

Assured Solar Energy
460 Mountfort Rd,
North Yarmouth, ME 04097

Submittal to Planning Board for Site Plan Review

2-28-2023

Background

My name is Rob Taisey, my wife Leslie and I purchased our lot at 460 Mountfort Road in 1983. At that time Mountfort road was dirt and there were no power lines to our lot. We cleared the land ourselves and built our own driveway and paid CMP to extend the power lines to our lot. Rob's work as a field service engineer for Combustion Engineering in the nuclear industry involved long term, out of state travel to nuclear power plants. During this time, Leslie acted as the general contractor/ project manager to coordinate the construction of our passive solar, post and beam home. We moved into our house in 1984 and raised our daughter Allison who was born in 1985. We have been operating a general contracting business operating out of 460 Mountfort Rd, North Yarmouth since 1998 when we started Stump & Grind, a stump chipping service. Rob had been involved in solar energy since the late 1970's working for David Sleeper's Brook Farm labs in Falmouth. We started doing business as Assured Solar Energy (ASE) in 2006 with the tagline "Energy as Sure as Sunrise". The solar business is often called the "Solar Coaster" because of rapid changes in both technology, prices and policy over the years as the industry has grown. We continued to operate both Assured Solar and Stump & Grind until 2015, when we sold Stump & Grind to one of our employees.

Assured Solar Energy designs and installs custom solar photovoltaic (PV) systems. We serve residential, commercial, and agricultural customers generally within an hour travel time from North Yarmouth, although occasionally we travel farther for specialized off grid jobs on islands such as Seguin Island Light and Wood Island Life Saving station in Kittery and Eagle Island State park in Casco Bay. We specialize in systems that are grid-tied, grid tied with battery back-up as well as off-grid PV systems.

Additional services we provide include installing: electric vehicle chargers; energy management systems; and standby generators. We do have deliveries of supplies which we presently store either outside or in shipping containers. We do some assembly of components prior to delivery to job sites. This can include pre-building, and partial assembly of electrical panels and backer boards as well as racking.

Due to the rising cost of electric energy from the utilities as well as more stable, predictable policy at the Federal and State level, our business has grown to the point where we need to expand. We made a full price offer on another property which had come onto the market in Freeport but we were not able to get it under contract. When 111 Mountfort road became

available it seemed like a good match for our needs so we were prepared to make an offer immediately. As part of our purchase and sale agreement we are renting the spaces so that we can upgrade systems, clean up and prepare the spaces while we go through the Planning Board and SBA Loan approval process. We plan to move the bulk of our operations there as soon as we receive planning board approval.

We currently employ electricians, installers, customer service representatives, sales and administrative personnel. Our normal hours of operation are Monday through Thursday 7am-5pm. Occasionally we work outside of those hours in special circumstances.

The property at 111 Mountfort Road includes 4 existing structures:

1. 4 Bay garage 48x24 (1,152 sq ft) on slab.
2. 61x48 (2,928 sq ft) clear span metal building on slab.
3. 1890 sq ft mobile home with additions on frost wall.
4. Small 1 bay 16 x 24 (~384 sq ft) open garage on slab.

All of the existing buildings are set back more than 500' from Mountfort Road with existing trees and an off-set driveway providing effective screening from the road.

Our uses will be consistent with those of prior owner Lionell Gladstone, who built the existing buildings and used them for his business: equipment & vehicle maintenance, metal fabrication, and construction.

The 111 Mountfort Road property will be used as our primary base of operations.

Activities would include:

1. Company, employee, resident's and customer's vehicles and equipment entering, exiting and parking.
2. Driveway plowing and maintenance. We have no immediate plans for paving.
3. Storage of machinery, implements and attachments for construction equipment.
4. Company and employee vehicle maintenance, including refueling.
5. Delivery, shipping, and transport of materials.
6. Placement of land sea containers for storage of company and owner's tools and equipment.
7. Loading, unloading and storage of materials.
8. Metalworking, woodworking.
9. Storage and maintenance for personal boats and trailers.
10. Occasional open house or demonstrations for customers.
11. Employee training.
12. Electric vehicle charging.
13. Vehicle storage.
14. Office space in support of ASE general contracting business.
15. Residential rental consistent with State and local land use ordinances.
16. Other uses consistent with residential and general contracting business and other permitted uses within the FF zone.

Our goal for the property is to establish office spaces and warehouses for storage of supplies and equipment from the existing buildings. Existing buildings will be remodeled appropriately based on need. Per our discussion with Kate Burch and Ben Scipione, the above proposed uses are allowed within the FF Zone with SPR. The property as presently configured has the potential for a 2 family and Accessory Dwelling Unit.

A preliminary sketch plan is attached. We will be clearing some trees to build on existing clearings and improve access (both solar and physical). We have no plans to pave any of the driveway.

We do expect to convert some of the residential space to office space, while maintaining a residential component. We may need to build additional office space in the future. We plan to upgrade heating systems to heat pumps and have some back-up heat from wood, oil and propane stoves. We expect to install solar PV on the Shop and possibly the 4 bay garage as well as a ground mounted solar array to cover our usage, after a year or so of occupancy. We will apply for separate permits for those items at that time.

Sincerely,

Rob Taisey
President

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- 6) Ross Cudlitz Project Report and Stormwater Analysis
- 7) 111 Mountfort Survey Aerial Treeline - with notes
- 8) Wetland Map
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- 11) Letter from Hilda Gladstone Reaffirming Rent
- 12) Quit Claim Deed
- 13) Site Photos
- 14) Site Plan Checklist

111 Mountfort Road Site Plan

1 message

Kate Burch <kburch@northstar-planning.com>

Wed, Feb 22, 2023 at 4:54 PM

To: Rob Taisey <rob@assuredsolar.com>, Benjamin Scipione <bscipione@northyarmouth.org>

Hi Rob,

Ben and I wanted to follow up about your site plan submission for 111 Mountfort Road. In this email, I have a list of what you need to submit along with the site plan application, checklist (just list "NA" on everything not included here), and fee.

As you heard in the last meeting, our schedule is very full for the 3/14 meeting, and we can't guarantee that the Board will have time to take up your site plan. We can guarantee you a spot on the 4/11 meeting, or Ben can see if the Board is willing to have a special meeting on 3/28.

Please let us know how you'd like to proceed. Your complete application will need to be in at least 14 days before the meeting, and we'll need to know your plans so Ben can get public notices out.

Here's what you need to submit:

1. Existing Conditions site plan:

- property boundaries-**Shown on Owen Haskell "Compiled Plan at 111 Mountfort Road...for Robert Taisey" dated 2-22-2023.**
- Setbacks **Existing buildings are well in excess of minimum setbacks. The nearest building is 175' from the property line, as shown on Owen Haskell Compiled Plan 2-22-2023**
- buffers between adjacent residential uses (including existing vegetation) **Existing vegetation shown on Owen Haskell compiled plan overlaid with satellite imagery. Drone imagery also available.**
- protected resources on the property (wetlands, streams, etc.) - site topography **No wetlands shown on GIS map from North Yarmouth Town Website see attached parcel map and legend printed from town website. See Ross Cudlitz P.E. Plan dated 02-27 for drainage and observed channels. See note 9 on Haskell Compiled Plan 2-22-2023**
- location of existing utilities (septic, well, power lines, etc.) - location of buildings and paved/gravel areas. **For utilities see drone deploy annotation report. Also see Haskell Plan dated 2-22-2023.**

2. Proposed development site plan:

- show what buildings and paved/gravel areas will remain. **All existing buildings and paved gravel areas will remain.**
- location of proposed new structures (including shipping containers) **No new structures are proposed. Approximate location of shipping containers is shown on '111 Mountfort Survey-Aerial-Treeline-with notes'.**
- location of any additional paving/gravel areas **No paving is proposed. Additional gravel areas Employee Parking area as shown on Ross Cudlitz Plan**
- location of parking **Shown on Ross Cudlitz Plan**
- show what areas will be cleared and what existing wood buffers/vegetation will remain- exterior lighting. **Exterior lighting will be LED Wall packs RAB or similar.**
- direction of surface drainage-**See Ross Cudlitz- P.E. Plan. Dated 2-27-2023**
- location of nearest fire hydrant or water supply for fire protection-**Municipal Water Hydrant near 723 North Road Yarmouth (per North Yarmouth Fire Department) Dry Hydrant at 497 Memorial Highway per NYFD.**

- ### 3. Describe hazardous materials storage to show it complies with 10.11. **We don't use or store hazardous materials in quantities larger than those bought "over the counter" except for off-road diesel fuel. Any Hazardous materials will be stored in a manner and location that is in compliance with appropriate rules and regulations of the Maine Department of Public Safety and other appropriate federal, state, and local regulations including specifically the provisions of section 10.11 of the North Yarmouth Land Use ordinance.**

4. Describe operations, including noise, operating hours, and traffic counts at peak hours.

Typical operations are that field workers, (electricians, installers, drivers and equipment operators) will arrive between at 6:55 and 7:30 AM. We usually have a brief conference to go over the plan of the day. Field workers then assemble required materials, load the company trucks then head for the jobsites in company vehicles. This usually happens between 7:30 and 8:30 depending on the job requirements. Field workers typically return to the shop before 5 PM then leave in their own vehicles.

Office workers have start times ranging from 7:00AM to 8:30 AM and depart between 4:00 and 5:00 PM. Sometimes office folks will go out to lunch, do site visits or run parts and supplies to jobs as needed.

We almost daily have UPS & FedEx package deliveries and pickups and deliveries in box trucks or rack body trucks from distributors which are unloaded either by hand, liftgate or fork trucks. Occasionally we will have tractor trailer truck deliveries.

Peak traffic count at present would be no more than 30 trips (15 in and out) per hour.

5. Describe utilities - what will remain, and what will be upgraded.

Cable: Spectrum cable service has been activated.

Electric: CMP service is active. Both cable and electric are shown on Haskell Plan dates 2-22-2023 as well as Drone Deploy Annotation Report. CMP has already upgraded the transformer from 10kVA to 50 kVA. We have added an additional 200 Amp service for residence / office building (Combination panel located on Shop Building exterior). We plan to upgrade the underground feed to the residence install a new underground feed and a new sub panel in the 4bay garage.

Septic: The current septic system will remain, and the design is on file with the town. It was installed with a 1000 gallon treatment tank. The designed flow is 180 gallon per day. An inspection by Mark O'Neil on 2-10-2023 found the system to be "functioning satisfactorily". A new PVC baffle with effluent filter was installed. If needed, a "White Knight" aeration system can be installed to increase capacity.

Well: The drilled well is greater than 100' from the septic system. 505' deep, 17' of casing, 1.5gpm flow, installed 8-19-2005. Source is drillers well cap. Our operations do not require significant water usage. Our usage will be limited by the output of the well.

6. Proposed signs if any. Business name with logo and address marker within size guidelines.

7. Explain how solid waste will be stored and disposed of.

Scrap: We separate copper wire, bare copper, steel, and aluminum scrap in 50 gallon open-top plastic barrels then take it to scrap yards where it is re-purposed.

Other solid waste: We own a "Switch & Go" drop box (mini dumpster body for our F-450 Truck) into which we put other solid waste primarily cardboard and plastic. When the drop box is full, we transport this to Riverside Recycling in Portland.

We also own a dump trailer that can be used to haul solid waste as needed.

8. Screening of materials: all storage and dumpsters should be buffered so they are not visible from adjacent residential uses. Will do. We can locate the "Switch and Go" Drop Box to be buffered from adjacent residential

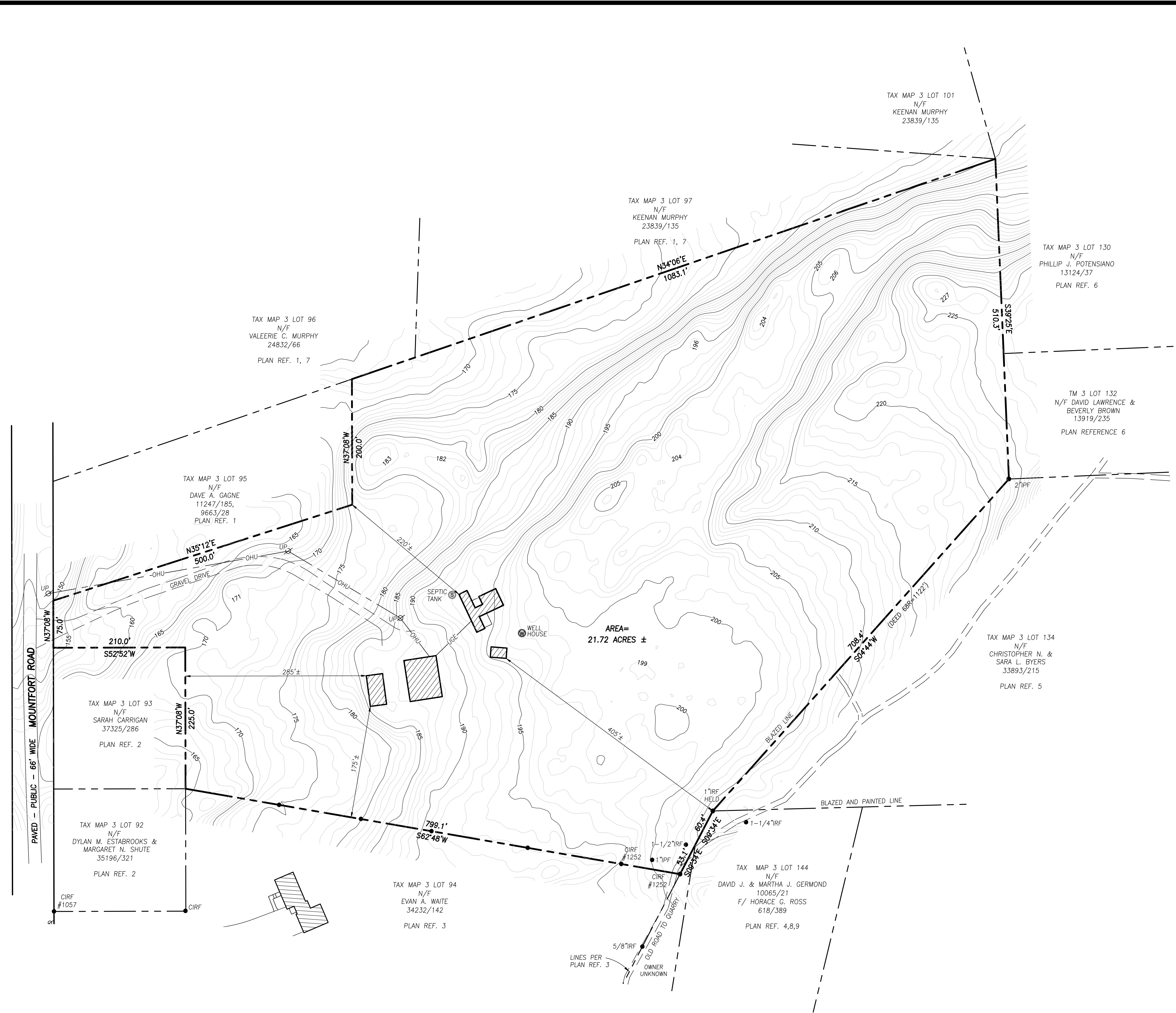
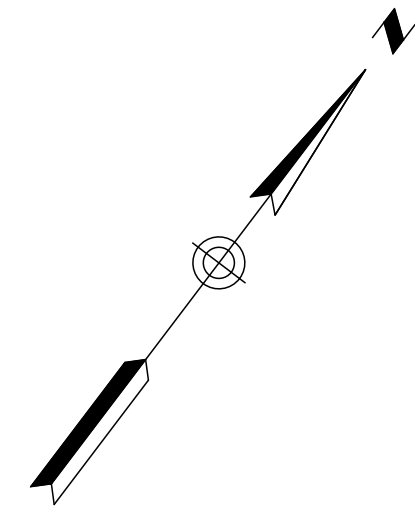
10. Evidence of financial capacity - letter from bank or commercial lender Attached Letter from Justin LaVarriere of Maine Community Bank, dated 1-18-2022.

Please let me or Ben know if you have any questions.

9. Copy of deed. Cumberland County registry of deeds Book:39344 Pg:277 -Attached.

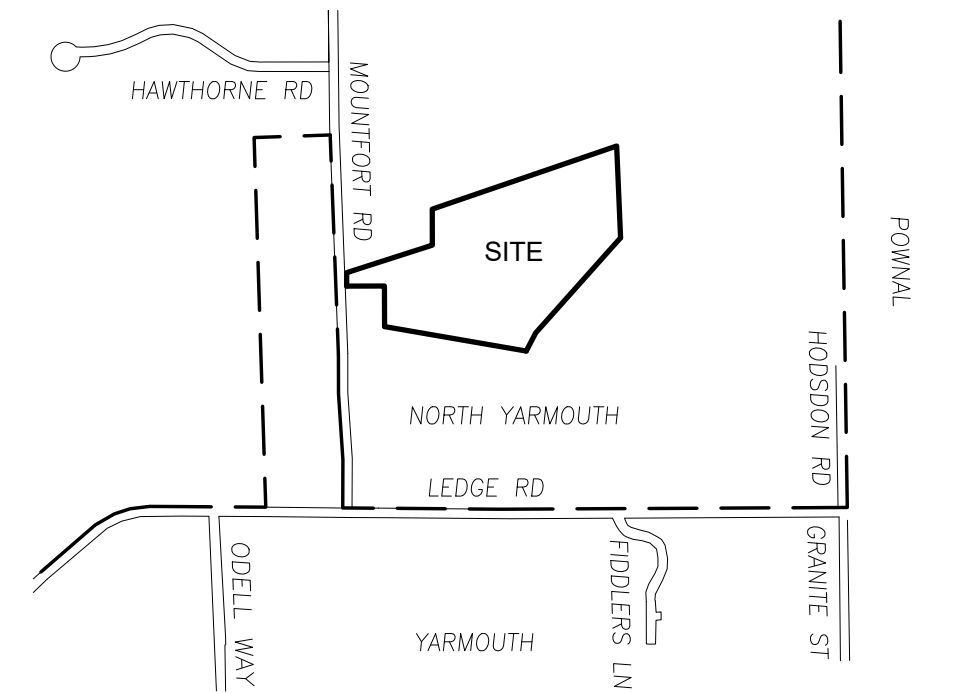
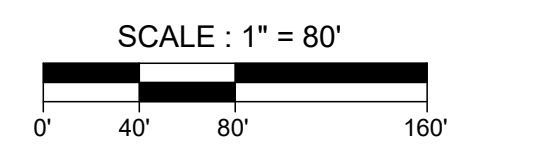
Best,
Kate

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Kate Burch kburch@northstar-planning.com
(207) 805-4767



AREA =
21.72 ACRES ±

- LEGEND**
- IRON PIPE OR ROD FOUND
 - MONUMENT FOUND
 - IPF/IRF IRON PIPE OR ROD FOUND
 - N/F NOW OR FORMERLY
 - 000/000 DEED BOOK / PAGE
 - UTILITY POLE
 - OHW OVERHEAD WIRES
 - UGE UNDERGROUND POWER



LOCATION MAP N.T.S.

PLAN REFERENCES

1. "STANDARD BOUNDARY SURVEY ON MOUNTFORT ROAD NORTH YARMOUTH, MAINE FOR LIONEL GLADSTONE MAY 1991 WAYNE T. WOOD & CO."
 2. "STANDARD BOUNDARY SURVEY PROPERTY PLAN OF LOT DIVISION MOUNTFORT ROAD NO. YARMOUTH, MAINE MADE FOR LIONEL E. GLADSTONE NOVEMBER 3, 1999 JOHN D. PALMITER, PLS 1057" RECORDED IN PLAN BOOK 199, PAGE 515.
 3. "SKETCH PLAN ON MOUNTFORT ROAD NORTH YARMOUTH, MAINE FOR JAMES CONRAD AUGUST 2, 2006 OWEN HASKELL, INC." OHI JOB #2006-156NY.
 4. "BOUNDARY SURVEY AT 550 LEDGE ROAD, YARMOUTH, MAINE MADE FOR RECORD OWNER DAVID GERMOND JUNE 23, 2021 OWEN HASKELL, INC. JOB NO. 2021-092 NY.
 5. "AMENDED RECORDING PLAT WETMORE SUBDIVISION 500 ROYAL ROAD, NORTH YARMOUTH, MAINE MADE FOR RECORD OWNER JOSHUA T. & LAURA WETMORE FEBRUARY 24, 2020 OWEN HASKELL, INC. JOB NO. 2012-094 NY" RECORDED IN PLAN BOOK 220, PAGE 105.
 6. "LOT DIVISION ON ROYAL ROAD, NORTH YARMOUTH, MAINE FOR DOUG HABERBOSCH 6-15-89 DELTEA ENGINEERING, INC." RECORDED IN PLAN BOOK 180, PAGE 33.
 7. "STANDARD BOUNDARY SURVEY PROPERTY PLAN OF LOT DIVISION 141 MOUNTFORT ROAD - NO. YARMOUTH, ME MADE FOR RECORD OWNER JESSICA FESTINO JANUARY 27, 2006 JOHN D. PALMITER, PLS 1057" RECORDED IN PLAN BOOK 206, PAGE 77.
 8. "STANDARD BOUNDARY SURVEY PLAN OF PROPERTY OF CARL A. WINGREN LEDGE ROAD, NORTH YARMOUTH, MAINE FOR JOSEPH DELOIS 9-22-86 MICHAEL OWEN HASKELL ASSOCIATES" RECORDED IN PLAN BOOK 158, PAGE 9.
 9. "FINAL SUBDIVISION SURVEY PLAN OF PROPERTY OF JOSEPH DELOIS LEDGE ROAD, NORTH YARMOUTH, MAINE FOR JOSEPH DELOIS 9-29-86 MICHAEL OWEN HASKELL ASSOCIATES" RECORDED IN PLAN BOOK 163, PAGE 29.
- NOTE: PLAN REFERENCES 8 AND 9 HAVE BEEN CORRECTED AND SUPERCEDED BY PLAN REFERENCE 4.

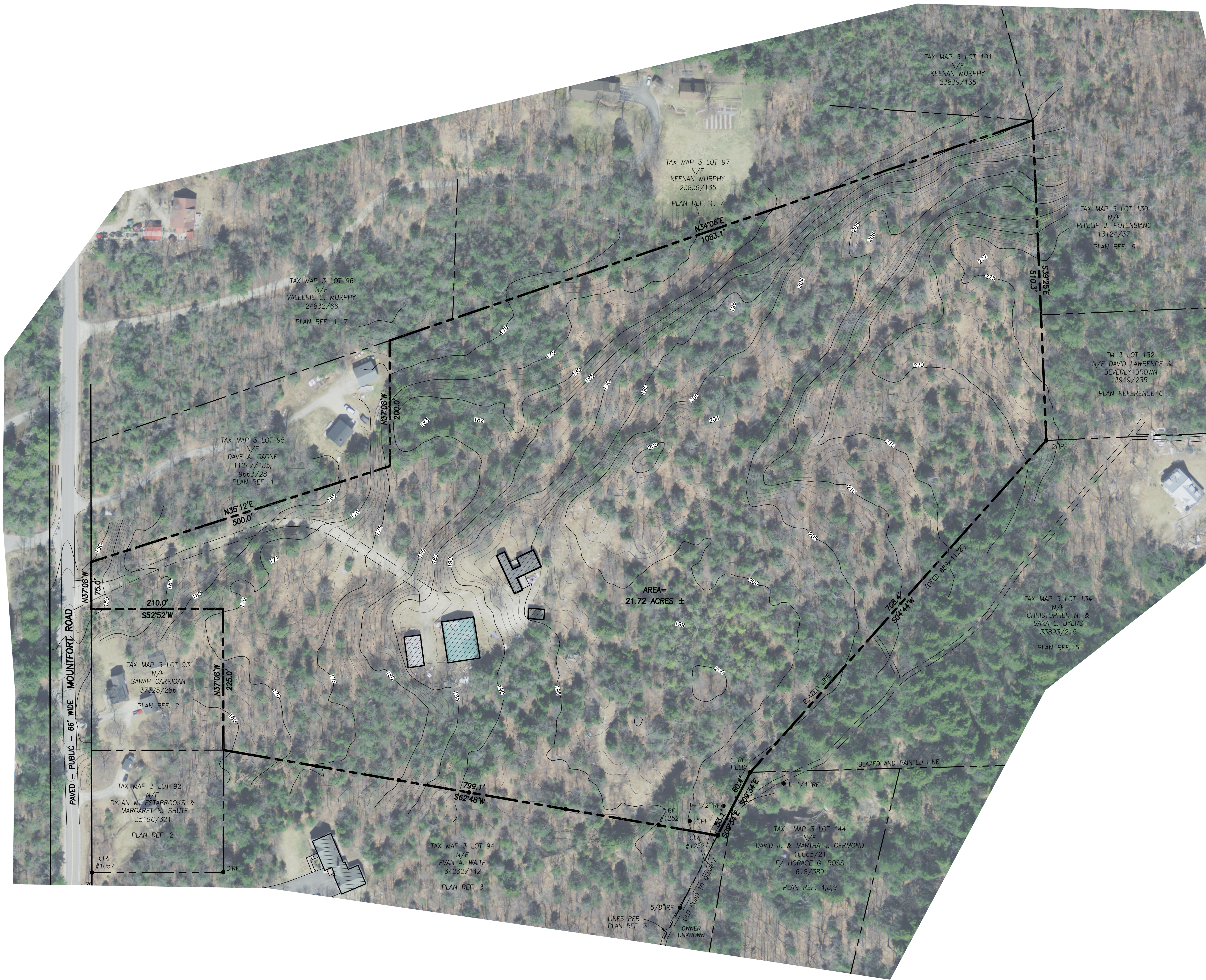
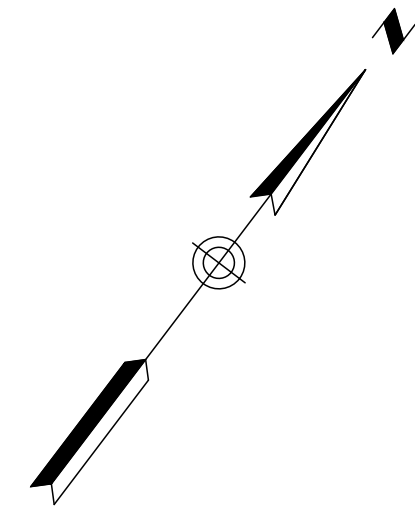
GENERAL NOTES

1. OWNER OF RECORD:
HILDA GLADSTONE
111 MOUNTFORT ROAD, NORTH YARMOUTH, MAINE
TAX MAP 3 LOT 91
C.C.R.D. BOOK 39344 PAGE 277
2. BEARINGS ARE BASED ON STATE PLANE COORDINATE SYSTEM, MAINE WEST ZONE, NAD83 PER GPS OBSERVATION.
3. THIS PLAN IS COMPILED FROM THE REFERENCED PLANS AND IS NOT THE RESULT OF A COMPLETE FIELD SURVEY OF THIS PROPERTY BY THIS FIRM. IN PIECING THE PLANS TOGETHER, MATHEMATICALLY, THERE IS LESS THAN A ONE FOOT GAP IN THE CLOSURE OF THE PERIMETER.
4. BOUNDARY AGREEMENT RECOMMENDED WITH GERMOND.
5. OTHERS MAY HAVE RIGHTS IN OLD ROADS THAT CROSS PROPERTY.
6. TOPOGRAPHY SHOWN IS DERIVED FROM 2013 LIDAR DATA.
7. BUILDINGS SHOWN TAKEN FROM AERIAL PHOTOGRAPHY, OWEN HASKELL, INC. HAS NOT PERFORMED ANY ON THE GROUND SURVEYING FOR SITE FEATURES OR TOPOGRAPHY.
8. UTILITY POLES, OVERHEAD AND UNDERGROUND ELECTRIC, SEPTIC AND WELL HOUSE LOCATION PROVIDED BY THE CLIENT.
9. THE PROPERTY IS LOCATED IN THE TOWN OF NORTH YARMOUTH FARM FOREST ZONE. THE TOWN OF NORTH YARMOUTH GIS MAP DOES NOT INDICATE THAT THERE ARE WETLANDS ON THE PROPERTY PER THE US FISH & WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY.

Compiled Plan
At
111 Mountfort Road
North Yarmouth, Maine
Made for
Robert Taisey
North Yarmouth, Maine

OWEN HASKELL, INC.
PROFESSIONAL LAND SURVEYORS
390 US ROUTE 1, UNIT 10, FALMOUTH, ME 04105 TEL. 207-774-0424

DRAWN BY: JLW	DATE: FEB. 22, 2023	JOB NO. 2023-NY
CHECKED BY: JCS	SCALE: 1" = 80'	DRWG. NO. 1



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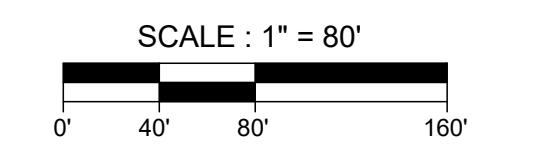
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CHECKED BY: JCS	SCALE: 1" = 80'	DRWG. NO. 1

PROJECT REPORT

And

STORMWATER ANALYSIS

FOR

Assured Solar Energy
460 Mountfort Rd.
North Yarmouth, ME 04097
Office: 207-221-2916

February 2023

Report Prepared by:

Ross A. Cudlitz, PE
Engineering Assistance & Design, LLC.
10 North Road
Yarmouth, Maine 04096
Ph/Fax: 1-207-846-0839

**Project Report for Assured Solar Energy
111 Mountfort Road, North Yarmouth, Maine
Stormwater Report / Erosion Control**

Project Background

Formerly the subject site is a single family residential lot with a history of light commercial; use in the farming / Forest Zone. The proposed use by its current owner Assured Solar Energy is the same.

Engineer's Certification

This Stormwater Management plan was prepared by Ross A. Cudlitz, PE of Engineering Assistance & Design, LLC (EA&D). Ross is a Civil Engineering consultant having over forty-two years of engineering experience in civil engineering site design, stormwater management, residential and commercial, construction Field Engineering, Low Impact Development (LID) design, water quality management, and erosion control. Ross is a graduate of the University of New Hampshire, Department of Engineering and a practicing licensed Civil Engineer in ME, NH, and VT with a solid background in urban land and commercial development. He is a nationally Certified Professional by ENVIROCERT International, Inc. in Erosion and Sediment Control (CPESC #2400), Storm Water Quality (CPSWQ #0101), Erosion / Sediment / Stormwater Inspection (#0390), Municipal Storm Water Management (#0378), and is certified by Maine DEP as a Third Party Inspector and in design of Erosion Control Practices.

Existing Site Conditions

Refer to the supporting documents provided. The site is situated on a sloping hill rising from south to north on the east side of Mountfort Road. The ~ 22 Ac. parcels is bound by Mountfort Road to the south and similar residential lots on the north, west and east situated in the same Zoning.

The site is predominantly wooded with an unstable gravel drive (soft and susceptible to frost) leading to an existing dwelling and several appurtenant structures. The total non-vegetated existing area including out buildings is less than 1 acre.

Proposed Use

Home base for Assured Solar Energy consistent with existing zoning, no manufacturing is proposed.

In addition to the proposed use the new owner will be cleaning up the land of debris left behind by decades of farming / forestry practices (car / truck parts, tires, trash, metals, etc.)

Watershed

The parcel is in the direct watershed of Pratts Brook via street ditch drainage. Pratts Brook is not an urban impaired stream. There are no areas of existing erosion on site.

Streams

There are no streams by definition on or directly adjacent to the parcel.

Wetlands

There are no apparent wetlands by definition noted on the parcel, nor does the Town's GIS database identify such.

Critical Habitats & Other Species Lists

Due to the size of the existing use and proposed use (< 20 Ac. disturbance, < 1.0 Ac. new use impervious) and lack of resource impacts, this project does not meet the thresholds for regulatory review.

Traffic Analysis

Not Applicable

Soils

The USDA Medium Intensity Soils (MISS) mapping was extracted from the WSS (Web Soil Survey) and used for planning and stormwater considerations. The site is entirely in the zone of:

HrB - Hollis fine sandy loam 0 to 8% slopes, HSG "C/D" (Lyman-Turnbridge Complex)

Soil Characteristics: Stones, Cobbles, Boulders, Glacial Till over near to ledge conditions. The soil is somewhat excessively well drained with moderate surface runoff. The restrictive layer is 24 to 79 inches to lithic ledge. Depth to free water table is ~80 inches.

The erosion index ranges from 0.17 (low) to 0.34 (highly erodible). These soils fall in mid-range of the erodibility index. The very finer soil is in the higher end of the index and the coarser particles near the lower end. The unprotected soils during activity could be difficult to control without proper adherence to the erosion control plan narrative and details. The erosion control measures presented on the plans and in the narrative are properly tailored to the site conditions to keep migrant soils from leaving the site

Stormwater

Predominantly the surface runoff flows from north to south originating off the parcel following the terrain down towards Mountfort Road. The specific areas of interest are labeled on the site plan as Area 1, 2, & 3.

Area 1 contains nearly all the activities of parcel use: existing dwelling (office), driveway, proposed employee parking, half the existing out buildings, and existing gravel work / lay down area.

Aside from a couple storage containers being added next to the larger garage there are no other impervious improvements proposed.

The existing driveway is a direct conduit of runoff to Mountfort Road; it is in poor condition with soft material no crown, no ditches and nearly impassible when the ruts are deep or freeze. The driveway will be improved by grading, topping with Type A/D gravel, crowning the surface and constructing grass lined ditches on both sides. The ditches will have temp / permanent stone check dams in them to slow runoff and capture fine materials. Tree clearing for the ditches will only be as necessary to get the depth and width needed, while paying particular attention to the buffer the forest provides for the abutter (N/F Gagne) to the west.

In the area labeled as proposed employee parking, there are room 20 spaces (10' x 20'). This area is already relatively flat. Any improvements to the surface cover (gravel) will improve the runoff conditions because the current soil conditions have a runoff coefficient of RCN C/D and gravel is RCN A. RCN A has a higher capacity for holding water and infiltration as compared to existing soils moderate runoff characteristic.

In Area 2 there is some tree removal proposed near the out building in order to provide sunlight from the south for function of solar panels. There is no plan to stump and grub this area, only cut trees to ground level. Runoff from Area 2 does no impact any abutters to the south or east.

In Area 3 there a couple concentrated channels that transport surface runoff through the parcel from the higher elevations. This concentrated flow travels southward across the property line of N/F Estabrook & Shute and through an existing culvert under their driveway. Being cognizant of the downstream culvert constraint no grading or new impervious area is proposed in this sub-watershed. The only planned activity, similar to Area 2, is the removal of tall trees to be cut at grade in order to promote sun light on the solar roof panels.

Evaluation of the Runoff Water Quality and Quantity Considerations

Quantity: Based on observations and BMPs to be deployed on the parcel, there are no anticipated impacts on the quantity of runoff from the permitted use of this parcel.

Quality: The quality of the runoff water from this parcel will not change with the permitted use.

Erosion and Sedimentation Control

If properly adhered to, the E & S plan as submitted is adequate and sufficient for this level of activity. The soils should result in no problems during activities providing the measures recommended are installed. BMPs have been shown on the plan. The erosion control narrative is located directly on the plans to assure it is in the Owner's hands daily.

Though every effort has been made to identify BMPs that will help contain migrant soils, it is the contractor's primary responsibility to protect the waters of the State of Maine form undue turbidity and sediment load by whatever means are necessary above and beyond those identified on the plans. The best methods known to control such incidences are limiting exposed surfaces, proper timing with seasonal weather, and vigorous and frequent use of temporary mulch.

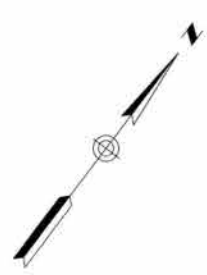
Conclusion

Every effort has been made to keep the surface flow resulting from the land use from impacting the abutters and resources by grading, reducing disturbed area, erosion control practices and sustainable land use. We believe the use of this parcel will not have any adverse impacts on abutters, down gradient systems or adjacent resources.

Sincerely,

Ross A. Cudlitz

Ross A. Cudlitz, PE
EA&D, Inc.
Me PE #5865
CPESC, CESSWI
CPSWQ, CPMSM



LOCATION MAP

N.T.S.

PLAN REFERENCES

- "STANDARD BOUNDARY SURVEY ON MOUNTFORT ROAD NORTH YARMOUTH, MAINE FOR LIONEL GLADSTONE MAY 1991 WAYNE T. WOOD & CO."
 - "STANDARD BOUNDARY SURVEY PROPERTY PLAN OF LOT DIVISION MOUNTFORT ROAD NO. YARMOUTH, MAINE MADE FOR LIONEL E. GLADSTONE NOVEMBER 3, 1999 JOHN D. PALMITER, PLS 1057" RECORDED IN PLAN BOOK 199, PAGE 515.
 - "SKETCH PLAN ON MOUNTFORT ROAD NORTH YARMOUTH, MAINE FOR JAMES CONRAD AUGUST 2, 2006 OWEN HASKELL, INC. OHI JOB #2006-156NY."
 - "BOUNDARY SURVEY AT 550 LEDGE ROAD, YARMOUTH, MAINE MADE FOR RECORD OWNER DAVID GERMOND JUNE 23, 2021 OWEN HASKELL, INC. JOB NO. 2021-092 NY."
 - "AMENDED RECORDING PLAT WETMORE SUBDIVISION 500 ROYAL ROAD, NORTH YARMOUTH, MAINE MADE FOR RECORD OWNER JOSHUA T. & LAURA WETMORE FEBRUARY 24, 2020 OWEN HASKELL, INC. JOB NO. 2012-094 NY" RECORDED IN PLAN BOOK 220, PAGE 105.
 - "LOT DIVISION ON ROYAL ROAD, NORTH YARMOUTH, MAINE FOR DOUG HABERBOSCH 6-15-89 DELTEA ENGINEERING, INC." RECORDED IN PLAN BOOK 180, PAGE 33.
 - "STANDARD BOUNDARY SURVEY PROPERTY PLAN OF LOT DIVISION 141 MOUNTFORT ROAD - NO. YARMOUTH, ME MADE FOR RECORD OWNER JESSICA FESTINO JANUARY 27, 2006 JOHN D. PALMITER, PLS 1057" RECORDED IN PLAN BOOK 206, PAGE 77.
 - "STANDARD BOUNDARY SURVEY PLAN OF PROPERTY OF CARL A. WINGREN LEDGE ROAD, NORTH YARMOUTH, MAINE FOR JOSEPH DELOIS 9-22-86 MICHAEL OWEN HASKELL ASSOCIATES" RECORDED IN PLAN BOOK 158, PAGE 9.
 - "FINAL SUBDIVISION SURVEY PLAN OF PROPERTY OF JOSEPH DELOIS LEDGE ROAD, NORTH YARMOUTH, MAINE FOR JOSEPH DELOIS 9-29-86 MICHAEL OWEN HASKELL ASSOCIATES" RECORDED IN PLAN BOOK 163, PAGE 29.
- NOTE: PLAN REFERENCES 8 AND 9 HAVE BEEN CORRECTED AND SUPERCEDED BY PLAN REFERENCE 4.

GENERAL NOTES

- OWNER OF RECORD:
HILDA GLADSTONE
111 MOUNTFORT ROAD, NORTH YARMOUTH, MAINE
TAX MAP 3 LOT 91
C.C.R.D. BOOK 39344 PAGE 277
- BEARINGS ARE BASED ON STATE PLANE COORDINATE SYSTEM, MAINE WEST ZONE, NAD83 PER GPS OBSERVATION.
- THIS PLAN IS COMPILED FROM THE REFERENCED PLANS AND IS NOT THE RESULT OF A COMPLETE FIELD SURVEY OF THIS PROPERTY BY THIS FIRM. IN PIECING THE PLANS TOGETHER, MATHEMATICALLY, THERE IS LESS THAN A ONE FOOT GAP IN THE CLOSURE OF THE PERIMETER.
- BOUNDARY AGREEMENT RECOMMENDED WITH GERMOND.
- OTHERS MAY HAVE RIGHTS IN OLD ROADS THAT CROSS PROPERTY.

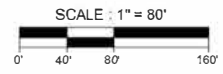
Compiled Plan
At
111 Mountfort Road
North Yarmouth, Maine
Made for
Robert Taisey
North Yarmouth, Maine

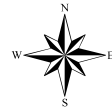
OWEN HASKELL, INC.
PROFESSIONAL LAND SURVEYORS
390 US ROUTE 1, UNIT 10, FALMOUTH, ME 04105 TEL. 207-774-0424

DRAWN BY: JLW DATE: JAN. 23, 2023 JOB NO. 2023-NY
CHECKED BY: JCS SCALE: 1" = 80' DRWG. NO. 1



LEGEND
 ● IRON PIPE OR ROD FOUND
 ■ MONUMENT FOUND
 IPF/IRF IRON PIPE OR ROD FOUND
 N/F NOW OR FORMERLY
 000/000 DEED BOOK / PAGE





111 Mountfort Rd Wetlands

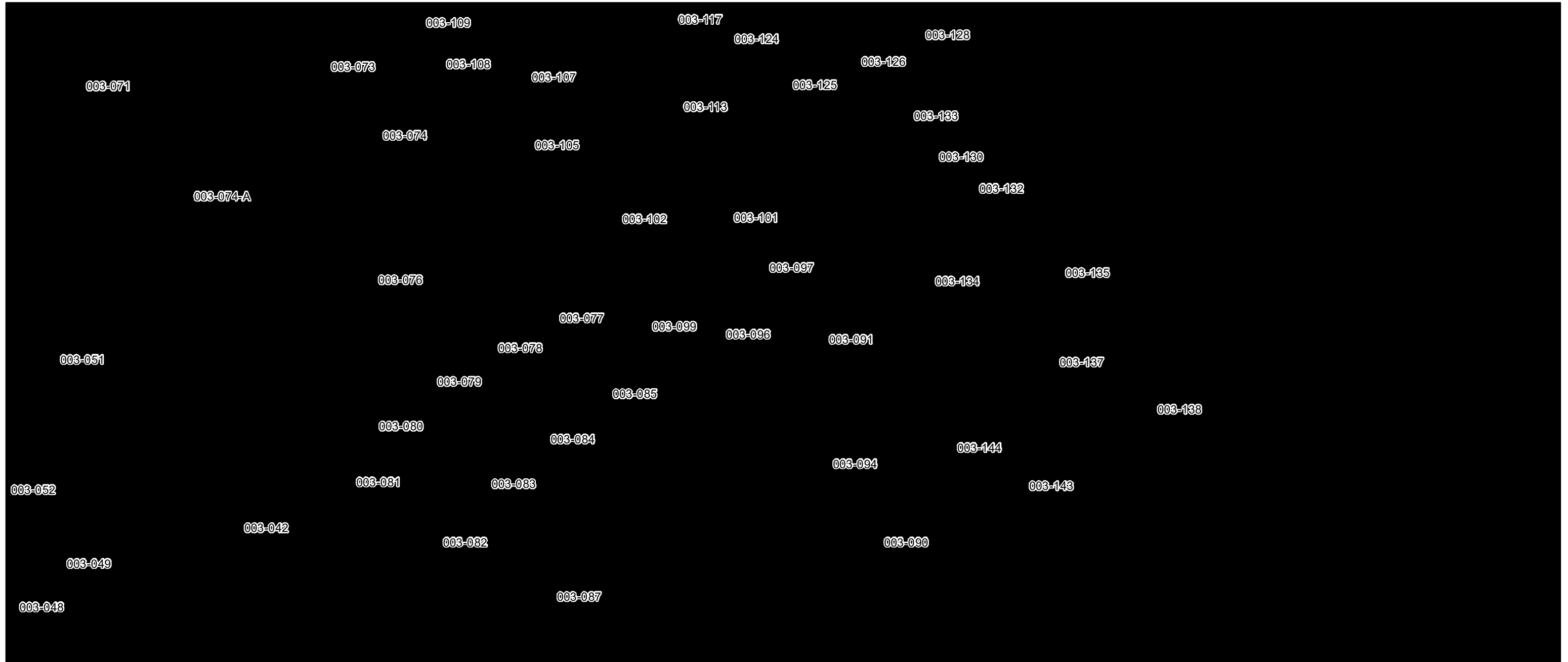
North Yarmouth, ME



February 28, 2023

1 inch = 543 Feet

www.cai-tech.com



	Town Boundary
	Parcel
	ROW
	Freshwater Emergent Wetland
	Freshwater Forested/Shrub Wetland
	Freshwater Pond

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

111 Mountfort Road Annotation Report





Created on February 27, 2023

Captured on February 18, 2023







Location

NAD83(2011) / Maine West (ftUS) (US survey foot)

Label	Title	Elevation	Lat, Long	Northing, Easting
1 	Septic Tank	6.22 US ft	43.8429169, -70.1833791	367979.8 US ft, 2948340.8 US ft
2 	Utility Pole 1	-38.93 US ft	43.8418534, -70.1853338	367592.2 US ft, 2947825.0 US ft
3 	Utility Pole 2	-18.08 US ft	43.8426325, -70.1843320	367876.1 US ft, 2948089.4 US ft
4 	Utility Pole 3	-1.74 US ft	43.8426936, -70.1835469	367898.4 US ft, 2948296.5 US ft
5 	Well House	14.30 US ft	43.8429612, -70.1829074	367995.9 US ft, 2948465.3 US ft

Distance

Label	Title	Length	Horizontal	Vertical	Slope	Surface
6 	Overhead Service CMP & Spectrum	61.45 ft	61.44 ft	1.30 ft	1.21°, 2.11%	62.15 ft
7 	Overhead Utilities CMP + Spectrum	394.38 ft	393.98 ft	17.92 ft	2.6°, 4.55%	608.86 ft
8 	Overhead Utilities CMP=Spectrum	211.54 ft	210.84 ft	17.24 ft	4.67°, 8.17%	221.48 ft
9 	Underground electrical feed to Mobile Home	82.46 ft	82.25 ft	5.93 ft	4.12°, 7.21%	92.92 ft



MAINE

COMMUNITY BANK

January 18, 2023

BRCM, LLC
Robert Taisey
PO Box 1199
Yarmouth, ME 04096

Dear Mr. Taisey,

This letter is to confirm that you have applied and been pre-approved for a commercial loan with Maine Community Bank for the purchase of a mixed-use property located at 111 Mountfort Road, North Yarmouth, ME 04097. Final approval is contingent upon the receipt of a purchase and sale agreement, credit underwriting and an appraisal determining an accurate value.

Sincerely,



Justin Laverriere
Vice-President, Commercial Loan Officer III
Maine Community Bank

1/19/2023

Robert Taisey,

Per the terms of our contract for you to buy my property at 111 Mountfort Road I reaffirm my permission for you, at your expense, to

Reestablish electric service which may involve some new equipment

Establish cable and internet service

Use, remove and dispose of any personal property that I left at the premises including the home

Remove some trees and improving the woods road to facilitate accessing and removing the tires

Store boats, vehicles and equipment

Allow Jim Moulton to remove the sedan

Pay the monthly rental amounts of \$1,000 to the Town of North Yarmouth of real estate taxes.

Hilda Gladstone



QUIT CLAIM DEED

Maine Statutory Short Form


MAINE REAL ESTATE TAX PAID

KNOW ALL MEN BY THESE PRESENTS, that I, Matthew C. Gladstone of Gray, Cumberland County, Maine for consideration paid hereby release to Hilda Gladstone of 111 Mountfort Rd., North Yarmouth, Me 04097, my interest in the real property in the Town of North Yarmouth, Cumberland County, Maine, bounded and described as follows:

A certain lot or parcel of land together with all improvements thereon situated in the Town of North Yarmouth, Cumberland County, Maine and being the property located at 111 Mountfort Road which is fully described in a deed from Lionel E. Gladstone to Matthew C. Gladstone recorded in the Cumberland County Registry of Deeds at Book 30274 Pg. 199, to which deed reference is made for a full description hereof.

See also a deed from Lionel C. Gladstone to Hilda M. Gladstone recorded in said Registry at Book 30274 Pg. 196 and a Municipal Quit Claim deed from the Inhabitants of the Municipality of North Yarmouth to Hilda Gladstone recorded in said Cumberland County Registry of Deeds at Book 34265 Pg. 196

IN WITNESS WHEREOF, I, the said Matthew C. Gladstone hereby execute this deed as Grantor, and hereunto set my hand and seal this 14th day of April, 2020 2022

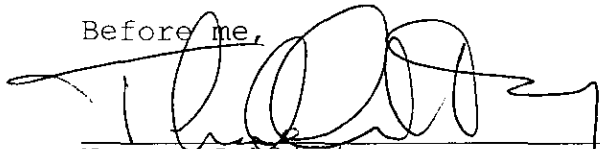

Miranda Alexander


Matthew C. Gladstone

STATE OF MAINE
CUMBERLAND, ss.

April 14, 2020 2022

Personally appeared the above named Matthew C. Gladstone and acknowledged the above instrument to be his free act and deed.

Before me,

Notary Public/Attorney at Law

THASBEUR DAY
Type/Print Name

Received
Recorded Register of Deeds
Apr 14, 2022 12:11:30P
Cumberland County
Jessica M. Spaulding









TOWN OF NORTH YARMOUTH

PLANNING BOARD

SITE PLAN REVIEW AND CONDITIONAL USE CHECKLIST

NAME OF APPLICANT: Robert Taisey

DATE: 2/28/2023

This checklist has been prepared to assist applicants in developing their applications. It should be used as a guide in assembling the information necessary for a complete application. However, the checklist does not substitute for the statutory criteria or the requirements of Section IV. Site Plan Review & Conditional Use Procedures or Section X. Performance and Design Standards for Site Plan Review & Subdivision Review of the Land Use Ordinance. The Planning Board will use the checklist to make sure that your application is complete. The application need not contain separate plans as implied below. The perimeter survey, subdivision plan and engineering plans may be contained on the same drawing. However, detailed engineering drawings such as road profiles, drainage swales and erosion/sedimentation plans may best be presented on a separate sheet or sheets.

SITE PLAN PERFORMANCE & DESIGN STANDARDS	Received by Planning Board	Applicant Requests to be Waived	Waiver Approved by Planning Board	Applicant Requests Not Applicable
GENERAL REQUIREMENTS				
1. <u>Request for Hearing Form</u>	✓			
2. <u>Fee Calculation Sheet</u>	✓			
3. <u>Waiver or N/A Request Form, if required</u>				N/A
4. <u>Abutter List & Notification Statement</u>	✓			
5. <u>DEP Approval, if required (Section 3 - 3.9B)</u>				N/A
6. <u>Subdivision Approval, if required (Section V)</u>				N/A
7. <u>Board of Zoning Appeal Approval, if required Section VI - 6.2)</u>				N/A
8. <u>MDOT Approval, if required (Section VIII – 8.4.J.2)</u>				N/A
10-1 APPLICABILITY				
10-2 GENERAL LAYOUT OF DEVELOPMENT				
A. <u>Utilization of the Site</u>	✓			
B. Lots				
B.1 Dimensional Requirements	✓			
B.2 Right of Way not included in Lot Area	✓			
B.3 Side Lot Lines perpendicular to Street	✓			
B.4 Lots Divided by Streams				N/A
B.5 Future Lot Planning (Subdivisions only)				N/A



TOWN OF NORTH YARMOUTH

PLANNING BOARD

SITE PLAN REVIEW AND CONDITIONAL USE CHECKLIST

SITE PLAN PERFORMANCE & DESIGN STANDARDS		Received by Planning Board	Applicant Requests to be Waived	Waiver Approved by Planning Board	Applicant Requests Not Applicable
B.6	Interconnected Development				N/A
C. Blocks - Utility/Pedestrian Easement					N/A
D. Utilities - Underground					N/A
E. Monuments					
E.1	Stone Monuments Locations	✓			
E.2	Stone Monuments or Capped Iron Pipe at boundaries	✓			
E.3	Stone Monuments Requirements	✓			
E.4	All Others Marked by Suitable Monumentation	✓			
10-3 BROOK, POND, VERNAL POOL AND WETLAND BUFFERS					
A. <u>Purpose and Applicability</u>					
A.1	Protect Areas not covered in Section 9-1				N/A
A.2	Distinguish between High and Low Value Wetlands				N/A
A.3	Residential Shoreland & Resource Protection Apply				N/A
B. <u>Protected Resources</u>					
B.1	Stream				N/A
B.2	Pond				N/A
B.3	Vernal Pool				N/A
B.4	High Value Wetlands				N/A
B.4.a	Contain Pond or Vernal Pool				N/A
B.4.b	Within Floodplain of Stream or Pond				N/A
B.4.c	Wetland Plant Species				N/A
B.5	Low Value Wetland				N/A
C. <u>Standards</u>					
C.1	Vegetative Buffers	✓			



TOWN OF NORTH YARMOUTH

PLANNING BOARD

SITE PLAN REVIEW AND CONDITIONAL USE CHECKLIST

SITE PLAN PERFORMANCE & DESIGN STANDARDS		Received by Planning Board	Applicant Requests to be Waived	Waiver Approved by Planning Board	Applicant Requests Not Applicable
C.2	Location, Species, Height, Canopy	✓			
C.3	Buffer Width Related to Slope (SEE TABLE)	✓			
C.4	Natural State to Greatest Extent Practical	✓			
C.5	Buffer Strips Maintained in Natural State	✓			
C.5.a	Clearing of Dead and Diseased Trees	✓			
C.5.b	Underlying Vegetation (must not be removed)	✓			
C.6	Building and Structure Setback	✓			
C.7	Permanent Markers (must be installed)	✓			
D. <u>Plan Submittals</u>					
D.1	Site plan, Topo, Wetlands, Buffers	✓			
D.2	Existing Vegetation Described	✓			
D.3	Buffer (Any new buffers described)	✓			
D.4	Maintenance and Restrictions of Buffers	✓			
D.5	Deed restrictions and covenants				N/A
D.6	Plat	✓			
E. <u>Exemptions</u>					
E.1	Buffer and setbacks are not required adjacent to the following area:				
E.1.a	Swales and ditches				N/A
E.1.b	Artificial impoundments				N/A
E.1.c	Low value wetlands				N/A
E.2	Buffers and setbacks do not apply to				
E.2.a	Storm water management facilities				N/A
E.2.b	Road crossings, bridges, culverts, utilities				N/A
E.2.c	Docks, boat ramps, direct access				N/A



TOWN OF NORTH YARMOUTH
PLANNING BOARD
SITE PLAN REVIEW AND CONDITIONAL USE CHECKLIST

SITE PLAN PERFORMANCE & DESIGN STANDARDS	Received by Planning Board	Applicant Requests to be Waived	Waiver Approved by Planning Board	Applicant Requests Not Applicable
10-4 BUILDING DESIGN STANDARDS				
A. <u>Purpose</u>				N/A
B. <u>Applicability</u>				
<u>CONTENTS</u>				
A. General Building Standards				
B. Primary Building Types				
C. Accessory Building Types				
D. Components				
E. Roof Types				↓
F. Special Definitions				
10-5 COMMUNITY FACILITIES IMPACT ANALYSIS AND MITIGATION				
10-6 DRIVE THROUGH FACILITIES				
10-7 EROSION AND SEDIMENTATION CONTROL				
A. <u>Topography and Natural Surroundings</u>				N/A
B. <u>Best Management Practices</u>				
B.1 Stripping, Removal, Re-Grading				
B.2 Exposure to a Minimum				
B.3 Temporary Measures				
B.4 Permanent Measures				
B.5 Sediment Basins or Silt Traps				
B.6 Adjoining property and slope				
B.7 Dust control				
B.8 No grading or filling near water body				
B.9 Measures monitored periodically				↓



TOWN OF NORTH YARMOUTH

PLANNING BOARD

SITE PLAN REVIEW AND CONDITIONAL USE CHECKLIST

SITE PLAN PERFORMANCE & DESIGN STANDARDS	Received by Planning Board	Applicant Requests to be Waived	Waiver Approved by Planning Board	Applicant Requests Not Applicable
10-8 EMISSIONS				N/A
10-9 EXTERIOR LIGHTING				
A. <u>Adequate for nighttime hours</u>	✓			
B. <u>Street lighting</u>				N/A
C. <u>Lighting does not produce deleterious effects</u>	✓			
D. <u>Fixtures shielded or hooded</u>	✓			
E. <u>Blinking lights prohibited</u>	✓			
F. <u>Maximum height</u>	✓			
G. <u>Spotlights prohibited</u>	✓			
10-10 FINANCIAL AND TECHNICAL CAPACITY				
A. <u>Adequate financial resources</u>	✓			
B. <u>Qualified contractors and consultants</u>	✓			
10-11 FLOODPLAIN MANAGEMENT				
A. <u>Consistent with Floodplain Ordinance</u>	✓			
B. <u>Development/Subdivision Requirement</u>				N/A
C. <u>Building Prohibited on Floodplains</u>				
C.1	Building prohibited in floodplain			N/A
C.2	Statement and restriction			N/A
C.3	Woodlands, grassland, pastureland, recreation			N/A
C.4	Piers, docks, wharves, bridges and boat ramps			N/A
10-12 HAZARDOUS, SPECIAL AND RADIOACTIVE MATERIALS				
A. <u>Handling, storage and use per standards</u>	✓			
B. <u>Reporting Requirement</u>	✓			
10-13 HISTORIC AND ARCHAEOLOGICAL SITES				
A. <u>Protect resources</u>	✓			



**TOWN OF NORTH YARMOUTH
PLANNING BOARD**

SITE PLAN REVIEW AND CONDITIONAL USE CHECKLIST

SITE PLAN PERFORMANCE & DESIGN STANDARDS		Received by Planning Board	Applicant Requests to be Waived	Waiver Approved by Planning Board	Applicant Requests Not Applicable
B.	Maine Historic Preservation Commission review				N/A
10-14 LANDSCAPING, BUFFERS AND SCREENING					
A. Purpose					
B. Standards					
B.1	Landscaping	✓			
B.1.a	Natural State Preserved	✓			
B.1.b	Public roads, areas, recreation sites, buildings				N/A
B.1.c	Newly Planted Deciduous Tree Requirements				N/A
B.1.d	Plan should include Landscapes	✓			
B.2	Buffers and Screening	✓			
B.2.a	Adjacent uses and screening	✓			
B.2.b	Year-round visual screen	✓			
B.2.c	Parking lots and areas	✓			
B.2.d	Garbage collection areas buffered	✓			
B.2.e	Sufficient buffering	✓			
B.2.f	Width of buffer	✓			
10-15 NATURAL BEAUTY AND AESTHETICS IN THE FARM AND FOREST DISTRICT, RESIDENTIAL SHORELAND DISTRICT AND RESOURCE PROTECTION DISTRICT					
10-16 NOISE					
A. Control Levels for Neighboring Properties		✓			
B. Sound Pressure Level Limits (SEE TABLE)		✓			
C. Measured by a Meter					N/A
10-17 SEWAGE DISPOSAL					
A. Subsurface Sewage Disposal					



TOWN OF NORTH YARMOUTH

PLANNING BOARD

SITE PLAN REVIEW AND CONDITIONAL USE CHECKLIST

SITE PLAN PERFORMANCE & DESIGN STANDARDS		Received by Planning Board	Applicant Requests to be Waived	Waiver Approved by Planning Board	Applicant Requests Not Applicable
A.1	Follow State of Maine Rules	✓			
A.2	Hydrogeologic Assessment	✓			
A.2.a	Suitable soils	✓			
A.2.b	Water supplies	✓			
A.2.c	Groundwater quality	✓			
A.2.d	Monitoring wells				N/A
A.2.e	Operation and maintenance manual				N/A
B. <u>Public Sewer System Disposal</u>					
B.1	Not allowed in Farm and Forest District, Residential Shoreland District or Resource Protection District	✓			
B.2	Sewer District statement of capacity				N/A
10-18 SIGNS					
A.	<u>General Requirements</u>	✓			
B.	<u>Village Center District</u>				N/A
C.	<u>Identify or Advertise Must be on Premises</u>	✓			
D.	<u>Sign Area</u>	✓			
E.	<u>Installation and Height</u>	✓			
F.	<u>Height and Location by Roads</u>	✓			
G.	<u>Attached to Structure</u>				N/A
H.	<u>Maintenance and Removal</u>	✓			
I.	<u>Illumination</u>				N/A
J.	<u>Nonconforming Signs</u>				N/A
K.	<u>Special Event Signs</u>				N/A
L.	<u>Home Occupation Signs</u>				N/A



TOWN OF NORTH YARMOUTH

PLANNING BOARD

SITE PLAN REVIEW AND CONDITIONAL USE CHECKLIST

SITE PLAN PERFORMANCE & DESIGN STANDARDS		Received by Planning Board	Applicant Requests to be Waived	Waiver Approved by Planning Board	Applicant Requests Not Applicable
M.	<u>Signs in the Resource Protection District and the Residential Shoreland District</u>				N/A
N.	<u>Municipal and Public Safety Signs</u>				N/A
10-19 SOIL SUITABILITY		✓			
10-20 SOLID WASTE DISPOSAL					
A.	<u>Disposal at Licensed Facility</u>	✓			
B.	<u>Alternative Arrangements</u>	✓			
10-21 STORAGE OF MATERIALS					
A.	<u>Sufficient Setbacks and Screening</u>	✓			
B.	<u>Dumpsters</u>	✓			
C.	<u>Physical Screening</u>	✓			
D.	<u>Buffers and Screening</u>	✓			
10-22 STORM WATER CONTROL					
A.	<u>Designed to Minimize Runoff</u>				N/A
B. Requirements					
B.1	Design by Maine engineer				N/A
B.2	Easement width				N/A
B.3	Oil and grease traps				N/A
B.4	Designing engineer statement				N/A
B.5	Designed to Town Roadway Criteria				N/A
B.6	Maintenance Plan				N/A
10-23 RECREATION AND OPEN SPACE LAND IN DEVELOPMENTS					
A.	Applicability and Purpose				N/A
B. Retention of Useable Open Space/Recreation Land					
B.1	Planning Board may Require Reservation of Land				N/A
B.2	Percentage of Useable Open Space (SEE TABLE)				N/A



TOWN OF NORTH YARMOUTH

PLANNING BOARD

SITE PLAN REVIEW AND CONDITIONAL USE CHECKLIST

SITE PLAN PERFORMANCE & DESIGN STANDARDS		Received by Planning Board	Applicant Requests to be Waived	Waiver Approved by Planning Board	Applicant Requests Not Applicable
C. Waivers of Minor Subdivisions of Mandatory Open Space					N/A
D. Ownership and Maintenance of Common Open Space and/or Recreation Land					
D.1	Facilities & Property Ownership				N/A
D.1.a	Lot Owners' Association				N/A
D.1.b	Association Principal Purpose				N/A
D.1.c	The Town				N/A
D.2	Subdivision of the Common Open Space Prohibited				N/A
D.3	Monitoring Fee (Planning Board May Require)				N/A
E. Homeowners Association Requirements					N/A
10-24 WATER SUPPLY					
A. <u>Public Water Supply</u>					
A.1	Written statement from Yarmouth Water District				N/A
A.2	System approved by Yarmouth Water District and North Yarmouth Fire Chief				N/A
B. <u>Required Connection to Public Water Supply</u>					✓
C. <u>Individual Wells Regulations</u>		✓			
D. <u>Fire Protection</u>					
D.1	Hydrant locations	✓			
D.2	Storage capacity				N/A
D.3	Hydrant specifications				N/A
D.4	Easement				N/A
10-25 WATER QUALITY					
A. <u>Water Quality</u>					
A.1	No discharge in surface or groundwater	✓			
A.2	Maine DEP and Fire Marshal's Office standards	✓			
A.3	License from Maine DEP				N/A

10 VILLAGE SQUARE ROAD, NORTH YARMOUTH, MAINE 04097

PHONE: (207) 829-3705 * FAX: (207) 829-3743



TOWN OF NORTH YARMOUTH

PLANNING BOARD

SITE PLAN REVIEW AND CONDITIONAL USE CHECKLIST

SITE PLAN PERFORMANCE & DESIGN STANDARDS		Received by Planning Board	Applicant Requests to be Waived	Waiver Approved by Planning Board	Applicant Requests Not Applicable
A.4	Discharge treated				N/A
B. <u>Groundwater</u>		✓			
C. <u>Wellhead Protection</u>		✓			
D. <u>Requirements for Hydrogeologic Assessments</u>					
D.1	Class A (high intensity) Soil Survey				N/A
D.2	Water table				N/A
D.3	Drainage conditions				N/A
D.4	Existing groundwater quality				N/A
D.5	Analysis and evaluation				N/A
D.6	Map of wastewater systems and wells				N/A
E. <u>Projections of Groundwater Quality</u>		✓			
F. <u>Drinking Water Standards</u>					N/A
G. <u>Demonstrate Treatment</u>					N/A
H. <u>Contaminants</u>					N/A
I. <u>Construction Standards</u>		✓			
J. <u>System and Well Zones</u>		✓			
10-26 PROTECTION OF SIGNIFICANT WILDLIFE HABITAT					
A. <u>Designed to Protect</u>					N/A
B. <u>Identify and Map Wildlife Habitats</u>					N/A
C. <u>Consult and Obtain Written Report</u>					N/A
D. <u>Deer Wintering Areas</u>					N/A
E. <u>Deed Restrictions</u>					N/A
10-27 PUBLIC ACCESS TO THE SHORELINE					N/A
10-28 BACK LOTS AND ACCESS					
A. <u>Right-of-Way</u>					



TOWN OF NORTH YARMOUTH

PLANNING BOARD

SITE PLAN REVIEW AND CONDITIONAL USE CHECKLIST

SITE PLAN PERFORMANCE & DESIGN STANDARDS		Received by Planning Board	Applicant Requests to be Waived	Waiver Approved by Planning Board	Applicant Requests Not Applicable
A.1	Width and frontage				N/A
A.2	Emergency vehicles				N/A
A.3	Existing lot and right-of-way				N/A
A.4	Backlots prohibited in subdivisions				N/A
A.5	Private Roads Serving Three or More Residential Units and/or Non-residential Uses				N/A
A.6	In the Farm and Forest District, Residential Shoreland District and Resource Protection District – lot size and width				N/A
A.7	In the Village Center District and Village Residential District – dimensional requirements				N/A
10-29 ACCESS MANAGEMENT STANDARDS					
A. <u>Applicability</u>		✓			
B. <u>Adequacy of the Public Road System</u>		✓			
C. <u>Safe Sight Distances</u>					
C.1.	Designed				N/A
C.2	Measurements				N/A
C.2.a	Sight Distance Speed				N/A
C.2.b	Height				N/A
C.2.c	Truck traffic				N/A
C.2.d	Recreational vehicle traffic				N/A
C.3	Placement				N/A
C.4	Site triangle				N/A
D. <u>Access Management and Safety Standards</u>					
D.1	Hazardous conflicts				N/A
D.2	Residential Lots				N/A



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D.2.a	Farm and Forest District, Residential Shoreland District and Resource Protection District				N/A
D.2.b	Village Center District and Village Residential District				N/A
D.3	Commercial and Other Non-Residential Lots	✓			
D.3.a	Farm and Forest District, Residential Shoreland District and Resource Protection District	✓			
D.3.b	Village Center District and Village Residential District				N/A
D.4	Shared Driveways				N/A
D.5	Road, Pedestrian and Bicycle Connections Between Developments	✓			
D.6	Subdivisions				N/A
D.7	Corner Lot Access				N/A
D.8	Access Ways to Non-Residential Developments or to Multiplex Developments	✓			
D.9	Driveway Turn-Around Area	✓			
D.10	Driveway Grades	✓			
D.11	Access Way Location and Spacing				N/A
D.11.a	Location from intersection				N/A
D.11.b	Existing private roads				N/A
D.11.c	Demonstration of No Alternative				N/A
10.30 SUBDIVISION STREET CONNECTIVITY REQUIRED IN THE VILLAGE CENTER AND VILLAGE RESIDENTAL DISTRICTS					
A. Purpose					N/A
B. Applicability					↓
C. Requirements					
C.1	Proposed Subdivision Streets				↓



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C.2	Proposed Street System				↓
C.3	Proposed Transportation System				
C.4	Redevelopment and Road Improvements				
C.5	Future Street Extension				
C.6	Reserved Streets for Future Street Connections				
C.7	Waivers				
C.7.a	Dead End Streets				
C.7.b	Hammerhead Turn-around				
C.7.c	Turn-Around				
C.7.d	Emergency Access				
10.31 SUBDIVISION STREET LENGTH AND CONNECTION REQUIREMENTS IN THE FARM AND FOREST DISTRICT AND RESIDENTIAL SHORELAND DISTRICT					
A. Purpose					N/A
B. Standards					↓
B.1	12 Residential Units or Lots				
B.2	Dead-End Street				
B.3	Connectivity Requirements				↓
10.32 PEDESTRIAN WAYS AND BICYCLE ACCESS, CIRCULATION AND FACILITIES					
A. Applicability and Purpose					N/A
B. Standards					↓
B.1	Village Center District and Village Residential District Sidewalk Requirements				
B.2	Farm and Forest District and Residential Shoreland District, Resource Protection District Sidewalk Requirements				
B.3	Sidewalk Design				
B.4	Connect to existing				↓



TOWN OF NORTH YARMOUTH

PLANNING BOARD

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B.5	Site Plan				↓
B.6	Parking Plans				
B.6.a	Bicycle parking				
B.6.b	Pedestrian Way Locations				
B.6.c	Village Center District and Village Residential District sidewalks on frontage with 10 or more parking spaces				
10-33 INTERNAL VEHICULAR CIRCULATION					
A. <u>Safe Movement</u>					
A.1	Clear route and Turning Area	✓			
A.2	Emergency Vehicles, Routes and Signage	✓			
A.3	Layout and Design of Parking Area	✓			
A.4	Designed to harmonize with site	✓			
10-34 OFF STREET PARKING					
A. <u>Applicability</u>		✓			
B. <u>General Requirements</u>		✓			
C. <u>Parking Layout and Design</u>					
C.1	On lot or adjacent lot	✓			
C.2	Arranged so not necessary to back out on road	✓			
C.3	Location of Parking	✓			
C.4	Landscaping Plan Providing Screening	✓			
C.5	Joint use of Parking Area Approval				N/A
C.6	Durable surface	✓			
C.7	Parking space size	✓			
C.8	Diagonal parking				N/A



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D. <u>Parking Space Requirements</u>					
D.1	Sufficient to accommodate	✓			
D.2	Size of structure	✓			
D.3	Reduce structure for sufficient parking	✓			
D.4	On-street parking				N/A
D.5	Availability of parking	✓			
D.6	Pedestrian and bicycle safety	✓			
D.7	Other standards	✓			
E. <u>Waivers</u>					
10-35 OFF STREET LOADING REQUIREMENTS					
A. <u>Specific Uses</u>					
A.1	Maximum number of trucks	✓			
A.2	Type of business	✓			
A.3	Location of loading facility	✓			
A.4	Screening	✓			
A.5	Desirability of service roads or alleys				N/A
A.6	Other characteristics	✓			
A.7	Traditional layout and historical character				N/A
A.8	Minimize noise impacts	✓			