

January 8, 2024

Town of North Yarmouth
Ben Scipione
Code Enforcement Officer

Re: Crossroads Senior Neighborhood Drainage Easement Encroachment

Dear Ben,

I have summarized my request for the need to make the easement between Lots 5 and 6 smaller.

When I had the layout plan of houses plotted on the plan it was drawn utilizing a one car garage plan. The only lot we built with a one car garage was Lot 7. The buyers preferred the two-car garage plan.

When laying out Lots 5 & 6 there was plenty of sideline room based on the zoning setbacks. The problem is the easement for this shallow storm drain line was designed too large based on the dimensions of the building plan used. The drainage easement is 20.02 feet wide. There is no need for that wide of an easement when the pipe is located on the center of the lot line and is less than four feet in depth. Therefore, I have requested a 10-foot-wide easement along the sideline property line of Lot 5 and Lot 6.

The detention pond behind Lot 5 and 6 was constructed on open space land as was the second pond on the side of Lot 8. With it built on open space, there is no need for the easement area behind Lot 5 and Lot 6 which has been removed.

The Town's attorney did not have any issue with the home on Lot 5 being located within the easement area, but the buyer does.

In summary, I would request the board allow this small amendment to the easement area and I will record the signed change of plan. Thank you for your time regarding this change.



Approved by the Town of North Yarmouth Planning Board:

Signed: *[Signature]*

Date: MARCH 8, 2022

LEGEND

| EXISTING | DESCRIPTION | PROPOSED |
|----------|----------------------|----------|
| --- | BOUNDARY LINE/R.O.W. | --- |
| --- | ABUTTER LINE/R.O.W. | --- |
| --- | SETBACK | --- |
| --- | EASEMENT | --- |
| --- | IRON PIPE/ROD | --- |
| ▨ | BUILDING | ▨ |
| ▨ | WETLAND | ▨ |
| + | SIGN | + |
| --- | EDGE PAVEMENT | --- |
| --- | CURBING | --- |
| --- | EDGE CONCRETE | --- |
| --- | PAVEMENT PAINT | --- |
| --- | GRAVEL ROAD | --- |
| --- | CURBLINE | --- |
| --- | TREELINE | --- |
| --- | CONTOURS | --- |
| x30.20 | SPOT GRADE | x30.20 |
| --- | STORMWATER FLOW | --- |
| ○ | SEWER MANHOLE | ○ |
| ▣ | CATCH BASIN | ▣ |
| --- | SEWER | --- |
| --- | STORM DRAIN | --- |
| --- | UNDERDRAIN | --- |
| --- | WATER | --- |
| + | WATER GATE VALVE | + |
| + | WATER SHUT OFF | + |
| + | HYDRANT | + |
| + | THRUST BLOCK | + |
| --- | UNDERGROUND UTILITY | --- |
| --- | OVERHEAD UTILITY | --- |
| ○ | UTILITY POLE | ○ |
| + | TRANSFORMER | + |
| --- | GUY | --- |
| --- | LIGHT POLE | --- |

NET RESIDENTIAL AREA:

| | |
|--|--------------|
| TOTAL PARCEL AREA | 207,626 S.F. |
| AREAS UNSUITABLE IN NATURAL STATE: | |
| -- WETLANDS/WATERCOURSES & FLOODPLAIN | 0 S.F. |
| -- STEEP SLOPES OVER 20% | 0 S.F. |
| AREAS REMOVED FOR: | |
| -- ACCESS ROAD/R.O.W.* | 31,144 S.F. |
| -- EASEMENTS* | 176,482 S.F. |
| REMAINING LAND | 176,482 S.F. |
| MINIMUM DWELLING UNIT AREA IN VILLAGE DISTRICT IS N/A. | |

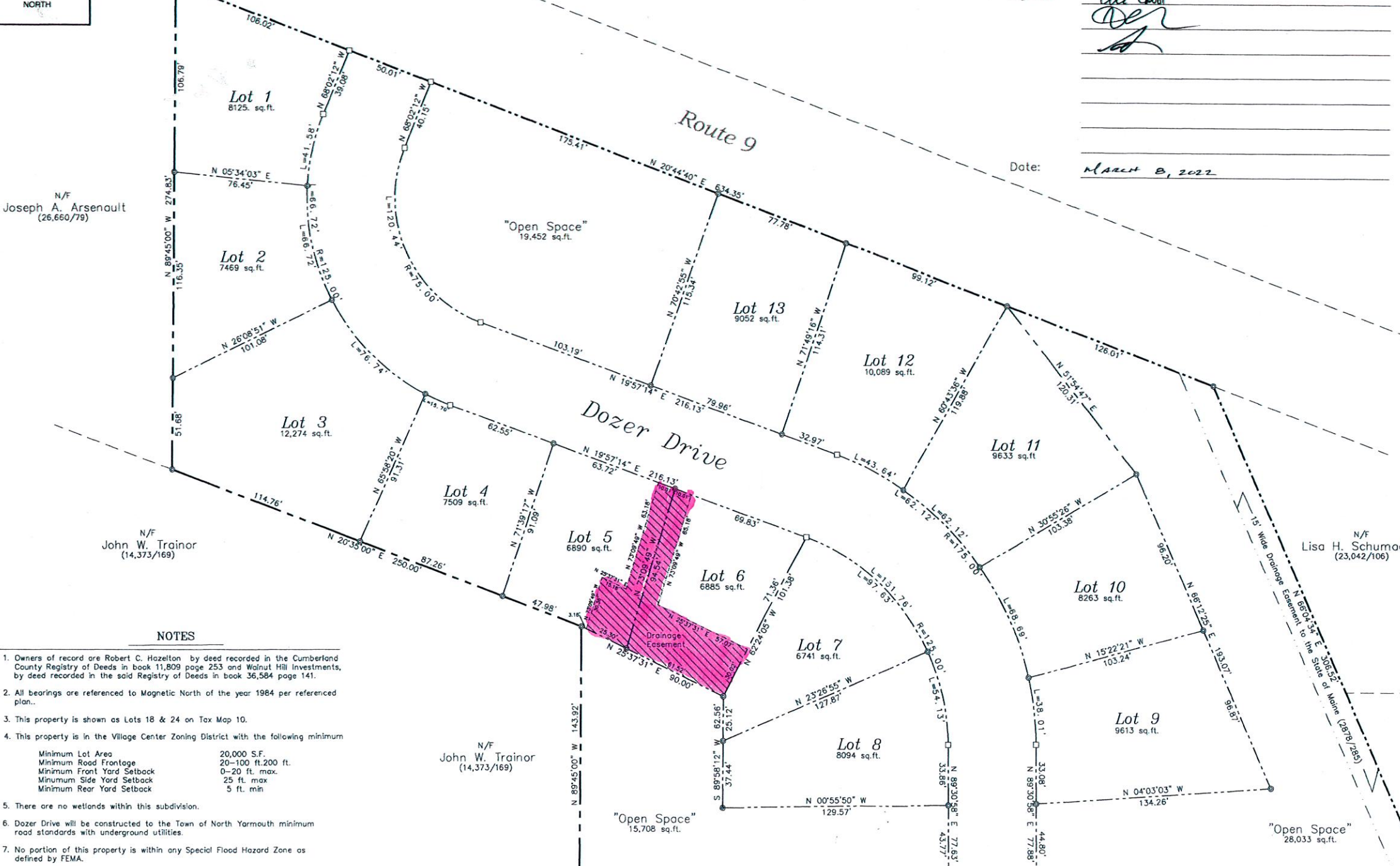
ZONING SUMMARY:

CURRENT USE: UNDEVELOPED
PROPOSED USE: 13 LOT SUBDIVISION
ZONE - VILLAGE DISTRICT

| APPLICABLE SPACE AND BULK REGULATIONS | MINIMUM | PROPOSED |
|---------------------------------------|-----------|--------------|
| LOT AREA | N/A | > 6,000 S.F. |
| STREET FRONTAGE | 100' MAX | < 100' |
| CUL-DE-SAC FRONTAGE | N/A | N/A |
| LOT WIDTH | N/A | N/A |
| PRINCIPAL STRUCTURE: | | |
| FRONT SETBACK | 0-20' MAX | < 20 FT. |
| SIDE SETBACK | 25' MAX | < 25 FT. |
| REAR SETBACK | 5' MIN | > 5 IN. |
| OPEN SPACE | 15% | 30% |

State of Maine, Cumberland SS.
Registry of Deeds
Received APRIL 05, 2022
at 11:29 a.m. and recorded in
Plan Book 222 Page 127
Attest: *[Signature]*
Register

Owner of record
Walnut Hill Investments, LLC
P.O. Box 307
Cumberland, ME 04021
82-Doubling Rd North Yarmouth, ME 04097
SCALE
0 15 30 60
SCALE IN FEET
1"=30'



- NOTES
1. Owners of record are Robert C. Hazelton by deed recorded in the Cumberland County Registry of Deeds in book 11,809 page 253 and Walnut Hill Investments, by deed recorded in the said Registry of Deeds in book 36,584 page 141.
 2. All bearings are referenced to Magnetic North of the year 1984 per referenced plan.
 3. This property is shown as Lots 18 & 24 on Tax Map 10.
 4. This property is in the Village Center Zoning District with the following minimum

| | |
|----------------------------|--------------------|
| Minimum Lot Area | 20,000 S.F. |
| Minimum Road Frontage | 20-100 ft. 200 ft. |
| Minimum Front Yard Setback | 0-20 ft. max. |
| Minimum Side Yard Setback | 25 ft. max. |
| Minimum Rear Yard Setback | 5 ft. min. |
 5. There are no wetlands within this subdivision.
 6. Dozer Drive will be constructed to the Town of North Yarmouth minimum road standards with underground utilities.
 7. No portion of this property is within any Special Flood Hazard Zone as defined by FEMA.
 8. These lots will be serviced by public water and community septic.
 9. The topography contours shown on this plan are at 2' intervals and taken from the LIDAR available on the MEGIS web site.
 10. The boundaries shown on this plan were taken from a plan entitled "Boundary Survey on Route 9 & Route 115, North Yarmouth, Maine made for Robert C. Hazelton" by Owen Hoskell, Inc. dated August 29, 2017 revised through 1/24/20.
 11. This subdivision is expected to add an additional 130 traffic trips per day.
 12. There are no high or moderate value wildlife habitats located in the area of this subdivision as shown on the MDEP maps.
 13. All construction and land clearing debris will be disposed of off-site.
 14. All construction on these lots will follow the "Best Management Practices of Soil Erosion and Sediment Control" current version.
 15. The total area of this lot is 4.77 acres or 207,626 sq.ft.
 16. Dozer Drive is to remain private, the Town of North Yarmouth shall not be responsible for the maintenance, repair, plowing, or similar services.
 17. The community septic systems will be inspected annually. Each individual deed will include the requirement for the annual septic system inspections.
 18. The neighborhood is designated for residents 55 years old and older.

Existing Recorded Easement



State of Maine, Cumberland ss.
Registry of Deeds
Received 20
at h m and recorded in
Plan Book Page
Attest: Register



CROSSROAD'S SENIOR NEIGHBORHOOD
SUBDIVISION PLAN
WALNUT HILL INVESTMENTS, LLC
P. O. BOX 307
Cumberland, ME 04021

Atlantic Resource Consultants
541 US Route One
Freeport, ME 04032
Tel: 207.869.9050
DRAWN: MPV
DESIGNED: CEB
CHECKED: CB/MV
FILE NAME:
SHEET:



Approved by the Town of North Yarmouth Planning Board:

Signed: _____
Date: _____

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| --- | UNDERGROUND UTILITY | --- |
| --- | OVERHEAD UTILITY | --- |
| --- | UTILITY POLE TRANSFORMER | --- |
| --- | GUY | --- |
| --- | LIGHT POLE | --- |

New Easement Layout

N/F Joseph A. Arsenault (26,660/79)

N/F John W. Trainor (14,373/169)

N/F Lisa H. Schumacher (23,042/106)

N/F Lorraine Sullivan (9827/150)

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18. The neighborhood is designated for residents 55 years old and older.
19. This plan amends the plan of the Crossroad's Senior Neighborhood as recorded in the Cumberland County Registry of Deeds in plan book 222 page 127 by changing the "Drainage Easement on Lots 5 & 6."



Route 9

State of Maine, Cumberland ss.
Registry of Deeds
Received _____ 20____
at _____ and recorded in
Plan Book _____ Page _____
Attest: _____ Register



Crossroad's Senior Neighborhood Subdivision
On
Routes 9 & 115
North Yarmouth, Maine
Made For Record Owner
Walnut Hill Investments, LLC.
P.O. Box 307 - Cumberland, ME 04021

WAYNE T. WOOD & CO.
30 Wood Drive
Gray, Maine 04039
Drawn By: WTW/KIW
Scale: 1" = 30'
Checked By: WRW
Field Crew: JW/BL

(207) 657-3330
Date: December 2023
Job No. 222003