



**TOWN OF NORTH YARMOUTH
PLANNING BOARD
REQUEST FOR HEARING**

NAME OF APPLICANT: Yarmouth Water District (Eric Gagnon) PHONE #: (207) 846-5821
EMAIL: egagnon@yarmouthwaterdistrict.org ALT. PHONE#: _____
FULL ADDRESS: PO Box 419, 181 Sligo Road, Yarmouth, ME 04096
PROPERTY ADDRESS: Sweetser Road
MAP: 008 LOT: 29, 31 ZONE: Farm/Forest, GW overlay

AGENT/REPRESENTATIVE (if other): Daniel J. Flaig, PE PHONE #: (207) 798-3776
EMAIL: daniel.flraig@wright-pierce.com
FULL ADDRESS: Wright-Pierce, 11 Bowdoin Mill Island, Suite 140, Topsham, ME 04086

The undersigned requests the North Yarmouth Planning Board consider the following application for:

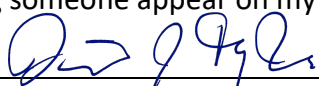
<input checked="" type="checkbox"/>	Pre-application Sketch Plan Review	<input type="checkbox"/>	Major Subdivision
<input type="checkbox"/>	Minor Subdivision	<input type="checkbox"/>	Site Plan Review
<input type="checkbox"/>	Contract Zoning		
<input type="checkbox"/>	Other (Specify): _____		

NOTE TO APPLICANT:

1. This form and appropriate materials must be filed at the Code Enforcement Office no later than (fourteen) 14 days prior to the regular meeting of the Board (2nd Tuesday monthly). Applications shall be accompanied by all applications fee and materials required by the applicable ordinance(s), checklists and fee schedule.
2. All applications shall include all materials and copies as specified on the submittal requirements form.
3. All materials in color shall be copied in color.

Application Authorization

I hereby make application to the Town of North Yarmouth for the above-referenced property(ies) and the development as described. To the best of my knowledge, the information provided herein is accurate and is in accordance with the Zoning and Subdivision Ordinances of the Town, except where waivers are requested. The Town of North Yarmouth Planning Board and/or town employees are authorized to enter the property(ies) for purposes of reviewing this proposal and for inspecting improvements as a result of an approval of this proposal. I understand that I am responsible for appearing, or having someone appear on my behalf, at all meetings before the Planning Board.

Signature:  Date: 10/26/2020
Printed Name: Daniel J. Flaig, Project Manager, Wright-Pierce

Please identify yourself (check one): Agent*: Property Owner:

YARMOUTH WATER DISTRICT
NORTH YARMOUTH BOOSTER PUMP STATION
APPLICATION FOR SKETCH PLAN REVIEW

The following narrative provides a basic overview of the Yarmouth Water District's proposed North Yarmouth Booster Pump Station project as well as any issues or questions about existing municipal regulations and their applicability to the project as well as clarification on the submission requirements.

Proposed Site: The proposed site is on property owned by the Yarmouth Water District located at the corner of Sweetser Road and Route 9 as shown in the attached project location map. The proposed site is located in the Farm and Forest Zone as well as the Groundwater Overlay district. According to the Town of North Yarmouth's tax map, the proposed site is located on Map 008, Lot 29 and a portion of Lot 31 (the old Maine Central Railroad right-of-way); however, according to a survey plan of the Hayes Spring Lot in North Yarmouth, Maine for the Yarmouth Water District dated February 1986, the proposed site is located on a parcel of land owned by the Yarmouth Water District that is approximately 28.2 acres (encompassing what looks to be Map 008, Lot 29 and Lot 30 as well as a portion of what would become Lot 31). The referenced survey plan and tax map is attached.

Nature of Proposed Use and Potential Development: The proposed booster pump station is a water pumping facility to provide a mechanical redundancy for the Hayes Well booster pumping station. The Yarmouth Water District has two primary service areas or pressure zones. The primary service area is a low pressure zone and services the entire community of Yarmouth and portions of North Yarmouth along sections of Sligo Road and North Road, and is referred to as the Yarmouth 267 zone. The other service area is in North Yarmouth; which is a boosted zone and provides service to the Route 9 corridor and village area, and is referred to as the North Yarmouth 407 zone. The proposed project includes construction of a new booster pump station to supply water from the Yarmouth 267 zone to the North Yarmouth 407 zone. Currently, the Yarmouth Water District maintains one booster pump, to supply water to the storage tank in the North Yarmouth service area. The existing booster pump is located in the Hayes Well pumping station,

which is an undersized pump that would require more costly and operational disruptive renovations to accommodate a newer, higher capacity booster pump station combined with the current Hayes well facilities. The existing booster pump is an undersized (0.173 million gallons per day, MDG), single stage horizontal centrifugal pump which draws suction from the low service area (El. 267 feet) and boosts pressure to the North Yarmouth hydraulic gradeline (El. 407 feet). The North Yarmouth Booster Pump Station will improve booster pumping resiliency for the North Yarmouth 407 zone, increase capacity to meet projected long-term demands, and improve service reliability to the North Yarmouth service area.

The proposed 0.36 MGD pump station will provide the capacity and redundancy needed to serve the rapidly expanding North Yarmouth village area. The pump station will include a standby generator, pumping redundancy, and a chemical room, if sodium hypochlorite addition is needed in the future. The proposed facility will improve energy efficiency by meeting modern energy code standards, include a heat pump and variable frequency drives to operate the booster pumps, and will be designed to be easily upgradable should demand changes warrant an upgrade in the future. The proposed booster pump station would be constructed in conjunction with replacement of the Hayes transmission main proposed to be relocated within Sweetser Road and would allow complete abandonment of the existing Hayes transmission main, which is a significant system reliability vulnerability.

As shown on the enclosed preliminary site plan, site improvements include a 26-foot by 26-foot (preliminary dimensions) booster pump station, a gravel driveway, propane tanks, and chain link fence and access gate (for security). The site improvements would be similar to those of the existing Hayes Well facility (Map 008, Lot 30) as well as the District's newest well building (Reinsborough Well Building). Photos of these existing well buildings are attached. A rendering of the proposed pump station site is also included to visually represent what the building and site improvements will look like.

Issues or questions about existing municipal regulations and their applicability to the project:

Section 7.6 Space and Dimensional Requirements. The minimum lot area listed in Table 7.2 Space and Dimensional Requirements for the Farm and Forest District is 3 acres. According to the Town tax map information, the booster pump station is proposed, primarily on a lot that is less than 3

acres (Lot 29) and partially on Lot 31 (which is greater than 3 acres); however, according to the survey plan, the site is located on a parcel that is approximately 28 acres. In either case, the proposed booster pump station is located on contiguous land owned by the Yarmouth Water District with a total land area of over 30 acres. Is the Town considering Lot 29, Lot 30, and Lot 31 as separate lots or is this land owned by the Yarmouth Water District considered one lot for purposes of the space and dimensional requirements?

Section 7.6 Space and Dimensional Requirements. Under Calculation of Lot Site and Dimensions (Item B.3), it indicates “if more than one principal structure is located on a lot, the lot size and location of each structure shall be such that a separate lot conforming to the provisions of this Ordinance could be created for each building. The creation of a separate lot shall be demonstrated by submitting a plan to the Code Enforcement Officer (CEO) showing how the land could be divided to create conforming lots.” If the Town considers the land owned by Yarmouth Water District where the proposed site is located as one lot, is this requirement applicable to this project as the existing and proposed buildings are pump station buildings?

Section 9.2 Groundwater Protection Overlay District: Best Management Practices. It is our understanding that essential operations of the Yarmouth Water District are exempt from the review portions of this Section. Are the “review portions” of Section 9.2 considered the best management practices?

Section 10.4 Building Design Standards: Section 10.4.2 requires no less than 20 percent of the front façade of any building to be window area. It is not typical to put windows in water utility pump station buildings to maintain security of the facility, which involves protection of public water infrastructure.

Section 10.15 Noise: Nuisance noise will be minimized by locating the standby generator inside the pump station building. The generator will be used during power outages at the facility and will also be exercised on a regular basis (i.e. once per week for several minutes) as is routine with other Yarmouth Water District well stations. Section 10.15 lists sound pressure level limits. Given the location and use of the generator, is the Yarmouth Water District required to measure the noise (or develop a model to measure the anticipated noise) produced by the generator at the property boundary as part of the Site Plan application?






Section 10.28 Access Management Standards: A driveway turn-around area is proposed adjacent to the building (parallel to the road). It is understood that parking is not permitted between the building and the road. Is it acceptable to have a driveway turn-around in this area?

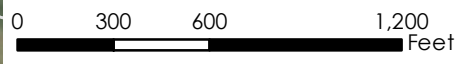
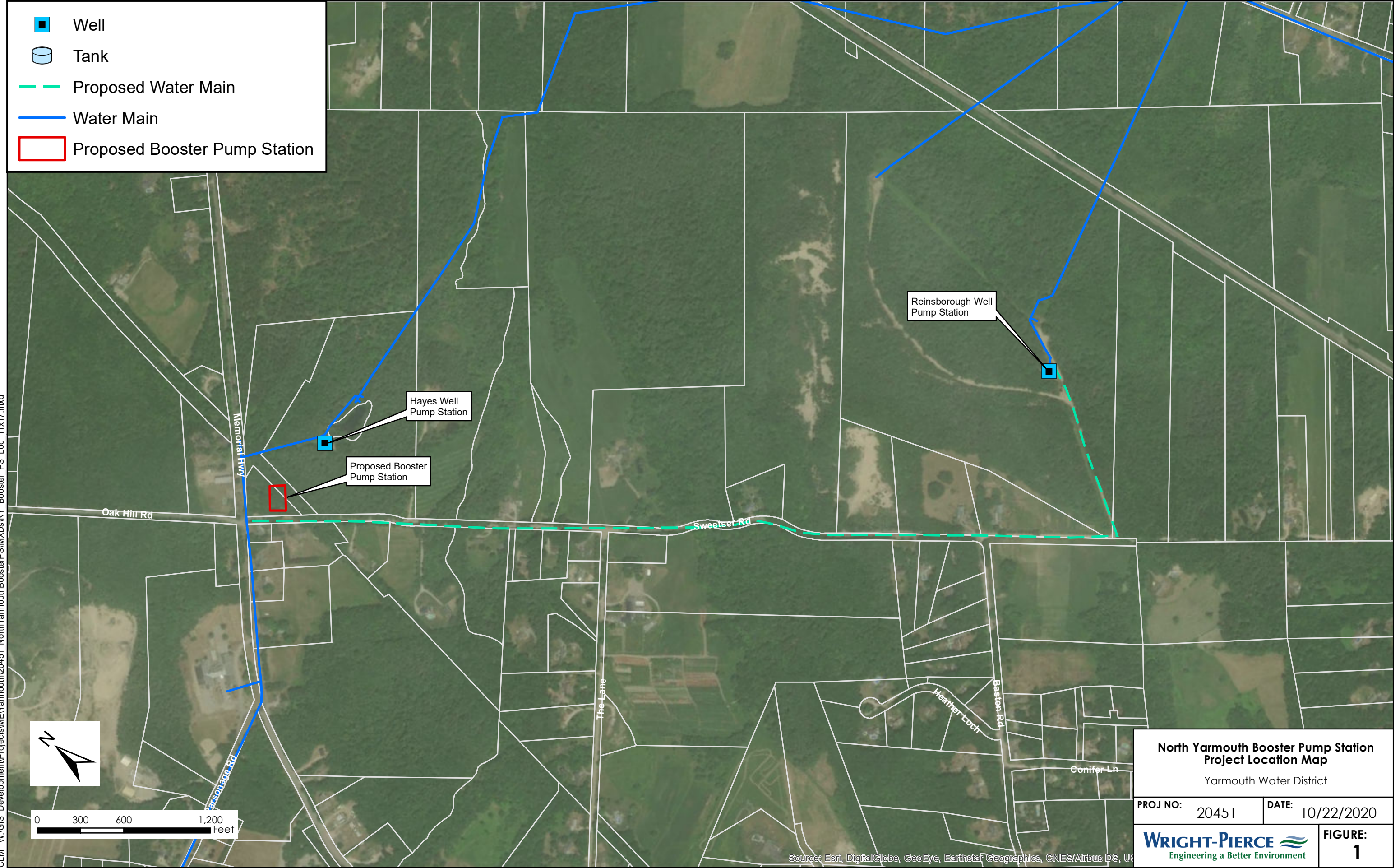
Section 10.33 Off Street Parking: The use of the proposed booster pump station does not facilitate the need for dedicated parking, as the facility will only be occupied for routine daily checks and maintenance activities at the facility. Similar to the Hayes Well, it is anticipated that Yarmouth Water District staff will be onsite once per day and only one or two vehicles would be at the facility at the same time. There will be adequate room for vehicles to park along the driveway.


Requests for waivers from submission requirements:

Point of clarification: Please confirm that for every standard on the Site Plan Review and Conditional Use Checklist that is marked “Applicant Requests to be Waived” or “Not Applicable” needs to be included on the “Waiver or Not Applicable Request” form. It is assumed that if an entire Section is “Not Applicable”, one “Waiver or Not Applicable Request” can be submitted for the entire section.

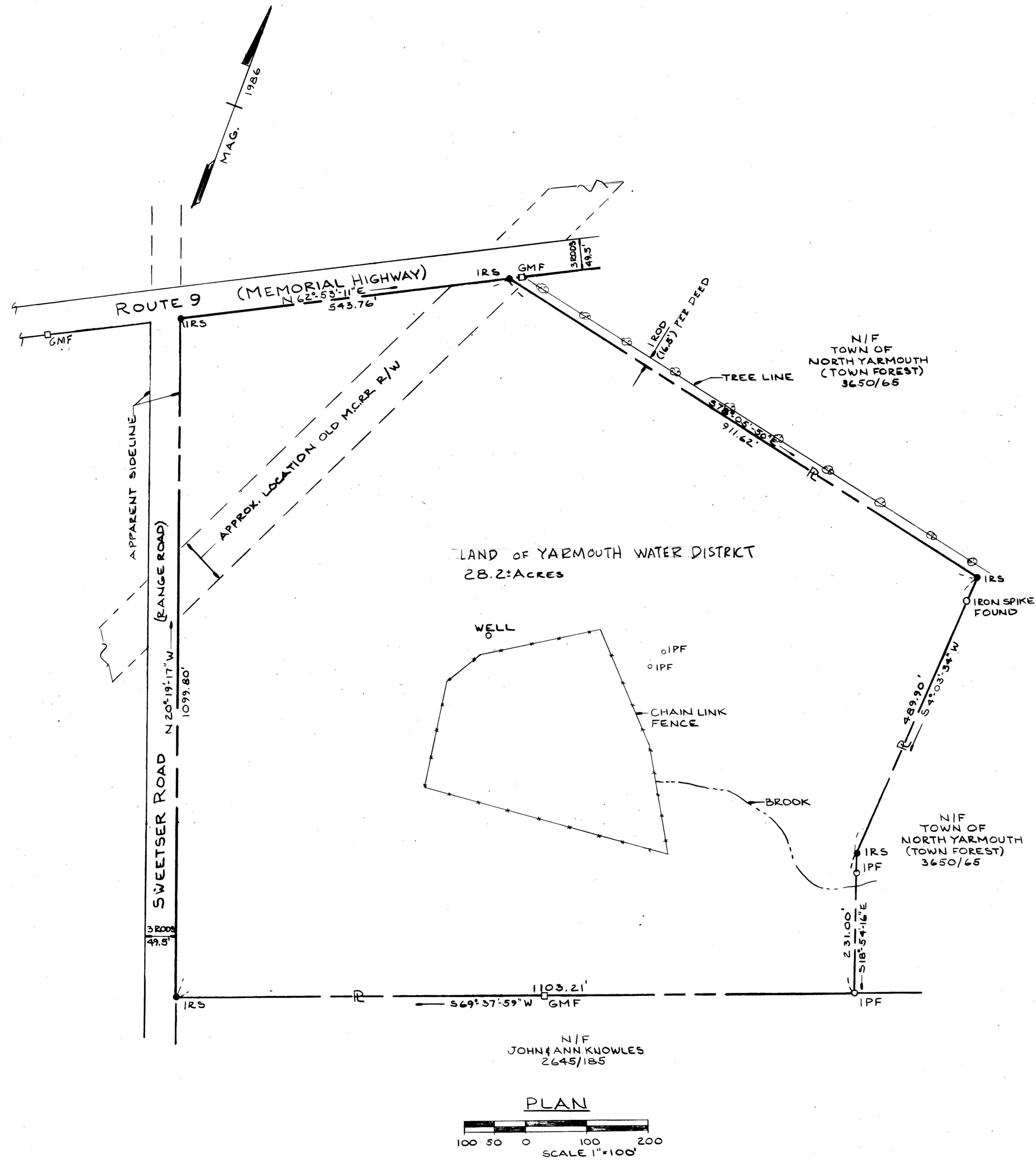
CLM: W:\GIS_Development\Projects\ME\Yarmouth\20451_NorthYarmouthBoosterPS\MXDs\NY_Booster_PS_Loc_11x17.mxd

-  Well
-  Tank
-  Proposed Water Main
-  Water Main
-  Proposed Booster Pump Station



North Yarmouth Booster Pump Station Project Location Map	
Yarmouth Water District	
PROJ NO: 20451	DATE: 10/22/2020
	
FIGURE: 1	

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, U



REFERENCE DEEDS

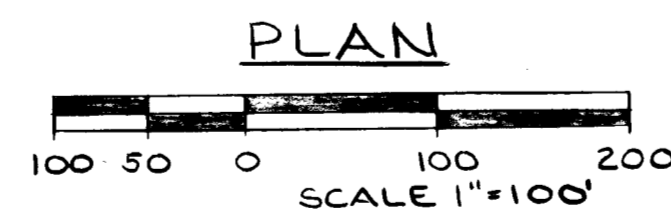
BOOK	PAGE
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773	393
821	433
774	337
1118	412
1704	368
3650	65
2645	185
6416	25
3763	260 MCRR

LEGEND

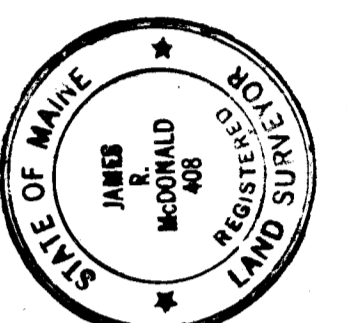
- IPF IRON PIPE FOUND
- GMF GRANITE MONUMENT FOUND
- IRS IRON ROD SET

I HEREBY CERTIFY THAT THIS IS A STANDARD BOUNDARY SURVEY AND CONFORMS TO THE MAINE BOARD OF REGISTRATION FOR LAND SURVEYORS STANDARDS CATEGORY I CONDITION II

James R. McDonald
RLS # 408



REVISION	DATE



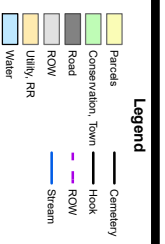
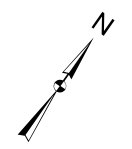
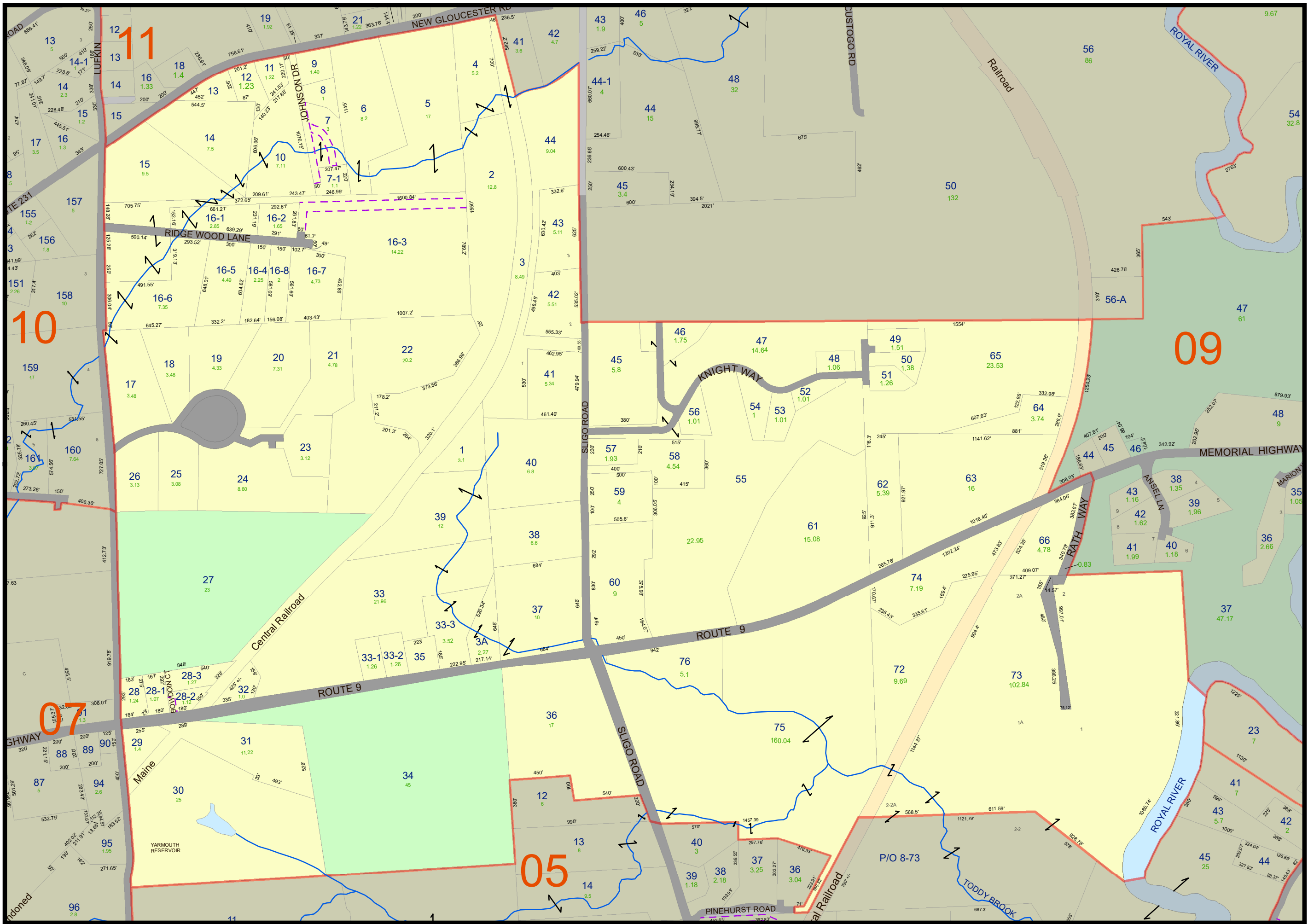
DESIGNED BY	
DRAWN BY	GFB
CHECKED BY	JRM
JOB NO.	85-245
DATE	FEB. 1986
SCALE	1"=100'

SURVEY PLAN
HAYES SPRING LOT
NORTH YARMOUTH, MAINE
FOR
YARMOUTH WATER DISTRICT
YARMOUTH, MAINE

BH2M
BERRY · HUFF · McDONALD · MILLIGAN · INC.
ENGINEERS · SURVEYORS · PLANNERS
28 STATE STREET
GORHAM, MAINE 04038

SHEET NO.

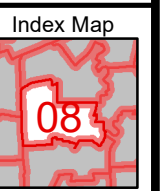
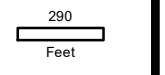
State of Maine, Cumberland ss.
Registry of Deeds
Received *January 23, 1987*
at *2:15 PM* and recorded in
Plan Book *160* Page *31*
Attest *James J. Walsh*
Register



Tax maps are created solely for town assessing purposes. Boundary locations are approximate and should not be relied on for conveyances or any other purpose.

Map updated to:
April 1, 2018

Maps Prepared by:
 Gardner LLC
2017-2018-2019





NOTE: HYDRANTS, GATE VALVES, AND BURIED WATER MAIN UP TO PUMP STATION TO BE COMPLETED IN SEPARATE CONTRACT

PLAN
SCALE: 1"=30'

PRELIMINARY PLAN

YARMOUTH WATER DISTRICT NORTH YARMOUTH BOOSTER PUMP STATION NORTH YARMOUTH, ME		DRAWING C-02	
YARMOUTH WATER DISTRICT NORTH YARMOUTH BOOSTER PUMP STATION NORTH YARMOUTH, ME		SITE LAYOUT PLAN OPTION 1	
<p>888.621.8156 www.wright-pierce.com</p>			
DESIGNED BY: D.JAC	NO	SUBMISSIONS/REVISIONS	
CAD CORP: D.MET	1		
CHECKED BY:	2		
DATE:	3		
APPROVED BY:	4		
DATE:			
PROJECT NO: 20316			
APP'D	DATE		

YARMOUTH WATER DISTRICT
NORTH YARMOUTH BOOSTER PUMP STATION
PHOTOS OF SIMILAR BUILDINGS



Existing Hayes Well site



Existing Reinsborough Well building



North Yarmouth Booster Pump Station Rendering