



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

NAME OF APPLICANT: North Yarmouth Historical Society PHONE #: 207-846-4379  
EMAIL: nyhs1680@gmail.com ALT. PHONE#: 207-595-2997  
FULL ADDRESS: 10 Village Square Rd North Yarmouth ME 04097  
PROPERTY ADDRESS: 475 Walnut Hill Rd North Yarmouth ME 04097  
MAP: 7 LOT: 65 ZONE: Village Cn

AGENT/REPRESENTATIVE (if other): \_\_\_\_\_ PHONE #: \_\_\_\_\_  
EMAIL: \_\_\_\_\_  
FULL ADDRESS: \_\_\_\_\_

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

<input type="checkbox"/>	Pre-application Sketch Plan Review	<input type="checkbox"/>	Major Subdivision
<input type="checkbox"/>	Minor Subdivision	<input checked="" 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 (2<sup>nd</sup> 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: Katie Murphy Date: 1.26.2021  
Printed Name: Katie Murphy

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



**TOWN OF NORTH YARMOUTH  
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**SITE PLAN REVIEW AND CONDITIONAL USE CHECKLIST**

NAME OF APPLICANT: **North Yarmouth Historical Soc** DATE: **1.26.2021**

This checklist has been prepared to assist applicants in developing their applications. It should be used as a guide in assembling the information necessary for a complete application. However, the checklist does not substitute for the statutory criteria or the requirements of Article IV. Site Plan Review & Conditional Use Procedures or Article X. Performance and Design Standards for Site Plan Review & Subdivision Review of the Land Use Ordinance. The Planning Board will use the checklist to make sure that your application is complete. The application need not contain separate plans as implied below. The perimeter survey, subdivision plan and engineering plans may be contained on the same drawing. However, detailed engineering drawings such as road profiles, drainage swales and erosion/sedimentation plans may best be presented on a separate sheet or sheets.

SITE PLAN PERFORMANCE & DESIGN STANDARDS	Received by Planning Board	Applicant Requests to be Waived	Waiver Approved by Planning Board	Not Applicable
<b>GENERAL REQUIREMENTS</b>				
1. <u>Request for Hearing Form</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. <u>Fee Calculation Sheet</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. <u>Waiver or N/A Request Form, if required</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. <u>Abutter List &amp; Notification Statement</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. <u>DEP Approval, if required (Article 3 - 3.9b)</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. <u>Subdivision Approval, if required (Article 5)</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. <u>Board of Zoning Appeal Approval, if required (Article 6 - 6.2)</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. <u>MDOT Approval, if required (Article 8 - 4.i.2)</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10-1 APPLICABILITY</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10-2 GENERAL LAYOUT OF DEVELOPMENT</b>				
<b>A. <u>Utilization of the Site</u></b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>B. <u>Lots</u></b>				
B.1 Dimensional Requirements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B.2 Right of Way not included in Lot Area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B.3 Side Lot Lines perpendicular to Street	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B.4 Lots Divided by Streams	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B.5 Ratio of Lot Length to Lot Width	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B.6 Provision or Preclusion of Future Subdivision	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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B.7	Interconnected Development	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>C. Blocks - Utility/Pedestrian Easement</b>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>D. Utilities - Underground</b>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>E. Monuments</b>					
E.1	Stone Monuments at Intersections	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E.2	Stone Monuments or Capped Iron Pipe at Corners	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E.3	Stone Monuments Minimum 4 inch square	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E.4	All Others Marked by Suitable Monumentation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10-3 BROOK, POND, VERNAL POOL AND WETLAND BUFFERS</b>					
<b>A. Purpose and Applicability</b>					
A.1	Protect Areas not covered in Section 9-1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A.2	Distinguish between High and Low Value Wetlands	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A.3	More Restrictive Requirements Apply	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>B. Protected Resources</b>					
B.1	Stream	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B.2	Pond	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B.3	Vernal Pool	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B.4	High Value Wetlands	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B.4.a	Contain Pond or Vernal Pool	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B.4.b	Within Floodplain of Stream or Pond	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B.4.c	Wetland Plant Species	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B.5	Low Value Wetland	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>C. Standards</b>					
C.1	Vegetative Buffers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.2	Location, Species, Height, Canopy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.3	Buffer Width Related to Slope	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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C.4	Natural State to Greatest Extent Practical	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.5	Maintained in Natural State	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.5.a	Clearing of Dead and Diseased Trees	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.5.b	Underlying vegetation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.6	Building and structure setback	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.7	Setback from low value wetland	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.8	Permanent markers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>D. <u>Plan Submittals</u></b>					
D.1	Site plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D.2	Existing vegetation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D.3	Buffer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D.4	Maintenance and restrictions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D.5	Deed restrictions and covenants	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D.6	Plat	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>E. <u>Exemptions</u></b>					
E.1	Buffer and setbacks not required adjacent to	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E.1.a	Swales and ditches	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E.1.b	Artificial impoundments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E.1.c	Low value wetlands	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E.2	Buffers and setbacks do not apply to	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E.2.a	Storm water management facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E.2.b	Road crossings, bridges, culverts, utilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E.2.c	Docks, boat ramps, direct access	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10-4 BUILDING DESIGN STANDARDS</b>					
<b>A. <u>Applicability</u></b>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>B. <u>Standards</u></b>					
B.1	Visibly integrated	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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B.2	Window area	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B.3	Minimum front yard building setback	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B.4	Parking to side and rear of buildings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B.5	Drive-Through Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10-5 COMMUNITY FACILITIES IMPACT ANALYSIS AND MITIGATION</b>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>10-6 EROSION AND SEDIMENTATION CONTROL</b>					
<b>A. <u>Topography and Natural Surroundings</u></b>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>B. <u>Best Management Practices</u></b>					
B.1	Stripping, Removal, Re-Grading	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B.2	Exposure to a Minimum	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B.3	Temporary Measures	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B.4	Permanent Measures	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B.5	Sediment Basins or Silt Traps	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B.6	Adjoining property and slope	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B.7	Dust control	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B.8	No grading or filling near water body	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B.9	Measures monitored periodically	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>C. <u>Soil Erosion and Control Plan</u></b>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10-7 EMISSIONS</b>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10-8 EXTERIOR LIGHTING</b>					
A.	<b><u>Adequate for nighttime hours</u></b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B.	<b><u>Street lighting</u></b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.	<b><u>Lighting does not produce deleterious effects</u></b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D.	<b><u>Fixtures shielded or hooded</u></b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E.	<b><u>Blinking lights prohibited</u></b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
F.	<b><u>Maximum height</u></b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G.	<b><u>Spotlights prohibited</u></b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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<b>10-9 FINANCIAL AND TECHNICAL CAPACITY</b>					
<b>A.</b>	<b><u>Adequate financial resources</u></b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>B.</b>	<b><u>Qualified contractors and consultants</u></b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10-10 FLOODPLAIN MANAGEMENT</b>					
<b>A.</b>	<b><u>Consistent with Floodplain Ordinance</u></b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>B.</b>	<b><u>Development/Subdivision Requirement</u></b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>C.</b>	<b><u>Building Prohibited on Floodplains</u></b>				
C.1	Building prohibited in floodplain	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.2	Statement and restriction	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.3	Woodlands, grassland, pastureland, recreation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.4	Piers, docks, wharves, bridges and boat ramps	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10-11 HAZARDOUS, SPECIAL AND RADIOACTIVE MATERIALS</b>					
<b>A.</b>	<b><u>Handling, storage and use per standards</u></b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>B.</b>	<b><u>Reporting Requirement</u></b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10-12 HISTORIC AND ARCHAEOLOGICAL SITES</b>					
<b>A.</b>	<b><u>Protect resources</u></b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>B.</b>	<b><u>Maine Historic Preservation Commission review</u></b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10-13 LANDSCAPING, BUFFERS AND SCREENING</b>					
<b>A.</b>	<b><u>Purpose</u></b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>B.</b>	<b><u>Standards</u></b>				
B.1	Landscaping	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B.1.a	Natural state	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B.1.b	Public roads, areas, recreation sites, buildings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B.1.c	Deciduous trees	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B.1.d	Part of overall plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B.2	Buffers and Screening	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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B.2.a	Adjacent uses and screening	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B.2.b	Year-round visual screen	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B.2.c	Parking lots and areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B.2.d	Garbage collection areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B.2.e	Sufficient buffering	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B.2.f	Width of buffer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10-14 NATURAL BEAUTY AND AESTHETICS IN THE FARM AND FOREST DISTRICT, RESIDENTIAL SHORELAND DISTRICT AND RESOURCE PROTECTION DISTRICT</b>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10-15 NOISE</b>					
<b>A.</b>	<b>Control Levels for Neighboring Properties</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>B.</b>	<b>Sound Pressure Level Limits</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>C.</b>	<b>Measured by a Meter</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10-16 SEWAGE DISPOSAL</b>					
<b>A. <u>Subsurface Sewage Disposal</u></b>					
A.1	State of Maine Rules	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A.2	Hydrogeologic assessment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A.2.a	Suitable soils	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A.2.b	Water supplies	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A.2.c	Groundwater quality	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A.2.d	Monitoring wells	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A.2.e	Operation and maintenance manual	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>B. <u>Public Sewer System Disposal</u></b>					
B.1	Not allowed in Farm and Forest District, Residential Shoreland District or Resource Protection District	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B.2	Sewer District statement of capacity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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<b>10-17 SIGNS</b>				
A. <u>General Requirements</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B. <u>Village Center District</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C. <u>Identify or Advertise Premises</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D. <u>Sign Area</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E. <u>Installation and Height</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
F. <u>Height and Location by Roads</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G. <u>Attached to Structure</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
H. <u>Maintenance and Removal</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I. <u>Illumination</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
J. <u>Nonconforming Signs</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
K. <u>Special Event Signs</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
L. <u>Home Occupation Signs</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
M. <u>Signs in the Resource Protection District and the Residential Shoreland District</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
N. <u>Municipal and Public Safety Signs</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10-18 SOIL SUITABILITY</b>				
<b>10-19 SOLID WASTE DISPOSAL</b>				
A. <u>Disposal at Licensed Facility</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B. <u>Alternative Arrangements</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10-20 STORAGE OF MATERIALS</b>				
A. <u>Sufficient Setbacks and Screening</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B. <u>Dumpsters</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C. <u>Physical Screening</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D. <u>Buffers and Screening</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10-21 STORM WATER CONTROL</b>				
A. <u>Designed to Minimize Runoff</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





**TOWN OF NORTH YARMOUTH**  
**PLANNING BOARD**  
**SITE PLAN REVIEW AND CONDITIONAL USE CHECKLIST**

<b>SITE PLAN PERFORMANCE &amp; DESIGN STANDARDS</b>		Received by Planning Board	Applicant Requests to be Waived	Waiver Approved by Planning Board	Applicant Requests Not Applicable
<b>B. Requirements</b>					
B.1	Design by Maine engineer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B.2	Easement width	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B.3	Oil and grease traps	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B.4	Designing engineer statement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B.5	Designed to Town Roadway Criteria	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B.6	Maintenance Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10-23 WATER SUPPLY</b>					
<b>A. Public Water Supply</b>					
A.1	Written statement from Yarmouth Water District	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A.2	System approve by Yarmouth Water District and North Yarmouth Fire Chief	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>B. Required Connection to Public Water Supply</b>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>C. Individual Wells</b>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>D. Fire Protection</b>					
D.1	Hydrant locations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D.2	Storage capacity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D.3	Hydrant specifications	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D.4	Easement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10-24 WATER QUALITY</b>					
<b>A. Water Quality</b>					
A.1	No discharge in surface or groundwater	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A.2	Maine DEP and Fire Marshal's Office standards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A.3	License from Maine DEP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A.4	Discharge treated	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>B. Groundwater</b>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>C. Wellhead Protection</b>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



**TOWN OF NORTH YARMOUTH  
PLANNING BOARD**

**SITE PLAN REVIEW AND CONDITIONAL USE CHECKLIST**

SITE PLAN PERFORMANCE & DESIGN STANDARDS		Received by Planning Board	Applicant Requests to be Waived	Waiver Approved by Planning Board	Not Applicable
<b>D. <u>Requirements for Hydrogeologic Assessments</u></b>					
D.1	Class A (high intensity) Soil Survey	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D.2	Water table	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D.3	Drainage conditions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D.4	Existing groundwater quality	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D.5	Analysis and evaluation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D.6	Map of wastewater systems and wells	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>E. <u>Projections of Groundwater Quality</u></b>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>F. <u>Drinking Water Standards</u></b>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>G. <u>Demonstrate Treatment</u></b>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>H. <u>Contaminants</u></b>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>I. <u>Construction Standards</u></b>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>J. <u>System and Well Zones</u></b>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10-25 PROTECTION OF SIGNIFICANT WILDLIFE HABITAT</b>					
<b>A. <u>Designed to Protect</u></b>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>B. <u>Identify and Map Wildlife Habitats</u></b>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>C. <u>Consult and Obtain Written Report</u></b>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>D. <u>Deer Wintering Areas</u></b>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>E. <u>Deed Restrictions</u></b>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10-26 PUBLIC ACCESS TO THE SHORELINE</b>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10-27 BACK LOTS AND ACCESS</b>					
<b>A. <u>Right-of-Way</u></b>					
A.1	Width and frontage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A.2	Emergency vehicles	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A.3	Existing lot and right-of-way	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A.4	Backlots prohibited in subdivisions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



## TOWN OF NORTH YARMOUTH

### PLANNING BOARD

#### SITE PLAN REVIEW AND CONDITIONAL USE CHECKLIST

<b>SITE PLAN PERFORMANCE &amp; DESIGN STANDARDS</b>		Received by Planning Board	Applicant Requests to be Waived	Waiver Approved by Planning Board	Not Applicable
A.5	Private Roads Serving Three or More Residential Units and/or Non-residential Uses	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A.6	In the Farm and Forest District, Residential Shoreland District and Resource Protection District – lot size and width	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A.7	In the Village Center District and Village Residential District – dimensional requirements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10-28 ACCESS MANAGEMENT STANDARDS</b>					
<b>A. <u>Applicability</u></b>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>B. <u>Adequacy of the Public Road System</u></b>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>C. <u>Safe Sight Distances</u></b>					
C.1.	Designed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.2	Measurements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.2.a	Sight distance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.2.b	Height	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.2.c	Truck traffic	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.2.d	Recreational vehicle traffic	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.3	Placement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.4	Site triangle	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>D. <u>Access Management and Safety Standards</u></b>					
D.1	Hazardous conflicts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D.2	Residential Lots	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D.2.a	Farm and Forest District, Residential Shoreland District and Resource Protection District	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D.2.b	Village Center District and Village Residential District	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D.3	Commercial and Other Non-Residential Lots	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D.3.a	Farm and Forest District, Residential Shoreland District and Resource Protection District	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



**TOWN OF NORTH YARMOUTH  
PLANNING BOARD**

**SITE PLAN REVIEW AND CONDITIONAL USE CHECKLIST**

<b>SITE PLAN PERFORMANCE &amp; DESIGN STANDARDS</b>		Received by Planning Board	Applicant Requests to be Waived	Waiver Approved by Planning Board	Not Applicable
D.3.b	Village Center District and Village Residential District	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D.4	Shared Driveways	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D.5	Road, Pedestrian and Bicycle Connections Between Developments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D.6	Subdivisions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D.7	Corner Lot Access	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D.8	Access Ways to Non-Residential Developments or to Multiplex Developments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D.9	Driveway Turn-Around Area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D.10	Driveway Grades	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D.11	Access Way Location and Spacing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D.11.a	Location from intersection	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D.11.b	Existing private roads	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D.11.c	Demonstration of No Alternative	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B.2	Farm and Forest District and Residential Shoreland District, Resource Protection District	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B.3	Sidewalks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B.4	Connect to existing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B.5	Site Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B.6	Parking Plans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B.6.a	Bicycle parking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B.6.b	Pedestrian ways	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B.6.c	Village Center District and Village Residential District sidewalks on frontage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10-32 INTERNAL VEHICULAR CIRCULATION</b>					
<b>A. Safe Movement</b>					
A.1	Clear route	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



## TOWN OF NORTH YARMOUTH

### PLANNING BOARD

#### SITE PLAN REVIEW AND CONDITIONAL USE CHECKLIST

SITE PLAN PERFORMANCE & DESIGN STANDARDS		Received by Planning Board	Applicant Requests to be Waived	Waiver Approved by Planning Board	Not Applicable
A.2	Emergency vehicles	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A.3	Layout and design	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A.4	Designed to harmonize with site	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10-33 OFF STREET PARKING</b>					
<b>A. <u>Applicability</u></b>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>B. <u>General Requirements</u></b>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>C. <u>Parking Layout and Design</u></b>					
C.1	On lot or adjacent lot	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.2	Arranged so not necessary to back out on road	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.3	Located behind or to side of building	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.4	Landscaping plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.5	Joint use of parking area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.6	Durable surface	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.7	Parking space size	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.8	Diagonal parking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>D. <u>Parking Space Requirements</u></b>					
D.1	Sufficient to accommodate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D.2	Size of structure	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D.3	Reduce structure for sufficient parking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D.4	On-street parking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D.5	Availability of parking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D.6	Pedestrian and bicycle safety	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D.7	Other standards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>E. <u>Waivers</u></b>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



**TOWN OF NORTH YARMOUTH  
PLANNING BOARD  
SITE PLAN REVIEW AND CONDITIONAL USE CHECKLIST**

SITE PLAN PERFORMANCE & DESIGN STANDARDS		Received by Planning Board	Applicant Requests to be Waived	Waiver Approved by Planning Board	Not Applicable
<b>10-34 OFF STREET LOADING REQUIREMENTS</b>					
<b>A. <u>Specific Uses</u></b>					
A.1	Maximum number of trucks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A.2	Type of business	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A.3	Location of loading facility	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A.4	Screening	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A.5	Desirability of service roads or alleys	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A.6	Other characteristics	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A.7	Traditional layout and historical character	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A.8	Minimize noise impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





TOWN OF NORTH YARMOUTH  
PLANNING BOARD

Site Plan Review/Public Hearing  
January 26, 2021

WAIVER OR NOT APPLICABLE REQUEST

NAME OF APPLICANT: NO. YARMOUTH HISTORICAL SOC. PHONE # (207) 829-2997  
AGENT/REPRESENTATIVE (if other): PAUL HEMINWAY PHONE # (207) 772-8892  
PROPERTY ADDRESS: \_\_\_\_\_  
MAP: 7 LOT: 65 ZONE: VILLAGE CENTER  
(CIRCLE ONE) WAIVER NOT APPLICABLE  
WAIVER OR N/A TYPE: SUBMITTAL ITEM STANDARD  
(CIRCLE ONE)  
ORDINANCE SECTION#: SECTION 10.4 BUILDING DESIGN STANDARDS  
ORDINANCE LANGUAGE: B. Standards:

5. **Drive-Through Facilities<sup>1</sup>:** Any use that provides drive-through service must be located and designed to minimize the impact on neighboring properties and traffic circulation. No drive-through facility shall be located in the area of the site adjacent to a residential use. Communication systems must not be audible on adjacent properties in residential use. Vehicular access to the drive-through shall be through a separate lane that prevents vehicle queuing within

SUPPORTING EVIDENCE FOR WAIVER CONSIDERATION: (use separate sheet is necessary)

10-4 Building Design Standards  
B.5 Drive Through Facilities  
There will be no drive-through service in this project.

(CIRCLE ONE) WAIVER NOT APPLICABLE  
WAIVER OR N/A TYPE: (CIRCLE ONE) SUBMITTAL ITEM STANDARD  
ORDINANCE SECTION#: SECTION 10.12 HISTORIC AND ARCHAEOLOGICAL SITES  
ORDINANCE LANGUAGE:

- A. If any portion of the site has been identified as containing historic or archaeological resources listed on the National Register of Historic Places, or preliminarily determined to be eligible for listing on the Register, the development must include appropriate measures for protecting these resources, including but not limited to modification of the proposed design of the site, timing of construction, and limiting the extent of excavation.

SUPPORTING EVIDENCE FOR WAIVER CONSIDERATION: (use separate sheet is necessary)

10-12 Historic and Archaeological Sites  
No portion of the project site has been identified as containing historic or archaeological resources listed on the National Register of Historic Places, or preliminarily determined to be eligible for listing on the Register,





TOWN OF NORTH YARMOUTH  
PLANNING BOARD

Site Plan Review/Public Hearing  
January 26, 2021

WAIVER OR NOT APPLICABLE REQUEST

(CIRCLE ONE) WAIVER NOT APPLICABLE  
WAIVER OR N/A TYPE: (CIRCLE ONE) SUBMITTAL ITEM STANDARD  
ORDINANCE SECTION#: \_\_\_\_\_  
ORDINANCE LANGUAGE: \_\_\_\_\_

SECTION 10.14 NATURAL BEAUTY AND AESTHETICS IN THE FARM AND FOREST DISTRICT  
RESIDENTIAL SHORELAND DISTRICT AND RESOURCE PROTECTION DISTRICT

SUPPORTING EVIDENCE FOR WAIVER CONSIDERATION: (use separate sheet is necessary)

10-14 Natural Beauty and Aesthetics....  
The project is not located within any of the districts listed in this section of the Ordinance.

(CIRCLE ONE) WAIVER NOT APPLICABLE  
WAIVER OR N/A TYPE: (CIRCLE ONE) SUBMITTAL ITEM STANDARD  
ORDINANCE SECTION#: \_\_\_\_\_  
ORDINANCE LANGUAGE: SECTION 10.23 WATER SUPPLY

C. Individual Wells: Individual wells shall be sited and constructed to prevent infiltration of surface water, and contamination from subsurface wastewater disposal systems and other sources of potential contamination. Lot design shall permit placement of wells and subsurface wastewater disposal areas in compliance with the Maine Subsurface Wastewater Disposal Laws. Due to the increased chance of...

SUPPORTING EVIDENCE FOR WAIVER CONSIDERATION: (use separate sheet is necessary)

10-23 Public Water Supply  
C. Individual Wells. Not applicable because there is no individual well proposed for this project.



TOWN OF NORTH YARMOUTH  
PLANNING BOARD

Site Plan Review/Public Hearing  
January 26, 2021

WAIVER OR NOT APPLICABLE REQUEST

NAME OF APPLICANT: NYHS PHONE #: \_\_\_\_\_  
AGENT/REPRESENTATIVE (if other): \_\_\_\_\_ PHONE #: \_\_\_\_\_  
PROPERTY ADDRESS: \_\_\_\_\_  
MAP: 7 LOT: 65 ZONE: VILLAGE CENTER  
(CIRCLE ONE) WAIVER NOT APPLICABLE  
WAIVER OR N/A TYPE: SUBMITTAL ITEM STANDARD  
(CIRCLE ONE)  
ORDINANCE SECTION#: SECTION 10.27 BACK LOTS AND ACCESS  
ORDINANCE LANGUAGE: \_\_\_\_\_

A. Single-family dwellings, duplex dwellings and non-residential structures shall be permitted on back lots provided they are served by a private right-of-way no less than 50 feet wide, and subject to the following conditions:

SUPPORTING EVIDENCE FOR WAIVER CONSIDERATION: (use separate sheet is necessary)

10-27 Back Lots and Access  
There is no back lot adjacent the Old Town House leased lot.

(CIRCLE ONE) WAIVER NOT APPLICABLE  
WAIVER OR N/A TYPE: (CIRCLE ONE) SUBMITTAL ITEM STANDARD  
ORDINANCE SECTION#: \_\_\_\_\_  
ORDINANCE LANGUAGE: \_\_\_\_\_

SECTION 10.29 SUBDIVISION STREET CONNECTIVITY REQUIRED IN THE VILLAGE CENTER AND VILLAGE RESIDENTIAL DISTRICTS

SUPPORTING EVIDENCE FOR WAIVER CONSIDERATION: (use separate sheet is necessary)

10-29 Subdivision Street Connectivity...  
This project is not a Subdivision.



**TOWN OF NORTH YARMOUTH  
PLANNING BOARD**  
**WAIVER OR NOT APPLICABLE REQUEST**

Site Plan Review/Public Hearing  
January 26, 2021

(CIRCLE ONE) WAIVER NOT APPLICABLE  
WAIVER OR N/A TYPE: (CIRCLE ONE) SUBMITTAL ITEM STANDARD  
ORDINANCE SECTION#: \_\_\_\_\_  
ORDINANCE LANGUAGE: \_\_\_\_\_

**SECTION 10.30 SUBDIVISION STREET LENGTH AND CONNECTION REQUIREMENTS IN THE FARM AND FOREST DISTRICT AND RESIDENTIAL SHORELAND DISTRICT**

**SUPPORTING EVIDENCE FOR WAIVER CONSIDERATION: (use separate sheet is necessary)**

10-30 Subdivision Street Length...  
This project is not located in Farm and Forest or Residential Shoreland Districts.

(CIRCLE ONE) WAIVER NOT APPLICABLE  
WAIVER OR N/A TYPE: (CIRCLE ONE) SUBMITTAL ITEM STANDARD  
ORDINANCE SECTION#: \_\_\_\_\_  
ORDINANCE LANGUAGE: **SECTION 10.34 OFF STREET LOADING REQUIREMENTS** \_\_\_\_\_

A. Loading requirements vary with the specific uses proposed. Loading requirements shall be applied to ensure that trucks load and unload cargo in a manner that does not interfere with pedestrian and automobile movements on public roads. Requirements for the number and location of loading facilities shall be established case-by-case based upon the following:

**SUPPORTING EVIDENCE FOR WAIVER CONSIDERATION: (use separate sheet is necessary)**

10-34 Off Street Loading  
No off street loading involving truck traffic is anticipated for the Old Town House project.



TOWN OF NORTH YARMOUTH  
PLANNING BOARD

Site Plan Review/Public Hearing  
January 26, 2021

WAIVER OR NOT APPLICABLE REQUEST

NAME OF APPLICANT: NO. YARMOUTH HISTORICAL SOC. PHONE # (207) 595-2997 <sup>KATE MURPHY</sup>  
 AGENT/REPRESENTATIVE (if other): BUEL HEMINGWAY PHONE # (207) 771-8892  
 PROPERTY ADDRESS: ACOMITENT  
 MAP: 7 LOT: 65 ZONE: VILLAGE CENTER  
 (CIRCLE ONE) WAIVER NOT APPLICABLE  
 WAIVER OR N/A TYPE: SUBMITTAL ITEM STANDARD  
 (CIRCLE ONE)  
 ORDINANCE SECTION#: SECTION 10.4 BUILDING DESIGN STANDARDS  
 ORDINANCE LANGUAGE:

**B. Standards:**

2. No less than 20 percent of the front façade of any building shall be window area.

**SUPPORTING EVIDENCE FOR WAIVER CONSIDERATION: (use separate sheet is necessary)**

10-4 Building Design Standards B.2-Window Area  
 The front façade of the Old Town House, built in 1853, has 3 double hung 6/6 windows and a glazed over-door transom, combined area of which comprise 8% of the façade area. The 20% minimum window area requirement would compromise the historic character of the Old Town House façade, which the North Yarmouth Historical Society is committed to retain.

(CIRCLE ONE) WAIVER NOT APPLICABLE  
 WAIVER OR N/A TYPE: (CIRCLE ONE) SUBMITTAL ITEM STANDARD  
 ORDINANCE SECTION#: - SECTION 10.9 FINANCIAL AND TECHNICAL CAPACITY  
 ORDINANCE LANGUAGE:

**A.** The applicant shall have adequate financial resources to construct the proposed improvements and meet the standards of these regulations. When the applicant proposes to construct the buildings as well as the development improvements, the applicant shall have adequate financial resources to construct the total development. In making the above determinations the Board shall consider the proposed time frame for construction and the effects of inflation ... ETC.

**SUPPORTING EVIDENCE FOR WAIVER CONSIDERATION: (use separate sheet is necessary)**

10-9 Financial and Technical Capability  
 The project will be funded by North Yarmouth Historical Society through ongoing fundraising programs. We request a waiver from the financial reporting requirements.



**TOWN OF NORTH YARMOUTH  
PLANNING BOARD  
WAIVER OR NOT APPLICABLE REQUEST**

Site Plan Review/Public Hearing  
January 26, 2021

(CIRCLE ONE) WAIVER NOT APPLICABLE  
WAIVER OR N/A TYPE: (CIRCLE ONE) SUBMITTAL ITEM STANDARD

ORDINANCE SECTION#: SECTION 10.25 PROTECTION OF SIGNIFICANT WILDLIFE HABITAT  
ORDINANCE LANGUAGE:

A. Developments shall be designed to protect and conserve important wildlife habitat to the greatest extent feasible. Significant wildlife habitats include, but are not be limited to, areas identified and mapped in the Comprehensive Plan and the Beginning with Habitat Program, and by the Maine Department of Inland Fisheries and Wildlife, including habitats for endangered or threatened species, waterfowl and wading bird habitat, shorebird habitat, deer wintering areas, stream and brook wildlife corridors, and other important wildlife habitats. Other significant wildlife habitats may be identified through on-site field investigation.

**SUPPORTING EVIDENCE FOR WAIVER CONSIDERATION: (use separate sheet is necessary)**

10-25 Protection of Significant Wildlife Habitat

The Old Town House site is in the Village Center District where there is no significant wildlife habitat.

(CIRCLE ONE) WAIVER NOT APPLICABLE  
WAIVER OR N/A TYPE: (CIRCLE ONE) SUBMITTAL ITEM STANDARD

ORDINANCE SECTION#: — SECTION 10.33 OFF STREET PARKING —  
ORDINANCE LANGUAGE:

7. All individual parking spaces shall be 10 feet by 20 feet. The provision for oversized parking spaces shall be permitted for activities that normally serve oversize vehicles, such as recreation

**SUPPORTING EVIDENCE FOR WAIVER CONSIDERATION: (use separate sheet is necessary)**

10-33 Off Street Parking

C.7 Parking Space Size:

A waiver is requested to allow parking space dimensions of 9'x18' in accordance with changes to the Ordinance being considered.

## Site Plan Performance and Design Standards – Narrative Response

### 10 – 1 Applicability

### 10 – 2 General Layout of Development

#### A. Utilization

The building proposed for this site is a non-residential structure, located in the most suitable location on the parcel. It will have no effect on adjacent environmentally sensitive areas (Toddy Brook).

#### B. Lots

The Old Town House, addition and future phase 2 will meet all dimensional requirements of the Land Use Ordinance.

The southerly side lot lease line is perpendicular to Walnut Hill Road.

The development enables connections with adjacent public resources via sidewalk and onsite parking.

### 10 – 3 Brook, Pond, Vernal Pool and Wetland Buffers.

#### A. Purpose and Applicability

The Old Town House project will not cause deleterious effects on water quality, aquatic life or wildlife habitat (Toddy Brook and ravine), nor will it adversely effect neighboring lots (Village Green).

Sediment/runoff barriers will be in place during construction; final grading and drainage will contain and mitigate the effects of stormwater from impervious surfaces and buildings.

### 10-4 Building Design Standards

#### B.1 – Visual Integration

The Old Town House and addition is designed in the vernacular and context of the surrounding Village Center neighborhood.

#### B.2 – Window Area

The combined front façade window area of the historic Old Town House and addition is 8 %.

Waiver requested; see Appendix 2.

#### B.3 – Minimum front yard building setback

The front yard building setback in Village Central District is maximum 20 feet from property lines per Table 7.2. of the Land Use Ordinance. The Old Town House will be sited in compliance with the Ordinance.

#### B.4 – Parking to side and rear of buildings

Parking is located on the north side of the Old Town House and Addition and is set back +/- fifty five (55) feet from the existing Walnut Hill Road edge of pavement.

#### B.5 – Drive-Through Facilities

Not Applicable; see Appendix 1.

**10 – 5 Community Facilities Impact Analysis...**

The Old Town House project will have no effect on schools, water, streets or any other items which would impact the community or would require mitigation.

**10 – 6 Erosion and Sedimentation Control**

The Old Town House project will be compliant with site plan review standards and practices.

**10 – 7 Emissions**

There will be no emissions from this project.

**10-8 Exterior Lighting**

A. Adequate for nighttime hours

The combined pathway, building, signage and parking area lighting will be minimal, yet adequate for the intended purpose.

B. Street Lighting

Existing street lighting is deemed adequate. A new street light might be desired on the existing CMP #98 power pole to illuminate the entry to parking from Walnut Hill Road.

C. Lighting will not produce deleterious effects.

All lighting will be low level, located well within the developed area. Need for security lighting is not anticipated.

D. Lighting fixtures will be shielded.

Parking lot lights will be cutoff warm white LED fixtures pole mounted between 8 and 12 feet above finish grade. Walkway lights will be low level shielded LED wand mounted fixtures 24 -36 inches above finish grade. Building mounted lights will be concealed indirect lighting. Signage will be downlighted.

E. Blinking Lights – None

F. Maximum heights not over 35 feet; Lighting height will conform with the Ordinance.

G. Spot lights attached to buildings.

None.

**10 – 9 Financial and Technical Capability**

Applicant requests Waiver. See Appendix 2.

**10 – 10 Floodplain Management**

The project is not within the 100 year floodplain.

**10 – 11 Hazardous, Special, Radioactive Materials**

No hazardous materials will be stored in or around the project.

**10 – 12 Historic and Archaeological Sites**

Not applicable. See Appendix 1.

### **10.13 Landscaping Buffers and Screening**

#### **B.1.a - Natural State**

The landscape will be preserved in its natural state as far as practicable. Grade changes will be minimal.

#### **B.1.b - Landscaping along public roads etc.**

Minimal landscaping is required in these areas beyond improvements to stabilize road edges and grass seeding.

#### **B.1.c - Deciduous trees**

All such trees are existing and will be maintained in the developed area. Several new ornamental trees are planned as shown on SPR-1a

#### **B.1.d - (Landscaping) part of overall plan**

New landscaping plantings will consist of low ground cover plantings. Shrubs will be employed to hold soils against erosion.

#### **B.2.a - Adjacent uses and screening.**

The development site is buffered from adjacent uses by existing trees and vegetation. Mechanical equipment is screened architecturally, and service areas are located away from public view.

#### **B.2.b - Buffering**

See B.2.a

#### **B.2.c - Landscaping around parking lots...**

Parking areas will be "softened" with a combination of low ground covers, shrubbery and existing vegetation.

#### **B.2.d - Garbage collection, utility areas...**

These areas will be screened architecturally.

#### **B.2.e - Sufficient buffering for the development...**

See B.2.a

#### **B.2.f - Width of buffers...**

See B.2.a

### **10 – 14 Natural Beauty and Aesthetics in the Farm and Forest District, Residential Shoreland and Resource Protection Districts**

Not Applicable. See Appendix 1.

### **10 – 15 Noise**

The project will be compliant with Site Plan Review Standards

### **10 – 16 Sewage Disposal**

A.1 thru A.2e is addressed in the septic design by Mark Cenci, SE#262, Attachment 1. of this submission.



## 10 - 17 Signs

### A. General Requirements

Size, location, color, texture, lighting and materials of signs will be compatible with and appropriate to the the historic Old Town House.

### B. Village Center District

The existing "Old Town House" sign will be refurbished and located on the building. An additional freestanding sign will be installed as it is impracticable to locate another sign on the building.

### C. Identity of premises

Signage will identify only the Old Town House and the North Yarmouth Historical Society.

### D. Signs no larger than 24 square feet...

The existing "Old Town House" sign is approximately 10 sq.ft. and will be retained and mounted on the building porch freize as presently displayed. A new freestanding sign partially screening the parking lot will identify the North Yarmouth Historical Society and will be up to 12 sq.ft. approximately.

### E. Signs not installed above roofline...

No signs of this description will be installed.

### F. Traffic Safety...

No freestanding signs will be installed to impede visibility from vehicles.

### G. Overhanging signs...

No signs of this description will be installed.

### H. Signs properly maintained...

Signage will be maintained in good repair and in compliance with this section.

### I. Sign illumination...

The "Old Town House" sign on the porch frieze will not be illuminated. The freestanding sign will be illuminated by shielded lighting from above.

### J. Nonconforming signs...

There will be no non-conforming signs.

### K. Special event signs...

Signs to advertise special events will be approved by North Yarmouth Historical Society, erected and displayed in accordance with this section.

## 10.18 Soil Suitability

Soil suitability is addressed in the septic system design; see Attachment 1.

## 10.19 Solid Waste Disposal

Trash and recycling disposal will conform with curbside trash and recycling directives of the Town of North Yarmouth.

## 10 – 20 Storage of Materials

There will be no dumpsters or containers stored on site, or anything requiring screening.

**10 – 21 Storm Water Control**

There will be less impervious surface area in the combined building, parking lot, walkways and terraces than in the present access drive and parking lot remaining from the Wescustogo Grange Hall. Parking lot drainage will be contained within the project perimeter. The building will have a perimeter drainage system with dispersed discharges in approved locations.

**10 – 22 Recreation and Open Space**

**A. Applicability and Purpose**

The Old Town House project adjacent to the Village Green will have ample open space devoted to recreation both active and passive.

**10 - 23 Public Water Supply**

A.1 - A written statement from Yarmouth Water District is included; see Attachment 2.

A.2 – Design and construction of the water supply will be reviewed and approved in writing by Yarmouth Water District and the North Yarmouth Fire Chief.

B. – Required connection to the Public Water supply will be made.

C. – Not Applicable; see Appendix 1.

D. – Fire Protection

1. An existing fire hydrant is located approximately 220 feet from the intended location of the Old Town House. A new 6” fire water main will be installed, entering the building to accommodate an NFPA 13 fire protection (sprinkler) system,

**10 – 24 Water Quality**

No treated or untreated pollutants will be generated or discharged on or from the Old Town House project.

**10 – 25 Protection of Significant Wildlife Habitat**

Applicant Requests Waiver; see Appendix 2.

**10- 26 Shoreline Access**

Public access to Toddy Brook where it adjoins the leased lot will be maintained.

**10 – 27 Back Lots and Access**

Not applicable; see Appendix 1.

**10 – 28 Access Management Standards**

A. The access drive to the Old Town House parking lot is designed to afford adequate sight distance in accordance with Maine DOT standards.

B. Vehicular access to the Old Town House site is on State Highway 115-Walnut Hill Road.

C. Sight Distances were observed on 3/19/20 from the proposed location of the Old Town House driveway in accordance with measurement standards in the Ordinance.

Sight distances along Route 115 which has a 30mph speed limit were in excess of 250 feet looking north and south. Existing vegetation and proposed landscaping will not impede the "site triangle" described in the Ordinance.

- D. The Old Town House lot will have one vehicular access point. A proposed pathway will connect the Old Town House site with adjacent walking paths. Bicycle access and accommodation will be provided. A turnaround spur is provided in the parking lot so no vehicle will need to back into the public road.

**10 – 29 Subdivision Street Connectivity...**

Not Applicable; see Appendix 1.

**10 – 30 Subdivision Street Length...in Farm Forest and Residential Shoreland Districts**

Not Applicable; see Appendix 1.

**10 – 31 Pedestrian Ways, Bicycle Access, Circulation and Facilities**

B.1 thru B.6.c

The Site Plan shows sidewalks on street frontage, parking plan, bicycle parking, pedestrian ways, connections to existing .

**10.32 Internal Vehicular Circulation**

A.1 - Delivery vehicles...

A clear route is provided for delivery vehicles.

A.2 – Emergency vehicles...

Clear routes of access are provided.

A.3 – Parking area design...

Safe and convenient circulation for vehicles is provided in the design. Pedestrian walkways are provided to access the building from the parking area and drop off on Walnut Hill Road.

A.4 – Roadways harmonizing with topography...

Construction and maintenance of parking areas and roadways will not result in instability of soil or erosion. Grading is minimal consistent with site topogr

**10-33 Off Street Parking**

A. – Applicability

Off street parking is provided in accordance with the Parking Guidelines table in this section of the Land Use Ordinance. The use category for the proposed occupancy is "Institutional and Places of Public Assembly" which requires 1 parking space for each 4 seats in the assembly occupancy and 1 space for each 2 employees. Research in the International Building Code has determined that the capacity of the Old Town House assembly space is 114. It is projected that the facility will employ 2 persons. Thus the number of parking spaces required is 30.

B. – General Requirements

The Site Plan shows 5 parking spaces in the paved lot north of the Old Town House which is deemed adequate for daily use. There are 12 on street parking spaces at the south end of the Village Green, and 44 more spaces at the Town Office within walking distance of the Old Town House which can provide additional spaces for assembly or special events.

C. – Parking Layout and Design

C.1 – On lot or adjacent...

See B. above

C.2 – Arranged so as not to back onto roads...

Parking design does not allow backing onto any roads.

C.3 – Located behind or to side....

On site parking is located to the north side of the buildings.

C.4 – Landscaping plan

On site parking is screened and landscaped per 10.13 above.

C.5 – Joint use

No joint use

C.6 – Durable surface

Contiguous parking areas and access drives will be asphalt paving.  
Lighting will be in accordance with 10.8.D above.

C.7 – Parking space size

10'x20' Parking Spaces are shown on the Site Plan. Aisles and two-way drives will be 24 feet wide. A waiver is requested for parking space size; see Appendix 2.

C.8 – Diagonal parking

None

D. – Parking Space Requirements

D.1 – Sufficient to accommodate

See A. and B. above. Parking is adequate to use during the week.

D.2 – Size of structure and site

Parking is sufficient. See B. above.

D.3 – Reduce structure...

Not required. See B. above.

D.4 – On-street parking

Available. See B. above.

D.5 – Off-site parking

Available at Town Office. See B. above.

D.6 – Pedestrian and bicycle safety

Parking is internalized and accessible via the Village Green and public walkways.

D.7 – Other standards

At the option of the Planning Board.

**10 – 34 Off Street Loading**

Not Applicable; see Appendix 1.

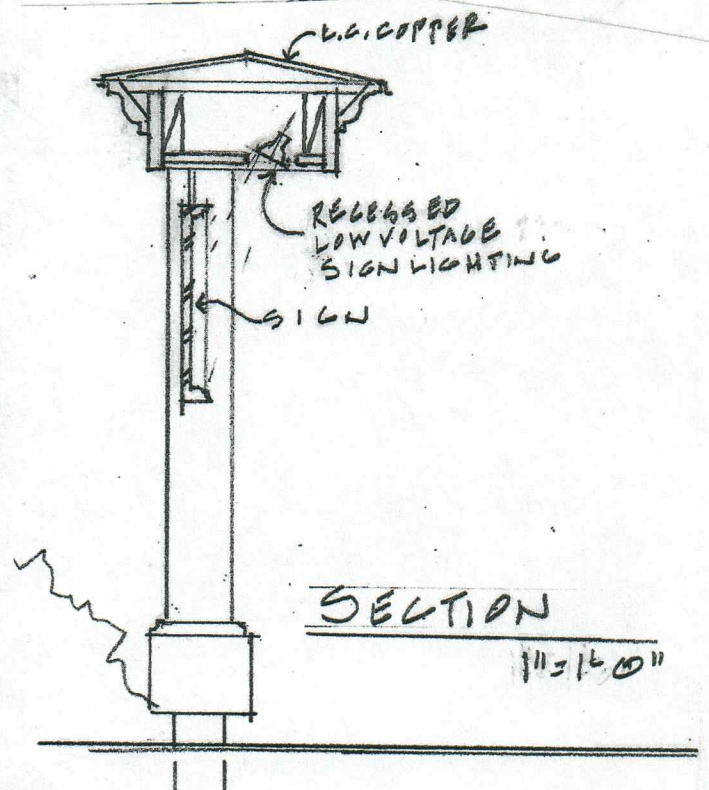
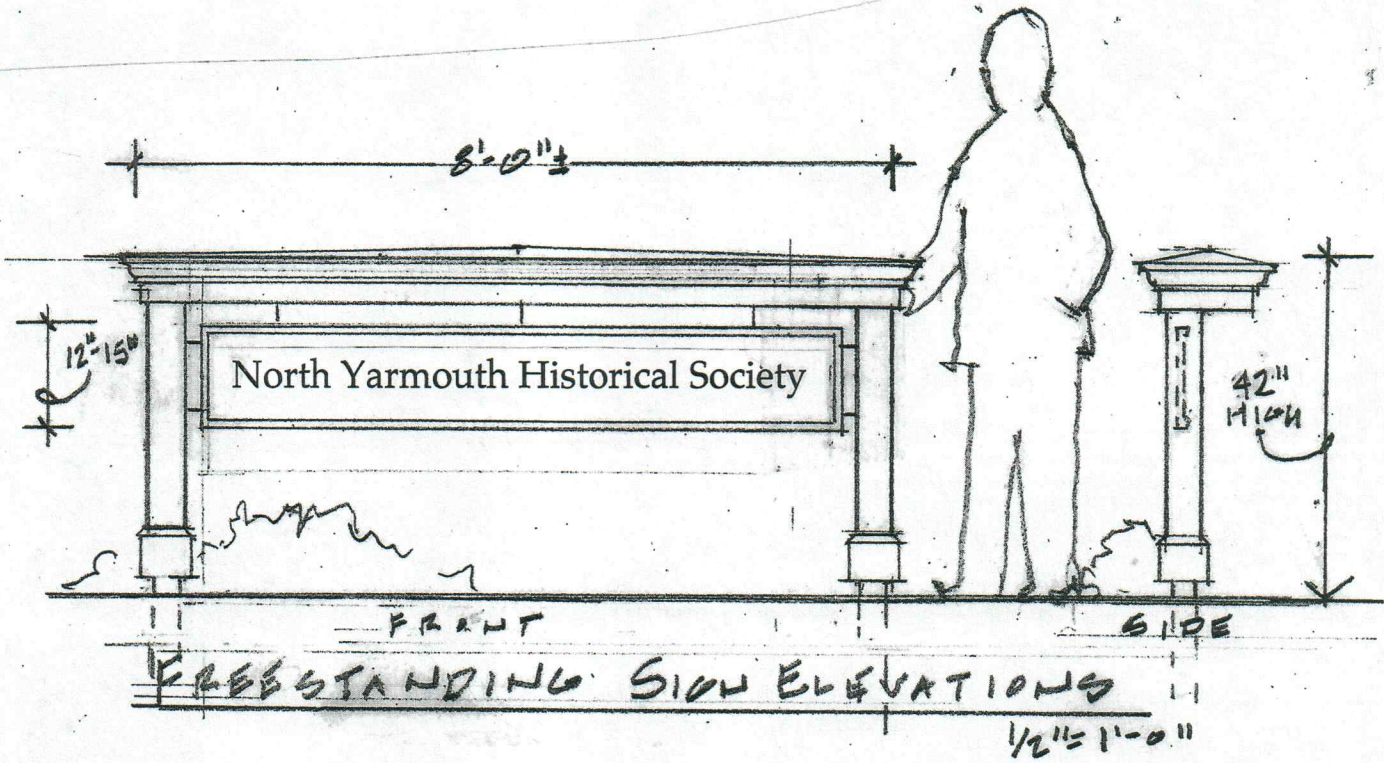
**End of Checklist Response**



Old Town House – Principal Façade August 2019



Old Town House – Existing Sign, refurbished and replaced



Example of new freestanding sign with illumination



Parking Lot Lighting



Walkway Lighting





Granite Post Fencing



# NORTH YARMOUTH HISTORICAL SOCIETY

10 Village Square Road ☞ North Yarmouth, Maine 04097  
northyarmouthhistorical.org ☞ nyhs1680@gmail.com

## Notice to Abutters

January 25, 2021

Good morning,

We are sending this notice as required by ordinance to all abutters of the property at 475 Walnut Hill Road, North Yarmouth, Maine. This is the property known as the former site of Wescustogo Hall, at the north end of the Village Green, Lot 65, Map 7.

North Yarmouth Historical Society proposes to move the structure Old Town House, currently located at 470 Memorial Highway, to this site. This c.1853 building will be set on to a foundation and restored. A porch/entryway will be added to the east side of the building. Parking will located on the north side of the structure.

North Yarmouth Planning Board will conduct a Site Plan Review of this project at its monthly meeting on Tuesday, February 9, 2021 at 7 PM. You may request details of this project through North Yarmouth's Code Enforcement Office by contacting Tracey Cox at the Code Enforcement office: call 829-3705, option 1, or email [tcx@northyarmouth.org](mailto:tcx@northyarmouth.org).

For information about participating in this meeting please visit the Planning Board section of the Town website (<https://www.northyarmouth.org/planning-board>) and/or contact the CEO office, above.

Sincerely,

**North Yarmouth Historical Society**  
**[nyhs1680@gmail.com](mailto:nyhs1680@gmail.com)**

# NORTH YARMOUTH HISTORICAL SOCIETY

10 Village Square Road ☺ North Yarmouth, Maine 04097  
northyarmouthhistorical.org ☺ nyhs1680@gmail.com

## Abutter Notification

Letters were mailed to 26 recipients. Please see accompanying receipt from USPS Cumberland, Maine.

Letters were mailed 1/25/2021.

Katie Murphy, President  
North Yarmouth Historical Society



CUMBERLAND CENTER  
1 FARWELL AVE  
CUMBERLAND CENTER, ME 04021-9998  
(800)275-8777

01/25/2021 03:10 PM

Product	Qty	Unit Price	Price
Winter Scenes	1	\$11.00	\$11.00
Grand Total:			\$11.00

Debit Card Remitted  
Card Name: MasterCard  
Account #: XXXXXXXXXXXX0061  
Approval #  
Transaction #: 038  
Receipt #: 022418  
Debit Card Purchase: \$11.00  
AID: A0000000042203  
AL: DEBIT  
PIN: Verified  
Chip

\*\*\*\*\*

Old town House

Inbox x



ehg2@maine.rr.com  
to Mark, Katie

Sat, Jan 23, 5:55 PM (2 days ago)



Hi Mark,

In thinking about the septic design. It occurs to me that the design that you put together for us last year is still good for this plan. It is essentially in the same location servicing the same number of people so unless you think that his is not a good idea, given the time constraints, we will go ahead and include that in our Planning Board package that we need to submit early next week.  
So sorry for all the machinations – we were panicking!  
Many Thanks, Ed



Mark Cenci  
to ehg2, Katie

Sat, Jan 23, 6:25 PM (2 days ago)



Ed I was planning to pull the original information and present it. I think it will suffice at this point.  
...



ehg2@maine.rr.com  
to Mark, Katie

Sat, Jan 23, 6:54 PM (2 days ago)



Wonderful! Thanks! We have a copy.  
Ed

# ATTACHMENT 1.

## SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept. Health & Human Services  
Div of Environmental Health, 11 SHS  
(207) 287-5672 Fax: (207) 287-4172

<b>PROPERTY LOCATION</b>		<b>&gt;&gt; CAUTION: LPI APPROVAL REQUIRED &lt;&lt;</b>	
City, Town, or Plantation	NORTH YARMOUTH	Town/City _____	Permit # _____
Street or Road	475 WALNUT HILL RD.	Date Permit Issued <u>1/1</u>	Fee: \$ _____ Double Fee Charged [ ]
Subdivision, Lot #		L.P.I. # _____	
<b>OWNER/APPLICANT INFORMATION</b>		Local Plumbing Inspector Signature _____	
Name (last, first, MI)	NORTH YARMOUTH HISTORICAL SOC. <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Applicant	<input type="checkbox"/> Owner <input type="checkbox"/> Town <input type="checkbox"/> State	
Mailing Address of Owner/Applicant	10 VILLAGE SQUARE RD NORTH YARMOUTH ME 04097	The Subsurface Wastewater Disposal System shall not be installed until a Permit is issued by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.	
Daytime Tel. #		Municipal Tax Map # _____	Lot # _____
<b>OWNER OR APPLICANT STATEMENT</b>		<b>CAUTION: INSPECTION REQUIRED</b>	
I state and acknowledge that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a Permit.		I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application.	
Signature of Owner or Applicant _____ Date _____		Local Plumbing Inspector Signature _____ (1st) date approved _____	
		(2nd) date approved _____	

### PERMIT INFORMATION

<b>TYPE OF APPLICATION</b> <input checked="" type="checkbox"/> First Time System <input type="checkbox"/> Replacement System Type replaced: _____ Year installed: _____ <input type="checkbox"/> Expanded System <input type="checkbox"/> <25% Expansion <input type="checkbox"/> >25% Expansion <input type="checkbox"/> Experimental System <input type="checkbox"/> Seasonal Conversion	<b>THIS APPLICATION REQUIRES</b> <input checked="" type="checkbox"/> No Rule Variance <input type="checkbox"/> First Time System Variance <input type="checkbox"/> Local Plumbing Inspector Approval <input type="checkbox"/> State & Local Plumbing Inspector Approval <input type="checkbox"/> Replacement System Variance <input type="checkbox"/> Local Plumbing Inspector Approval <input type="checkbox"/> State & Local Plumbing Inspector Approval <input type="checkbox"/> Minimum Lot Size Variance <input type="checkbox"/> Seasonal Conversion Permit	<b>DISPOSAL SYSTEM COMPONENTS</b> <input checked="" type="checkbox"/> Complete Non-engineered System <input type="checkbox"/> Primitive System (graywater & alt. toilet) <input type="checkbox"/> Alternative Toilet, specify: _____ <input type="checkbox"/> Non-engineered Treatment Tank (only) <input type="checkbox"/> Holding Tank, _____ gallons <input type="checkbox"/> Non-engineered Disposal Field (only) <input type="checkbox"/> Separated Laundry System <input type="checkbox"/> Complete Engineered System (2000 gpd or more) <input type="checkbox"/> Engineered Treatment Tank (only) <input type="checkbox"/> Engineered Disposal Field (only) <input checked="" type="checkbox"/> Pre-treatment, specify: <u>WHITE KNIGHT</u> <input type="checkbox"/> Miscellaneous Components <u>OR EQUAL</u>
<b>SIZE OF PROPERTY</b> 35.335 <sup>SQ. FT.</sup> <sub>ACRES</sub>	<b>DISPOSAL SYSTEM TO SERVE</b> <input type="checkbox"/> Single Family Dwelling Unit, No. of Bedrooms: _____ <input type="checkbox"/> Multiple Family Dwelling, No. of Units: _____ <input checked="" type="checkbox"/> Other: <u>OFFICES WITH FUNCTIONAL ROOM</u> (specify) Current Use <input type="checkbox"/> Seasonal <input type="checkbox"/> Year Round <input checked="" type="checkbox"/> Undeveloped	<b>TYPE OF WATER SUPPLY</b> <input type="checkbox"/> Drilled Well <input type="checkbox"/> Dug Well <input type="checkbox"/> Private <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other

### DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

<b>TREATMENT TANK</b> <input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Regular <input type="checkbox"/> Low Profile <input type="checkbox"/> Plastic <input type="checkbox"/> Other: CAPACITY: <u>1000</u> GAL.	<b>DISPOSAL FIELD TYPE &amp; SIZE</b> <input checked="" type="checkbox"/> Stone Bed <input type="checkbox"/> Stone Trench <input type="checkbox"/> Proprietary Device <input type="checkbox"/> cluster array <input type="checkbox"/> Linear <input type="checkbox"/> regular load <input type="checkbox"/> H-20 load <input type="checkbox"/> Other: SIZE: <u>1300</u> sq. ft. in. ft.	<b>GARBAGE DISPOSAL UNIT</b> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> Maybe If Yes or Maybe, specify one below: <input type="checkbox"/> multi-compartment tank <input type="checkbox"/> _____ tanks in series <input type="checkbox"/> increase in tank capacity <input type="checkbox"/> Filter on Tank Outlet	<b>DESIGN FLOW</b> <u>500</u> gallons per day BASED ON: <input type="checkbox"/> Table 4A (dwelling unit(s)) <input checked="" type="checkbox"/> Table 4C (other facilities) SHOW CALCULATIONS for other facilities <u>90 ATTENDEES AT 5GPD PLUS FOUR IN OFFICE</u> <input type="checkbox"/> Section 4G (meter readings) ATTACH WATER METER DATA
<b>SOIL DATA &amp; DESIGN CLASS</b> PROFILE CONDITION <u>S1B</u> at Observation Hole # <u>TR1</u> Depth _____" of Most Limiting Soil Factor	<b>DISPOSAL FIELD SIZING</b> <input checked="" type="checkbox"/> Medium---2.6 sq. ft. / gpd <input type="checkbox"/> Medium---Large 3.3 sq. ft. / gpd <input type="checkbox"/> Large---4.1 sq. ft. / gpd <input type="checkbox"/> Extra Large---5.0 sq. ft. / gpd	<b>EFFLUENT/EJECTOR PUMP</b> <input checked="" type="checkbox"/> Not Required <input type="checkbox"/> May Be Required <input type="checkbox"/> Required Specify only for engineered systems: DOSE: _____ gallons	<b>LATITUDE AND LONGITUDE</b> at center of disposal area Lat. <u>43</u> d <u>49</u> m <u>47</u> s <u>18</u> Lon. <u>70</u> d <u>14</u> m <u>58</u> s <u>53</u> If g.p.s., state margin of error: _____

### SITE EVALUATOR STATEMENT

I certify that on 3-9-20 (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241).

\_\_\_\_\_ SE # 262 Date 3-9-20  
 Site Evaluator Signature  
 \_\_\_\_\_ Telephone Number 329-3524  
 Site Evaluator Name Printed E-mail Address

Note: Changes to or deviations from the design should be confirmed with the Site Evaluator.

# SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Department of Human Services  
Division of Health Engineering, Station 10  
(207) 287-5872 Fax: (207) 287-3185

Town, City, Plantation  
**NORTH YARMOUTH**

Street, Road, Subdivision  
**415 WALNUT HILL ROAD**

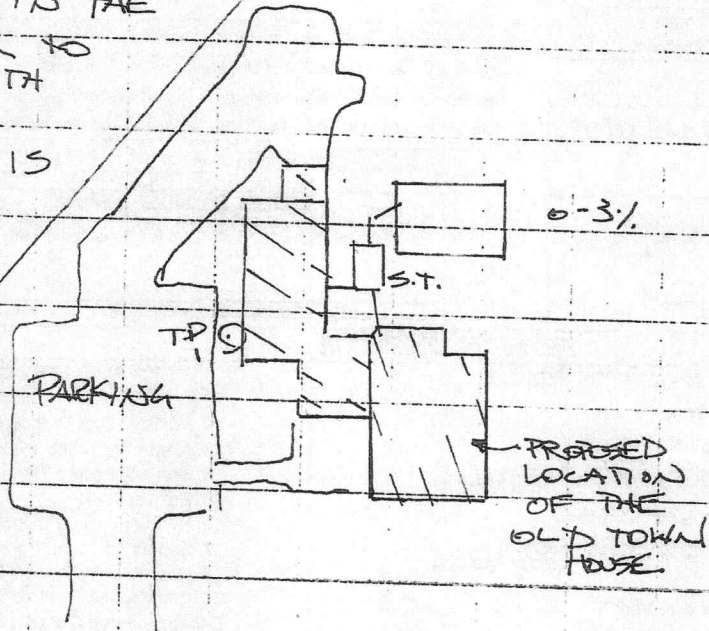
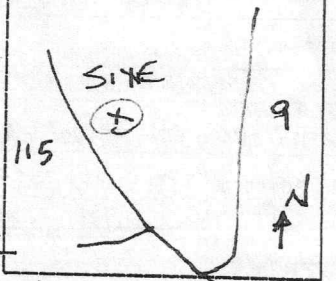
Owner or Applicant Name  
**NO. YARMOUTH HISTORICAL SOC.**

**\*NOTES:**

A "WHITE KNIGHT"  
AERATOR WILL BE  
INSTALLED IN THE  
SEPTIC TANK TO  
COMPLY WITH  
ZONING.  
STONE BED IS  
1/2 SIZE.

**SITE PLAN** Scale 1" = 50 ft.

**SITE LOCATION PLAN**  
(map from Maine Atlas recommended)



WALNUT HILL ROAD

## SOIL PROFILE DESCRIPTION AND CLASSIFICATION

(Location of Observation Holes Shown Above)

Observation Hole # TP-1  Test Pit  Boring

Depth of organic horizon above mineral soil \_\_\_\_\_"

Texture	Consistency	Color	Mottling
0			
6			
12			
18	SAND LOOSE	YELLOW BROWN	
24			
30			NONE
36			
42			
48			

Soil Profile	Classification Condition	Slope Percent	Limiting Factor Depth	<input type="checkbox"/> Groundwater <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
5	B	0.3	-	

Observation Hole # \_\_\_\_\_  Test Pit  Boring

Depth of organic horizon above mineral soil \_\_\_\_\_"

Texture	Consistency	Color	Mottling
0			
6			
12			
18			
24			
30			
36			
42			
48			

Soil Profile	Classification Condition	Slope Percent	Limiting Factor Depth	<input type="checkbox"/> Groundwater <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth

Site Evaluator Signature

*[Signature]*

SE #

262

Date

3-10-20

**SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION**

Maine Department of Human Services  
Division of Health Engineering, Station 10  
(207) 287-9572 Fax: (207) 287-3155

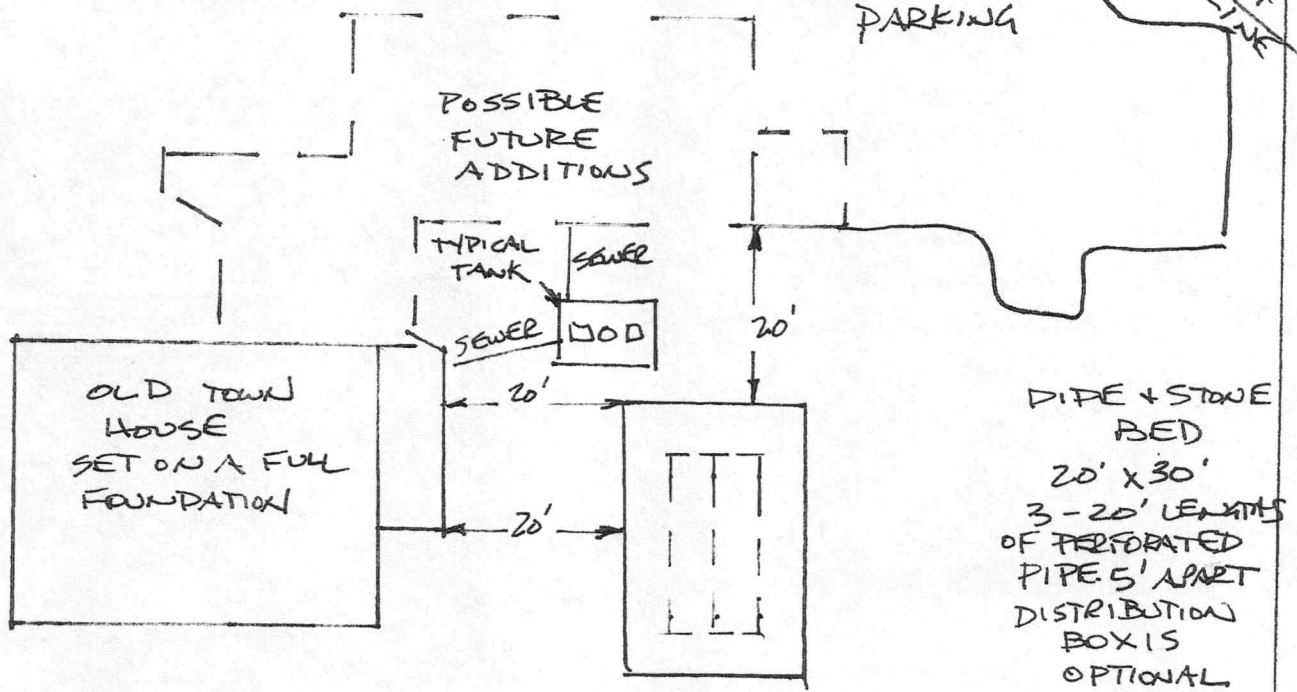
Town, City, Plantation  
**NORTH YARMOUTH**

Street, Road, Subdivision  
**475 WALNUT HILL ROAD**

Owner or Applicant Name  
**NORTH YARMOUTH HISTORICAL SOCIETY**

**SUBSURFACE WASTEWATER DISPOSAL PLAN**

Scale: 1" = 20' ft.



**BACKFILL REQUIREMENTS ABOVE GRADE**

Depth of Backfill (upslope) 0  
Depth of Backfill (downslope) 0  
DEPTHS AT CROSS-SECTION (shown below)

**CONSTRUCTION ELEVATIONS TO BE SET**

Finished Grade Elevation \_\_\_\_\_"  
Top of PIPES \_\_\_\_\_"  
Bottom of Disposal Field \_\_\_\_\_"

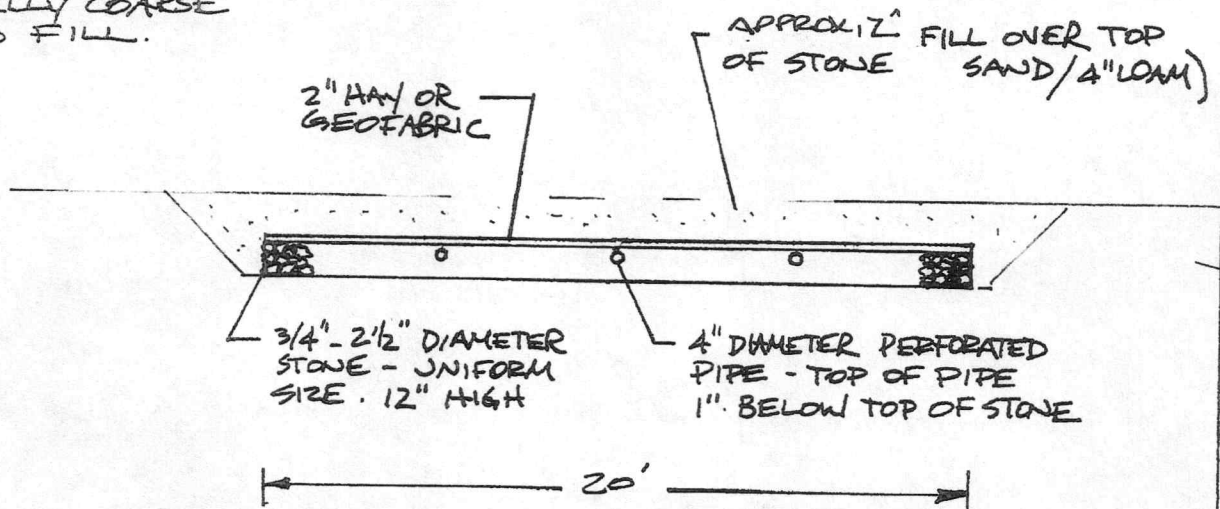
**ELEVATION REFERENCE POINT**

Location & Description: TO BE SET AT CONSTRUCTION  
Reference Elevation is: 0.0' or \_\_\_\_\_

SCAFFIFY ALL GROUND TO BE FILLED. USE GRAVELLY COARSE SAND FILL.

**DISPOSAL FIELD CROSS SECTION**

Scales:  
Vertical: 1" = 5' ft.  
Horizontal: 1" = 5' ft.



*Handwritten signature*

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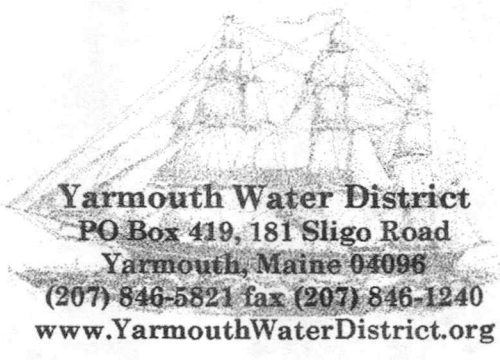
**3-9-20**

Site Evaluator Signature

SE #

Date

Eric Gagnon  
Superintendent



**Yarmouth Water District**  
PO Box 419, 181 Sligo Road  
Yarmouth, Maine 04096  
(207) 846-5821 fax (207) 846-1240  
[www.YarmouthWaterDistrict.org](http://www.YarmouthWaterDistrict.org)

Irving C. Felker, Jr.  
Chairman, Board of Trustees

January 22, 2021

Mr. Linc Merrill  
Via Email: [metinic@aol.com](mailto:metinic@aol.com)

RE: 475 Walnut Hill Road, NY – NY Historical Society Building

Dear Mr. Merrill,

Please be advised that the above referenced project can be served from the existing ¾" domestic water service that previously served the grange. A new meter setting would be required to be installed inside the building.

Per our discussion on 1/22/2021 a fire service is required for the new building. The proposed fire service must be properly sized by a fire sprinkler system designer. The fire service needs to be installed from the existing water main that is located on the opposite side of Walnut Hill Road.

Please note that the District does not have the capacity to serve if the proposed domestic use increases. We can support the additional fire service as this type of service does not require a continuous additional demand to the system. We will have the ability to serve any increased domestic use once we make planned capital system improvements that meet our requirements.

We look forward to working with you as this project progresses. Feel free to contact the District with any questions or concerns.

Sincerely,



Eric Gagnon  
Assistant Superintendent