

MEMORANDUM

TO: North Yarmouth Planning Board
Through Ben Scipione, Code Enforcement Officer

CC: Ryan Russell, Land Plans Inc.
Daniel Sheehan, Sheebee Excavating

From: Kate Burch, Planner, North Star Planning

RE: 42 Walnut Hill Parkway Site Plan Amendment – Planning Board
meeting April 12, 2023

Date: March 31, 2023

Overview

The applicant proposes to amend a previously approved site plan at 42 Walnut Hill Parkway. The site is currently used for equipment storage and business operations for Sheebee, Inc., an excavating company. The previous approval was based on *Site Development Plan – Lot 5* prepared by SYTDesign Consultants, 6/29/01. The property lies within an existing subdivision on Walnut Hill Parkway and is shown as Lot 5. The approved site plan and commercial subdivision plan are attached.

The applicant proposes to construct an additional 40'x75' building to be used for equipment storage and business operations.

The original site plan consisted of one 30'x100' building and a proposed driveway. The amended site plan shows the existing building, which was constructed at 40'x75', as well as an additional 40'x75' building. The applicant also proposes to amend the plan to keep the existing two driveways, instead of constructing the single driveway from the original approved plan.

Existing outdoor storage containers will be removed or relocated for the construction. The existing gravel area will remain, and no paving is proposed. No trees or vegetation will be removed for construction. No additional landscaping is proposed. The property is abutted by other similar commercial uses.

No additional traffic will be generated as part of this proposed project. The applicant will use existing utilities, and the new building will be connected to the existing well and subsurface wastewater system. The subsurface wastewater system is adequate to serve up to 10 employees. The business currently has 3 employees.

A staff review meeting was held on March 30, 2023 with input from the Code Enforcement Officer, Fire Chief, and Public Works Director. The Code Enforcement Officer visited the site to confirm that no disturbance has taken place in the area of the plan marked as wetlands.

Applicant: Daniel Sheehan

Owner: same as the applicant

Location: 42 Walnut Hill Parkway

Zoning: Village Center, Groundwater Protection Overlay

Tax Map Number: Map 10 Lot 161

Existing Land Use: site excavation company

Proposed Land Use: same as above

Acreage: 3.1 acres

Waivers: The applicant has not requested any waivers.

Site Walk: A site walk has not been scheduled.

Public Hearing: A public hearing has not been scheduled.

Completeness Review: A completeness review is not required for a site plan amendment.

Suggested Motion: To approve the 42 Walnut Hill Parkway site plan amendment as submitted pursuant to the Findings of Fact in the memo dated March 31, 2023.

Site Plan Review - Findings of Fact:

1. Utilization of the Site

- The project is located in the Village Center Zone and is abutted by other commercial/industrial properties.
- The applicant proposes to add a second 40'x75' building, 26' tall, to the site.
- The applicant proposes to amend the driveway from the approved site plan to keep the existing driveways.
- No existing trees or vegetation will be removed for the construction of the new building.
- Existing concrete storage bins will either be removed or placed on a different location on the property.

2. Utilities

- The applicant will use existing utilities.
- The applicant will add water and sewer line connections to serve the additional building.
- The subsurface wastewater disposal system was designed for 10 employees. The facility currently has 3 employees and will not exceed 10 employees.

3. Building Standards

- The applicant proposes to construct a second 40'x75' building.
- The building aligns with the requirements of #13 – Fabrication Building as per Section 10.4 of the LUO.

4. Impact on Community Facilities

- No negative impact on community facilities will result from this project.

5. Hazardous Materials and Emissions

- No hazardous materials, bulk fuel, chemicals, or pesticides are currently or proposed to be stored on site.

6. Exterior Lighting

- Downward-facing lighting fixtures will be mounted to the building exterior.
- A cut sheet for the proposed lighting is included in the application.

7. Financial and Technical Capacity

- The applicant owns and operates the business.
- The applicant has secured a \$100,000 line of credit through his bank to finance the project.
- No public improvements are required as part of this site plan amendment.

8. Landscaping, Buffers and Screening

- No new landscaping or buffering is proposed for this project.
- Neighboring properties are all similar industrial uses.
- No trees or vegetation will be removed to construct the proposed building.

9. Noise

- No noise levels in excess of the town standards will result from the project.

10. Signs

- No changes to signs are proposed.

11. Storage of Materials

- Existing concrete storage bins will be removed or relocated on the property.
- There are no abutting residential uses.
- Locations of relocated storage bins will meet setback requirements.

12. Stormwater Control

- A stormwater management plan is not required as less than 20,000 SF of land will be disturbed.
- There will be no expansion of the previously approved gravel yard, and no new paving is proposed.
- The applicant owns an experienced site excavation company, and will use proper erosion and sedimentation control practices throughout the project.

13. Protection of Significant Wildlife Habitat

- The wetlands delineated on the original site plan will not be impacted by the additional construction.

14. Access Management and Vehicular Circulation

- The applicant will continue to use the existing driveways.
- The site plan amendment will replace the proposed driveway from the original site plan that was never constructed, with the two existing driveways.
- No increase in traffic will be generated by this project.

15. Pedestrian Ways and Bicycle Access

- No changes to sidewalks or other surrounding pedestrian areas are proposed.

16. Off-Street Parking and Loading

- No changes to off-street parking and loading are proposed.

Conclusions of Law:

1. The development **will** reflect the natural capabilities of the site to support development.
2. ~~Utilities serving developments in the Village Center District and Village Residential District **will/will not** be installed underground. (N/A)~~
3. The proposed development **will not** result in a negative impact to the environment or to the community facilities or services.
4. The development **will not** contribute emission of dust, ash, smoke or other particular matter.
5. The proposed development **will** have adequate exterior lighting to provide for its safe use during nighttime hours.
6. The landscape **will** be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, retaining existing vegetation where desirable, and keeping any grade changes in character with the general appearance of neighboring areas.
7. The development **will** control noise levels such that it **will not** create a nuisance for neighboring properties.
8. The size, location, design, color, texture, lighting and materials of all exterior signs **will not** detract from the design of proposed buildings and structures.
9. Exposed non-residential storage areas, exposed machinery, and areas used for storage **will** have sufficient setbacks and screening.
10. Adequate provisions **will** be made for the collection and disposal of all storm water that runs off proposed roads, parking areas, roofs and other surfaces.
11. Developments **will** be designed to protect and conserve important wildlife habitat to the greatest extent feasible.
12. The layout of the site **will** provide for the safe movement of passenger, service, and emergency vehicles throughout the site.
13. The site plan **will** provide for a system of pedestrian ways within the development appropriate to the type and scale of development.
14. Parking areas **will** be constructed to protect the natural environment and visual character of the community, improve pedestrian safety and accessibility, and promote the quality of life in developed areas.



Site Plan Amendment Application

March 20, 2023

North Yarmouth Town Office
Code Enforcement – (CEO) Ben Scipione
10 Village Square Road
North Yarmouth, ME 04097

Site Plan Amendment – 42 Walnut Hill Parkway

Please accept this document and attachments as an application for an amendment to a previously approved Site Plan as described within the Land Use Ordinance - Section IV – Site Plan Review and Conditional Use Procedures and under subsection 4.4 – G Amendments.

The applicant and property owner is Daniel Sheehan. The property appears on North Yarmouth Tax Map 10 and lot 161. The property is within the Village Center District and Groundwater Protection District overlay. The previously approval was based on Site Development Plan – Lot 5 prepared by SYTDesign Consultants, revised 6-29-01 - Submitted to the Zoning Board of Approvals. This plan is included as an attachment for reference.

Based on a prior discussion with the Code Enforcement Officer, we were directed to pursue an amendment to the existing Site Plan, provide this cover letter, applicable attachments and Proposed Amended Site Plan. Based on the information provided, it is our hope to be placed on the April 11th Planning Board Agenda for review and approval. This information is dated and submitted prior to the 14-day submission period prior to the scheduled Planning Board meeting.

Project Description

(See attached Proposed Amended Site Plan depicting the proposed improvements described below)

1. Proposed Building

The project is proposing to build a 40'x75' steel building on the northwestern portion of the property that will match the existing building on site. The building will be used by Sheeboo Inc. as storage for the company's equipment and other business uses. The building is proposed within the previously approved building envelope and adheres to the setbacks of the overlying Zoning districts, which are labeled and depicted on the Proposed Amended Site Plan. Other pertinent Zoning information is provided on a table on the Plan.

2. Proposed Sewer & Water Line & Connection

The proposed building will include a bathroom. The project proposes to connect to the existing leach field located in the southern corner of the property and shown on the Plan. The Subsurface Wastewater Disposal System Application that was designed for the previously approved Site Plan. The designed flow is 150 gallons per day and identifies 10 employees at 15 GPD. Sheeboo Inc. currently employs 3 employees and will not exceed the number of employees or use to exceed the design capacity.

A sewer line and pump are proposed with the new building. The line will extend out of the proposed building, extend across the gravel yard/parking area and connect to the existing system. An existing well is shown on the plan and a water line connection will be made as required by code.

3. Current Site Conditions

The approved Site Development Plan – Lot 5 depicted one entrance off of Walnut Hill Parkway. Currently there is a primary entrance entering the site generally in the center of the frontage. A secondary exists towards the northwestern property line allows that convenient truck/equipment circulation. Additionally, the previously approved plan depicted a 30' x 100' building. The existing building is 40' x 75', which is the same sizes as what is proposed. Lastly, concrete storage bins exist in the vicinity of the proposed building, which will be either be removed from the property or relocated.

Attachments

1. Proposed Amended Site Plan – Prepared by Land Plans, Inc. and dated March 20, 2023
2. Subsurface Wastewater Disposal System Application – Prepared by Albert Frick Associates and dated 8/23/2001.
3. Site Development Plan – Lot 5 prepared by SYTDesign Consultants and revised through 6-29-01.

Thank you for your time in reviewing this application. Any filing fees will be paid as determined and required. Don't hesitate to contact us with any questions.

Regards,

Ryan Russell

Maine Licensed Landscape Architect

Land Plans, Inc.

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Department of Human Services
Division of Health Engineering, Station 10
(207) 287-5672 FAX (207) 287-4172

PROPERTY LOCATION		>> Caution: Permit Required - Attach In Space Below <<
City, Town, or Plantation	NORTH YARMOUTH	The Subsurface Wastewater Disposal System <i>shall not</i> be installed until a Permit is attached HERE by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.
Street or Road	ROUTE 115	
Subdivision, Lot #	LOT 5	
OWNER/APPLICANT INFORMATION		
Name (last, first, MI) SHEEBEO CONSTRUCTION		
Mailing Address of DAN SHEEAN 242 SLIGO ROAD YARMOUTH, ME 04096		
Daytime Tel. #		Municipal Tax Map # _____ Lot # _____
Owner or Applicant Statement		Caution: Inspections Required
I state that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a permit.		I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application.
Signature of Owner/Applicant _____ Date _____		Local Plumbing Inspector Signature _____ (1st) Date Approved _____ (2nd) Date Approved _____

PERMIT INFORMATION

TYPE OF APPLICATION 1. <input checked="" type="checkbox"/> First Time System 2. <input type="checkbox"/> Replacement System Type Replaced: _____ Year Installed: _____ 3. <input type="checkbox"/> Expanded System a. <input type="checkbox"/> One-time exempted b. <input type="checkbox"/> Non exempted 4. <input type="checkbox"/> Experimental System 5. <input type="checkbox"/> Seasonal Conversion	THIS APPLICATION REQUIRES 1. <input checked="" type="checkbox"/> No Rule Variance 2. <input type="checkbox"/> First Time System Variance a. <input type="checkbox"/> Local Plumbing Inspector Approval b. <input type="checkbox"/> State & Local Plumbing Inspector Approval 3. Replacement System Variance a. <input type="checkbox"/> Local Plumbing Inspector Approval b. <input type="checkbox"/> State & Local Plumbing Inspector Approval 4. <input type="checkbox"/> Minimum Lot Size Variance 5. <input type="checkbox"/> Seasonal Conversion Approval	DISPOSAL SYSTEM COMPONENT(S) 1. <input checked="" type="checkbox"/> Complete Non-Engineered System 2. <input type="checkbox"/> Primitive System (graywater & alt toilet) 3. <input type="checkbox"/> Alternative Toilet, specify: _____ 4. <input type="checkbox"/> Non-Engineered Treatment Tank (only) 5. <input type="checkbox"/> Holding Tank, _____ Gallons 6. <input type="checkbox"/> Non-Engineered Disposal Field (only) 7. <input type="checkbox"/> Separated Laundry System 8. <input type="checkbox"/> Complete Engineered System (2000gpd+) 9. <input type="checkbox"/> Engineered Treatment Tank (only) 10. <input type="checkbox"/> Engineered Disposal field (only) 11. <input type="checkbox"/> Pre-treatment, specify: _____ 12. <input type="checkbox"/> Miscellaneous components
SIZE OF PROPERTY 3.07 <input type="checkbox"/> sq. ft. <input checked="" type="checkbox"/> acres	DISPOSAL SYSTEM TO SERVE 1. <input type="checkbox"/> Single Family Dwelling Unit, No. of Bedrooms: _____ 2. <input type="checkbox"/> Multiple Family Dwelling, No. of Units: _____ 3. <input checked="" type="checkbox"/> Other: <u>OFFICE</u> SPECIFY _____	TYPE OF WATER SUPPLY 1. <input checked="" type="checkbox"/> Drilled Well 2. <input type="checkbox"/> Dug Well 3. <input type="checkbox"/> Private 4. <input type="checkbox"/> Public 5. <input type="checkbox"/> Other: _____
SHORELAND ZONING <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

TREATMENT TANK 1. <input checked="" type="checkbox"/> Concrete a. <input checked="" type="checkbox"/> Regular b. <input type="checkbox"/> Low Profile 2. <input type="checkbox"/> Plastic 3. <input type="checkbox"/> Other: _____ CAPACITY <u>1000</u> gallons	DISPOSAL FIELD TYPE & SIZE 1. <input checked="" type="checkbox"/> Stone Bed 2. <input type="checkbox"/> Stone Trench 3. <input type="checkbox"/> Proprietary Device a. <input type="checkbox"/> Cluster array c. <input type="checkbox"/> Linear b. <input type="checkbox"/> Regular d. <input type="checkbox"/> H-20 loaded 4. <input type="checkbox"/> Other: SIZE <u>495</u> <input checked="" type="checkbox"/> sq. ft. <input type="checkbox"/> lin. ft.	GARBAGE DISPOSAL UNIT 1. <input checked="" type="checkbox"/> No 3. <input type="checkbox"/> Maybe 2. <input type="checkbox"/> Yes >> Specify one below: a. <input type="checkbox"/> Multi-compartment tank b. <input type="checkbox"/> Tank in series c. <input type="checkbox"/> Increase in tank capacity d. <input type="checkbox"/> Filter on tank outlet	DESIGN FLOW 150 gallons per day BASED ON: 1. <input checked="" type="checkbox"/> Table 501.1 (dwelling unit(s)) 2. <input type="checkbox"/> Table 501.2 (other facilities) SHOW CALCULATIONS - for other facilities - 10 EMPLOYEES @ 15 GPD
SOIL DATA & DESIGN CLASS PROFILE <u>7</u> / CONDITION <u>C</u> / DESIGN <u>I</u> AT Observation Hole # <u>TP1</u> Depth <u>24</u> " Elevation <u>-30</u> " OF MOST LIMITING SOIL FACTOR	DISPOSAL FIELD SIZING 1. <input type="checkbox"/> Small - 2.0 sq.ft./gpd 2. <input type="checkbox"/> Medium - 2.6 sq.ft./gpd 3. <input checked="" type="checkbox"/> Medium-Large - 3.3 sq.ft./gpd 4. <input type="checkbox"/> Large - 4.1 sq.ft./gpd 5. <input type="checkbox"/> Extra-Large - 5.0 sq.ft./gpd	PUMPING 1. <input type="checkbox"/> Not required 2. <input type="checkbox"/> May be required 3. <input checked="" type="checkbox"/> Required >> Specify only for engineered or experimental systems: DOSE: _____ Gallons	3. <input type="checkbox"/> Section 503.0 (meter readings) ATTACH WATER-METER DATA

SITE EVALUATOR STATEMENT

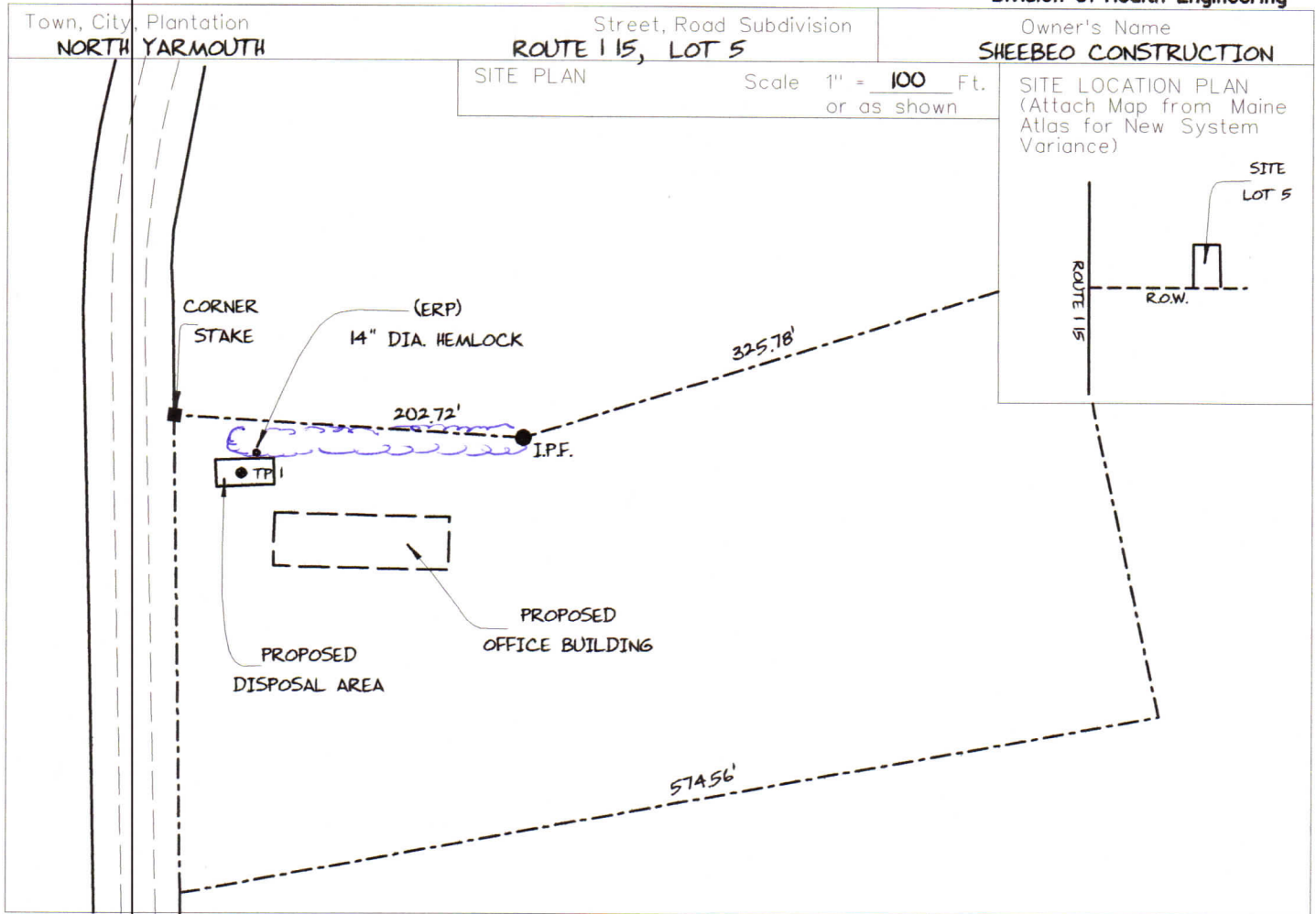
I certify that on 8/22/2001 (date) I completed a site evaluation on this property and state that the data reported is accurate and that the proposed system is in compliance with the Subsurface Wastewater Disposal Rules (10-144A CMR 241).

Albert Frick

Site Evaluator Signature 163 8/23/2001 Date

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering



SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole TP 1 Test Pit Boring

_____ " Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0				
10	SAND (FILL)		LIGHT BROWN	
20		FRIABLE	DARK BROWN	
30				COMMON, DISTINCT
40	SAND		LIGHT OLIVE BROWN	
50	SILTY CLAY	FIRM	OLIVE	FREE WATER COMMON, DISTINCT

Soil Classification: Profile 7 Condition C Slope _____ % Limiting Factor 24 Ground Water Restrictive Layer Bedrock Pit Depth

Observation Hole _____ Test Pit Boring

_____ " Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0				
10				
20				
30				
40				
50				

Soil Classification: Profile _____ Condition _____ Slope _____ % Limiting Factor _____ Ground Water Restrictive Layer Bedrock Pit Depth

Albert Frick
Site Evaluator Signature

163
SE #

8/23/2001
Date

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering

Town, City, Plantation

Street, Road, Subdivision

Owner's Name

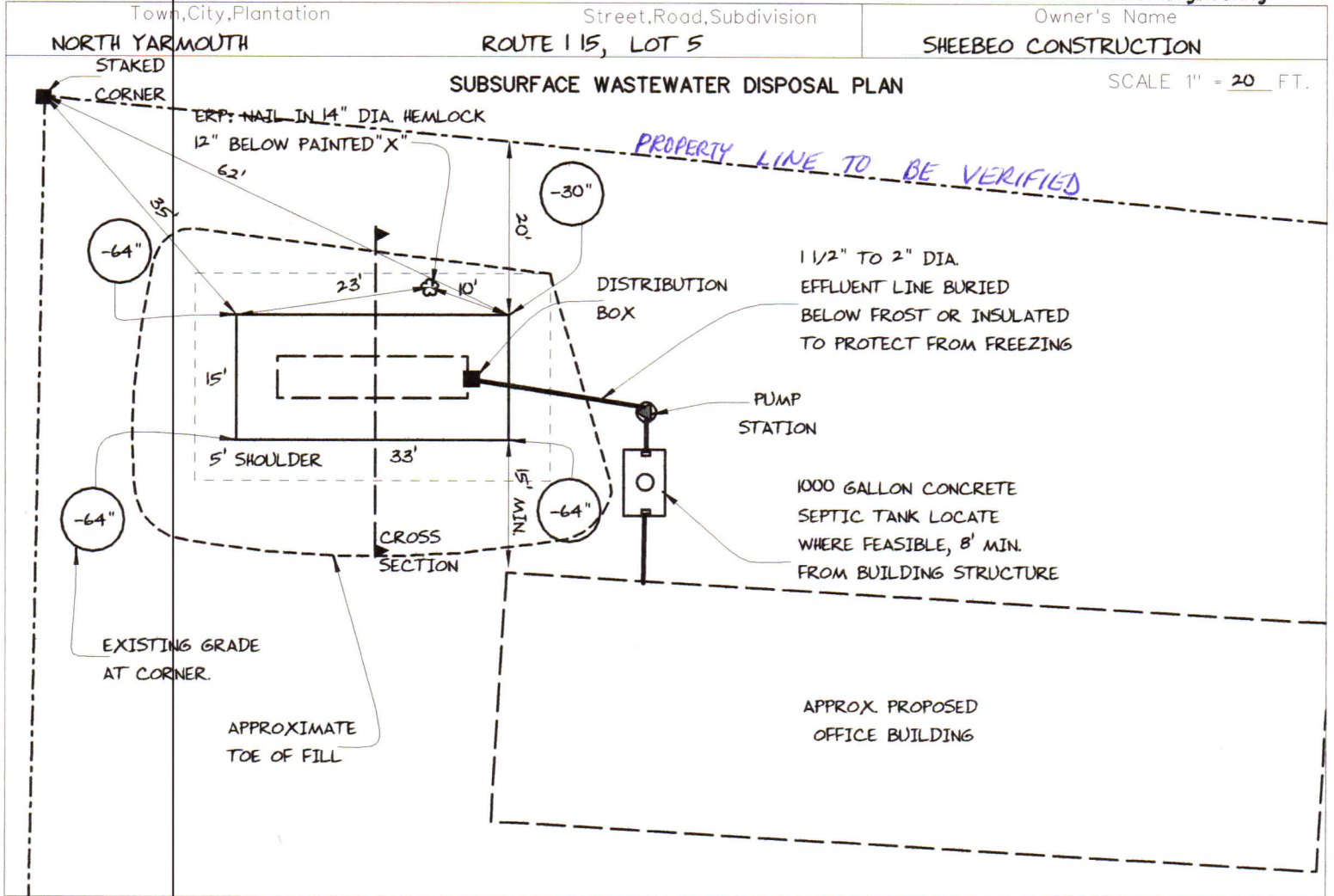
NORTH YARMOUTH

ROUTE 115, LOT 5

SHEEBEO CONSTRUCTION

SUBSURFACE WASTEWATER DISPOSAL PLAN

SCALE 1" = 20 FT.



FILL REQUIREMENTS

Depth of Fill (Upslope) $\pm 0'' - 16''$
 Depth of Fill (Downslope) $\pm 16''$

CONSTRUCTION ELEVATIONS

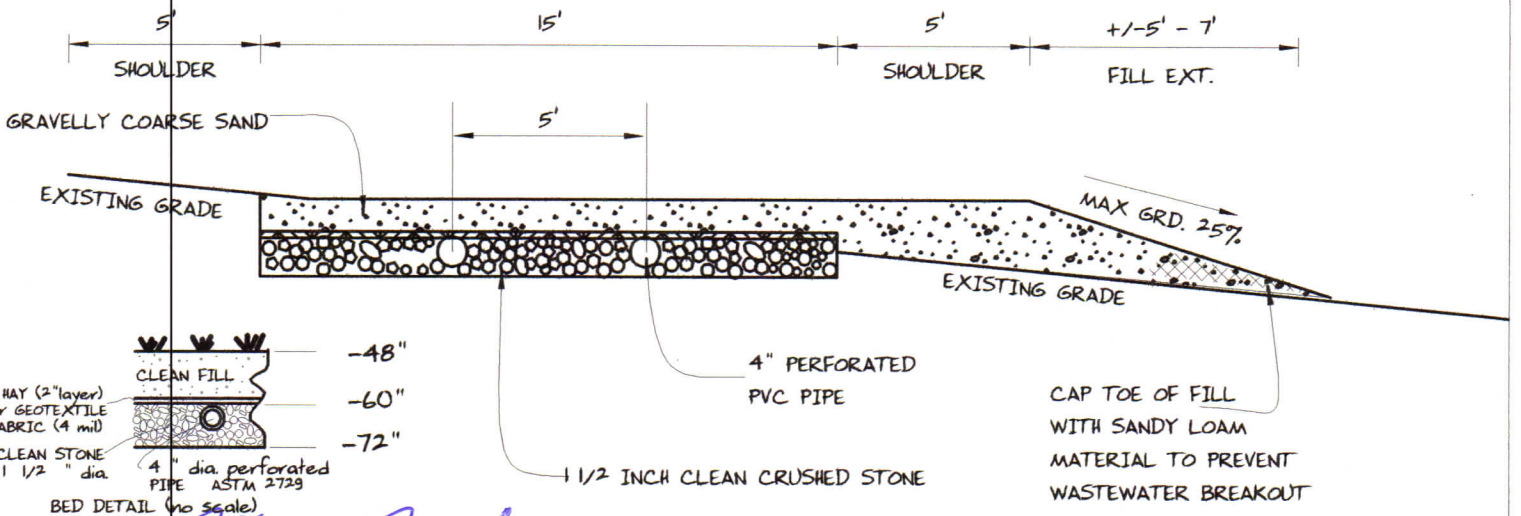
Finished Grade Elevation
 Top of Distribution Pipe or Proprietary Device
 Bottom of Disposal Area

ELEVATION REFERENCE POINT

SEE DETAIL BELOW
 Location & Description 4" DIA. HEMLOCK NAIL 12" BELOW PAINTED "X"
 Reference Elevation 00"

DISPOSAL AREA CROSS SECTION

SCALE:
 VERTICAL: 1" = 5 FT
 HORIZONTAL: 1" = 5 FT



Albert Frick
 Site Evaluator Signature

163
 SE #

8/23/2001
 Date



Albert Frick Associates, Inc.

Soil Scientists & Site Evaluators

95A County Road Gorham, Maine 04038

(207) 839-5563

North Yarmouth
TOWN

Route 115
LOCATION

Sheet 0 Construction
APPLICANT'S NAME

1) The Plumbing and Subsurface Wastewater Disposal Rules adopted by the State of Maine, Department of Human Services pursuant to 22 M.R.S.A. § 42 (the "Rules") are incorporated herein by reference and made a part of this application and shall be consulted by the owner/applicant, the system installer and/or building contractor for further construction details and material specifications. The system installer should contact Albert Frick Associates, Inc. 839-5563, if there are any questions concerning materials, procedures or designs. The system installer and/or building contractor installing the system shall be solely responsible for compliance with the Rules and with all state and municipal laws and ordinances pertaining to the permitting, inspection and construction of subsurface wastewater disposal systems.

2) This application is intended to represent facts pertinent to the Rules only. It shall be the responsibility of the owner/applicant, system installer and/or building contractor to determine compliance with and to obtain permits under all applicable local, state and/or federal laws and regulations (including, without limitation, Natural Resources Protection Act, wetland regulations, zoning ordinances, subdivision regulations, Site Location of Development Act and minimum lot size laws) before installing this system or considering the property on which the system is to be installed a "buildable" lot. It is recommended that a wetland scientist be consulted regarding wetland regulations.

Prior to the commencement of construction/installation, the local plumbing inspector shall inform the owner/applicant and Albert Frick Associates, Inc. of any local ordinances which are more restrictive than the Rules in order that the design may be amended. All designs are subject to review by local, state and/or federal authorities. Albert Frick Associates, Inc.'s liability shall be limited to revisions required by regulatory agencies pursuant to laws or regulations in effect at the time of preparation of this application.

3) All information shown on this application relating to property lines, well locations, subsurface structures and underground facilities (such as, utility lines, drains, septic systems, water lines, etc.) are based solely upon information provided by the owner/applicant and has been relied upon by Albert Frick Associates, Inc. in preparing this application. The owner/applicant shall review this application prior to the start of construction and confirm this information.

4) Installation of a garbage (grinder) disposal is not recommended. If one is installed, an additional 1000 gallon septic tank or a septic tank filter should be connected in series to the proposed septic tank.

5) The system user shall avoid introducing kitchen grease or fats into this system. Chemicals such as septic tank cleaners and/or chlorine (such as from water treatment) and controlled or hazardous substances shall not be disposed of in this system.

ATTACHMENT TO SUBSURFACE WASTEWATER DISPOSAL APPLICATION

North Yarmouth	Route 115	Sheep Construction
TOWN	LOCATION	APPLICANT'S NAME

- 6) The septic tank should be pumped within two years of installation and subsequently as recommended by the pump service, but in no event should the septic tank be pumped less often than once every three years.
- 7) The actual water flow or number of bedrooms shall not exceed the design criteria indicated on this application without a re-evaluation of the system as proposed. If the system is supplied by public water or a private service with a water meter, the water consumption per period should be divided by the number of days to calculate the average daily water consumption (water usage (cu.ft.) x 7.48 cu.ft.(gallons per cu.ft.) + # of days in period).
- 8) The general minimum setbacks between a well and septic system serving a single family residence is 100-300 feet, unless the local municipality has a more stringent requirement. A well installed by an abutter within the minimum setback distances prior to the issuance of a permit for the proposed disposal system may void this design.
- 9) When a gravity system is proposed: **BEFORE CONSTRUCTION/INSTALLATION BEGINS**, the system installer or building contractor shall review the elevations of all points given in this application and the elevation of the existing and/or proposed building drain and septic tank inverts for compatibility to minimum slope requirements. In gravity systems, the invert of the septic tank(s) outlet(s) shall be at least 4 inches above the invert of the distribution box outlet at the disposal area. When an effluent pump is required, provisions shall be made to make certain that surface ground water does not enter the septic tank or pump station. An alarm device warning of a pump failure shall be installed. Also, when pumping is required to a chamber system, install a "T" connection in the distribution box and place 3 inches of stone or a splash plate in the first chamber. Insulate gravity pipes, pump lines and the distribution box as necessary to prevent freezing.
- 10) On all systems, remove the vegetation, organic duff and old fill material from under the disposal area and any fill extension. On sites where the proposed system is to be installed in natural soil, scarify the bottom and sides of the excavated disposal area with a rake. Do not use wheeled equipment on the scarified soil surface. For systems installed in fill, scarify the native soil by roto-tilling to a depth of at least 8 inches over the entire disposal and fill extension area to prevent glazing and to promote fill bonding. Place fill in loose layers no deeper than 8 inches and compact thoroughly before placing more fill (this ensures that voids and loose pockets are eliminated to minimize the chance of leakage). Do not use wheeled equipment on the scarified soil area until after 12 inches of fill is in place. Keep equipment off the chambers. Divert the surface water away from the disposal area by ditching or shallow swales.
- 11) Unless noted otherwise, fill shall be gravelly coarse sand which contains no more than 5% fines (silt and clay).
- 12) Do not install systems on loamy, silty, or clayey soils during wet periods since soil smearing/glazing may seal off the soil interface.
- 13) Seed all filled and disturbed surfaces with perennial grass seed, then mulch with hay or equivalent material to prevent erosion.



Zoning Information: Map 10 – Lot 161

Zoning District: Village Center & Groundwater Protection District

Zoning Standards:	Standard	Actual/Proposed
Land Area	1 Acre	3.1 Acres
Street Frontage	100'	273.29'
Setbacks		
Front Yard	10' Min	175'
Side & Rear Yard	10' Min.	20'
Rear Yard	5' Min	312'
From Streams, Water		
Bodies & Wetlands	100' Min.*	N/A
Maximum Lot Coverage	70% Max. (Not To Exceed 50')	44% (~59,500 SF)
Building Floor Area	2.2% (Existing)	4.4% (Proposed)

*Town officials have been interpreting this as a setback from Shoreland Zone areas and therefore does not apply to this project.

Notes/References:

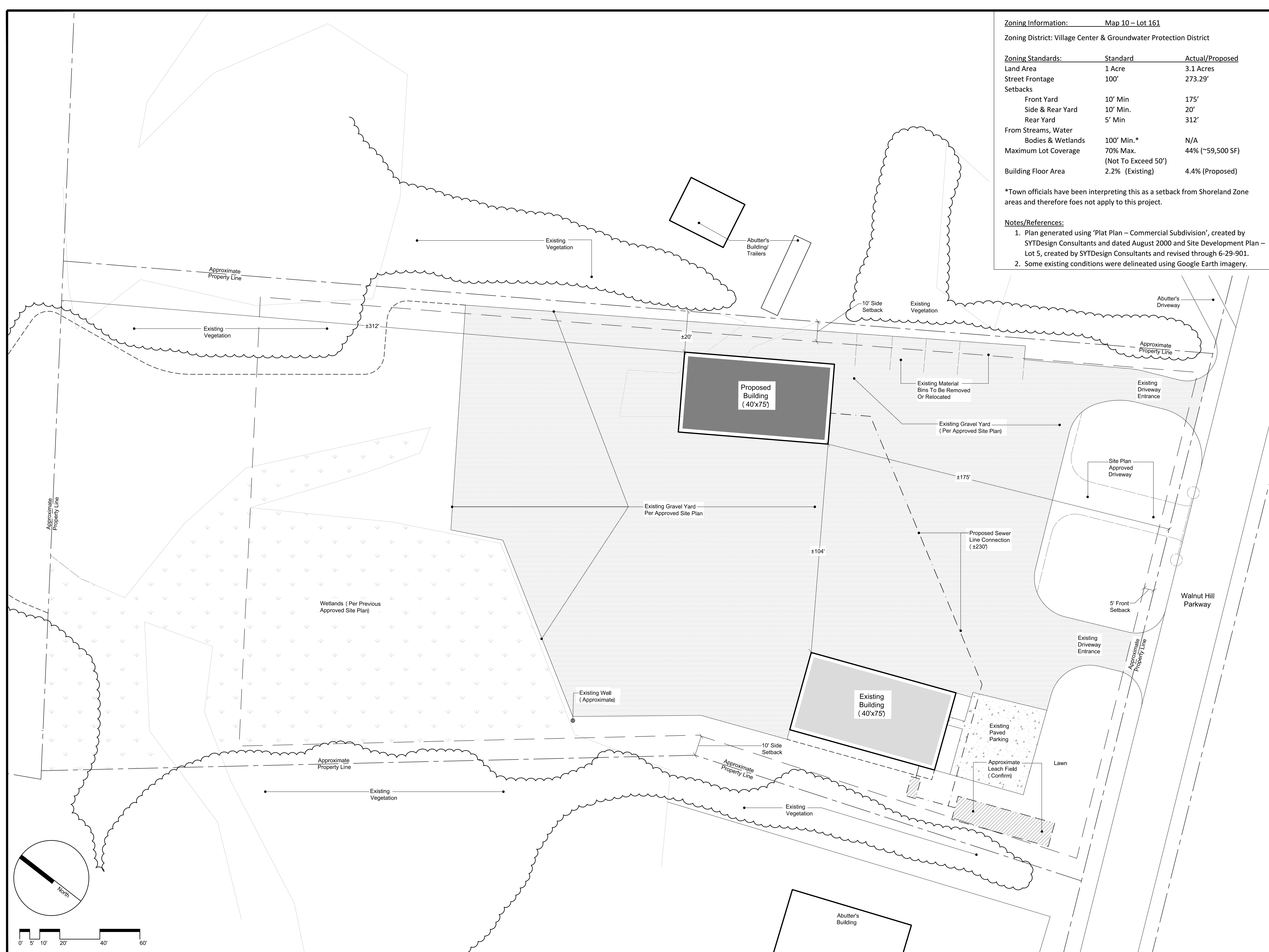
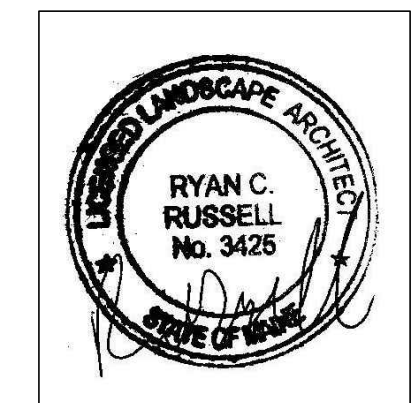
1. Plan generated using 'Plat Plan – Commercial Subdivision', created by SYTDesign Consultants and dated August 2000 and Site Development Plan – Lot 5, created by SYTDesign Consultants and revised through 6-29-901.
2. Some existing conditions were delineated using Google Earth imagery.

Prepared For:
Daniel Sheehan

Prepared By:



Land Plans, Inc.
www.landplansinc.com
(207) 347 0123



PROPOSED AMENDED SITE PLAN
SHEEBE INC.
 42 WALNUT HILL PARKWAY
 NORTH YARMOUTH, MAINE

REVISIONS DATE

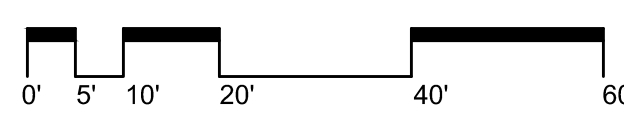
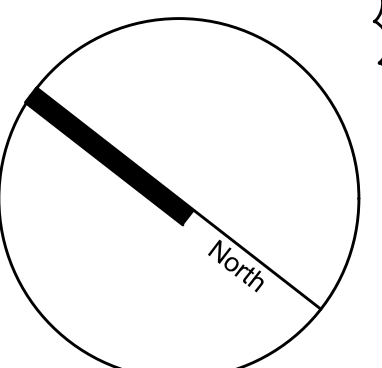
DATE
MARCH 20, 2023

SCALE
1:20

SHEET NUMBER

1

SHEET 1 OF 1

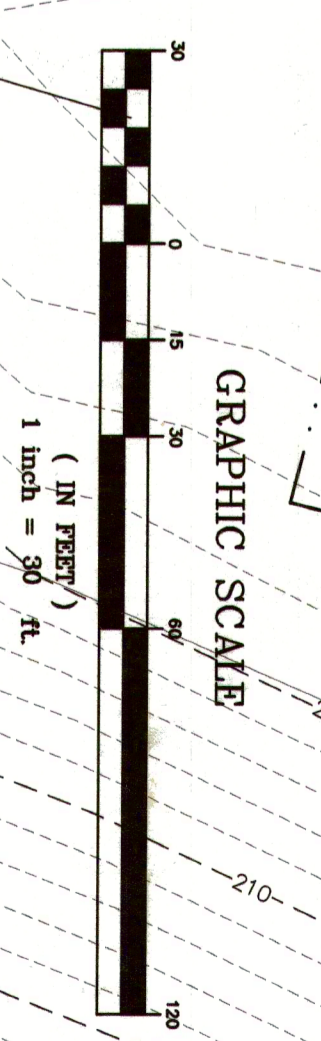




ZONING INFORMATION:

ZONING DISTRICT: FARM AND FOREST	STANDARD	ACTUAL
ZONING STANDARDS:	3.1 ACRES	3.1 ACRES
LAND AREA	3.1 ACRES	3.1 ACRES
STREET FRONTAGE	200'	273.29'
SETBACKS		
FRONT YARD	50' MIN.	92.5'
SIDE AND REAR YARDS	20' MIN.	31.6'
FROM STREAMS, WATER BODIES, AND WETLANDS	100' MIN. *	-
MINIMUM BUILDING COVERAGE	10% MAX.	2.2%
STRUCTURE HEIGHT	2 1/2 STORIES, 35' TO EXCEED	1 STORY
BUILDING FLOOR AREA	5,000 SF MAX.	3,000 SF

* TOWN OFFICIALS HAVE BEEN INTERPRETING THIS AS A SETBACK FROM SHORELAND ZONE AREAS AND THEREFOR DOES NOT APPLY TO THIS PROJECT.



THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SYTDesign CONSULTANTS. ANY ALTERATIONS, OMISSIONS, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SYTDesign CONSULTANTS.

NO.	REV.	DATE	SUBMITTED TO ZONING BOARD OF APPEALS	BY	CHKD	APPD	STATUS
	A	6-29-01		CAH	WSD	WSD	

SYTDesign Consultants
CIVIL ENGINEERS & LAND SURVEYORS

P. O. BOX 96A, CUMBERLAND CENTER, ME. 04021
Phone: (207) 889-4994 Fax: (207) 889-2281 Email: info@sytdesign.com

CLIENT: **DANIEL SHEEHAN**
242 SUGO ROAD, YARMOUTH, MAINE 04096

FIELD BOOK #	DESIGN: WSD	PROJECT:
FIELD BOOK PAGE	DRAWN: CAH	COMMERCIAL SUBDIVISION
FLAT FILE	CHKD: WSD	ROUTE 115, NORTH YARMOUTH, MAINE
INDEX NUMBER		SITE DEVELOPMENT PLAN - LOT 5
PROJECT DIR:	DATE: JUNE 2001	PROJ. NO. 01-28200
DRAWING NAME	SCALE: 1"=30'	DWG. NO. C-101
		REV. A