



Town of North Yarmouth

Planning Board

FINDINGS OF FACT

July 13, 2020

**North Yarmouth Fire Company
Fire Barn Project Site Plan Review**

Principal Facts

1. The owners of the property are Town of North Yarmouth.
2. The property is 475 Walnut Hill Road/36 Memorial Highway, the property is located Village Center zoning district, identified as Assessor’s Map 007, Lot 065 and contains 2.00 +/- acres.
3. The applicant is North Yarmouth Fire Company, potential lessee.
4. The applicant proposes to move the build a 32x48 Antique Fire Barn/Museum on the Town’s Village Green area at 36 Memorial Highway. The proposal includes leasing land from the Town.
5. The application was determined to be complete on July 13, 2021.
6. Approval of the Site Plan Review to the move of the was granted on July 13, 2021 with a unanimous vote (3-0).

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 July 13, 2021:
 - a. Section 10-4 B.2 Building Design Standards; B.2 No less than 20 percent of the front façade of any building shall be window area

APPLICANT RESPONSE:

The building is being designed as an antique fire barn and only has windows in the garage doors as you would see in a vintage station. The doors and the building is being designed to replicate a historic building while protecting the apparatus that will be placed in side the “Fire Barn”

Condition of Approval

The condition that the structure meets the 10.4 Building Standard design requirements as deemed by the Code Enforcement Officer during the permit process Planning Board Members.

Audrey Lones

Christopher Cabot

Sandra Falsey

Kimry Corrette, Alternate

Paul Metevier, Alternate