



Town of North Yarmouth

Planning Board

FINDINGS OF FACT

July 13, 2021

Major Subdivision Village Center Estates Phase II

Principal Facts

1. The owner of the property is Norman, Smith, GS Burns, Cindy Cherner & JW Smith, Book 12863 page 144, who granted authorization to Construction Aggregates, Inc.
2. The property to which is being divided is located off Village View Lane, most of the property is located in the Village Center District and the Ground Overlay District while two of the lots are located in Farm and Forest District, identified as the Assessor’s Map 007 Lot 034 containing 48.40+/- acres.
3. The applicant is Jeff Read, Sevee & Maher Engineering, agent/representative on behalf of Construction Aggregate, Inc.
4. The applicant proposes to create 25 lots; 22 of the lots are dedicated to residential development, one lot with frontage on Walnut Hill Rd and Village View Lane (approximately 3.5 acres) that is potentially commercial, a lot to manage storm water management and the final lot a little over 13 acres of open space to be transferred to the town for access to Knight’s Pond. The developer will be constructing just over 2000 sq ft of trail from Village View Lane to a trail head to Knights Pond easement behind the property as well as construct 6 public parking spaces for trail access. Each lot will be served with public water & private septic systems.
5. The application was determined to be complete on July 13, 2021.
6. Approval of the Village Center Estates Phase II Major Subdivision was granted on July 13, 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 July 13, 2021.
3. Village Center Estates Phase II must meet the Town of North Yarmouth’s Roadway Ordinance dated May 18, 2021.

Conditions of Approval

None

Planning Board Members

Audrey Lones

~~Christopher Cabot~~

Sandra Falsey

Kimry Corrette, Voting Alternate

Paul Metevier, Alternate