



Town of North Yarmouth

Planning Board

**FINDINGS OF FACT**

**March 9, 2020**

**North Yarmouth Booster Pump Station**

**Site Plan Review**

**Principal Facts**

1. The owners of the property are Yarmouth Water District.
2. The property to which is being developed is off Sweetser Road, the property is located Farm and Forest zoning district, Groundwater Protection Overlay identified as Assessor's Map 008, Lot 29,30 & 31 containing 30 +/- acres.
3. The applicant is Daniel Flaig, Wright-Pierce, agent/representative on behalf of Yarmouth Water District.
4. The applicant proposes to build a Booster Pump Station is a water pumping facility to provide a mechanical redundancy for the Hayes Well booster pumping station.
5. The application was determined to be complete on March 9, 2021.
6. Approval of the North Yarmouth Booster Pump Station Site Plan Review was granted on March 9, 2021 with a vote (4-1).

**Conclusions**

1. The criteria of Title 30-A M.R.S., §4352 have been met.
2. The standards of the Town's Land Use Ordinance (Article X. Performance and Design Standards for Site Plan Review have been met except for the following waivers and Not Applicable that were granted on March 9, 2021:

**WAIVER**

1. **Article X, 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.**

To maintain security of the facility and to provide protection of public water infrastructure, no windows are proposed in the Booster Pump Station building.

**NOT APPLICABLE**

1. **Article X, SECTION 10.2 GENERAL LAYOUT OF DEVELOPMENT, C. Blocks: Within the Village Center District and Village Residential District, where street lengths exceed 1,000 feet between intersections with other streets, the Board may require a utility/pedestrian easement, at least 30 feet in width, to provide for underground utility crossings and/or a pedestrian pathway of at least 5 feet in width. Maintenance obligations of the easement(s) shall be included in the written description of the easement**

This subsection is not applicable as it only applies to Village Center District and Village Residential District



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**Article X, SECTION 10.2 GENERAL LAYOUT OF DEVELOPMENT, D. Utilities: Utilities serving developments in the Village Center District and Village Residential District shall be installed underground. In other districts, utilities serving lots with a street frontage of 125 feet or less shall be installed underground. The Planning Board may approve overhead utilities when the applicant proposes affordable housing and provides evidence that the increased costs of underground utilities will raise the costs of the housing beyond the requirements for affordable housing in this Ordinance.**

This subsection is not applicable, since the street frontage of the lot is greater than 125 feet; however, the site will be served by underground power. Overhead electric will be terminated at Route 9 and it will go underground, cross-country to a transformer at the pump station. The transformer will step down the voltage to the pump station. The final alignment and design layout of the proposed underground power will need to be approved by Central Maine Power prior to construction.

**2. Article X,**

- **SECTION 10.3. BROOK, POND, VERNAL POOL AND WETLAND BUFFERS**

This standard is not applicable as there are no protected natural resources directly adjacent to the proposed project. A natural resource analysis for the project area was completed by Atlantic Environmental, LLC. No wetlands were identified within the project area; however a palustrine, forested wetland was identified further away within the property. There will be a significant length of undisturbed buffer of existing vegetation between the disturbed area development and wetlands.

- **SECTION 10.10 FLOODPLAIN MANAGEMENT**

This standard is not applicable. No portion of the site is located within a 100-year floodplain as identified by the Federal Emergency Management Agency on the Flood Insurance Rate map as shown in Attachment B.

- **SECTION 10.16 SEWAGE DISPOSAL**

This standard is not applicable as no bathrooms or plumbing is proposed; therefore, no sewage disposal is required. There will be a 4-inch clear water drain in the pump room for collection and disposal of condensation, which will discharge overland as shown on the Piping Plan included in the Booster Pump Station plan set.

- **SECTION 10.22 RECREATION AND OPEN SPACE LAND IN DEVELOPMENTS**

This standard is not applicable as the site is not located in the Village Center District or the Village Residential District.

- **SECTION 10.26 PUBLIC ACCESS TO THE SHORELINE**

This standard is not applicable as there are no existing public right-of-access to the shoreline.

- **SECTION 10.27 BACK LOTS AND ACCESS**

This standard is not applicable as the development is not proposed on a back lot.



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- **SECTION 10.29 SUBDIVISION STREET CONNECTIVITY REQUIRED IN THE VILLAGE CENTER AND VILLAGE RESIDENTIAL DISTRICTS**  
This standard is not applicable as the proposed development is not a Subdivision nor located in the Village Center and Village Residential Districts.
- **SECTION 10.30 SUBDIVISION STREET LENGTH AND CONNECTION REQUIREMENTS IN THE FARM AND FOREST DISTRICT AND RESIDENTIAL SHORELAND DISTRICT**  
This standard is not applicable as the proposed development is not a Subdivision.
- **SECTION 10.31 PEDESTRIAN WAYS AND BICYCLE ACCESS, CIRCULATION AND FACILITIES**  
This standard is not applicable as it is not necessary to link the Booster Pump Station with residential, recreational, and other facilities.
- **SECTION 10.33 OFF STREET PARKING, SECTION 10.34 OFF STREET LOADING REQUIREMENTS**  
This standard is not applicable given the use of the Booster Pump Station. It is anticipated that only one or two vehicles will be at the facility at the same time on an infrequent basis; therefore, dedicated spaces for parking are not needed. There is adequate room for vehicles to park along the driveway.

3. **Article X, SECTION 10.6 EROSION AND SEDIMENTATION CONTROL, C. Soil Erosion and Control Plan: The Code Enforcement Officer or Planning Board shall require a written soil erosion and sedimentation control plan when the disturbed area is larger than 20,000 square feet per acre. A written soil erosion and sedimentation control plan shall be required for all developments that remove the natural vegetation and disturb the soil within the Royal River Corridor Overlay District.**

A written soil erosion and sedimentation control plan is not applicable, as the disturbed area is less than 20,000 square feet.

**Article X, SECTION 10.21 STORM WATER CONTROL, B. Requirements: The Planning Board may require the installation of ditches, catch basins, piping systems, and other appurtenances for the conveyance, control, or disposal of surface waters. The Planning Board shall require the preparation of a storm water management plan by a Maine registered professional engineer when more than 20,000 square feet of land is to be disturbed. In addition, the Planning Board may require the following:**

1. **Where a development is traversed by a stream, river or surface water drainage-way, or where the Board believes that surface water runoff to be created by the development should be controlled, there shall be provided easements or drainage rights-of-way with swales, culverts, catch basins or other means of channeling surface water within the subdivision and over other properties. The storm water management system shall be designed by a Maine registered professional engineer.**



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- 2. Drainage easements for existing water courses or proposed drainage ways at least 30 feet wide shall be provided and indicated on the plan conforming substantially with the lines of existing natural drainage.**
  
- 3. The biological and chemical properties of the receiving waters must not be degraded by the storm water runoff from the development site. The use of oil and grease traps in manholes, the use of onsite vegetated waterways, and vegetated buffer strips along waterways and drainage swales, and the reduction in use of deicing salts and fertilizers may be required, especially where the development storm water discharges within the Groundwater Protection Overlay District.**
  
- 4. The developer shall provide a statement from the designing engineer that the proposed development will not create erosion, drainage or runoff problems either in the development or in other properties. The peak runoff from the development onto other properties shall not be increased.**
  
- 5. Storm water runoff control systems shall be designed in conformance with the Town of North Yarmouth Street Design and Construction Standards Article V. as applicable.**
- 6. Maintenance Plan: Storm water runoff control systems shall be maintained as necessary to ensure proper functioning over the long-term. The Planning Board may require that a written maintenance plan be submitted with the Plan.**

Stormwater on site will be managed by diverting stormwater flows from Sweetser Road away from the Booster Pump Station building by means of a vegetated swale and a level lip spreader to disperse the flow. Onsite stormwater will sheet flow across the gravel drives and vegetated areas to an existing low spot located to the northeast of the site, which will act as a natural detention area and promote runoff to recharge into the groundwater. A stormwater management plan is not required for the development, as less than 20,000 square feet of land is to be disturbed.



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**Conditions of Approval**

No conditions requested

Planning Board Members

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Audrey Lones

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Christopher Cabot

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Sandra Falsey

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Gary Bahlkow

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~~Chris Gordon~~

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Kimry Corrette, Voting Alternate