



Town of North Yarmouth
Planning Board
FINDINGS OF FACT
December 8, 2020
Bacon Farm Rd Minor Subdivision

Principal Facts

1. The owners of the property are Joyce Gervais.
2. The property to which is being divided is the homestead property, address being 83 Gray Road, the property is located Village Residential zoning district, identified as Assessor's Map 010, Lot 24 and 25 containing 9.08 +/- acres.
3. The applicant is Wayne Wood, of Wayne Wood & Co., agent/representative on behalf of Joyce Gervais.
4. The applicant proposes to split one additional merged lot adjacent to the original homestead (Map 010 Lot 24) The Bacon Farm Road has already been constructed to Town standards and utilities have been installed underground for to serve these lots. The applicant previously created two additional lots which are exempt from being part of the subdivision application.
5. The application was determined to be complete on December 8, 2020.
6. Approval of the Bacon Farm Rd Minor Subdivision was granted on December 8, 2020 with a unanimous vote (5-0).

Conclusions

1. The criteria of Title 30-A M.R.S.A., Part 2, Subpart 6-A Chapter 187, Subchapter 4; §4403 have been met.
2. The standards of the Town's Land Use Ordinance (Article X. Performance and Design Standards for Site Plan Review and Subdivision Review have been met except for the following waivers that were granted on December 8, 2020:
 1. **Article V, Section 5.5 MINOR SUBDIVISION, C. Submissions, 4. Application Requirements j. The application for approval of a Minor Subdivision shall include the following information. The Planning Board may require additional information to be submitted, where it finds necessary in order to determine whether the criteria of Title 30-A M.R.S.A. §4404 or Section 5.12 Subdivision Review Criteria, are met.**

This property has a reclaimed gravel pit located on the rear portion. The soils are very consistent throughout the property and therefore a high intensity soils study would not yield any new information. We are submitting the Cumberland County Soils & Water Conservation District Soils Map.

2. **Article V, Section 5.5 MINOR SUBDIVISION, C. Submissions, 4. Application Requirements y. A storm water management plan, prepared by a Maine registered professional engineer in accordance with Section 10.21. Storm Water Control.**

Applicant does not feel a stormwater Management Plan is necessary because the Bacon Farm Road and the underground utilities are already installed to Town Standards and the property sits on an old gravel pit with very good drainage.



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3. **Article V, Section 5.5 MINOR SUBDIVISION, C. Submissions, 4. Application Requirements z. An erosion and sedimentation control plan prepared in accordance with Section 10.6.**

The applicant feels that a Soil & Erosion Control Plan is not necessary because Bacon Farm Road & underground utilities are already installed to Town Standards. An individual plan for the development of each lot will be accomplished as the building permits is issued. All erosion control measures will be done according to best management practices.

4. **Article X, Section 10.2 GENERAL LAYOUT OF DEVELOPMENT, B Lots, 6. Interconnected Development: Where possible, developments shall be designed to facilitate future interconnected street, pedestrian (sidewalks and trails), bicycle, and open space networks pursuant to Articles VIII & X.**

The only large tract of land abutting this property has been deeded to the Royal River Conservation Trust which has street frontage on Lufkin Rd. The applicant has left trail access from the Bacon Farm Rd to the trust property as their connection.

Conditions of Approval

There were no conditions of approval.

Planning Board Members

Audrey Lones

Christopher Cabot

Sandra Falsey

Gary Bahlkow

Chris Gordon