



Town of North Yarmouth  
Planning Board  
**FINDINGS OF FACT**  
**August 9, 2022**  
**Edge Energy – Site Plan Review**

**Overview**

Edge Energy is a small mechanical contracting company specializing in retrofit heat pump and new construction furnace installation. The company will utilize the office space located at 18 Mill Ridge Road, which will be constructed on one of the lots from the previously approved Royal River Hills Subdivision. Approximately 1,000 square feet of the building will be for business activity. The project is located in the Farm and Forest District at Tax Map 16 Lot 37.

The project was last brought to the Planning Board for a preapplication meeting on July 12. The Planning Board discussed the missing application materials. Since that meeting, the applicant has submitted a signed copy of the application, a sketch plan drawn to scale, a purchase and sale agreement, and an abutters list.



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**Applicant:** Nick Thompson

**Owner:** Joel Duncan

**Location:** 18 Mill Ridge Road

**Zoning:** Farm and Forest

**Tax Map Number:** Map 16 Lot 41

**Existing Land Use:** barn, rural

**Proposed Land Use:** business/office space

**Acreage:** 3.38 acres

**Waivers:** The applicant will not be requesting any waivers.

**Site Walk:** A site walk has not been scheduled.

**Public Hearing:** The Board may schedule a public hearing for site plan, but based on the limited impact of the project a public hearing is not necessary.

**Completeness Review Motion:** The Planning Board voted to find the Edge Energy site plan application located at Tax Map 16 Lot 41 **complete** in regards to the submission requirements. **Vote 4 Yes / 0 No**

**Suggested Motion: Findings of Fact and Conclusions of Law:**

The Planning Board voted to **approve** the site plan for Edge Energy located at Map 16 Lot 41 based on the Findings of Fact and Conclusions of Law from the Planner memo dated July 26, 2022. **Vote 4 Yes / 0 No**

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**Site Plan Review - Findings of Fact:**

1. Utilization of the Site

- The applicant intends to use the existing barn located at 18 Mill Ridge Road for an office space.
- The property is surrounded by mostly forest with some residential houses.
- The property is sited at the bottom of a hill and is surrounded by steeper topography to the east and west.
- A wetland is located across from the project site.

2. Utilities

- The project will utilize the existing septic system for sewage disposal.
- The project will utilize CMP for power and electricity to the building.

3. Impact on Community Facilities

- No negative impact on community facilities will result from this project.

4. Hazardous Materials and Emissions

- No hazardous materials or emissions will result from the project.

5. Exterior Lighting

- No new exterior lighting will be added for the project.

6. Landscaping, Buffers and Screening

- No landscaping or buffers will be added for the project.

7. Noise

- No noise levels in excess of the town standards will result from the project.

8. Signs

- No new signs will be added for the project.



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9. Storage of Materials

- No exposed outside storage areas will be included for the project.

10. Storm water Control

- Surface drainage on site flows away from Mill Ridge Road towards the retention pond directly east of the property.
- The project will not alter existing drainage patterns.

11. Protection of Significant Wildlife Habitat

- No significant wildlife habitat is located within the project area.

12. Access Management and Vehicular Circulation

- Vehicular access to the site will come from Mill Ridge Road off of Mill Road.
- The site will have minimal vehicular access other than for employees.

13. Pedestrian Ways and Bicycle Access

- No pedestrian and bicycle access will be included for this project.

14. Off-Street Parking and Loading

- The following trucks will be parked on site: 2018 RAM Promaster, 2020 Ford Transit, 2020 Ford Transit, 2015 Chevy Express, 2019 Ford Super CAB.
- The project will utilize the existing parking area.
- The locations of loading and unloading areas are labeled on the sketch plan.



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**Conclusions of Law:**

1. The development **will** reflect the natural capabilities of the site to support development.
2. Utilities serving developments in the Village Center District and Village Residential District **will** be installed underground.
3. The proposed development **will not** result in a negative impact to the environment or to the community facilities or services.
4. The development **will not** contribute emission of dust, ash, smoke or other particular matter.
5. ~~The proposed development **will/will not** have adequate exterior lighting to provide for its safe use during nighttime hours (N/A).~~
6. The landscape **will** be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, retaining existing vegetation where desirable, and keeping any grade changes in character with the general appearance of neighboring areas.
7. The development **will** control noise levels such that it **will not** create a nuisance for neighboring properties.
8. ~~The size, location, design, color, texture, lighting and materials of all exterior signs **will/will not** detract from the design of proposed buildings and structures (N/A).~~
9. ~~Exposed non-residential storage areas, exposed machinery, and areas used for storage **will/will not** have sufficient setbacks and screening (N/A).~~
10. Adequate provisions **will** be made for the collection and disposal of all storm water that runs off proposed roads, parking areas, roofs and other surfaces.
11. Developments **will** be designed to protect and conserve important wild life habitat to the greatest extent feasible.
12. The layout of the site **will** provide for the safe movement of passenger, service, and emergency vehicles throughout the site.
13. The site plan **will** provide for a system of pedestrian ways within the development appropriate to the type and scale of development.
14. Parking areas **will** be constructed to protect the natural environment and visual character of the community, improve pedestrian safety and accessibility, and promote the quality of life in developed areas.
  1. ~~The long-term cumulative effects of the proposed subdivision **will/will not** unreasonably increase the great pond's phosphorus concentration during the construction phase and life of the proposed subdivision. (N/A)~~
  2. ~~If the subdivision crosses municipal boundaries, the proposed subdivision **will/will not** cause unreasonable traffic congestion or unsafe conditions~~



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~~with respect to the use of existing public ways in an adjoining municipality.~~  
(N/A)

3. ~~Timber on the parcel has/has not been harvested in violation of liquidation harvesting statutes and rules.~~(N/A)

**Planning Board Members**

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Christopher Cabot

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Jeffrey Brown

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Kimry Corrette

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~~Sanford Peabody~~

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Paul Metevier