



Town of North Yarmouth  
Planning Board  
**FINDINGS OF FACT**  
**February 8, 2022**  
**Learning Loft Preschool**

**Overview**

This application is for an 864 square foot preschool building and a new private road, approximately 650 feet long that terminates in a cul-de-sac. A new residence, permitted earlier, is currently under construction on this property as well. The home and preschool will share a single septic system.

This item was last in front of the Planning Board as a Preapplication/Sketch Plan on November 9, 2021. At that meeting, the Board asked the applicant to consider parking requirements for the pre-school and for clarification on property and access rights related to the reconfigured intersection with Route 115.

**Applicant:** Miles Hunt/Learning Loft Preschool

**Owner:** Miles Hunt

**Location:** 78 Walnut Hill Road

**Zoning:** Village Residential

**Tax Map Number:** Map 1, Lot 62

**Existing Land Use:** Residential

**Proposed Land Use:** Mixed Use – Residential & Day Care

**Acreage:** 4.5 acres (including Right-of-way)

**Waivers:** No waivers have been requested.

**Site Walk:** A site walk has not been scheduled for this project.

**Public Hearing:** A public hearing has not been scheduled for this project.

**Suggested Motion:** To [approve with or without conditions or deny] the Learning Loft Final Plan as presented.



Town of North Yarmouth  
Planning Board  
**FINDINGS OF FACT**  
**February 8, 2022**  
**Learning Loft Preschool**

---

**Site Plan Review - Findings of Fact:**

1. Utilization of the Site

- The site is predominately forested, with quite flat topography over the entire site.
- Wetlands have been delineated on the subject property.
- The site is not within the 100-year floodplain.
- Development is located to the rear of the lot, away from the wetlands on the Route 115 side of the property.

2. Utilities

- Electric service will be via the existing utility service, which is a mix of overhead and underground lines.
- The new home and pre-school building will share a single septic system. This system has been designed and sized for both uses by Andrew Gobeil, LSE, of Sevee and Maher. Test pit logs and the HHE-200 form are included in the submission.
- Domestic water service for both buildings will be supplied by a private on-site well.

3. Impact on Community Facilities

- The proposed development will not have a significant impact on the provision of public services such as schools, streets, or solid waste and recycling.
- The access into the new residence and pre-school building will be a private road.

4. Hazardous Materials and Emissions

- The proposed pre-school use will not result in air pollution or odors.
- No hazardous materials will be stored on site.



Town of North Yarmouth  
Planning Board  
**FINDINGS OF FACT**  
**February 8, 2022**  
**Learning Loft Preschool**

5. Exterior Lighting

- The only exterior lighting proposed is building mounted to serve for the security and safety of the site.
- The applicant should provide lighting details or product sheets to ensure all lighting installed onsite will be full cut off fixtures.

6. Landscaping, Buffers and Screening

- Tree clearing limits are shown on Sheet C-102.
- All development is set back over 600 feet from Route 115, so no formal landscaping is not shown on the plan.
- Buffers are not shown on the plan, as abutting uses include the Central Maine Power transmission line and undeveloped property.

7. Noise

- The proposed development will not result in noise levels that will be objectionable to surrounding uses.

8. Signs

- No signage for the pre-school is shown on the site plan.
- If signage is anticipated for the pre-school use, the location of the sign should be an element of the site plan, so that it doesn't interfere with save ingress and egress from site at Route 115.
- Any future signage will need to meet the Town sign standards.

9. Storage of Materials

- All storage of materials and garbage and recycling will be inside the proposed structures.

10. Stormwater Control

- A Stormwater Management Report is attached as Appendix F of the submission dated January 10, 2022. This report has been stamped by Daniel Diffin, PE, of Sevee and Maher Engineers.



Town of North Yarmouth  
Planning Board  
**FINDINGS OF FACT**  
**February 8, 2022**  
**Learning Loft Preschool**

- Overall, the project will have a negligible impact on the amount of stormwater runoff leaving the site. The front portion of the property that drains to Route 115, shown as SC-1 on Sheets D-100 and D-101 on the plan set dated January 2022, is projected to have more runoff related to the development of the site entrance.
- Two 15-inch culverts will allow for flow under the road, through the mapped wetland area.
- A shallow ditch on the south side of the private road is designed to convey water draining from the private road on the developed portion of the property around the cul-de-sac to the area behind the pre-school building to an infiltration basin.
- No significant changes to the existing drainage patterns are proposed as part of this project.
- This project does not need to meet the DEP Chapter 500 requirements for stormwater treatment.

11. Protection of Significant Wildlife Habitat

- The applicant has requested project review from the Department of Inland Fisheries and Wildlife. This letter is included in Appendix C of the January 2022 submission.
- No significant vernal pools were noted as part of the wetland delineation.

12. Access Management, Parking and Vehicular Circulation

- An entrance permit application has been submitted to the Maine Department of Transportation and is included as Appendix G of the January submission. This application indicates that sight distance is adequate in both directions.
- The access to this project from Route 115 will be built to the Town's private road standard.
- The Director of Public Works and Fire Chief have approved the road design, including the cul-de-sac design with a 53-foot radius.
- Two parking spaces are shown just off the cul-de-sac for pre-school staff.
- Temporary parking for pre-school drop off and pickup will be around the outer lane of the cul-de-sac.



Town of North Yarmouth  
Planning Board  
**FINDINGS OF FACT**  
**February 8, 2022**  
**Learning Loft Preschool**

13. Pedestrian Ways and Bicycle Access

- As there will be less than 10 parking spaces, sidewalks are not required.

14. Off-Street Parking and Loading

- Drop offs and pickups for the pre-school use will be along the outer edge of the cul-de-sac. Infrequent needs for parking will be in the same area.

**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.



Town of North Yarmouth  
Planning Board  
**FINDINGS OF FACT**  
**February 8, 2022**  
**Learning Loft Preschool**

- ~~11. Developments **will/will not** be designed to protect and conserve important wildlife habitat to the greatest extent feasible.-(N/A)~~
- 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.

**Planning Board Members**

---

Audrey Lones

---

Christopher Cabot

---

Sandra Falsey

---

Jeffrey Brown

---

Kimry Corrette