

May 26, 2022

Ryan Keith, Planner  
North Yarmouth Planning Board  
10 Village Square Road  
North Yarmouth, Maine



Re: Proposed Deacon Hayes Commons, Parsonage/Walnut Hill Roads

Dear Ryan and Board Members,

We have updated plans and performed studies as requested by the Planning Board during the May meeting. Changes with this submission include:

1. Updated new building elevations and floor plan to meet Section 10.4 of the Zoning Ordinance.
2. Updated site and topographic plan coordination to match revised building design.
3. Landscape planting plan calling out specific plants on the site plan.
4. A Hydrogeologic Assessment study by Mark Censi Geologic showing the 5mg/l nitrate levels within the parcel for each of the 4 proposed disposal systems.
5. A financial capacity letter from GenX Lending to finance the project.
6. A narrative explaining the potential affordable housing component of the project.
7. Removal of the pond area parcel transfer to the abutter.

We hope you will find this additional information satisfactory and determine the application submittal as complete for further review by the Planning Board. Please contact me if you have any questions.

Sincerely yours

A handwritten signature in black ink that reads 'Stephen Roberge'.

Stephen Roberge, PE  
for SJR Engineering Inc.

Attachments: Updated plan set, updated building elevations/floor plan, Hydrogeologic Assessment Study, Financial Capacity statement, Affordable Housing statement



## Hydrogeologic Assessment Deacon Hayes Commons Walnut Hill Road, North Yarmouth

**Date:** May 24, 2022

### **Summary:**

The proposed array of subsurface wastewater disposal systems, using aerating pre-treatment technology, depicted on the *Grading & Erosion Control Plan Deacon Hayes Commons* by SJR Engineering, Inc., dated February 2022 meets the requirements of Section 10.25 of the *North Yarmouth Land Use Ordinance*.

### **Purpose of the Assessment:**

The purpose of the assessment is to predict the locations and possible effects of wastewater plumes from the septic systems planned for the project to satisfy the requirements of the *North Yarmouth Land Use Ordinance*, as described in Section 10.25, *Water Quality*. The property is in the Ground Water Protection Overlay District of the Town of North Yarmouth.

### **Information used:**

Information used in this assessment includes a site plan by SJR Engineering, Inc. soil test information by Mark Cenci Geologic, Inc. and library research of published information.

### **Project summary:**

The project is a residential complex of four buildings, each containing three, three-bedroom residences. The buildings will be served by individual subsurface wastewater disposal systems and the public water supply.



The subsurface wastewater disposal systems serving this project were located to minimize ground water effects by maintaining 100 feet of separation between them. Aerating pre-treatment was added to each system design in order to protect the aquifer and the water supply wells of the Yarmouth Water District.

The planned locations and separations of the disposal areas also allows for the required setback distances of systems less than 1000 gallons per day, according to the *Subsurface Wastewater Disposal Rules*. This allows the disposal areas to be 10 feet to property lines, 20 feet to building foundations and 50 feet to the pond. The setback to the pond is only 50 feet because it is a Minor Water Body, according to the *Rules*, as it is not a mapped feature on the USGS topo sheet.

### **Summary of geology:**

The property is located on the gently sloping terrace at the base of Walnut Hill, located westerly of the site (see Figure 1). Drainage is southeasterly to Toddy Brook, which is located off the property, by way of a man-made pond and a drainage channel, which may also be man-made or at least enhanced, that leads to Toddy Brook.

Michael J. Ratelle depicts the property as a glacio-marine near-shore deposit of sands, with smaller aspects of glacio-marine fan deposits of coarser sands and gravels (see Figure 2) on the *Surficial Geology of the Yarmouth 7.5' Quadrangle, Cumberland County, Maine* (ME Geol Surv. Open-File Report 99-136). Walnut Hill is mapped as a deposit of glacial till, underlain by shallow bedrock, and areas to the east of the property are mapped as fine-textured Presumpscot Formation.

These marine fan/marine near-shore deposits resulted from sediment entering the glacial sea from higher ground and being piled up in places as underwater fan deposits; being sorted and winnowed by currents, and having the finer particles removed to be deposited in deeper, quieter waters to the east.

The entire property is underlain by sands of varying textures, from medium to coarse, according to Ratelle. This is confirmed by the on-site soil investigation by Cenci as part of the septic site evaluation process.

Bedrock was not found in any of the on-site test pits and is reported to be 67 feet below the surface at a water well across Parsonage Road.

### **Summary of hydrogeology:**

The property is mapped as an aquifer (see Figure 3) on the *Significant Sand and Gravel Aquifers*

of the Yarmouth Quadrangle, Maine by Craig Neil and Daniel Locke (ME Geol. Surv. Open-File Map 99-27). The aquifer boundary coincides with Walnut Hill Road in this area.

The source of groundwater on this site is precipitation. Precipitation falling on the site seeps into the soil and descends until restrictive soil layers, bedrock or the water table is encountered. On this site the soils are medium-textured sands. Recharge is above average on the property. Based on the guidelines for nitrogen impact assessment established by the Maine DEP, it is reasonable to assume that 50% of all precipitation recharges into the soils. This assumption is based on Section 17.B.2.d.i. of the Site Location of Development rules.

The ground water flow directions on this property were determined by analysis of the topographic map of the area and topography details from the site. The pond on the property, and the drainage channel that exits the pond, acts as a "sink" for upgradient ground water. The area-wide flow of ground water toward Toddy Brook is locally influenced by this sink, and ground water moves toward it.

The hydraulic conductivity is estimated to be 50 feet per day, based on textures found in the soil pits. The hydraulic gradient is assumed to be 0.005 (0.5%) and the effective porosity is assumed to be 25%.

#### **Impact on ground water quality:**

Nitrate-nitrogen (NO<sub>3</sub>-N) is the chemical to assess for impact on ground water. Nitrate-nitrogen is generated by subsurface wastewater disposal systems. It is a conservative contaminant, meaning it does not readily degrade in ground water. Nor does it attenuate, or attach itself, to soil particles. NO<sub>3</sub>-N moves with the ground water as a "plume" and eventually dilutes to low concentrations in ground and/or surface water or is bio-chemically removed in wetlands.

NO<sub>3</sub>-N is limited to 10 mg/liter in drinking water supplies by the primary Drinking Water Standard. The North Yarmouth Land Use Ordinance requires wastewater plumes to have a concentration of no greater than 5 mg/liter at a project property line.

The analysis of NO<sub>3</sub>-N impacts was calculated by SOLUTRANS, a 32-bit Windows program for modeling three-dimensional solute transport written by Dr. Charles R. Fitts of Fitts Geosolutions and the University of Southern Maine. The program is based on the analytical solutions of Liej *et al* (1991 and 1993). The solutions in SOLUTRANS assume a uniform one-dimensional flow


field, and allow three-dimensional dispersion, retardation and first-order decay. The model is an advection-dispersion model, so drought conditions are accounted for.



Variables entered include a hydraulic conductivity value of 50 feet per day, an effective porosity of 25%, and a hydraulic gradient of 0.005 (0.5%), giving a seepage velocity of 1 foot per day. Other assumed variables include an initial NO<sub>3</sub>-N concentration of 30 mg/liter (after aerating pre-treatment), a retardation of 1, a decay constant of zero, and longitudinal, lateral and vertical dispersivities of 15, 5 and 0.5 feet, respectively. A thickness variable was also included to simulate the three-dimensional aspect of the plumes.

The calculations reveal the 5 mg/liter NO<sub>3</sub>-N plumes will be approximately 75 feet in length. A depiction of the plumes drawn on the plan is attached. On this site the NO<sub>3</sub>-N will also dilute rapidly in the open water of the pond.

The existing water well shall be abandoned according to the *Maine Well Drillers' Rules*.

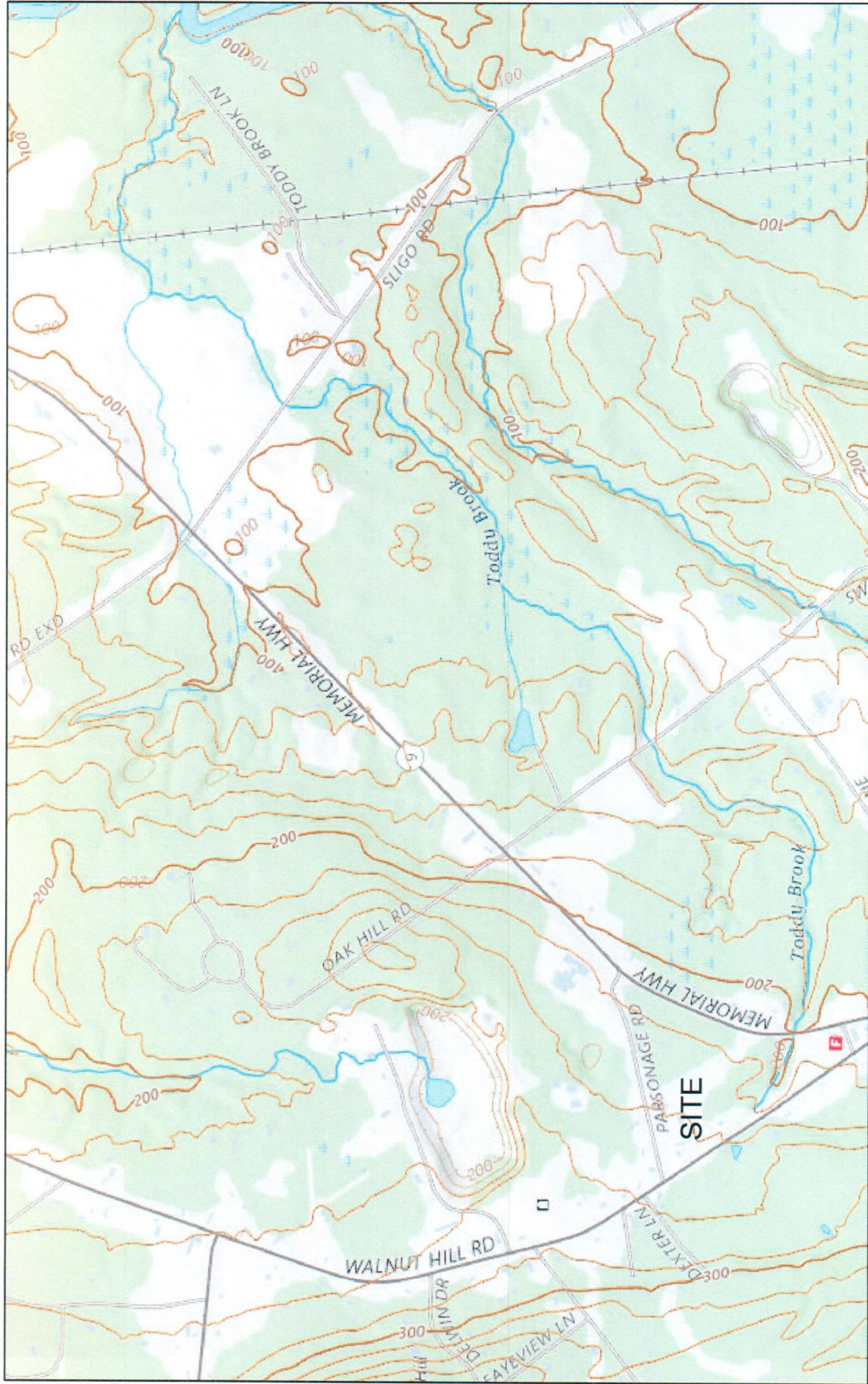


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Mark Cenci. LG # 467



Figure 1.



5/23/2022, 3:59:22 PM

— Normal Intermediate Contours

— Normal Index Contours

1:18,056

0 0.1 0.2 0.4 mi

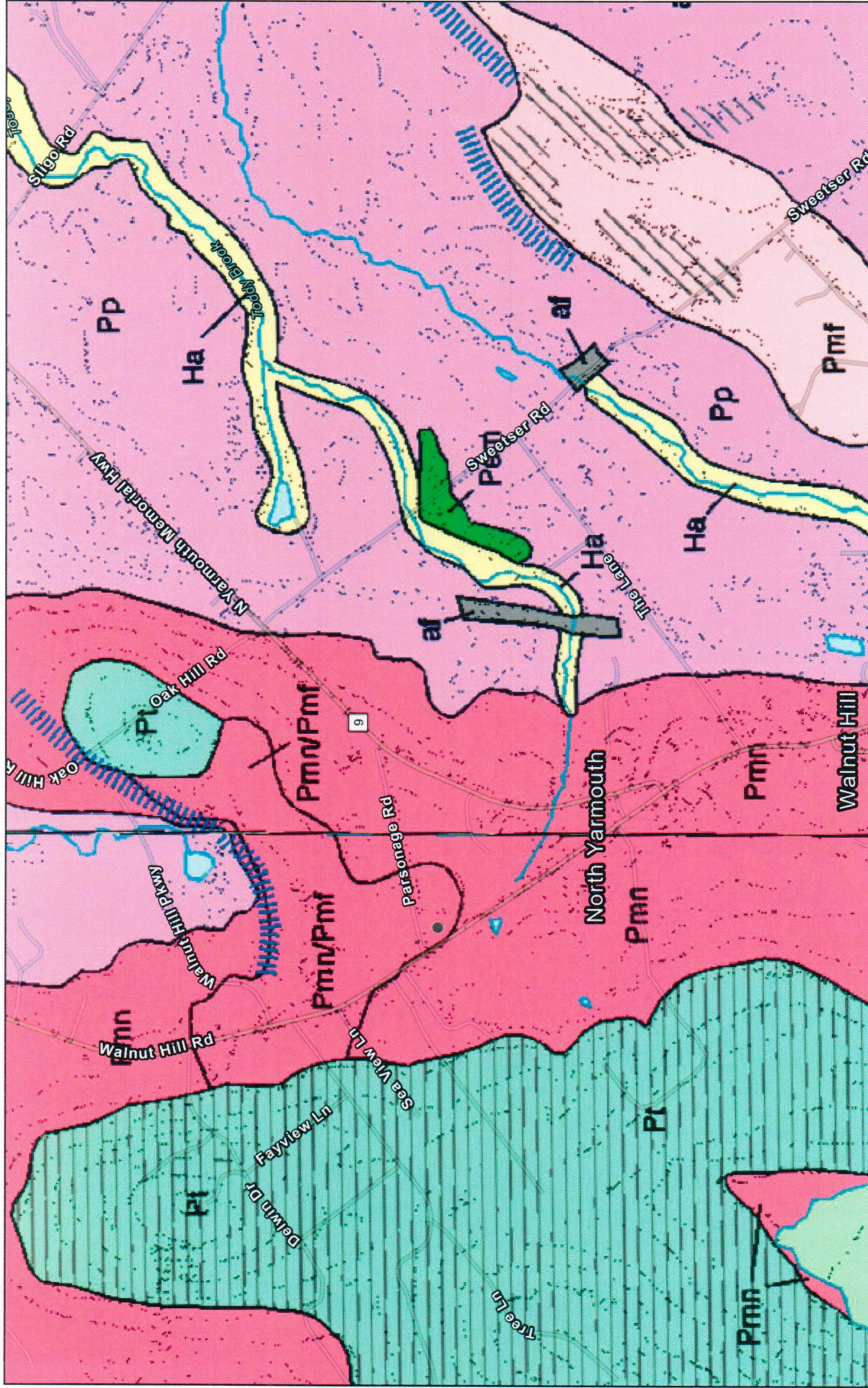
0 0.17 0.35 0.7 km

USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography

USGS  
2021 USGS



Figure 2. Surficial Geology 1:24,000



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Image

Green: Band\_2 Blue: Band\_3

Red: Band\_1

1:18,056

0 0.1 0.2 0.4 mi

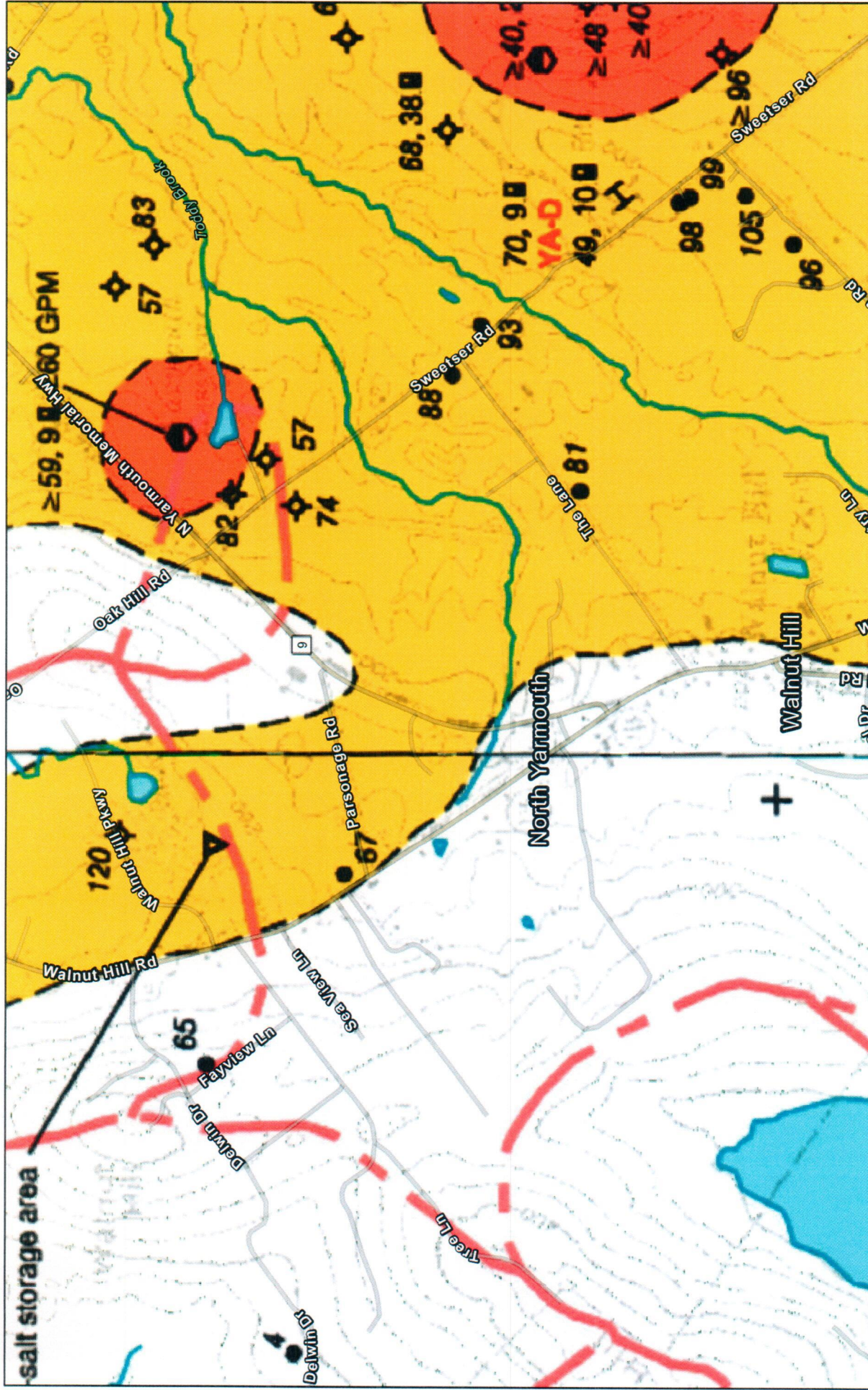
0 0.17 0.35 0.7 km

Maine Geological Survey, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS,

Maine Geological Survey | Maxar | Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METINASA, USGS, EPA, NPS, US Census Bureau, USDA |



Figure 3. Aquifers 24K



5/23/2022, 4:31:28 PM

Image

- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3

1:18,056

0 0.1 0.2 0.35 0.4 mi

0 0.17 0.35 0.7 km

Maine Geological Survey, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS,

Maine Geological Survey | Maxar | Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, MET/NASA, USGS, EPA, NPS, US Census Bureau, USDA |



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The existing water well shall be abandoned according to the *Maine Well Drillers' Rules*.

  
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Mark Cenci. LG # 467

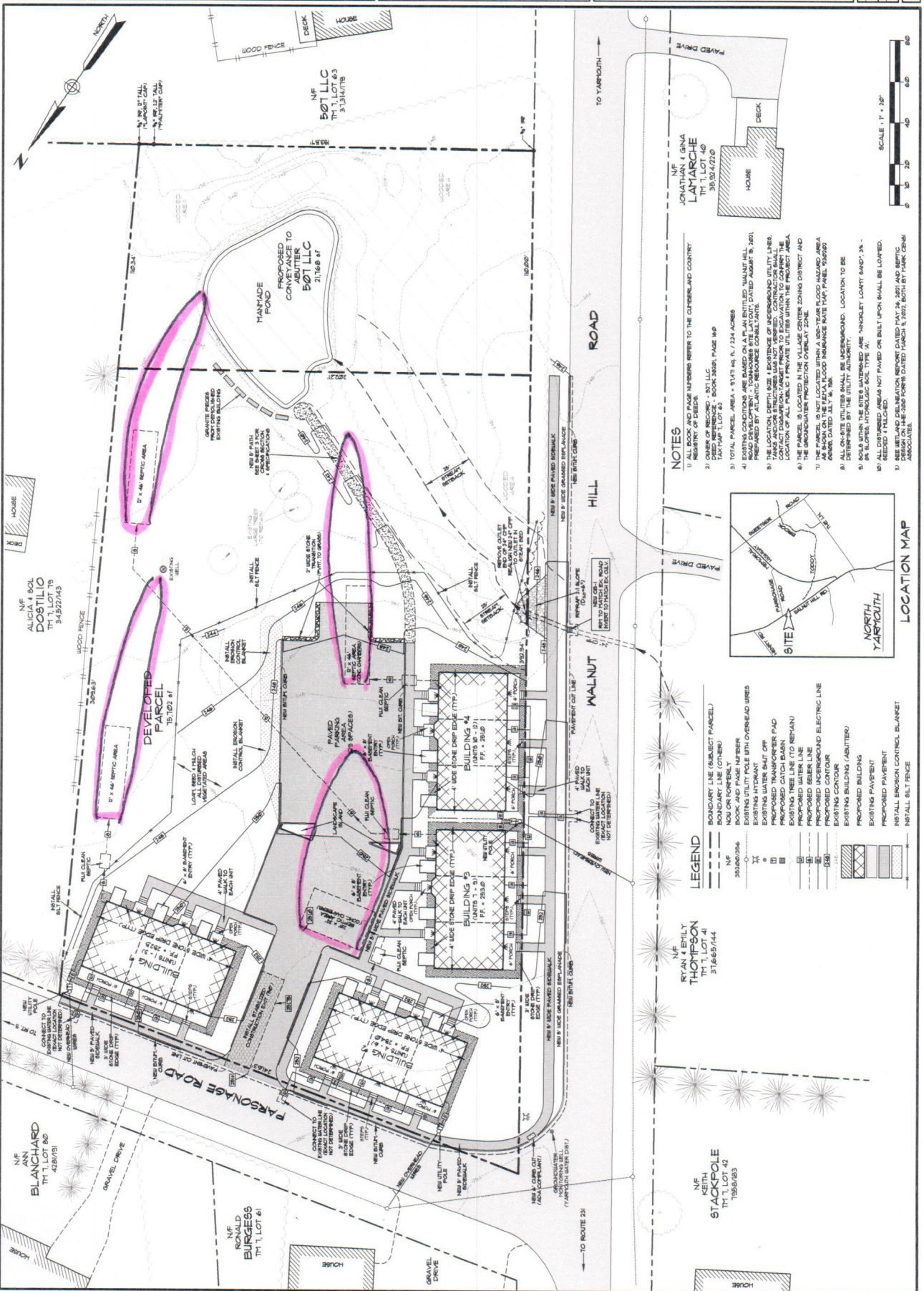
REV.	BY	DATE	CHANGES
1	SKR	3-18-2022	REVISED & SPACES REVISOR CLIENT, ADAPTER NOTES 1, 3
2	SKR	3-18-2022	ADAPTER BUILDING FOOTPRINT
3	SKR	4-1-2022	UPDATES NEW TOWN REVIEW COMMENTS
4	SKR	5-13-2022	RECONFIGURE BUILDING SIZES

**SJR ENGINEERING, INC.**  
 16 THURSTON DRIVE  
 MONMOUTH, MAINE 04259  
 (207) 242-6248  
 sje@sje-eng.com

**GRADING & EROSION CONTROL PLAN**  
 DEACON LAYERS COMMONS  
 521 WALNUT HILL ROAD - NORTH YARMOUTH MAINE  
 PREPARED FOR  
**521 LLC**  
 855 OAK HILL ROAD - NORTH YARMOUTH, ME

DATE	PROJECT
FEB. 2022	2022-10
DRAWN BY <td>SCALE</td>	SCALE
SKR	1" = 30'

**SHEET 2**



- NOTES**
- ALL BOOK AND PAGE REFERENCES REFER TO THE OTHERLAND COUNTRY RESERVING OF RECORD.
  - OWNER OF RECORD - 501 LLC, 300-THURSTON, PAGE 40, TAX MAP T, LOT 63.
  - TOTAL PARCEL AREA = 57,471 SQ. FT. / 1.314 ACRES.
  - EXISTING CONDITIONS ARE BASED ON A PLAN ENTITLED WALNUT HILL COMMONS, DATED 08/15/2021, PREPARED BY ATLANTIC RESOURCE CONSULTANTS.
  - THE LOCATION, DEPTH, SIZE & EXISTENCE OF UNDERGROUND UTILITY LINES, AS SHOWN ON THE UTILITIES RECORD DRAWING, SHALL BE VERIFIED BY CONTACT DISCUSSION, MARKET PRIOR TO EXCAVATION TO CONFIRM THE LOCATION OF ALL PUBLIC & PRIVATE UTILITIES WITHIN THE PROJECT AREA.
  - THE PARCEL IS LOCATED IN THE VILLAGE CENTER ZONING DISTRICT AND AN EROSION CONTROL PLAN IS REQUIRED FOR ALL EXCAVATION WORK AS SHOWN ON THE UTILITIES RECORD DRAWING. THE PLAN SHALL BE REVIEWED BY THE UTILITY AUTHORITY.
  - SOILS WITHIN THE SITE'S WATERSHED ARE "HIGGLET LOAMY SAND", "IN A" SLOPE, INTERPOLATED SOIL TYPE A1.
  - ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AS SHOWN.
  - SEE SETBACK DELINEATION REPORT DATED MAY 14, 2021 AND SETBACK DESIGN ON THE 2000 FORMER DATED MARCH 9, 2022, BOTH BY MARK CERHAI ASSOCIATES.



- LEGEND**
- BOUNDARY LINE (SUBJECT PARCEL)
  - BOUNDARY LINE (OTHER)
  - LOCAL PAGE NUMBER
  - EXISTING UTILITY POLE WITH OVERHEAD WIRES
  - EXISTING HYDRANT
  - EXISTING WATER SHUT OFF
  - PROPOSED WATER SHUT OFF
  - PROPOSED CATCH BASIN
  - EXISTING TREE LINE (TO RETAIN)
  - PROPOSED TREE LINE (TO REMOVE)
  - PROPOSED SEWER LINE
  - PROPOSED OVERHEAD ELECTRIC LINE
  - PROPOSED CONTOUR
  - EXISTING CONTOUR
  - EXISTING BUILDING (ADJUTER)
  - PROPOSED BUILDING
  - EXISTING PAVEMENT
  - PROPOSED PAVEMENT
  - INSTALL EROSION CONTROL BLANKET
  - INSTALL 6\"/>



PROPERTY OF THE CLIENT. NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM THE ENGINEER OF RECORD.





To: Whom it may concern  
5/25/22

GenX Lending, a sister company of GenX Capital Partners [www.GenXCP.com](http://www.GenXCP.com), has pre-approved 527 LLC/Laurie Bachelder-owner for up to \$3.5MM for the acquisition and development of Deacon Hayes Commons, 521 Walnut Hill Rd, North Yarmouth, Maine

Project is: Deacon Hayes Commons.  
Address is 521 Walnut Hill Rd. North Yarmouth, ME 04097

Since 2017 The GenX Companies have closed in excess of \$500 million in real estate projects nationwide, with more than \$15 million for the month of April in Southern Maine alone.

**Recent Closings** [www.GenX-Lending.com](http://www.GenX-Lending.com)

We look forward to the success of the project.

Regards · ·

Mark McClure  
Managing Partner  
305-507-6777

## LUO Standards and Requirements:

1. Affordable housing units shall be geographically dispersed throughout the development where feasible, and the dwelling units shall be compatible with the design of the remainder of the development in terms of appearance. **The units are townhouses, and all of the 12 town houses will be built the same, regardless of if they are deemed as affordable housing or not.**
2. An affordable housing unit shall not have more than 1,500 square feet of living space. The Planning Board shall require deed restrictions that prohibit future expansion of the square footage of living space. **All 12 units will be under 1500 square feet.**
3. The affordable housing lots/units shall be constructed concurrently with the remainder of the project. **This applies to this project.**
4. The developer can assure to the Planning Board's satisfaction that at least 20 percent of the total number of residential dwelling units in the proposed development will remain affordable to low and/or moderate income families for the next 25 years. **If affordable housing will be implemented into the project (rent or sale) at least 2 affordable housing units in this project will be deemed affordable and the project may commit more units.  $12 \times 20\% = 2.4$ . LUO states to round down, so 2 is considered to meet the 20%.**
5. Long-Term Affordability Required for All Affordable Housing: Long-term affordability must be assured for a period no less than 25 years through deed restrictions or some other recorded instrument acceptable to the Town Attorney. **The deeds for the affordable housing units will have the language in the deed that will deem those units as affordable for 25 years. The proposed restrictive deed will be created by developer's attorney for approval by the Town's attorney.**

## Email from Mark Bower, Town of North Yarmouth Attorney:

"Affordable Housing: Residential dwelling units that may be rented or purchased for occupancy by buyers with **low incomes** and **moderate incomes** as established for the Portland Statistical Area by the Maine State Planning Office or the Greater Portland Council of Governments. An owner-occupied housing unit is affordable to a household if the unit's sale price is reasonably anticipated to result in monthly housing costs (including mortgage principal and interest payments, mortgage insurance costs, homeowners' insurance costs, and real estate taxes) that do not exceed twenty-eight percent (28%) of the household's gross monthly income. Determination of mortgage amounts and payments are to be based on down payment rates and interest rates generally available to households in this target group. A renter-occupied housing unit is affordable to a household if the unit's monthly housing costs, including rent, do not exceed twenty-eight percent (28%) of the household's gross monthly income."



The LUO goes on to define “low income” as family income that is less than 80% of the median family income for the Portland Statistical Area, and “moderate income” as family income that is between 80% and 150% of median family income. I reviewed the most recent information from HUD – the 2021 data for the “Portland ME HUD Metro FMR Area,” which sets the median family income at \$99,900. This means that the low-income limit is \$79,000 and the moderate income limit is \$149,900. For purposes of determining the maximum housing cost that still meets the definition, however, the relevant figure is the top end of 150% (or \$149,900).

Therefore, in order for the Planning Board to determine whether a proposed development constitutes “affordable housing” under the LUO, it first must take 28% of the gross median family income,  $\$149,900 \times 0.28 = \$41,972$  per year (or **\$3,498 per month**). This is the maximum amount that a household can spend on housing (whether owner occupied or rental) and still meet the definition of “affordable housing” under the LUO.

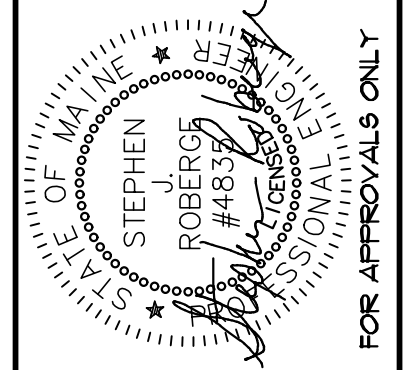
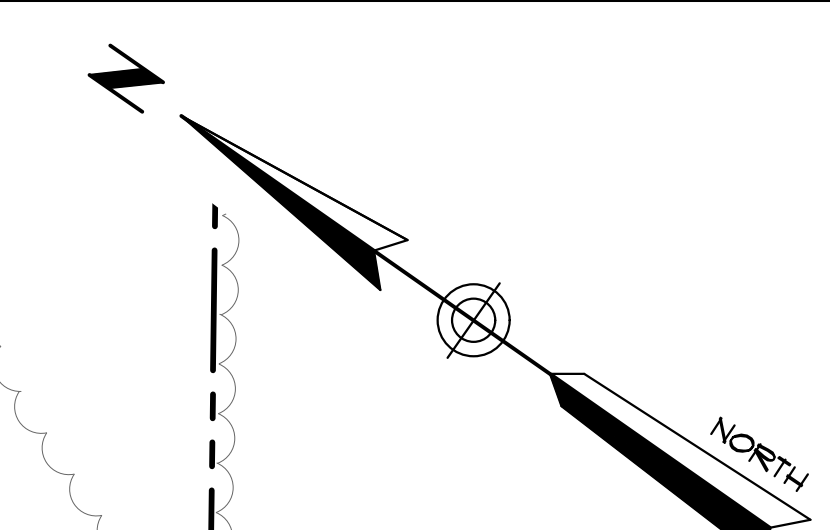
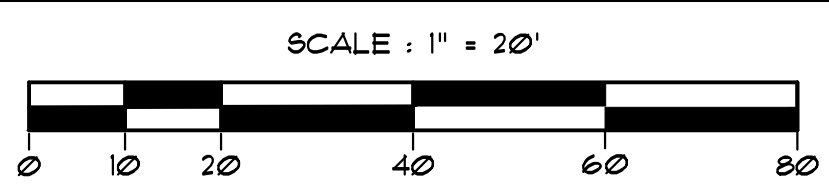
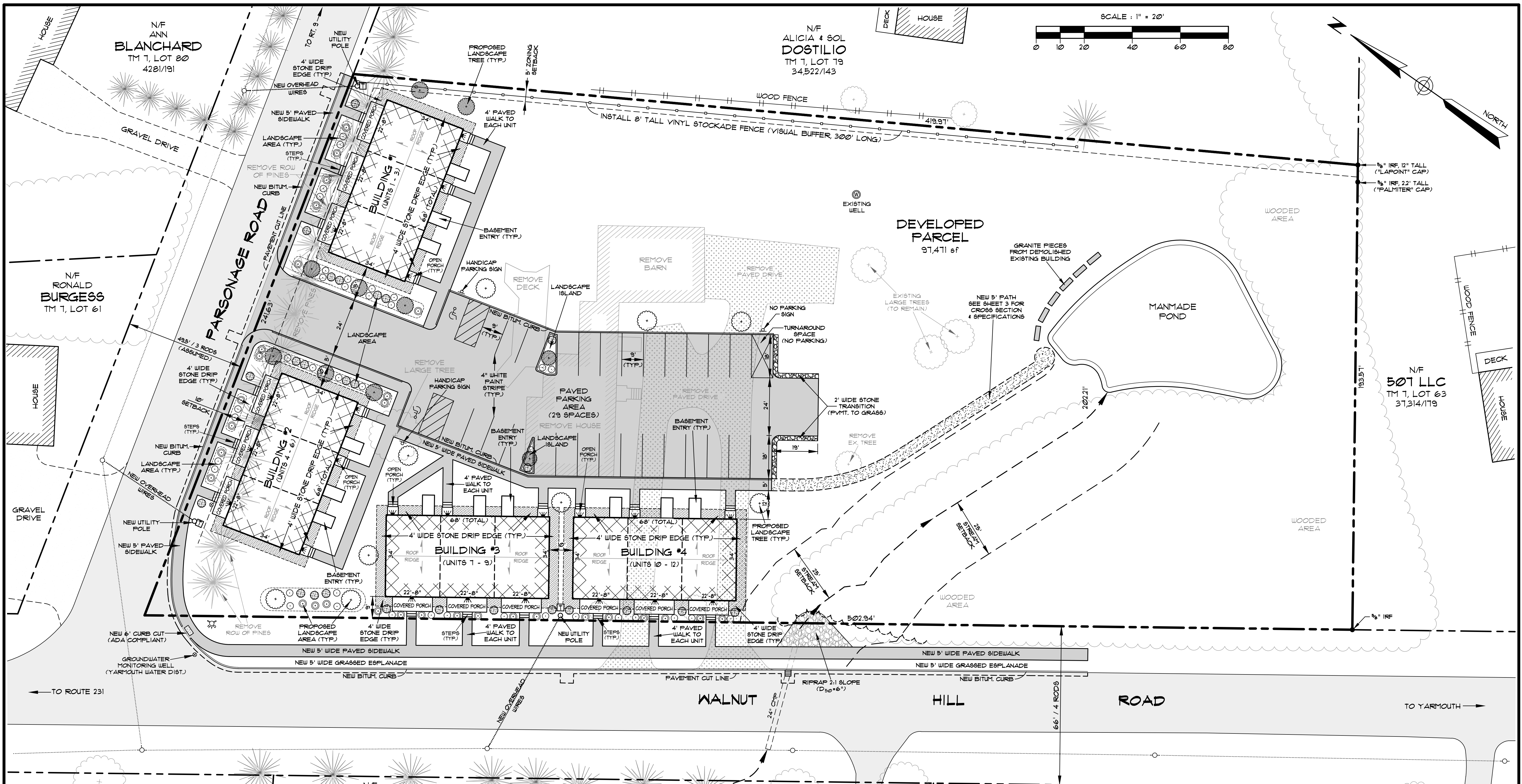
### Rental Units

For rental units, the calculation is fairly simple, as the definition says that a “renter-occupied housing unit is affordable to a household if the unit’s monthly housing costs, including rent, do not exceed twenty-eight percent (28%) of the household’s gross monthly income.” Using the figures above for median family income, that means that monthly housing/rent costs cannot exceed \$3,498 per month (using 2021 numbers). If rent (plus utilities, etc.) is at or below that level, the dwelling units can be deemed “affordable housing” under the LUO’s definition, and exempt from the growth cap.

### Owner-Occupied Units

For owner-occupied dwelling units, the calculation is a bit more complicated, but the monthly limit of \$3,498 is still the same. To determine housing costs, the LUO requires the Board to look at (1) mortgage principal and interest; (2) mortgage insurance; (3) homeowner’s insurance; and (4) property taxes. I have attached a spreadsheet calculator that I created to assist in this calculation. As you can see from the attached, a house purchased for \$510,000 (with 10% down) would have a loan of \$459,000. The interest rate used was 4.42%, which is the average interest rate for a 30-year mortgage as reported by Freddie Mac for the week of 3/24/21. Taxes were determined based on the Town’s current mill rate of \$17.10 per \$1,000 (0.0171), insurance cost is based on an online estimate of \$1,393/yr. per \$250,000 of value (0.005572), and mortgage insurance (PMI) is based on an estimate of 0.5% (0.005) of the loan amount.

Using those inputs, the monthly housing costs for that \$510,000 house would be \$3,459, which would be less than the \$3,498 monthly limit from above.



FOR APPROVALS ONLY

REV.	DATE	BY:	DESCRIPTION
6	5-21-2022	SJR	REDO BUILDING SIZES, ADD FENCE, LANDSCAPE CHANGES
5	5-15-2022	SJR	RECONFIGURE BUILDING SIZES
4	4-15-2022	SJR	UPDATES PER TOWN REVIEW COMMENTS
3	3-26-2022	SJR	ADD RIGHT OF WAY WIDTHS
2	3-19-2022	SJR	ADD LANDSCAPING, UPDATE BUILDING FOOTPRINTS
1	3-15-2022	SJR	REMOVE & SPACES, REVISE CLIENT, ABUTTER, NOTES 2 & 11

**SJR ENGINEERING, INC.**  
 16 THURSTON DRIVE  
 MONMOUTH, MAINE 04259  
 (207) 242-6248 tel  
 sjr@sjr-engineering.com

**SITE TABULATIONS**  
 DEVELOPED PARCEL AREA = 97,471 sf / 2.24 ACRES  
**EXISTING**  
 BUILDING = 3,530 sf  
 PAVEMENT/PORCHES = 5,940 sf  
 IMPERVIOUS AREA = 9,470 sf (9.7%)  
 GREEN SPACE = 88,001 sf (90.3%)  
**PROPOSED**  
 BUILDINGS/PORCHES/STEPS/BULKHEADS = 11,340 sf  
 PAVEMENT/SIDEWALKS = 14,070 sf  
 IMPERVIOUS AREA = 25,410 sf (26.1%)  
 GREEN SPACE = 72,059 sf (73.9%)  
 29 PARKING SPACES (INCLUDES 2 HANDICAP)

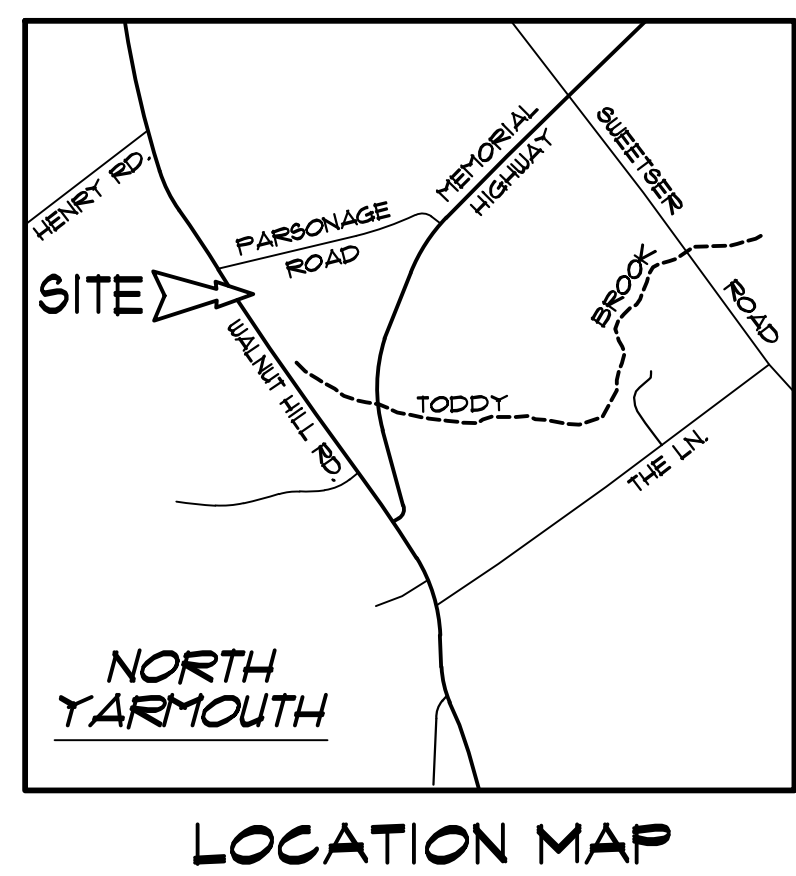
**LANDSCAPE LEGEND**

- NEW MAPLE
- NEW BIRCH
- LANDSCAPING AREA - MIX OF FOUNTAIN GRASS, HOSTA, DIANTHUS, COSMOS & CORAL HONEYSUCKLE

**ZONING REQUIREMENTS**  
 VILLAGE CENTER ZONING DISTRICT  
 MINIMUM LOT SIZE = 20,000 sf (WITH ADVANCED WASTEWATER TREATMENT SYSTEM)  
 STREET FRONTAGE = 10' - 100'  
 STRUCTURE SETBACKS -  
 FRONT = 0' - 20' max.  
 SIDE = 25' min.  
 REAR = 5' min.  
 MAXIMUM STRUCTURE HEIGHT = 3 STORY, 50' max.

**LEGEND**

---	BOUNDARY LINE (SUBJECT PARCEL)
---	BOUNDARY LINE (OTHER)
N/F 35200/356	NOW OR FORMERLY BOOK AND PAGE NUMBER
⊕	EXISTING HYDRANT
⊖	EXISTING WATER SHUT OFF
⊙	EXISTING UTILITY POLE WITH OVERHEAD WIRES
⊠	PROPOSED CATCH BASIN
⊡	PROPOSED TRANSFORMER PAD
⊞	NEW WALL MOUNTED EXTERIOR LIGHT
⊕	EXISTING TREE LINE (TO REMAIN)
▨	EXISTING BUILDING (TO BE REMOVED)
▩	EXISTING BUILDING (ABUTTER)
▭	PROPOSED BUILDING
▮	EXISTING PAVEMENT
▯	PROPOSED PAVEMENT
▰	EXISTING PAVEMENT TO BE REMOVED



- NOTES**
- ALL BOOK AND PAGE NUMBERS REFER TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
  - OWNER OF RECORD - 521 LLC DEED REFERENCE - BOOK 38201, PAGE 160 TAX MAP 1, LOT 62
  - TOTAL PARCEL AREA = 97,471 sq. ft. / 2.24 ACRES
  - EXISTING CONDITIONS ARE BASED ON A PLAN ENTITLED "WALNUT HILL ROAD DEVELOPMENT - TOWNHOUSES SITE LAYOUT", DATED AUGUST 15, 2021, PREPARED BY ATLANTIC RESOURCE CONSULTANTS.
  - THE LOCATION, DEPTH SIZE & EXISTENCE OF UNDERGROUND UTILITY LINES, TANKS AND/OR STRUCTURES WAS NOT VERIFIED. CONTRACTOR SHALL CONTACT DIGSAFE/ON-TARGET PRIOR TO EXCAVATION TO CONFIRM THE LOCATION OF ALL PUBLIC & PRIVATE UTILITIES WITHIN THE PROJECT AREA.
  - THE PARCEL IS LOCATED IN THE VILLAGE CENTER ZONING DISTRICT AND THE GROUNDWATER PROTECTION OVERLAY ZONE.
  - THE PARCEL IS NOT LOCATED WITHIN A 100-YEAR FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP, PANEL #230202 00102B, DATED JULY 16, 1981.
  - ALL ON-SITE UTILITIES SHALL BE UNDERGROUND. LOCATION TO BE DETERMINED BY THE UTILITY AUTHORITY.
  - SOILS WITHIN THE SITE'S WATERSHED ARE "HINCKLEY LOAMY SAND", 3% - 8% SLOPES, HYDROLOGIC SOIL TYPE 'A'.
  - ALL DISTURBED AREAS NOT PAVED OR BUILT UPON SHALL BE LOAMED, SEEDED & MULCHED.
  - SEE WETLAND DELINEATION REPORT DATED MAY 26, 2021 AND SEPTIC DESIGN ON HHE-200 FORM DATED MARCH 9, 2022, BOTH BY MARK CENSI ASSOCIATES.

N/F JONATHAN & GINA LAMARCHE  
 TM 1, LOT 40  
 35,924/220

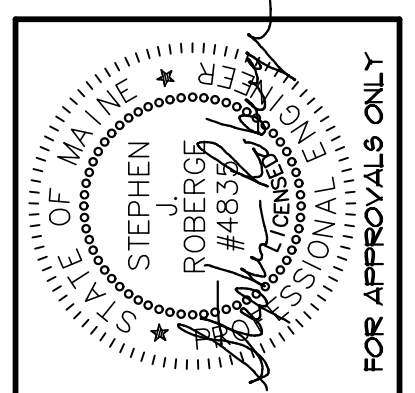
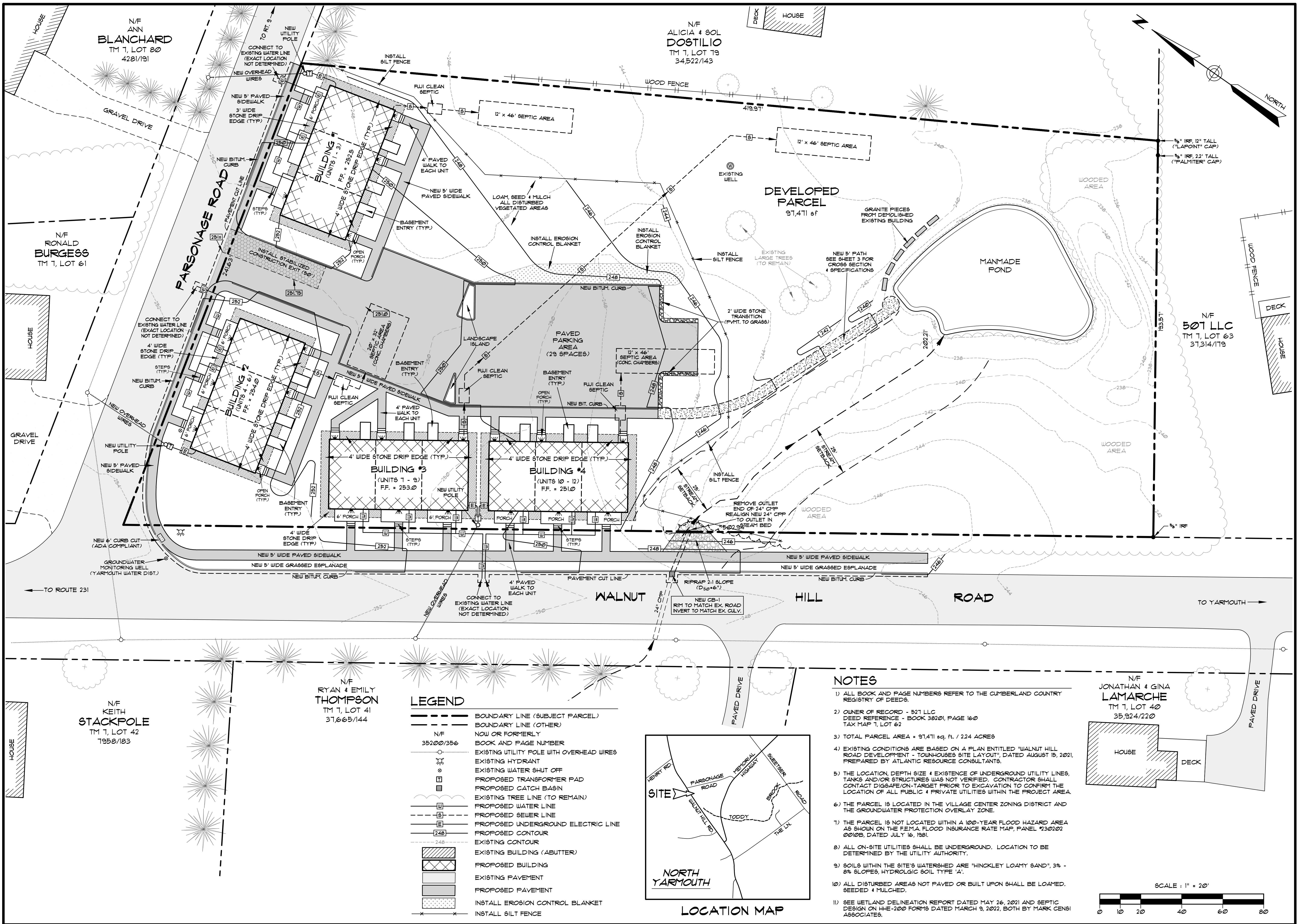
**APPROVAL**  
 APPROVED BY THE TOWN OF NORTH YARMOUTH PLANNING BOARD

DATE: \_\_\_\_\_ PROJECT: \_\_\_\_\_  
 FEB. 2022 2022-12  
 DRAWN BY: SJR SCALE: \_\_\_\_\_  
 1" = 20'

DATE: \_\_\_\_\_ CHAIRMAN: \_\_\_\_\_

**SITE & DEMOLITION PLAN**  
 DEACON HAYES COMMONS  
 521 WALNUT HILL ROAD - NORTH YARMOUTH MAINE  
 PREPARED FOR  
**527 LLC**  
 865 OAK HILL ROAD - NORTH YARMOUTH, ME





REV.	DATE	BY	DESCRIPTION
5	5-26-2022	SJR	RECONFIGURE BUILDING SIZES
4	5-15-2022	SJR	RECONFIGURE BUILDING SIZES
3	4-15-2022	SJR	UPDATE PER TOWN REVIEW COMMENTS
2	3-15-2022	SJR	UPDATE BUILDING FOOTPRINTS
1	3-15-2022	SJR	REMOVE 6 SPACES, REVISE CLIENT, ABUTTER, NOTES 2 & 11

**SJR ENGINEERING, INC.**  
 16 THURSTON DRIVE  
 MONMOUTH MAINE 04259  
 (207) 242-6248 tel  
 sjr@sjr-engine.com

**GRADING & EROSION CONTROL PLAN**  
 DEACON HAYES COMMONS  
 527 WALNUT HILL ROAD - NORTH YARMOUTH MAINE  
 PREPARED FOR  
**527 LLC**  
 265 OAK HILL ROAD - NORTH YARMOUTH, ME

DATE	PROJECT
FEB. 2022	2022-12
DRAWN BY	SCALE
SJR	1" = 20'

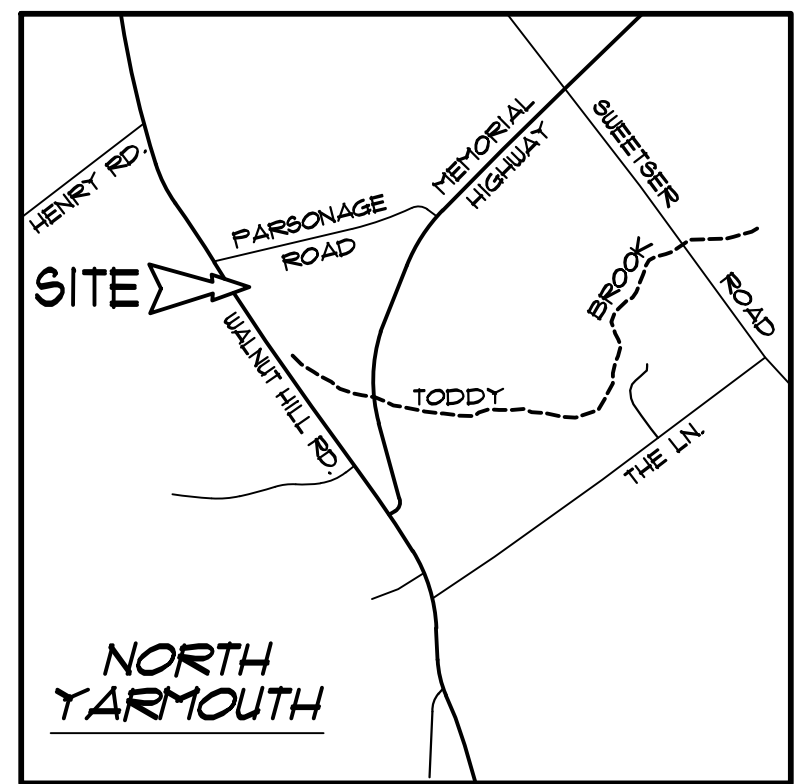
**SHEET 2**

**NOTES**

- ALL BOOK AND PAGE NUMBERS REFER TO THE CUMBERLAND COUNTRY REGISTRY OF DEEDS.
- OWNER OF RECORD - 527 LLC  
DEED REFERENCE - BOOK 38201, PAGE 160  
TAX MAP 7, LOT 62
- TOTAL PARCEL AREA = 91,411 sq. ft. / 2.24 ACRES
- EXISTING CONDITIONS ARE BASED ON A PLAN ENTITLED "WALNUT HILL ROAD DEVELOPMENT - TOWNHOUSES SITE LAYOUT", DATED AUGUST 15, 2021, PREPARED BY ATLANTIC RESOURCE CONSULTANTS.
- THE LOCATION, DEPTH SIZE & EXISTENCE OF UNDERGROUND UTILITY LINES, TANKS AND/OR STRUCTURES WAS NOT VERIFIED. CONTRACTOR SHALL CONTACT DIGSAFE/ON-TARGET PRIOR TO EXCAVATION TO CONFIRM THE LOCATION OF ALL PUBLIC & PRIVATE UTILITIES WITHIN THE PROJECT AREA.
- THE PARCEL IS LOCATED IN THE VILLAGE CENTER ZONING DISTRICT AND THE GROUNDWATER PROTECTION OVERLAY ZONE.
- THE PARCEL IS NOT LOCATED WITHIN A 100-YEAR FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP, PANEL 230202 0010B, DATED JULY 16, 1981.
- ALL ON-SITE UTILITIES SHALL BE UNDERGROUND. LOCATION TO BE DETERMINED BY THE UTILITY AUTHORITY.
- SOILS WITHIN THE SITE'S WATERSHED ARE "HINCKLEY LOAMY SAND", 3% - 8% SLOPES, HYDROLOGIC SOIL TYPE 'A'.
- ALL DISTURBED AREAS NOT PAVED OR BUILT UPON SHALL BE LOAMED, SEEDED & MULCHED.
- SEE WETLAND DELINEATION REPORT DATED MAY 26, 2021 AND SEPTIC DESIGN ON HHE-200 FORMS DATED MARCH 9, 2022, BOTH BY MARK CENSI ASSOCIATES.

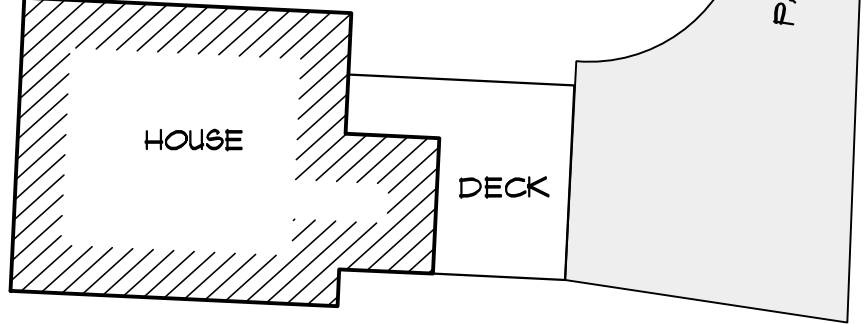
**LEGEND**

- BOUNDARY LINE (SUBJECT PARCEL)
- BOUNDARY LINE (OTHER)
- N/F 35200/356 NOW OR FORMERLY BOOK AND PAGE NUMBER
- EXISTING UTILITY POLE WITH OVERHEAD WIRES
- EXISTING HYDRANT
- EXISTING WATER SHUT OFF
- PROPOSED TRANSFORMER PAD
- PROPOSED CATCH BASIN
- EXISTING TREE LINE (TO REMAIN)
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED UNDERGROUND ELECTRIC LINE
- PROPOSED CONTOUR
- 248 EXISTING CONTOUR
- EXISTING BUILDING (ABUTTER)
- PROPOSED BUILDING
- EXISTING PAVEMENT
- PROPOSED PAVEMENT
- INSTALL EROSION CONTROL BLANKET
- INSTALL SILT FENCE

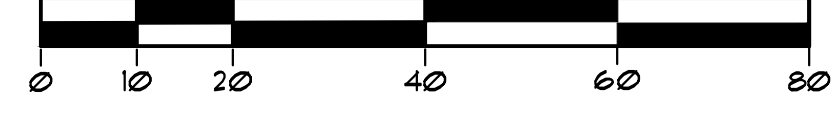


**LOCATION MAP**

N/F JONATHAN & GINA LAMARCHE  
 TM 7, LOT 40  
 35,924/220



SCALE: 1" = 20'





FRONT ELEVATION  
1/4" = 1'-0"



REAR ELEVATION  
1/4" = 1'-0"

THIS INFORMATION IS PROVIDED TO ILLUSTRATE DESIGN ONLY.  
THESE PLANS ARE NOT WORK OF AN ARCHITECT. THE BUILDING  
CONTRACTOR IS RESPONSIBLE FOR ALL STRUCTURAL AND  
MECHANICAL ASPECT OF THE PROJECT. ALL BUILDING CODES  
ARE THE RESPONSIBILITY OF YOUR CONTRACTOR.

ELEVATIONS

DEACON HAYES COMMONS  
521 WALNUT HILL ROAD  
NORTH YARMOUTH, ME

DRAWINGS PROVIDED BY:  
RAELENE LOKRA  
5 GUNPOWDER MILL RD  
WINDHAM, ME 04062  
(207) 650-4504

DATE:

5/26/2022

SCALE:

1/4" = 1'-0"

SHEET:

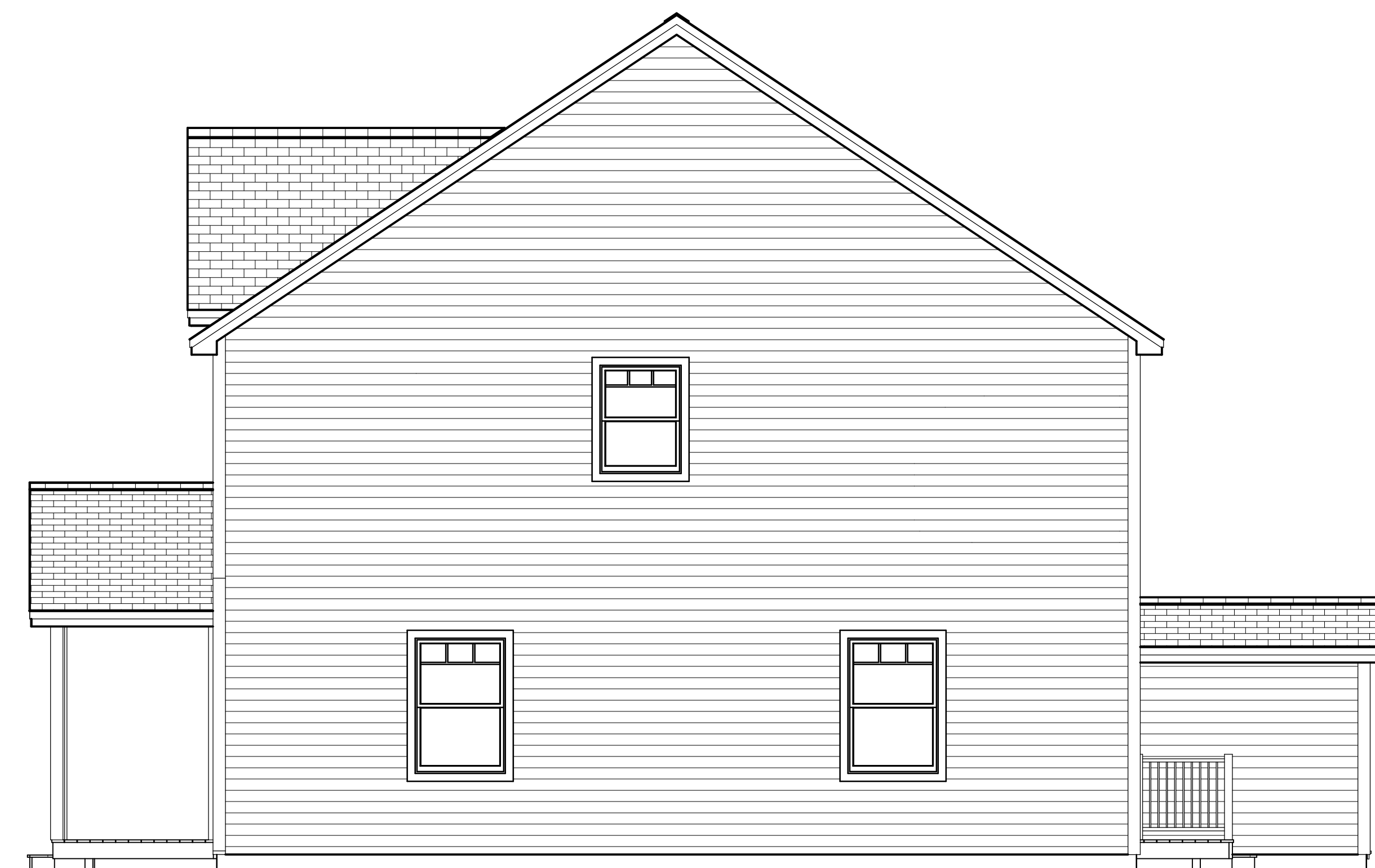
A-1

**NOTE:** BUILDING CONTRACTOR/OWNER TO REVIEW AND VERIFY ALL DIMENSIONS, SPECS, GRADES, AND CONNECTIONS BEFORE CONSTRUCTION BEGINS. ALL BUILDING CODES ARE THE RESPONSIBILITY OF THE OWNER / BUILDING CONTRACTOR, THESE PLANS, DRAWINGS, AND DESIGNS ARE FOR CONCEPTION ONLY. IF USED FOR CONSTRUCTION REFER TO THE IRC 2015 CODE COMPLIANCE. THE RESPONSIBILITY OF CONSTRUCTION LIES ON THE OWNER AND CONTRACTOR.





LEFT ELEVATION  
1/4" = 1'-0"



RIGHT ELEVATION  
1/4" = 1'-0"

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LEFT & RIGHT  
ELEVATIONS

DEACON HAYES COMMONS  
521 WALNUT HILL ROAD  
NORTH YARMOUTH, ME

DRAWINGS PROVIDED BY:  
RAELENE LOKRA  
5 GUNPOWDER MILL RD  
WINDHAM, ME 04062  
(207) 650-4504

DATE:

5/26/2022

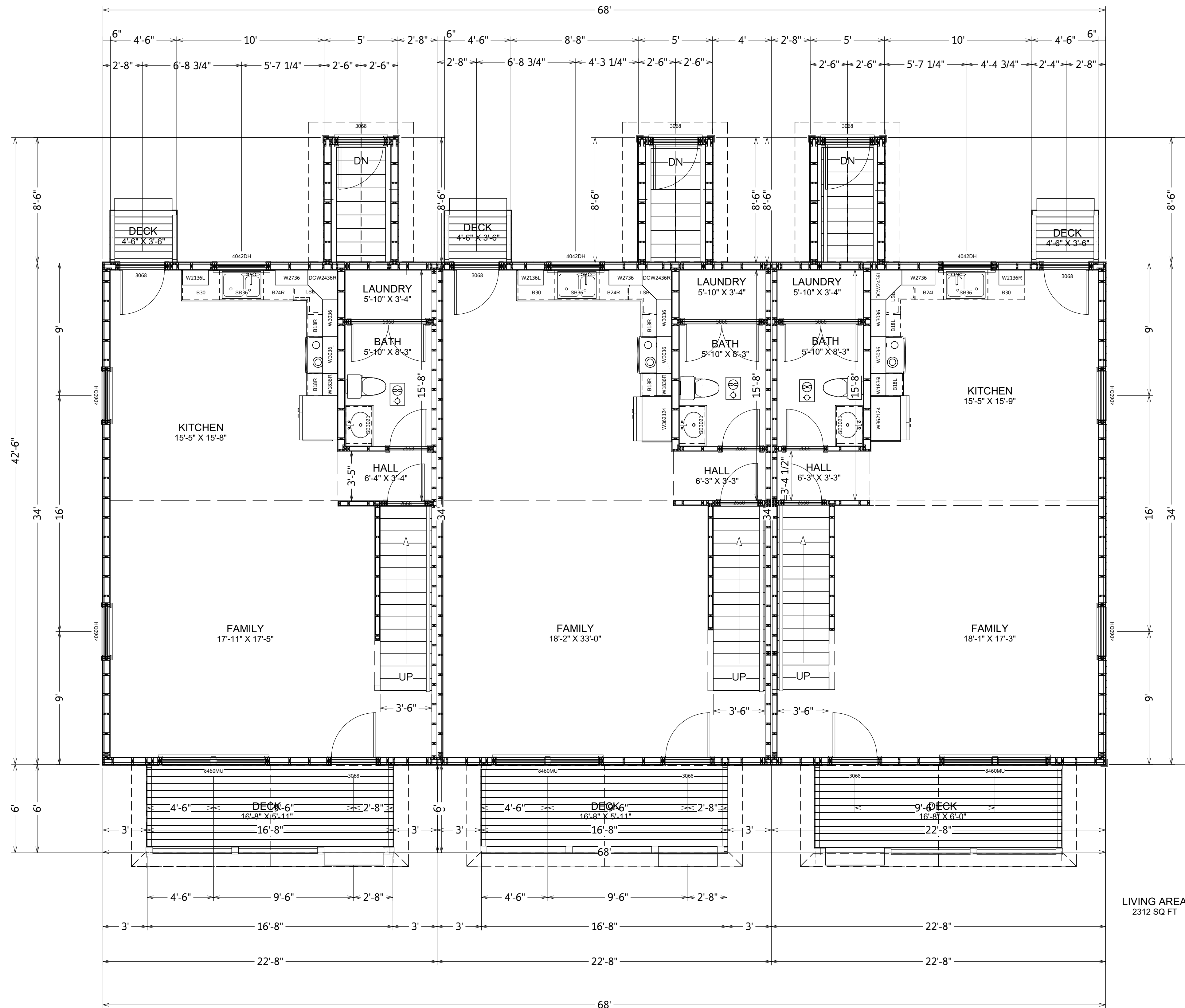
SCALE:

1/4" = 1'-0"

SHEET:

A-2

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LIVING AREA  
2312 SQ FT

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PLAN VIEW  
FLOOR 1

DEACON HAYES COMMONS  
521 WALNUT HILL ROAD  
NORTH YARMOUTH, ME

DRAWINGS PROVIDED BY:  
RAELENE LOKRA  
5 GUNPOWDER MILL RD  
WINDHAM, ME 04062  
(207) 650-4504

DATE:

5/26/2022

SCALE:

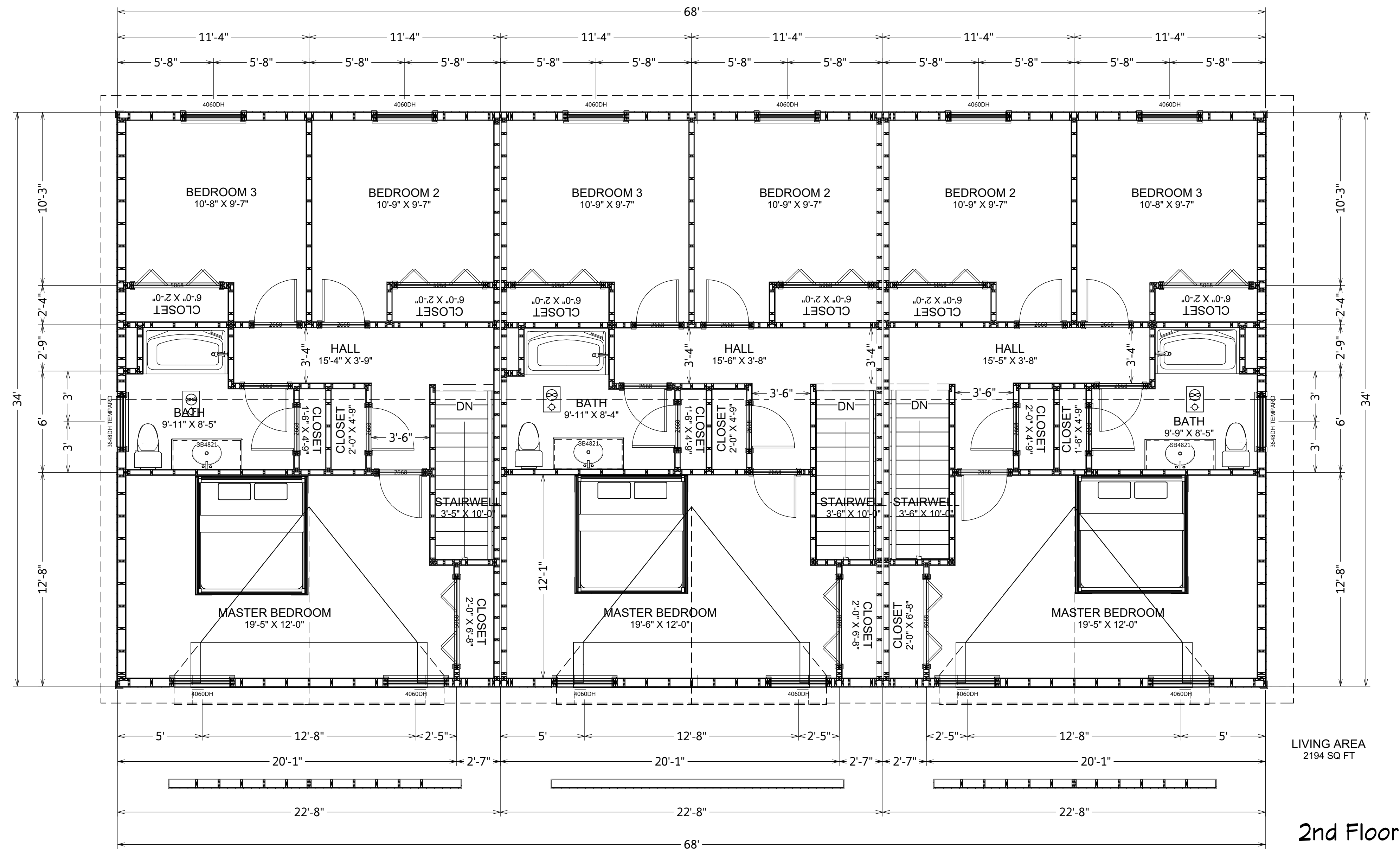
1/4" = 1'-0"

SHEET:

A-3

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2nd Floor

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PLAN VIEW  
FLOOR 2

DEACON HAYES COMMONS  
521 WALNUT HILL ROAD  
NORTH YARMOUTH, ME

DRAWINGS PROVIDED BY:  
RAELENE LOKRA  
5 GUNPOWDER MILL RD  
WINDHAM, ME 04062  
(207) 650-4504

DATE:

5/26/2022

SCALE:

1/4" = 1'-0"

SHEET:

A-4

**NOTE:** BUILDING CONTRACTOR/OWNER TO REVIEW AND VERIFY ALL DIMENSIONS, SPECS, GRADES, AND CONNECTIONS BEFORE CONSTRUCTION BEGINS. ALL BUILDING CODES ARE THE RESPONSIBILITY OF THE OWNER / BUILDING CONTRACTOR, THESE PLANS, DRAWINGS, AND DESIGNS ARE FOR CONCEPTION ONLY. IF USED FOR CONSTRUCTION REFER TO THE IRC 2015 CODE COMPLIANCE. THE RESPONSIBILITY OF CONSTRUCTION LIES ON THE OWNER AND CONTRACTOR.

**Abutter Notice**  
**Planning Board Public Hearing**  
**Deacon Hayes Commons**

Please take notice that 527, LLC (aka Laurie Bachelder), 865 Oak Hill Drive, North Yarmouth, Maine has submitted application materials to the Town of North Yarmouth Planning Board for a proposed 4 building townhouse style project that consists of 12 units with appurtenant parking and landscaping. The development will be called Deacon Hayes Commons. The parcel is located along the intersection of Parsonage Road and Walnut Hill Road. Additional information concerning the project can be found at the Town's Planning Board website.

The Planning Board meeting is scheduled for 7:00 PM, June 16, 2022 at the Wescustogo Hall & Community Center.



Parcel Number	Property Address	Owner Name
007-034-006	132 VILLAGE VIEW LN	CHIDESTER, JOSLIN WH & SAMUEL D
007-037	488 WALNUT HILL RD	SULLIVAN, BRUCE A
007-038	494 WALNUT HILL RD	BOYNTON, SANDRA J.
007-039	504 WALNUT HILL RD	KILGORE, GORDON
007-040	508 WALNUT HILL RD	LAMARCHE, JONATHAN & GINA
007-041	518 WALNUT HILL RD	THOMPSON, RYAN & EMILY
007-042	534 WALNUT HILL RD	STACKPOLE, KEITH
007-043	18 DEXTER LANE	CHANDLER, JEFFREY & SARA
007-044	0 DEXTER LANE	GORDON, LINDA
007-045	0 DEXTER LANE @ THE END	YARMOUTH WATER DISTRICT
007-048	80 PEMBROKE PEAK	GROVER, BENJAMIN C & DEBORAH A
007-049	544 WALNUT HILL RD	ISRAEL, HENRY M
007-050	546 WALNUT HILL RD	MALONEY, KATHERINE M & NOTARO, RENAUD
007-058	551 WALNUT HILL RD	MALLORY, MICHAEL P. & POTTER, JUDITH
007-059	543 WALNUT HILL RD	AHLBERG, MATTHEW T. & KREGLING, KATHERINE
007-060	539 WALNUT HILL RD	WONG, DAVID
007-061	4 PARSONAGE RD	BURGESS, RONALD E.
007-063	507 WALNUT HILL RD	507, LLC
007-064	10 VILLAGE SQUARE RD	NORTH YARMOUTH, TOWN OF
007-076	0 VETERAN MEMORIAL PARK	NORTH YARMOUTH VETERAN MEMORIAL PARK CORP ATTN: KEVIN ROBINSON
007-077	29 PARSONAGE RD	FARRELL JOHN JR & ELLIOTT, HEATHER
007-078	19 PARSONAGE RD	INGRAM, TRISTAN R & MARY E
007-079	15 PARSONAGE RD	DOSTILIO, ALICIA & SOL
007-080	8 PARSONAGE RD	BLANCHARD, ANN C.
007-081	16 PARSONAGE RD	HJELMSTAD, SARAH B
007-081-001	28 PARSONAGE RD	BURKE, DANIEL P & DEBORAH S
007-083	34 PARSONAGE RD	ADSHEAD, MICHELLE
007-092	40 PARSONAGE RD	SAME AS 007-064

Owner Address	Owner Address 2	Owner City	Owner State	Owner Zip
132 VILLAGE VIEW LN		NORTH YARMOUTH	ME	04097
490 WALNUT HILL RD		NORTH YARMOUTH	ME	04097
PO BOX 184		CUMBERLAND CENTER	ME	04021
P O BOX 31-A		CUMBERLAND CENTER	ME	04021
508 WALNUT HILL RD		NORTH YARMOUTH	ME	04097
111 BELFORT ST		PORTLAND	ME	04103
534 WALNUT HILL RD		NORTH YARMOUTH	ME	04097
2849 SUTTON OAKS LN		VIENNA	VA	22181
260 PLEASANT STREET		YARMOUTH	ME	04096
P. O. BOX 419		YARMOUTH	ME	04096-0419
80 PEMBROKE PEAK		NORTH YARMOUTH	ME	04097
544 WALNUT HILL RD		NORTH YARMOUTH	ME	04097
546 WALNUT HILL ROAD		NORTH YARMOUTH	ME	04097
551 WALNUT HILL RD		NORTH YARMOUTH	ME	04097
543 WALNUT HILL RD		NORTH YARMOUTH	ME	04097
539 WALNUT HILL RD		NORTH YARMOUTH	ME	04097
881 SLIGO RD		NORTH YARMOUTH	ME	04097
10 VILLAGE SQUARE ROAD		NORTH YARMOUTH	ME	04097
PO BOX 442		YARMOUTH	ME	04096
29 PARSONAGE RD		NORTH YARMOUTH	ME	04097
19 PARSONAGE RD		NORTH YARMOUTH	ME	04097
15 PARSONAGE RD		NORTH YARMOUTH	ME	04097
P.O. BOX 406		CUMBERLAND	ME	04021
16 PARSONAGE RD		NORTH YARMOUTH	ME	04097
28 PARSONAGE RD		NORTH YARMOUTH	ME	04097
34 PARSONAGE ROAD		NORTH YARMOUTH	ME	04097