

From: [Eric Gagnon](#)
To: [Ryan Keith](#); [Tracey Cox](#); [Jeffrey Read](#)
Cc: [Bob MacKinnon](#)
Subject: Fwd: Proposed Grover Development-Cross Roads Apartments
Date: Thursday, June 11, 2020 3:09:05 PM

Hi all,

Here is the response from Matt Reynolds our Hydrogeologist with Drumlin Environmental regarding the hydrogeologic assessment for the proposed Crossroads Apartments.

Feel free to reach out if you have any questions.

Thanks,

Eric Gagnon
Assistant Superintendent
Yarmouth Water District
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Date: Wed, Jun 10, 2020 at 1:35 PM
Subject: Proposed Grover Development-Cross Roads Apartments
To: Eric Gagnon <egagnon@yarmouthwaterdistrict.org>, Bob MacKinnon <ywdbob@maine.rr.com>

Hi Eric, Bob:

I have reviewed the North Yarmouth ordinance and the looked over the Cross Roads Apt Subdivision Plan dated 5/2020. The project is located in the Groundwater Protection Overlay District (GPOD) and the Plan shows 7 buildings with 22 units. I understand that a revised version of this plan was presented at the Planning Board on June 9 that included an on-site water supply well. This obviously is an important consideration in review of this project.

The applicant has requested a waiver from the requirement to conduct a Hydrogeologic Assessment as required by the North Yarmouth Ordinance. According to the Ordinance, a Hydrogeologic Assessment is required for projects located in the Groundwater Protection Overlay District in order to assess the proposed “activity’s impact on groundwater”. For sites

producing more than 1,000 gallons of sewage per day, a “hydrogeologic assessment of nitrate concentrations at the property line is also required”. The North Yarmouth Ordinance also includes performance standards for water quality that apply to projects in all zones and requires “an analysis and evaluation of the effect of the development on groundwater assessment of resources” including at a minimum “post-development nitrate-nitrogen concentrations at any wells within the development or at the development boundaries”.

Based on the size and density of the proposed development, its location in the GPOD and upgradient of the District supply wells, the layout of leachfields in close proximity to the project boundary and the proposal to include an on-site water supply well (that may qualify as a Community Public Water Supply), I believe that a Hydrogeologic Assessment is needed for this project and would oppose granting the requested waiver.

Matt

Matthew Reynolds, P.E., C.G.

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