



Town of North Yarmouth

Planning Board

FINDINGS OF FACT

March 9, 2020

64 Country Lane Minor Subdivision

Principal Facts

1. The owners of the property are Thomas & Ann McCormick.
2. The property to which is being divided is 64 Country Lane, the property is located Farm and Forest zoning district, identified as Assessor's Map 004, Lot 133 containing 10.9 +/- acres.
3. The applicant is David Titcomb, Titcomb Associates, agent/representative on behalf of Thomas & Ann McCormick.
4. The applicant proposes to divide the lot into two (2) and extend the right-of-way to gain access; this lot had prior Planning Board approval for a lot division on October 28, 1998, and was then merged back into one (1) lot in 2005.
5. The application was determined to be complete on March 9, 2021.
6. Approval of the 64 Country Lane Minor Subdivision was granted on March 9, 2021 with a unanimous vote (5-0).

Conclusions

1. The criteria of Title 30-A M.R.S., Part 2, Subpart 6-A Chapter 187, Subchapter 4; §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 March 9, 2021:
 1. **Article X, SECTION 10.2 GENERAL LAYOUT OF DEVELOPMENT, E. Monuments Required in All Developments:**
 1. **Stone monuments shall be set at all street intersections and points of curvature, but no further than 750 feet apart along street lines without curves or intersections.**
 2. **Stone monuments or capped iron pipe shall be set at all corners and angle points of the development boundaries, not already marked, where the interior angle of the development boundaries is 135° or less.**
 3. **Stone monuments shall be a minimum of four inches square at the top and four feet in length, and set in the ground at final grade level. After they are set, drill hole 1 /2 inch deep shall locate the point or points described above.**
 4. **All other development boundary corners and angle points, as well as all lot boundary corners and angle points shall be marked by suitable monumentation, as required by the Maine Board of Registration of Land Surveyors.**

We would like to not have to set stone monuments along the extension of the proposed right-of-way because the fee ownership of the right-of-way will be retained by the lot owner.

The new lot corners established will be marked with 5/8" capped iron rods (PLS 1273).



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2. **Article X, SECTION 10.3. BROOK, POND, VERNAL POOL AND WETLAND BUFFERS, C. Standards:**
7. Permanent markers shall be installed a minimum of every 100 feet along the upland boundary of all buffers. The Board may require additional markers if necessary to clearly identify the upland boundary of the buffers.

There will be minimal development and impact on the site with adequate wetland buffers.

Conditions of Approval

The Board approved the application with condition that the construction of the road extension be completed prior to issuance of a building permit.

Planning Board Members

Audrey Lones

Christopher Cabot

Sandra Falsey

Gary Bahlkow

~~Chris Gordon~~

Kimry Corrette, Voting Alternate