



Town of North Yarmouth
Planning Board

FINDINGS OF FACT

February 9, 2020

DEER BROOK APARTMENTS MAJOR SUBDIVISION

Principal Facts

1. The owner(s) of the property are United Properties, Inc.
2. The property to which the subdivision is located is 493 Gray Road, the property is located on the Farm and Forest zoning district, identified as Assessor's Map 015, Lot 027 containing 33.36 +/- acres.
3. The applicant is Robert McSorley, of Sebago Technics, agent/representative on behalf of United Properties, Inc.
4. The applicant proposes to build (3) multi-family, multi-story duplex units; 6 units with 2-bedrooms; 17.5 acres will be designated as open space.
5. The application was determined to be complete on February 9, 2021.
6. Approval of the Deer Brook Apartments Major Subdivision was granted on February 9, 2021 with a unanimous vote (5-0).

Conclusions

1. The criteria of Title 30-A M.R.S.A., §4403 have been met.
2. The standards of the Town's Land Use Ordinance (Article X. Performance and Design Standards for Site Plan Review and Subdivision Review have been met except for the following waivers that were granted on February 9, 2021:
 - a. **SECTION 5.6 PRELIMINARY PLAN FOR MAJOR SUBDIVISION B. SUBMISSION 4. APPLICATION REQUIREMENTS k. A high intensity soil survey by a Maine certified soil scientist. Wetland areas shall be identified on the survey, regardless of size.**

Wetland areas have been delineated on the plan. We request a waiver from the requirement to perform a high intensity soil survey on the property since only a small portion will be developed. Test pits will be evaluated within the developed area as part of the septic system design by a licensed soil scientist and site evaluator and will give a representative sample of the soil composition in the development area. A waiver was previously approved during the 2013 subdivision application process.

3. The standards of the Town's Roadway Criteria and Specification have been met except for the following waivers that were previously approved in Phase I of the Deer Brook Apartment project in 2013 in regard to the road width and the side-slops.



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Conditions of Approval

1. The applicant is required to update the plan with the current abutters
2. The applicant is required to update the plan with a statement that the designated open space portion of the parcel may be transferred to the UMaine Foundation, the Town of North Yarmouth or the Royal River Conservation Trust without requiring a subdivision amendment.

Planning Board Members

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