

**Development Review  
Narrative  
Lithgow Library Addition**

- a. 4.4.1.1 Pollution**  
a. The project is not in the 100-year floodplain.  
b, c, d, e. Wastewater will be disposed of in the public sewer.
- b. 4.4.1.2 Water**  
Public water will be used for the proposal.
- c. 4.4.1.3 Municipal water**  
Public water will be used for the proposal.
- d. 4.4.1.4 Soil erosion**  
An erosion and sedimentation control plan is included on Sheet C-4 and C-5. The site is flat and it is not adjacent to any natural resources.
- e. 4.4.1.5 & 4.5.2.21 Road congestion and safety**  
The City Engineer has waived a traffic report.
- f. 4.4.1.6 Sewage waste disposal**  
Wastewater will be disposed of in the public sewer.
- g. 4.4.1.7 Solid waste**  
Solid waste will be disposed of at Hatch Hill. Wastewater will be disposed of in the public sewer.
- h. 4.4.8.8 Aesthetic, cultural and natural values**  
The proposal is on a developed site. It will not impact aesthetic, cultural and natural values.
- i. 4.4.1.9 Conformity with city ordinances and plans**  
The proposal conforms with city ordinances and plans.
- j. 4.4.1.10 Financial and technical capacity**  
The City has adequate financial and technical capacity to complete the project.
- k. 4.4.1.11 Surface waters; outstanding river segments**  
The project is not located within the watershed of a pond or lake or within 250 feet of a wetland, great pond or river. Not applicable.
- i. 4.4.1.12 Ground water**  
The project will not adversely affect the quality or quantity of ground water.

- m. 4.4.1.13 Flood areas**  
The project is not in the 100-year floodplain.
- n. 4.4.1.14 Freshwater wetlands**  
There are no freshwater wetlands on the project site.
- o. 4.4.1.16 Stormwater**  
The proposal will provide for adequate stormwater management.
- p. 4.4.1.17 Access to direct sunlight**  
The proposal will not block sunlight to solar energy systems.
- q. 4.4.1.18 State permits**  
The proposal is not regulated by the Site Location of Development Law. Not applicable.
- r. 4.4.1.20 Outdoor lighting**  
Outdoor lighting will comply with the ordinance.
- s. 6.3.4.1 Neighborhood compatibility**
  - a.i. Lithgow Library is currently located on the property. The applicant proposes to demolish an addition which was constructed in 1978 and construct a new addition. The proposal will roughly double the footprint of the original building.
  - a.ii. The addition is designed to complement the architectural design of the original building.
  - a.iii. Elevation plans are included.
  - a.iv. Lithgow Library is located in a national historic district.
  - a.v. The addition will be off the north side of the existing building.
  - a.vi. The addition will complement the original building and neighborhood.
  - b. The project site is rectangular and abuts a city street on each side. There are commercial uses / vacant land on the opposite sides of the streets (i.e. St. Andrews church, bank, vacant lot that was formerly the YMCA).
  - c. The proposal will maintain safe and healthful conditions in the neighborhood.
  - d. The proposal will not have a detrimental effect on the value of adjacent properties.
- t. 6.3.4.2 Plans and policies**
  - a. The proposal is located in the Westside Residential District which is described in the 2007 Comprehensive Plan. The expansion will not encroach on any housing.
- u. 6.3.4.3 Traffic pattern, flow and volume**
  - a. Yes.
  - b. Yes.
  - c. Yes.
  - d. Yes.
- v. 6.3.4.4 Public facilities**
  - a. The addition will use public water.

- b. The addition will use the public sewer.
- c. The addition will be connected to the electric power that is available on the streets that abut the project.
- d. Stormwater will meet the City's regulations.

w. **6.3.4.5 Resource protection and environment**

- a. There are no sensitive areas on the site.
- b. Some dust will be created during construction.
- c. A Maine Construction General permit will be applied for from the Maine DEP.
- d. Sewage will be disposed of in the public sewer. No industrial waste is proposed.
- e. The proposal is not in the shoreland zone. Not applicable.

x. **6.3.4.6 Performance standards**

- a. The proposal complies with all performance and dimensional standards.
- b. The proposal can be conducted so that noise shall not exceed the performance levels in the ordinance.
- c. The proposal does not involve intense glare or heat. Not applicable.
- d. The exterior lighting will comply with the ordinance.
- e. The landscaping will screen the parking areas. No loading areas, trash containers, outside storage areas, blank walls or fences are proposed.
- f. There will be a sign at the south east corner of the site.

y. **6.3.4.7 Financial and technical ability**

- a. City staff, E. S. Coffin Engineering & Surveying, and Johnson Roberts Associates Inc. prepared the application materials. The applicant has the technical ability to meet the terms of the ordinance.
- b. Private fundraising and a bond will finance the project. There will be adequate funds to construct the project in compliance with the ordinance.