	
Two ponds in series (per Volume III, Chapter 4)	0.25	
Three ponds in series (per Volume III, Chapter 4)	0.2	
Underdrained Soil Filters and Other Approved Filters		
On sand, loamy sand or sandy loam	0.15	
All other filters (including filters with an impermeable liner)	0.25	
Infiltration		
All infiltration BMPs	0.1	
Vegetated Buffers*		
Hydrologic Soil Group (and Texture)	Forest	Meadow
A or B	0.16	0.2
C (sandy loam or loamy sand)	0.2	0.3
C (silt loam, clay loam or silty clay loam)	0.3	0.4
D (non-wetland)	0.4	N/A

The maximum allowed flow path length in a buffer is 150 feet unless the runoff is redistributed by a midcourse stone bermed level up spreader.
 RE = Removal Efficiency
 N/A = not applicable

Add Lots 3-5	
Area	10.33 acres
New Alotted	0.35122 lbs
Available	0.4476 lbs

Road/Driveway Project	
Width	24
Untreated Length	125
Untreated Area	0.068871 ac
Treated Length	450
Treated Area	0.247934 ac
Treatment Factor	0.3
Generated P	0.286501 lbs
Corrected (TPA)	0.143251 lbs
Available	0.3044 lbs

2x current DEP USFs

Portable	
Area	1440 sq. ft
Area	0.033058 ac
P	0.015471 lbs
Corrected (TPA)	0.007736 lbs
Available	0.2966 lbs

to meadow buffer using Snowden 0.234 factor

New Office Addition	
Bldg Area	650 sq.ft
Area	0.014922 ac
New Phos	0.0164 lbs
Corrected (TPA)	0.0082 lbs
Available	0.2884 lbs

to forest buffer using Snowden 0.55 factor

Future Office Addition	
Bldg Area	1730 sq.ft
Area	0.039715 ac
New Phos	0.0437 lbs
Corrected (TPA)	0.0218 lbs
Available	0.2666 lbs

to forest buffer using Snowden 0.55 factor

Attachment B
FEMA Flood Map

National Flood Hazard Layer FIRMette



69°32'41"W 44°25'50"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE of Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes, Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS

- No SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRS
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

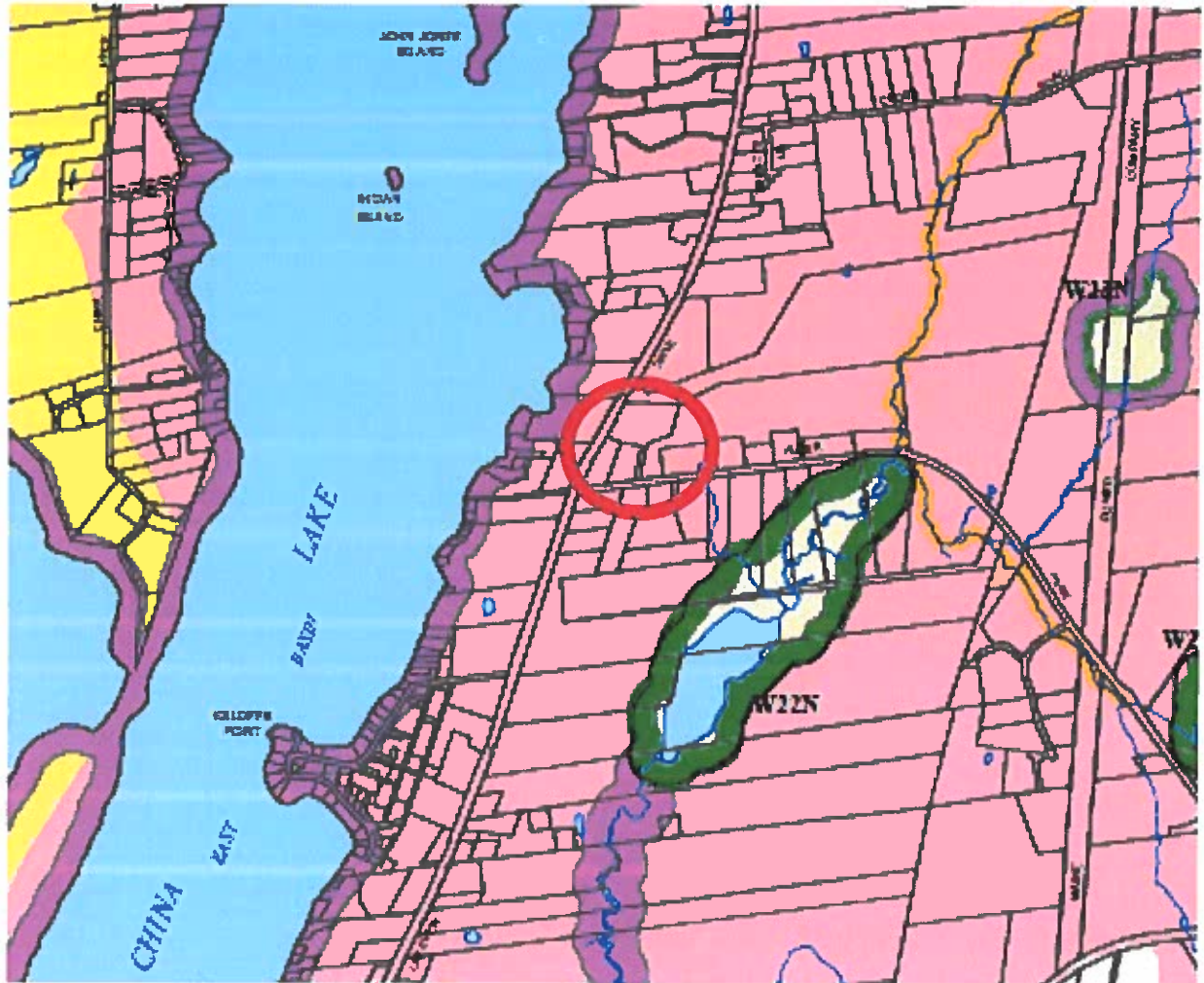
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/5/2023 at 10:18 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Attachment C
Land Use Districts

Land Use District



LAND USE DISTRICT LEGEND

- RESOURCE PROTECTION
- SHORELAND
- STREAM PROTECTION
- RURAL DISTRICT
- STATE OF MAINE
MODERATE AND HIGH VALUE WETLAND
RESOURCE PROTECTION ZONE

WATERSHED DISTRICTS

- EAST BASIN
- WEST BASIN

OTHER FEATURES

- TAX PARCELS (2009)
- WATER BODIES
- W22N WETLAND
- STREAMS

NOTE:

LAND USE DISTRICT BOUNDARIES
DERIVED ON THE MAP ARE SUBJECT

Attachment D

Soils Map

Soil Type



Kennebec County, Maine (ME011)
Kennebec County, Maine (ME011)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
HrB	Lyman-Tunbridge complex, 0 to 8 percent slopes, rocky	12.3	47.2%
HrC	Lyman-Tunbridge complex, 8 to 15 percent slopes, rocky	2.9	11.1%
HtD	Lyman-Abram Rock outcrop complex, 15 to 35 percent slopes	2.3	8.9%
RdA	Ridgebury very stony fine sandy loam	4.2	16.1%
WrB	Woodbridge fine sandy loam, 3 to 8 percent slopes	4.4	16.8%

Attachment E

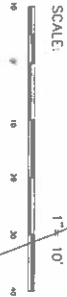
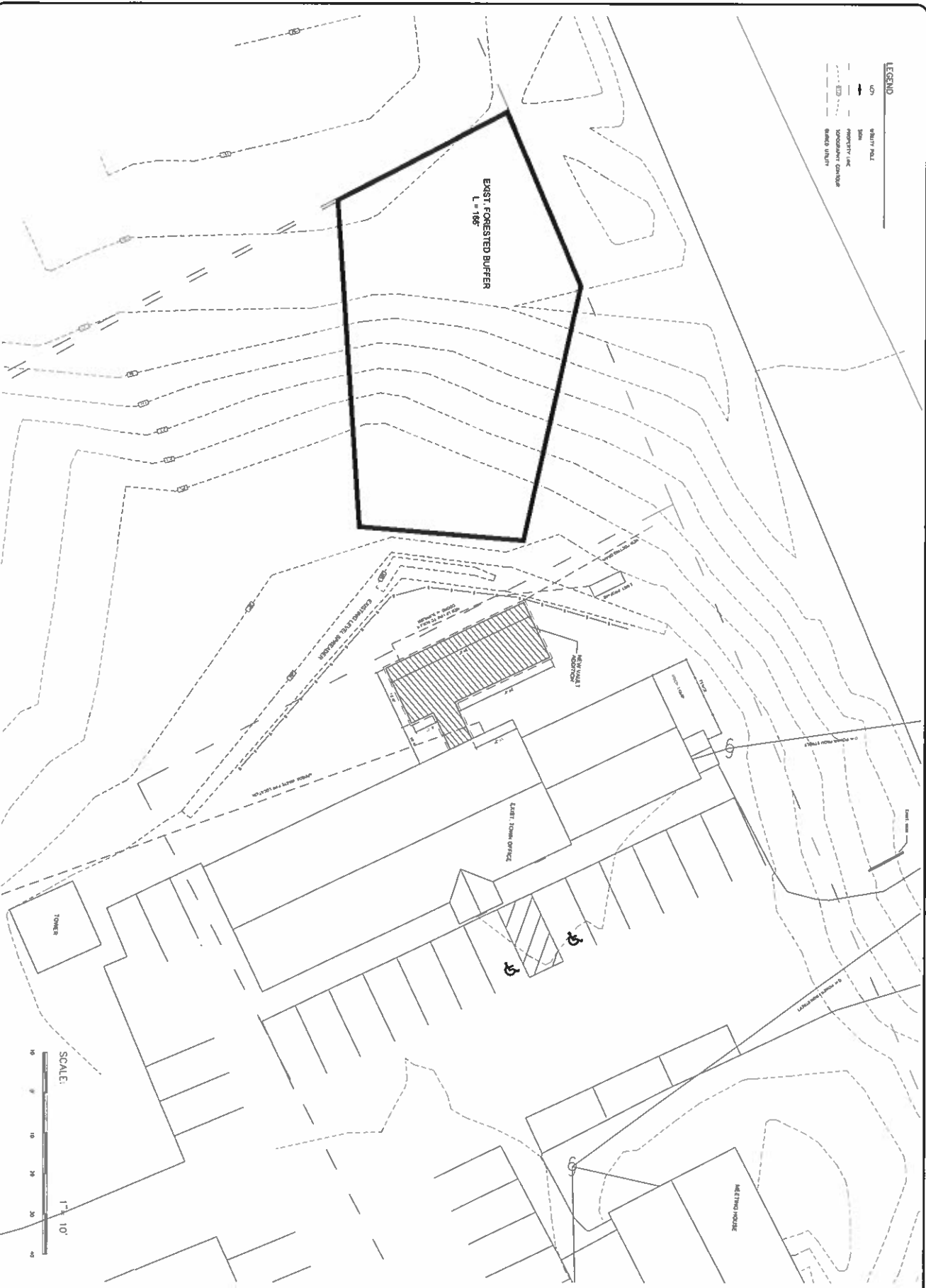
Wildlife Map

Habitat



LEGEND

- Utility Road
- Site
- Property Line
- Subordinate Contour
- Eased Right



C1.02

TOWN OF CHINA 11 LAKEVIEW DRIVE CHINA, ME 04990	
DATE	PROJECT
DESIGNER	PROJECT NO.
APPROVED	DATE
PROJECT	SCALE
DATE	AS-BUILT

SITE LAYOUT

NEW MUNICIPAL RECORDS STORAGE BUILDING
 LAKEVIEW DRIVE
 CHINA, ME

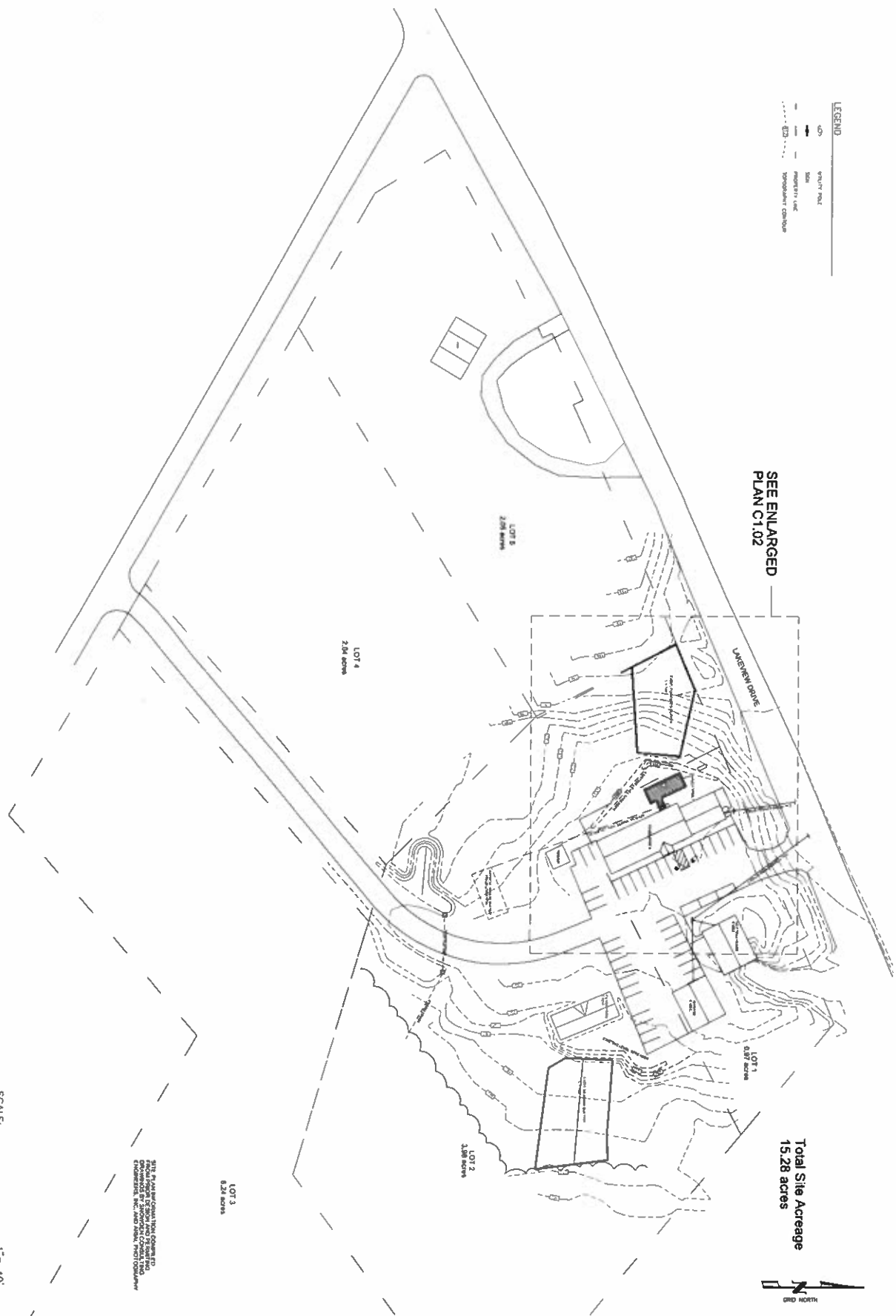
FOR REVIEW ONLY	
NO.	REVISIONS

BRSA
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LEGEND

- VULNERABLE
- SLOPE
- PROPERTY LINE
- SUBDIVISION CENTERLINE



**SEE ENLARGED
PLAN C1.02**

**Total Site Acreage
15.28 acres**

SCALE:
1" = 40'

THIS PLAN SUBMITTAL IS FOR THE
TOWN OF CHINA, NEW HAMPSHIRE
AND SHALL BE REVIEWED BY THE
ENGINEERING, ARCHITECTURAL AND
LANDSCAPE ARCHITECTURE BOARD

C1.01

DATE	REVISION	BY	APP'D
08/20/2014	ISSUED FOR PERMIT	BRSA	BRSA
08/20/2014	REVISED	BRSA	BRSA
08/20/2014	REVISED	BRSA	BRSA
08/20/2014	REVISED	BRSA	BRSA

OVERALL SITE PLAN

**NEW MUNICIPAL RECORDS
STORAGE BUILDING
LAKEVIEW DRIVE
CHINA, ME**

FOR REVIEW ONLY	
NO.	REVISIONS
1	ISSUED FOR PERMIT
2	REVISED
3	REVISED
4	REVISED
5	REVISED

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