

PLANNING BOARD MEMO 9 July 2015 MEETING

Below are my thoughts associated with the 9 July PB meeting.

ITEM 1

Proposal: Conditional Use: Install 62' x 68' modular building for additional classroom space (High School)
Action: Determination of Completeness; Schedule Site Walk; Schedule Public Hearing
Owner: RSU #23
Location: 40 E. Emerson Cummings Blvd., MBL: 207-3-1, PMUD District

This proposal includes the placement of a 62' x 68' modular building for additional classroom space at the High School. The High School is located in the PMUD Zoning District which allows this proposal as a Conditional Use. As you know, a Conditional Use (CU) proposal must comply with 12 review standards (see pg. 7) in order for the PB to grant approval. In addition to the CU review standards, PMUD (pgs. 8-9), Parking (pgs. 9-13) and Landscaping/Screening (pgs. 13-15) standards apply. These standards, on the pages identified above, are condensed so to include only those that are applicable to the proposal. Below are my comments associated this proposal and applicable CU, PMUD, Parking, and Landscaping/Screening standards.

- 1. Conditional Use. Within the applicant's submission are responses to each of the 12 standards. In my opinion, standards 1, 2, 3, 6, 8, 9, and 10 are those which are most applicable to this proposal.**
 - **Standards 1 and 3. The PB should determine if the proposal: A. Needs additional parking and if additional parking is needed are there enough spaces; B. Will not result in significant hazards on-site to pedestrians and vehicles. I find no problems with this.**
 - **Standard 2. There is further info regarding this standard below, including comments from Fire Chief Plummer. As long as the applicant follows Chief Plummer's recommendations I find no problems with this.**
 - **Standards 6, 8, 9. I recommend the applicant demonstrate how the proposal will not create nuisances identified in this standard and not adversely affect the property values as it relates to the residential development (Gable's Way) across Dirigo Dr.**
 - **Standard 10. There is an existing year-round buffer. Based on the submission it appears the existing buffer will allow this proposal to meet this standard.**
- 2. PMUD. If the applicant can demonstrate compliance with the CU, Parking and Landscaping/Screening standards, then the proposal essentially conforms to the PMUD standards. Assuming it conforms, I only have a few comments:**
 - **Does proposal meet 25' setback?**
 - **Wastewater. Applicant to comply with Chris White, Waste Water Superintendent, comments stated below.**
 - **Site Lighting. If site lighting is proposed, please be sure it complies with standards (h) (1), (2) and (3)- see PMUD standards within this memo.**
- 3. Parking. The proposed location of the modular is within an existing parking lot but does not overlay parking spaces. Also, it appears it will not adversely impact with on- or off-site pedestrian and vehicle flow. I've a few comments/questions below.**

- **Vehicle and Pedestrian Circulation.** Will the parking lot continue to provide free and uninterrupted circulation of vehicles, including emergency vehicles, as well as safe pedestrian access to the proposed modular??
 - **Snow Removal.** I've been told plowed snow is piled at the proposed modular location. If this is so, where will snow be piled?
 - **Parking Spaces Required.** High Schools require 1 space per employee on the school hour shift, plus 1 space per 10 students based on design capacity. Will the school add new employees or additional students associated with the additional classroom space? If so, I believe the school has enough existing parking spaces to accommodate additional employees and students.
4. **Landscaping/Screening.** The CU and PMUD standards require the proposal to meet applicable Landscaping/Screening standards. In my opinion, the existing trees (see pictures within the applicants submissions) appear to allow this proposal to meet the landscaping/screening requirements as long as all portions of the proposed building is behind the it and the vegetation is maintained.

We had a staff Development Review meeting and staff had the following comments and questions which you'll be asked to address:

- **Snow plowing plans-** with the new buildings being placed in parking lots, how will snow be plowed and piled? This was especially a concern at the H.S.
- **Discuss sewer connection with Chris White and Marc Guimont (PW interim director) and secure their ok.**
- **A letter from ME Water Company stating they have the ability to serve both sites.**
- **Discuss fire alarm system connections with the Fire Chief.**
- **Exactly how and where the modular at Loranger connect/attach to the existing school?**
- **Why is the additional space needed?**

Follow-up from meeting (Fire Chief and Waste Water Superintendent comments):

Comments from Rick Plummer, Fire Chief:

Thank you for coming in today to discuss the modular buildings and the fire alarm systems. Your proposed fire alarm plans are exactly what I would be looking for. One connected directly to the school with the High School modular being a separate system similar to the existing one at the high school.

Comments from Chris White, Waste Water Superintendent:

Jay Kelley asked that I contact you concerning the mobile classrooms. He indicated you want correspondence concerning sewer capacity. Jay indicated that the classrooms are there to accommodate existing students. Because it is not increasing the school population I do not have any issues with capacity. I would recommend you contact PW and make sure they are OK with the sewer connection and that they inspect the connection before it is buried.

Due to the approaching school year and work involved with getting the modular placed and fit for occupancy, it's the applicant's hope that the PB will be able to make a decision at their regular meeting in July. Unfortunately, the ordinance does not allow this because Conditional Use proposals require a site walk and public hearing and these meetings have posting and abutter notification requirements (10 days before the meetings). To meet these requirements, the earliest a site walk and public hearing can be held is Thursday, 23 July. The applicant can request the PB

schedule the site walk and public hearing meetings before their regularly scheduled dates of 6 August (site walk) and 13 August (public hearing).

RECOMMENDATIONS: I recommend the applicant address any outstanding comments and questions and submit responses before the next meeting. I support scheduling special meetings for the site walk and public hearing as long as they're held on or after 23 July.

ITEM 2

Proposal: Conditional Use: Install 52' x 27' modular building for additional classroom space (Loranger Middle School)
Action: Determination of Completeness; Schedule Site Walk; Schedule Public Hearing
Owner: RSU #23
Location: 27 Jameson Hill Rd., MBL: 207-1-1, PMUD District

This proposal includes the placement of a 52' x 27' modular building for additional classroom space and a building attaching the modular to the Loranger Middle School. The Middle School is located in the PMUD Zoning District which allows this proposal as a Conditional Use. As you know, a Conditional Use (CU) proposal must comply with 12 review standards (see pg. 7) in order for the PB to grant approval. In addition to the CU review standards, PMUD (pgs. 8-9), Parking (pgs. 9-13) and Landscaping/Screening (pg. 13-15) standards apply. These standards, on the pages identified above, are condensed so to include only those that are applicable to the proposal. Below are my comments associated this proposal and applicable CU, PMUD, Parking, and Landscaping/Screening standards.

1. **Conditional Use.** Within the applicant's submission are responses to each of the 12 standards. In my opinion, standards 1, 2, 3, 10, and 11 are those which are most applicable to this proposal.
 - **Standards 1 and 3.** The PB should determine if the proposal: A. Needs additional parking and if additional parking is needed are there enough spaces; B. Will not result in significant hazards on-site to pedestrians and vehicles.
In regards to "A", the PB will see that existing parking spaces will be removed-approx. 7 will be directly impacted, but it appears an additional 5 spaces will be indirectly impacted due to the modular building location. The applicant stated these spaces can be relocated to western end of the parking lot but will there be enough space to meet the parking space dimensional requirements to allow for relocated parking (possibly up to 13 spaces) and parking required as a result of this proposal (if needed). If parking spaces are required as a result of the proposal, than the applicant will need show where these spaces will be located in addition to those that need to be relocated. I mention this because it appears there already is not enough off-street parking in this specific area of the Middle School because vehicles park on the shoulder of Jameson Hill Rd. Perhaps we'll get a better idea of this during the site walk. In addition to this, will the proposal result in the loss of handicap accessible spaces?
In regards to "B", it appears the modular building location will impact on- and off-site vehicle traffic patterns and pedestrian access to the Middle School. Regarding vehicle access patterns, the proposed building location will impact on-site vehicle travel because the building will block one of two travel lanes within the parking lot. In turn, this could impact off-site vehicle traffic patterns because the blocked travel

lane has access to Jameson, which could lead to making this access in-effective; therefore reducing the Jameson access points from 2 to 1. Regarding pedestrian access to the Middle School, the building location will block the marked area on the parking lot and alter pedestrian access patterns. The applicant should create another safe pedestrian access way in the parking lot and continue this to access the Middle School doors. Also, how does this impact snow removal patterns?

- **Standard 2.** There is further info regarding this standard below, including comments from Fire Chief Plummer. As long as the applicant follows Chief Plummer's recommendations I find no problems with this.
 - **Standard 10.** The only question I have for the PB is do you feel the proposal has an adequate buffer as observed from Jameson Hill Rd. There is a mature tree that will screen a portion of the proposed building but it will be seen due to the parking lot. The intent of this standard is to visually obstruct a proposal from abutting uses so these uses can continue to enjoy their property. Because abutting uses are either school related or public roads, it is in my opinion additional screening is not required.
 - **Standard 11.** A portion of the proposed building will be placed on pervious surface (grass) and within a highly used impervious surface area (parking lot) so it is worth asking how the applicant intends to adequately provide for drainage.
2. **PMUD.** If the applicant can demonstrate compliance with the CU, Parking and Landscaping/Screening standards, then the proposal essentially conforms to the PMUD standards. Assuming it conforms, I only have a few comments:
- **Does proposal meet 25' setback?**
 - **Parking and Circulation.** Due to the building location and heavy use of this parking lot, I believe it is important for the applicant to demonstrate how the proposal will comply with standards (b) (1): "The project shall be designed to minimize off-site traffic impacts to existing town roads" and (b) (2): "Internal circulation shall provide for the free movement and circulation of vehicles within the project" - see PMUD standards within this memo.
 - **Wastewater.** Applicant to comply with Chris White, Waste Water Superintendent, comments stated below.
 - **Site Lighting.** If site lighting is proposed, please be sure it complies with standards (h) (1), (2) and (3) - see PMUD standards within this memo.
3. **Parking.** In my opinion, potential impacts to parking lot circulation, parking lot layout, exit/entrance to Jameson Hill Rd., safe pedestrian circulation and access, and providing enough parking spaces are the primary issues that need to be discussed and resolved. In addition to my above-mentioned comments concerning parking in Conditional Use and PMUD, I believe the applicant should demonstrate how the placement of the proposed building at this location does not adversely impact parking as it exists. The applicant should use the parking standards in pgs. 9-13 to demonstrate compliance.
- **Snow Removal.** I've been told plowed snow is piled at the proposed modular location. If this is so, where will snow be piled?
 - **Parking Spaces Required.** High Schools require 1 space per employee on the school hour shift, plus 1 space per 10 students based on design capacity. Will the school add new employees or additional students associated with the additional classroom space? If so, I believe the school has enough existing parking spaces to accommodate additional employees and students.

4. **Landscaping/Screening.** The CU and PMUD standards require the proposal to meet applicable Landscaping/Screening standards. Because abutting uses are either school related or public roads, it is in my opinion additional screening is not required.

We had a staff Development Review meeting and staff had the following comments and questions which you'll be asked to address:

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- A letter from ME Water Company stating they have the ability to serve both sites.
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Due to the approaching school year and work involved with getting the modular placed and fit for occupancy, it's the applicant's hope that the PB will be able to make a decision at their regular meeting in July. Unfortunately, the ordinance does not allow this because Conditional Use proposals require a site walk and public hearing and these meetings have posting and abutter notification requirements (10 days before the meetings). To meet these requirements, the earliest a site walk and public hearing can be held is Thursday, 23 July. The applicant can request the PB schedule the site walk and public hearing meetings before their regularly scheduled dates of 6 August (site walk) and 13 August (public hearing).

RECOMMENDATIONS: I recommend the applicant address any outstanding comments and questions, especially those related to parking, and submit responses before the next meeting. I support scheduling special meetings for the site walk and public hearing as long as they're held on or after 23 July.

DESIGN REVIEW CERTIFICATES

ITEM 3

Proposal: Demolish former parsonage
Action: Review application; Discussion; Certificate of Appropriateness Decision
Owner: Good Shepard Parish
Location: 6 Saco Ave., MBL: 206-30-1, DD-2

This item was tabled by the DRC and requires no action by the PB.

CONDITIONAL USE REVIEW STANDARDS

Sec. 78-1240. - Standards.

Before authorizing any conditional use, the planning board shall make written findings certifying that the proposed use is in compliance with the specific requirements governing individual conditional use and demonstrating that the proposed use meets the following standards:

- (1) The proposed use will not result in significant hazards to pedestrian or vehicular traffic, on-site or off-site.
- (2) The proposed use will not create or increase any fire hazard.
- (3) The proposed use will provide adequate off-street parking and loading areas.
- (4) The proposed use will not cause water pollution, sedimentation, erosion, or contamination of any water supply.
- (5) The proposed use will not create unhealthful conditions because of smoke, dust or other airborne contaminants.
- (6) The proposed use will not create nuisances to neighboring properties because of odors, fumes, glare, hours of operation, noise, vibration or fire hazard or unreasonably restrict access of light and air to neighboring properties.
- (7) The proposed use will provide adequate waste disposal systems for all solid and liquid wastes generated by the use.
- (8) The proposed use will not adversely affect the value of adjacent properties.
- (9) The proposed use will be compatible with existing uses in the neighborhood, with respect to the generation of noise and hours of operation.
- (10) The applicant's proposal must include any special screening or buffering necessary to visually obstruct the subject property from abutting uses or to ensure the continued enjoyment of abutting uses.
- (11) The applicant's proposal must adequately provide for drainage through and for preservation of existing topography within its location, particularly in minimizing any cut, fill, or paving intended.
- (12) The applicant must be found to have adequate financial and technical capacity to satisfy the criteria in this section and to develop and thereafter maintain the proposed project or use in accordance with all applicable requirements.

DIVISION 14. - PLANNED MIXED USE DEVELOPMENT (PMUD)

Sec. 78-1025. - Space and bulk requirements.

Minimum project setback from all property lines: 25 ft. plus 10 ft. for every building story above 1 story.

Sec. 78-1027. - Performance standards.

(a) Site layout. Standards for site layout in the planned mixed use development (PMUD) are as follows:

(1) The project shall be designed with sensitivity to the natural topography, important vegetative stands, site features, critical wildlife habitats, and the visual character of the site.

(2) Uses shall be arranged within the project in distinct neighborhoods and located in proximity to other uses based on the functional and visual interrelationship of those uses.

(b) Traffic and circulation. Standards for traffic and circulation are as follows:

(1) The PMUD project shall be designed to minimize off-site traffic impacts to existing town roads. All traffic mitigation measures required to maintain acceptable LOS (level of service) intersection performance and road capacity standards shall be borne by the project developer.

(2) Internal circulation shall provide for the free movement and circulation of vehicles within the project.

(3) Through traffic flow shall not be routed through residential neighborhoods.

(4) All off-street parking and loading facilities shall conform to division 4 of article VIII of this chapter if the applicant demonstrates that, because of differing hours of peak demand, the same parking space may be used by multiple uses to meet the requirements of division 4 of article VIII of this chapter.

(c) Water resource protection. Standards for water resource protection are as follows:

(1) Stormwater management facilities shall be designed to produce zero peak runoff into all off-site waterbodies and watercourses.

(d) Wastewater treatment. All proposed sewered PMUD projects shall demonstrate that adequate capacity is available at the municipal wastewater treatment plant to accommodate the volume and nature of the wastewater generated by the project.

(f) Parking. The parking performance standards of division 4 of article VIII of this chapter shall apply to the PMUD district.

(h) Site lighting. Standards for site lighting are as follows:

(1) Site lighting from a nonresidential use shall not shed more than 0.2 footcandle onto surrounding residential properties.

(2) All freestanding lighting shall consist of shielded downlights and shall not exceed the height of the principal building served by the lighting fixture.

(3) No site lighting shall be directed or installed to produce glare, visual discomfort, or nuisance to motorists or residential properties.

(i) Landscaping and setbacks. Basic landscaping within the PMUD project shall conform to all applicable sections established in division 7 of article VIII of this chapter. The planning board may require additional landscaping and building setbacks from adjoining on-site or off-site properties in order to separate incompatible uses, minimize impacts of incompatible uses, abate noise and visual impacts, or maintain solar access.

DIVISION 4. - PARKING, OFF-STREET LOADING AND DRIVE-THROUGH FACILITIES

Subdivision I. - In General

Sec. 78-1441. - Parking standards by district.

Any alternative parking standards for specific zoning districts are contained in the performance standards section of each zoning district in this chapter.

(Ord. of 9-18-2001, § 5.3.6)

Subdivision V. - Parking Lot and Site Circulation Standards

Sec. 78-1541. - General performance standards.

(a) All parking lots shall be designed to conform to the natural topography of the site, preserve significant natural features and vegetative stands, and shall minimize voids in the building fabric and streetscape.

(b) Parking aisles shall generally be oriented to the principal buildings or uses on the site and, where possible, shall provide clearly delineated pedestrian walks to the building entrances.

(c) The interior design of parking lots should be visually legible to motorists, and provide free and uninterrupted circulation of motor vehicles and emergency apparatus.

(d) Driveways and pedestrian dropoffs should approach the principal building from the right to enable passengers to step immediately from the vehicle to the sidewalk.

(e) Dropoff drives shall generally be one way and provide a counterclockwise circulation pattern.

(f) Pedestrian sidewalks shall be provided along aisles and driveways between parking areas and the principal building or destination. Sidewalks shall be elevated a minimum of six inches above the street pavement at the gutterline and shall provide a minimum four-foot wide travelway without obstruction.

(Ord. of 9-18-2001, § 5.3.4.1)

Sec. 78-1542. - Parking lot dimensions and layout.

(a) *Stall access.* All parking stalls shall be directly accessible only from an off-street parking aisle. No stall shall be accessed through another parking stall or directly from a public street or private way.

(b) *Dimensions.* The width of all parking lot aisles and the dimensional layout of parking areas shall conform to the minimum standards established in this subsection. Only one-way traffic shall be permitted for all parking aisles with a stall orientation of less than 90 degrees to the aisle. The minimum standards are as follows:

Stall Orientation to Aisle	Stall Width	Stall Length	Aisle Width	Curb to Curb	Overlap to Overlap
0° (parallel)	10' 0"	20' 0"	14'	32' 0"	32' 0"
45° compact	8' 6"	19' 5"	13' 6"	52' 4"	46' 4"
45° standard	9' 0"	19' 10"	13' 0"	52' 8"	46' 2"
60° compact	8' 6"	20' 8"	18' 6"	59' 9"	55' 7"
60° standard	9' 0"	21' 0"	18' 0"	60' 0"	55' 6"
90° compact	8' 6"	17' 6"	24'	59' 0"	59' 0"
90° standard	9' 0"	18' 0"	25'	61' 0"	61' 0"

(c) *Compact car stalls.* Up to 40 percent of the total number of parking lot spaces required under this division may consist of compact car stalls. Stall dimensions for compact cars shall conform to the standards established in subsection (b) of this section, and all designated spaces shall be clearly signed to identify exclusive use by compact vehicles.

(d) *Multiple stall orientations.* Parking stalls of differing orientations to the aisle shall be separated by a curbed planting island. Where two parking orientation layouts use the opposite sides of the same aisle, the larger aisle width dimension required under subsection (b) of this section shall prevail.

(f) *Wheel stops and curbs.* Wheel stops and curbing consisting of concrete, wood, stone or other durable material shall be installed where appropriate to prevent vehicle overhang onto sidewalks and collision with walls and structures. Sidewalks abutting all parking stalls except parallel parking orientation shall be a minimum of 6.5 feet wide to accommodate vehicle overhang.

(h) *Delineation and striping of parking lots.* All parking lots, parking bays, and aisles constructed with impervious surface shall be striped with an indelible paint or by changes in paving material. Directional arrows, stop bars, fire lanes and other appropriate traffic control signage as well as handicap space designation shall be painted on the pavement surface.

(Ord. of 9-18-2001, § 5.3.4.2)

Sec. 78-1543. - Snow removal.

All parking lots shall provide a suitable on-site disposal area to accommodate plowed snowfall. Snow disposal areas shall not be located in designated pedestrian walks or pathways.

(Ord. of 9-18-2001, § 5.3.4.3)

Subdivision VI. - Required Parking Spaces

Sec. 78-1566. - Parking standards.

Except where otherwise prescribed in this chapter, the minimum number of parking spaces required for specific land uses or combination of land uses within the town shall meet the following standards:

Use	Parking Requirement
School:	
Elementary	One space per employee on the school hour shift, plus one space per classroom
Junior high	One space per employee on the school hour shift, plus one space per classroom, plus one space per five seats in any auditorium
High school	One space per employee on the school hour shift, plus one space per ten students based on design capacity

(Ord. of 9-18-2001, § 5.3.5.1)

Sec. 78-1567. - Handicap parking standards.

All parking lots serving the public shall conform to the Americans with Disabilities Act of 1990 (ADA) by providing the following minimum number of handicap parking spaces and suitable access to and from public and private sidewalks:

(1) *Number of spaces.* The number of handicap spaces to be provided shall be based on the total number of on-site parking spaces as indicated in the following table. One van-accessible parking space shall be provided for every eight handicap spaces, but no less than one van-accessible parking space shall be provided for each site.

Total Parking Spaces	Minimum Handicap Spaces	Number of
1—25	1	
26 —50	2	
51—75	3	
76—100	4	
101 —150	5	
151—200	6	
201 —300	7	
301 —400	8	
401 —500	9	
501—1,000	2% of total	
1,000+	20 plus 1 per 100 over 1,000	

(2) *Dimensions.* Dimensions shall be as follows:

a. *Standard handicap space.* Dimensions of standard handicap parking space shall be eight feet by 18 feet with a five-foot access aisle adjoining the space. Two handicap spaces may share the same access aisle.

b. *Van-accessible parking space.* Van-accessible spaces shall be 11 feet by 18 feet with a five-foot access aisle alongside. Two van accessible spaces or one van accessible space and a standard handicap space may share the same access aisle.

(3) *Site location.* All handicap spaces shall be sited within 75 feet of the principal building entrance.

(4) *Signage.* All handicap spaces shall be identified by the international accessibility symbol (wheelchair symbol) on standing signage and painted on the pavement surface of each designated space.

(5) *Accessibility design standards.* All parking spaces, walkways, and ramps between the principal building or use and the designated handicap parking area shall meet the following standards:

a. *Surface materials.* Surface materials shall consist either of bituminous, concrete, or brick pavement or a hard-packed surface material that shall provide little resistance to wheelchair mobility. Surface materials at the intersection of the walkway and lanes of vehicular traffic shall provide a change of surface material in compliance with ADA requirements.

b. *Gradient.* Any designated handicap walkway with a slope exceeding 1:20 (five percent) over a distance of ten linear feet shall be regarded as a handicap ramp. No designated handicap ramp shall exceed a gradient of 1:12 (8.3 percent) for a maximum elevation rise of 30 inches without providing a rest landing measuring five feet by five feet. Maximum cross slope on a handicap ramp landing shall not exceed 1:50 (two percent).

c. *Handrails.* All designated handicap ramps shall provide handrails on both sides of the ramp that meet ADA requirements. This standard shall not apply to street curb ramps.

d. *Width.* Designated handicap ramps accessing a building shall be a minimum of 36 inches in width. All new sidewalks shall be constructed to a minimum width of 60 inches. Designated handicap ramps and walkways shall be free of obstructions or objects protruding into the airspace of the ramp to a height of seven feet or less from the surface of the ramp. Reconstruction of sidewalks along existing public streets shall provide a minimum travel lane of 36 inches.

(Ord. of 9-18-2001, § 5.3.5.3)

Sec. 78-1568. - Parking waivers.

(a) The planning board may grant waivers from the standards of this division only in cases where the applicant can demonstrate that:

(1) With respect to the number of parking spaces, the actual parking demand for the applicant's proposal is less than required in [section 78-1566](#) and a reduction in the number of parking spaces will not create unsafe conditions for vehicles or pedestrians; or

(2) With respect to standards other than the required number of parking spaces, the physical constraints of the site make compliance with the design standards of this division impractical or technically unfeasible, and modification of those standards will not create unsafe conditions for vehicles or pedestrians.

(b) The planning board shall not grant any waivers from the following:

(1) The handicap parking standards of [section 78-1567](#), except for municipal uses where existing site constraints, such as existing public streets, make compliance impractical or technically unfeasible.

(2) The stall dimensions of [section 78-1542](#)

DIVISION 7. - LANDSCAPING AND BUFFERING

Subdivision I. - In General

Sec. 78-1746. - Applicability.

All new construction of nonresidential and multifamily residential uses requiring plenary site plan review or a conditional use permit shall be subject to the performance standards in this division for landscaping and buffering.

(Ord. of 9-18-2001, § 5.6.1)

Sec. 78-1747. - Exempted activities and uses.

Agricultural uses excepting mineral extraction, home occupations, and municipal uses shall be exempted from this division.

(Ord. of 9-18-2001, § 5.6.2)

Sec. 78-1775. - Planting specifications.

Street trees shall be installed in accordance with [section 78-1797](#).

(Ord. of 9-18-2001, § 5.6.3.4)

Secs. 78-1776—78-1795. - Reserved.

Subdivision III. – Landscaping

Sec. 78-1796. - General performance standards.

(a) *Applications.* Landscaping shall be used to visually blend the proposed project into the vegetative and topographic character of the surrounding area or neighborhood, screen and buffer unrelated land uses and

unsightly views, reduce the relative scale of buildings, create visual harmony, and improve property values.

(b) *Preservation of vegetation stands.* In the development of any site, existing stands of mature trees or vegetation shall be preserved and integrated into the landscape plan wherever possible.

(c) *Plant selection.* Proposed plant materials shall be selected for their cold-weather hardiness, ability to adapt to soil and salt conditions on the site, growth habit and ability to solve the design objective

(d) *Storage of materials.* Construction materials, vehicles, or earth materials shall never be stored in areas designated as undisturbed vegetation zones within a project area.

(Ord. of 9-18-2001, § 5.6.1.1)

Sec. 78-1797. - Planting specifications.

(a) *Quality of stock.* All proposed street tree and landscaping plant specimens shall conform to the botanical and standards of size, culture, and quality for the highest grades and standards as adopted by the American Association of Nurserymen, Inc., in the American Standard or Nursery Stock, ANSI Z60.1 latest edition.

(b) *Installation method.* All street trees and plant materials shall be planted in accordance with the landscape contract specifications and planting details as available from the planning department.

(Ord. of 9-18-2001, § 5.6.1.2)

Sec. 78-1798. - Landscape design plans.

Landscape plans required under articles IV, V and VII of this chapter shall include the following:

(1) *Landscape plan.* A scaled site plan illustrating the location and mature dimensions of the proposed new plant material in relation to buildings, driveways, walkways, utilities, lighting fixtures, and other site features.

(2) *Planting list.* A summary table indicating the botanical name of each plant specie to be installed, the common name, the size of the specimen at planting, the quantity of each specie installed, and any additional planting notes.

(3) *Installation details.* A detail drawing illustrating the proposed planting method.

(Ord. of 9-18-2001, § 5.6.1.3)

Secs. 78-1799—78-1820. - Reserved.

Subdivision IV. - Screening and Buffering

Sec. 78-1821. - Screening.

The application of screening, as required in this chapter, shall be for the purpose of defining a boundary line or partially obstructing views of land use activities from a specified viewpoint on other properties.

Screening shall achieve between 25 percent to 74 percent visual obstruction from established viewpoints as specified by the planning board.

(Ord. of 9-18-2001, § 5.6.1.1)

Sec. 78-1822. - Buffering.

The application of buffering, as required in this chapter, shall be for the purpose of visually obstructing views of land use activities from a specified vantage point on other properties. Buffering shall achieve between 75 percent to 100 percent yearround visual obstruction as specified by the planning board.

(Ord. of 9-18-2001, § 5.6.1.2)

Sec. 78-1823. - Screening and buffering materials.

Earthwork, vegetation, water, fences, walls, and other suitable structures or a combination thereof may be employed to achieve the required screening or buffering effect. The retention of natural vegetation and topography shall be employed as a screening tool whenever possible.

(Ord. of 9-18-2001, § 5.6.1.3)

Sec. 78-1824. - Specific design standards.

(a) *Conifer buffers.* Conifer vegetation employed for buffering purposes alone shall consist of a minimum of eight feet in height at installation and shall be planted six feet on center in an alternate pattern.

(b) *Mounding.* Earthwork mounds used for screening or buffering purposes shall be installed with a slope of repose no greater than 3:1.