



Town of North Yarmouth

Planning Board

FINDINGS OF FACT

February 9, 2020

OLD TOWN HOUSE RELOCATION AND ADDITION

Principal Facts

1. The owner(s) of the property are Town of North Yarmouth.
2. The property to which the old town house is moving is located at address being 475 Walnut Hill Road, the property is located village center zoning district, identified as Assessor's Map 007, Lot 065 containing 2.00 +/- acres.
3. The applicant is the lessee of the 475 Walnut Hill Road property with a 99-year lease.
4. The applicant is Buell Hemingway, of Buell Hemingway Architect, agent/representative on behalf of North Yarmouth Historical Society.
5. The applicant proposes to relocate and restore the old town house building currently located at 470 Memorial Highway to 475 Walnut Hill Road (Map 007 Lot 065). The proposal includes adding a porch/entryway to the structure, parking area, signage, and the potential for a phase 2 addition.
6. The application was determined to be complete on February 9, 2021.
7. Approval of the Old Town House Relocation and Addition was granted on February 9, 2021 with a unanimous vote (5-0).

Conclusions

1. The criteria of Title 30-A M.R.S.A., §4352 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 10.4 BUILDING DESIGN STANDARDS B. STANDARDS 2. No less than 20 percent of the front façade of any building shall be window Area**

The front façade of the Old Town House, built in 1853, has 3 double hung 6/6 windows and a glazed over-door transom, combined area of which comprise 8% of the façade area. The 20% minimum window area requirement would compromise the historic character of the Old Town House façade, which the North Yarmouth Historical Society is committed to retain.

- b. **SECTION 10.9 FINANCIAL AND TECHNICAL CAPACITY A. The applicant shall have adequate financial resources to construct the proposed improvements and meet the standards of these regulations. When the applicant proposes to construct the buildings as well as the development improvements, the applicant shall have adequate financial resources to construct the total development. In making the above determinations the Board shall consider the proposed time frame for construction and the effects of inflation Evidence of financial capacity should be in the form of a letter from a bank or other source of financing indicating the name of the project, amount of financing proposed or available, and individual's or institution's interest in financing the project or in the form of a letter from a certified accountant or annual report indicating that the applicant has adequate cash flow to cover anticipated costs.**

The project will be funded by North Yarmouth Historical Society through ongoing fundraising programs.



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- c. **SECTION 10.25 PROTECTION OF SIGNIFICANT WILDLIFE HABITAT A.** Developments shall be designed to protect and conserve important wildlife habitat to the greatest extent feasible. Significant wildlife habitats include, but are not be limited to, areas identified and mapped in the Comprehensive Plan and the Beginning with Habitat Program, and by the Maine Department of Inland Fisheries and Wildlife, including habitats for endangered or threatened species, waterfowl and wading bird habitat, shorebird habitat, deer wintering areas, stream and brook wildlife corridors, and other important wildlife habitats. Other significant wildlife habitats may be identified through on-site field investigation.

The Old Town House site is in the Village Center District where there is no significant wildlife habitat.

- d. **SECTION 10.33 OFF STREET PARKING; C. PARKING LAYOUT AND DESIGN:** Off-street parking must conform to the following standards: 7. All individual parking spaces shall be 10 feet by 20 feet. The provision for oversized parking spaces shall be permitted for activities that normally serve oversize vehicles, such as recreation vehicles and trucks. Aisles shall be a minimum of 24 feet for two-way traffic, and 14 feet for oneway traffic.

Applicant requests a waiver to allow parking space dimensions of 9x18 in accordance with changes to the Ordinance being considered.

Conditions of Approval

There were no conditions of approval.

Planning Board Members

Audrey Lones

Christopher Cabot

Sandra Falsey

Gary Bahlkow

Chris Gordon