



Town of North Yarmouth

Planning Board

FINDINGS OF FACT

January 11, 2022

Crossroad’s Senior Neighborhood Major Subdivision

Principal Facts

1. The owners of the property are Walnut Hill Investments, LLC.
2. The property is located Village Center zoning district, identified as Assessor’s Map 010 Lot 018 and 24 containing 5 +/- acres.
3. The applicant is Ben Grover.
4. The applicant proposes to create a 13-lot major subdivision with two (2) community septic systems.
5. The application was determined to be complete on January 11, 2022.
6. Approval of the Crossroads Senior Neighborhood Major Subdivision was granted on January 11, 2022, with a unanimous vote (4-0).

Description of Project:

The Crossroad’s Senior Neighborhood project will be a 13-lot subdivision located between Route 115 and Route 9 on parcels 010-018 and 010-024. Thirteen single-family dwelling are proposed. Each designed as 2 bedrooms with a 1 or 2 bay garage with the restriction of age 55 and over to own or rent these dwellings. The applicant is unsure at this time whether the homes will be sold or renting. The dwellings will be on public water and there will be two (2) disposal fields serving the development. There will be slip form concrete curbing along with a sidewalk on one (1) side connecting route 9 and 115 along the subdivision road. Landscaping and trees will be planted along Route 9 and Route 115 property lines for esthetics and buffering for the project.

Conclusions

1. The criteria of Title 30-A M.R.S., Part 2, Subpart 6-A Chapter 187, Subchapter 4; §4403 have been met.

Conditions of Approval

Deed restrictions have been placed on the project requiring annual maintenance of the advanced wastewater systems and reiterating 55 or older age requirements.

Planning Board Members

Audrey Lones

~~Christopher Cabot~~

Sandra Falsey

Jeffrey Brown

Kimry Corrette