



Town of North Yarmouth

Planning Board

FINDINGS OF FACT

August 9, 2022

Learning Time Child Care – Site Plan Review

Overview

The applicant is proposing to move the Learning Time Child Care facility from Cumberland Maine to the North Yarmouth Congregational Church located at 3 Gray Road at Tax Map 10 Lot 20. The project is located in the Village Center zone.

The project was last brought to the Planning Board on July 12, 2022 for a preapplication meeting. At that meeting the Board discussed the missing application materials and next steps. Since that meeting, the applicant has submitted a sketch plan and updated project narrative.

Applicant: Pamela Powers

Owner: same as applicant

Location: 3 Gray Road

Zoning: Village Center

Tax Map Number: Map 10 Lot 20

Existing Land Use: church

Proposed Land Use: church, learning development center

Acreage: approximately 2 acres

Waivers: The applicant is not requested any waivers.

Site Walk: The Board decided to not hold a site walk for this project.

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 Learning Time Child Care site plan application located at Tax Map 10 Lot 20 **complete** in regards to the submission requirements. **Vote 3 Yes / 0 No**

Motion: Findings of Fact and Conclusions of Law

The Planning Board **approved** the Learning Time Child Care site plan application located at Tax Map 10 Lot 20 based on the Findings of Fact and Conclusions of law from the Planner memo dated July 27, 2022. **Vote 3 Yes / 0 No**



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Site Plan Review - Findings of Fact:

1. Utilization of the Site

- The project will utilize the existing Church building at 3 Gray Road for a child development center.
- The project is surrounded by mostly residential properties and farm land.
- The surrounding topography on site is flat with surrounding steeper slopes to the west.
- No wetlands, vernal pools, or historic structures are located within the project area.

2. Utilities

- No new utilities will be added for the project.

3. Building Standards

- The project will utilize the existing church building.
- No new structures or buildings are proposed.

4. Impact on Community Facilities

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

5. Hazardous Materials and Emissions

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

6. Exterior Lighting

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

7. Financial and Technical Capacity

- The applicant has submitted all associated fees and has the financial and technical capacity to complete the project.

8. Landscaping, Buffers and Screening

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



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9. Noise

- No noise levels that will exceed town standards will result from the project.

10. Signs

- The Congregational Church contains an existing sign out front.
- No new signs will be added for the project.

11. Storage of Materials

- No outside storage materials will be included for this project.

12. Storm water Control

- Surface drainage on site flows towards New Gloucester Road (Route 231).
- No additional impervious area will be added for the project.
- No grading or earthwork will be performed for the project.
- The project will not alter existing storm water drainage patterns.

13. Protection of Significant Wildlife Habitat

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

14. Access Management and Vehicular Circulation

- Vehicular access to the site will come from the existing driveway off Route 231.
- An estimate of about 10 cars will be entering and exiting the site per day.
- The project will not alter the existing access and circulation into and out of the site.

15. Pedestrian Ways and Bicycle Access

- There are no sidewalks or bicycle access ways in the vicinity of the project area.

16. Off-Street Parking and Loading

- No new parking spaces will be added to the existing parking area.



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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** have adequate exterior lighting to provide for its safe use during nighttime hours.
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 not** detract from the design of proposed buildings and structures.
9. Exposed non-residential storage areas, exposed machinery, and areas used for storage **will** have sufficient setbacks and screening.
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 wildlife 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.

Planning Board Members

Christopher Cabot

Jeffrey Brown

Kimry Corrette

Sanford Peabody

Paul Metevier