

December 29, 2020

Ryan Keith, Code Enforcement Officer
Town of North Yarmouth
10 Village Square Road
North Yarmouth, Maine 04097

Subject: Village Center Estates Subdivision, Phase 2
Preliminary Plan for Major Subdivision
Updated Application Materials

Dear Mr. Keith:

On behalf of Construction Aggregate Inc, Sevee & Maher Engineers, Inc. (SME) is pleased to provide the attached updated application materials for the Village Center Estates Subdivision Project, Phase 2 located off Walnut Hill Road in North Yarmouth.

Materials have been revised to reflect our response to staff comments issued on December 8, 2020, and updates regarding the potential availability of public water for the project in October 2021. Other materials in the application package submitted on November 24, 2020 remain unchanged.

We look forward to reviewing the project in more detail with the Planning Board on January 12, 2021, and appreciate your consideration of our application. Please feel free to contact me at 207.829.5016, if you have any questions or need additional information.

Very truly yours,

SEVEE & MAHER ENGINEERS, INC.



Jeffrey T. Read, P.E.

Attachments

**PRELIMINARY PLAN FOR MAJOR SUBDIVISION
VILLAGE CENTER ESTATES SUBDIVISION, PHASE 2
NORTH YARMOUTH, MAINE**

1.0 PROJECT DESCRIPTION

On behalf of Construction Aggregate Inc. (CAI), Sevee & Maher Engineers (SME) is pleased to submit the enclosed preliminary Major Subdivision Planning Board Application for a twenty-five (25)-lot subdivision off Walnut Hill Road in North Yarmouth, Maine. This project is being submitted as Phase 2 of the original fourteen (14)-lot Village Center Estates Subdivision previously approved by the Town of North Yarmouth (Town) in 2018.

The overall Village Center Estates (VCE) Subdivision project (Phases 1 and 2) is a 39-lot subdivision on a 107-acre parcel of land off Walnut Hill Road in North Yarmouth, Maine. The parcel is accessed by a new paved roadway from Walnut Hill Road. The property is bordered to the north and south by existing residential properties, to the east by Walnut Hill Road (Route 115) and to the west by a Central Maine Power (CMP) transmission corridor and Knight's Pond. There is an area of wetlands on the eastern portion of the property. The project location is outlined in Figure 1 – Site location Map, included at the end of this section. The property is located in the Village Residential (VRD) and the Farm and Forest (FFD) municipal zoning districts, with areas in the Residential Shoreland Zone and Resource Protection District.

This project is being developed by Construction Aggregate of North Yarmouth, Maine. Site development is being conducted in two phases. Phase 1 was designed in 2018 to MEDEP Chapter 500 standards and permitted under a Town Major Subdivision Plan Application and MEDEP Stormwater Permit No. L-27980-NJ-A-N. This portion of the project included a 14-lot residential subdivision, a 3,200-linear-foot access road, stormwater management, and associated site improvements. This portion of the project is essentially complete.

Phase 1 created approximately 5.25 acres of developed area; 2.49 acres of this area was classified as impervious. Lots were sold and developed by individual property owners. This portion of the project was permitted as a linear project, which required that 75 percent of the impervious area and 50 percent of the developed area be treated based on Chapter 500 standards. Treatment to meet the general standards for Phase 1 development is provided by five grassed underdrained soil filters.

Proposed construction for Phase 2 of the project will include 24 additional lots for development and one additional lot for open space. This portion of the project will include approximately 1,600 linear feet of roadway, underground utilities, a closed storm drain system, and extensive site grading. Lots will be served by public water and private septic systems. As with Phase 1, lots in Phase 2 will be sold and developed by individual property owners.

Phase 2 construction will result in more than 15 residential lots on the original 107-acre parcel. This additional development will require a second Major Subdivision Plan application with the Town and a Maine Department of Environmental Protection (MEDEP) Site Location of Development Act (SLODA) permit for overall development on the property.

Based on the extensive site grading and overall scope as a project requiring SLODA review and approval, Phase 2 calculations include an allowance of 2,500 square feet (sf) of impervious area per lot for anticipated residential development. Proposed development for Phase 2 will add approximately 2.56 acres of new impervious surface and 12.75 acres of additional developed area. Treatment to meet the general standards for this portion of the project will be provided by a gravel wetland, two grassed underdrained soil filters, and four forest buffers.

Proposed wetland impacts for Phase 2 will be approximately 11,455 sf. When combined with the 3,470 sf of wetland impacts for Phase 1 construction, wetland impacts for the overall parcel total at 14,925 sf. A MEDEP NRPA Tier 1 Wetlands Alteration Permit will be required for this project.

This project also includes a 75-foot setback buffer for a small section of MEDEP stream near the site entrance. This stream section was identified during Phase 1 permitting for the project, and grading for a portion of the gravel wetland near the property entrance from Walnut Hill Road is within the buffer. This work will require a MEDEP NRPA Permit-by-Rule notification for location of the outlet pipe and activity adjacent to a natural resource. The stream setback buffer and location of the proposed work are also outlined in the project plan set. NRPA permits will be submitted to MEDEP separate from this application.

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Section 10-23 Water Supply

A. Public Water Supply

The Yarmouth Water District anticipates they may be able to supply the project with public water as soon as October 2021. With this in mind, Phase 2 of Village Center Estates subdivision will be developed with public water for domestic water supply on each lot. Anticipated septic system locations and well exclusion zones are outlined in the drawing set included with this application in the event public water is not available in time for lot development. However, this is not anticipated.

B. Fire Protection

The development will be served by public water and two fire hydrants are planned for the development. One hydrant will be located near the intersection of Wildlife Lane and Village View Lane. The second hydrant will be located at the end of Wildlife Lane near the cul-de-sac. With public water available, the applicant requests a waiver from the requirement to store a minimum 10,000 gallons of water and additional 2,000 gallons per lot for fire protection.