



CITY OF WATERVILLE

APPLICATION FOR SITE PLAN REVIEW PERMIT

Please answer the following questions in order to assist the Planning Board in making findings of fact, as required by Section 1.3 of the Site Plan Review and Subdivision Ordinance. Sections 6.4 and 6.16 of the Zoning Ordinance are sources of additional questions asked of the applicant.

Information on the Applicant

1. Name of the land owner: MaineGeneral Medical Center
2. Name of site plan Applicant (if other than owner): _____
3. There is a fee for Site Plan Review. To whom should the bill be sent?
Attn: Adam Troidl, Construction Manager, MaineGeneral Medical Center
6 East Chestnut Street, Augusta, ME, 04330 - Adam.Troidl@MaineGeneral.org
4. Address of Property: 149 North Street, Waterville, ME 04901
5. Location of Property (from Assessor's Office): Map 56 Lots 3,5, future dev. lot
6. Proposed use of the Property: Institutional (Medical Center) – unchanged from existing
7. Zoning of Property: Institutional, Zone 1
8. Area of Lot, in square feet: 2,385,838+/- (total of all lots)
9. Size of building to be constructed (gross floor area): 400sf+/- (Vestibule addition); Existing 272,014 sf;
10. Square feet of lot covered by building: 88,922sf+/- (EX.), 87,600sf+/- (PR.)
11. Square feet of impervious surface (excluding building): 444,854sf (EX.), 500,988sf (PR)
12. Height of buildings to be constructed: 20' for new vestibule
13. Proposed construction material: Glass, metal, stone, wood
14. Slope of the land: Average slope 5%
15. Soil types: Buxton silt loam, cut & fill soils (developed areas), Hartland sandy loam
16. Is the property within the floodplain?: **No**

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17. Are there streams on the property?: Natural Resource Survey pending
18. Estimated number of trips per day to and from site: No change from existing
19. A written description of the proposed operations in sufficient detail to indicate the degree to which the operation will create traffic congestion, noise, toxic or noxious matter, vibration, odor, heat, glare, air pollution, waste, and other objectionable effects, along with engineering and architectural plans for mitigating these effects.
The project comprises renovation of the Thayer medical campus, including interior upgrades & improvements to exterior parking, vehicular, and pedestrian circulation.
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20. The proposed number of shifts to be worked and the maximum number of employees on each shift. Day shift will see a maximum of 350 employees Monday-Friday; the Emergency Department will be open 24/7 with a maximum staff of 20.
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21. A list of all hazardous materials to be hauled, stored, used, generated or disposed of on-site, and any pertinent state or federal permits required. Existing hazardous waste permits will remain unchanged. Quantities will be reduced based on conversion to outpatient use and Xylene will no longer be used at the site.
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To the best of my knowledge, all information submitted on this application is true and correct.

Applicant Signature: Adam P. Fitch

Date: 8/30/13