

**Town of North Yarmouth
Planning Board
Village Center Estates Major Subdivision – Phase II Site walk
January 13, 2021 – 3:05 PM**

The site walk was held on 1600 sq ft off Village View Lane near the intersection with Walnut Hill Road (RT 115) and Village View Lane. Map 007 Lots 034.

Present: Audrey Lones (Chairperson), Gary Bahlkow (Board Member), Chris Gordon (Board Member), Ryan Keith (CEO), Jeff Read of Sevee & Maher Engineering (Agent) on behalf of Construction Aggregate, Inc. (Applicant), Nelson Smith (Resident), Diane Morrison (Resident) and Vanessa Farr (Economic Development Consultant).

The group walked the property of the area where the Applicant has proposed the development of a 25-lot subdivision. (22) residential lots, (1) lot (13 acres) will be designated as open space located behind the lots in an “L” shape, (1) lot dedicated to stormwater gravel/wetland half development to retain storm water and then release out other side through a culvert and (1) lot located on the opposite side of the Village View Lane will be designated as a commercial lot.

The commercial lot was originally part of the 103-104 acres of the Village Center Estates Phase I which the 3 ½ acres were cut out of Phase I. There is no access to the “L” shaped parcel from Village View Lane due to the storm water basin. Access to this lot will be off Walnut Hill Road (RT 115). Although it is part of the Phase II subdivision it is not part of the development and will be a standalone property. It will need its own site plan and approval from the Planning Board.

Property is in the Village Center zoning district.

The development is constructed to urban standards:

- Paved roads
- Curved gutters
- Sidewalks
- Street trees
- Close storm drain systems
- Catch basins
- Storm drainpipes to collect and redirect storm water so it can be controlled,
- Underground electrical
- No street lighting
- No site lighting

The front side of the storm water lot will include 6 gravel parking spaces to allow access to the trail head up the road.

Applicant will be creating a 2000 ft trail in the open space from Village View Lane to connect to the Knight’s Pond Trail.

There will be public underground water access through an easement and corridor off RT 115.

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Chief Payson requested three Fire Hydrants located at the beginning of Wildlife Lane and at the side road intersection and the end of the road near the cul-de-sac. He also requested a cul-de-sac to be large enough for fire engine to be able to turn around.

The applicant will development the project infrastructure such as roadway, utilities, subdivided lots and then the lots will be sold and developed by private owners. The intent is not to have one developer purchase all of the lots but may sell more than one lot to a single developer. The intent is for high quality homes but with more variety.

Department of Environmental Protection permits have been submitted and accepted.

- Maine DEP Site Location Development Act Permit
- Natural Resource Protection Act Permit Application to Tier I Wetland Impact Permit
- Natural Resource Protection Act Permit by Rule Application for Notification for Activity Adjacent to a Protection Natural Resource.

Initial section of Wildlife Lane Road and the parking lot for the trail head will be maintained by the Town. This was requested by Public Works Director.

There will be a stormwater easement.

Adjournment

Meeting was adjourned at 4:15 PM.

Recorded by Tracey Cox, Executive Assistant to CEO/Assessor

Planning Board Members

Audrey Lones - Chair

~~Chris Cabot – Secretary~~

Gary Bahlkow, Board Member

~~Sandra Falsey, Board Member~~

Chris Gordon, Board Member