



Town of North Yarmouth  
Planning Board  
**FINDINGS OF FACT**  
**June 8, 2021**  
**York Ridge Major Subdivision**

**Principal Facts**

1. The owner of the property is Ruth York, Book 11675 page 207, who granted authorization to Construction Aggregates, Inc.
2. The property to which is being divided is located off Route 115 on the Gray Road, the property is located Village Center zoning district, identified as the Assessor's Map 010 Lot 071 containing 92+/- acres.
3. The applicant is Charlie Burnham, Atlantic Resource Consultants, LLC., agent/representative on behalf of Construction Aggregate, Inc.
4. The applicant proposes to create 13-lot residential subdivision with approximately 1200ft of new road and each lot will be served with its own private wells & septic systems. The lot will be located on a 15-acre portion of the existing parcel.
5. The application was determined to be complete on June 8, 2021.
6. Approval of the York Ridge Major Subdivision was granted on June 8, 2021 with a unanimous vote (3-0).

**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 were met on June 8, 2021.
3. York Ridge Drive must meet the Town of North Yarmouth's Roadway Ordinance dated May 18, 2021.

**Conditions of Approval**

The Board approved the application with conditions that the applicant provide the authorization letter from Ruth York and proof of the final sale of the property.

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, Alternate~~

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Paul Metevier, Alternate