

To: North Yarmouth Planning Board, Tracey Cox and Ben Smith

From: Gary Bahlkow

RE: Cover Letter for Minor Subdivision – Tax map 13 lots 56 and 57a

I am the owner of both parcels. I purchased the larger parcel in 1996. I purchased the small parcel in 2010. I am the sole owner of both and they are unencumbered. Both are in the Farm and Forest Zone. The larger parcel is partially in the Royal River Overlay.

The plan before you combines both parcels above and take advantage of the 2 in 5 provision to create a 16 +/- acre parcel to further subdivide into 4 lots, plus a remainder of 57 +/- acres. The 2 in 5 does not require any approvals but is shown on the plat for better context. As the plat shows the newly proposed lots are clustered as required by the LUO.

The plan shows substantially more conservation land than required by the LUO. I considered creating additional lots and less conservation land but that would trigger Major Subdivision. I'm hoping to keep the development costs down so am proposing fewer lots and more conservation land instead. To that point you will notice some of the submissions are dated. I have owned this property a long time and have been actively planning future land uses all along. I'm hoping your deliberations will be sensitive to adding much more in the way of development costs.

I will retain the 57 acre remainder as a separate lot. This lot includes my camp.

Between 2007 and 2009 I proposed approximately this same area for subdivision and received preliminary approval before withdrawing my application. At the time my intent was to create a lot for each of my children, however, I was able to acquire an adjoining parcel in 2009 which led me to change plans – two of my children (and my grandchildren!) now reside on that adjoining parcel.

During the 2007-2009 subdivision process I completed substantial engineering and study. I'd like feedback from the PB on what remains adequate and what needs updating

The plan shows two areas of conservation land. The LUO allows one of three Holders for these conservation areas to accomplish permanent protection: Owners association, Town or ENGO. I am exploring these options. I began over a year ago by contacting RRCT and TNC about possible conservation options. There does not appear to be adequate interest and funding to advance that option. I have opened a dialogue with the Town Manager and Select Board through my broker, Kelly Walker. If a conveyance to the Town cannot be successfully negotiated the conservation area will be conveyed to an Owner Association.

Conservation Area A will remain completely restricted. Area B might allow parking and other appropriate uses for a trail head and boat launch. There are existing trails and good potential for linkage to a future rail trail. There is also potential connection to Chandler Brook Preserve. Not all of these possibilities are under consideration with this application, however in the spirit of planning and future connectivity it is worth mentioning.

I have been quite content to hold this special parcel undeveloped – to the point I enrolled a significant portion it in the Tree Growth Program in 2017. However, I am quite concerned that the momentum

behind "planning by referendum" currently underway in North Yarmouth will result in unwise land use restrictions on my land.

As requested at the Sketch Plan Review hearing I again hope you will schedule a site walk for this parcel. I believe it will help you better understand the layout and my waiver requests.

Respectfully,

Gary Bahlkow



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

NAME OF APPLICANT: Gary Bahlkow PHONE #: 207-650-1551
 EMAIL: gbahlkow@gmail.com ALT. PHONE#: _____
 FULL ADDRESS: 50 West Pownal Road North Yarmouth Maine 04097
 PROPERTY ADDRESS: same
 MAP: 13 LOT: 56&57a ZONE: Farm and Forest

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

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


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

NOTE TO APPLICANT:

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

Application Authorization

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

Signature:  Date: 8/15/22
 Printed Name: GARY BAHLOW

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



**TOWN OF NORTH YARMOUTH
PLANNING BOARD
FEE CALCULATION SHEET**

NAME OF APPLICANT: Gary Bahlkow
 PROPERTY ADDRESS: 50 West Pownal Road
 MAP: 13 LOT: 56 & 57A

SITE PLAN FEES

<u>Description</u>	<u>Fees</u>	<u>Total</u>
Preliminary Sketch Plan Review	\$0	_____
Site Plan Review Permit	\$250.00	_____
Amendment to Site Plan Review Permit	\$75.00	_____

SUBDIVISION APPROVAL FEES
MINOR SUBDIVISION (4 lots or less)

<u>Description</u>	<u>Fees</u>	<u>Total</u>
Non-refundable Application Fee	\$250.00	<u>250.00</u>
Each Lot/Dwelling Unit	\$100.00	<u>400.00</u>
Technical Review	Cost + \$25.00	_____

MAJOR SUBDIVISION (5 lots or more)

<u>Description</u>	<u>Fees</u>	<u>Total</u>
Non-refundable Application Fee	\$350.00	_____
Each lot/Dwelling Unit	\$100.00	_____
Technical Review	Cost + \$25.00	_____

TOTAL FEES REQUIRED _____

NOTE: Certain Subdivisions will be required to complete a Site Plan Review Permit. Review fees are not typically refundable. If extenuating circumstances occur, the Board may consider a partial or full refund.



TOWN OF NORTH YARMOUTH

PLANNING BOARD

MINOR SUBDIVISION APPLICATION

(See Section 5 pages 37 through 59 of the North Yarmouth Land Use Ordinance)

NAME OF APPLICANT: Gary Bahlkow PHONE #: 207-650-1551
EMAIL: gbahlkow@gmail.com ALT. PHONE#:
FULL ADDRESS: 50 West Pownal Road North Yarmouth Maine 04097
PROPERTY ADDRESS: same
MAP: 13 LOT: 56&57

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

1. Names and Addresses of ALL property owners within 500' of any and all property boundaries (use a separate sheet). Please contact Code Office for Updated Abutters List)

2. Plan preparer information if other than property owner:
Name:
Address:
Phone Number: Professional Lic. #
Email:

3. Zoning Classification of the Property

Village Center Village Residential x Farm and Forest
Shoreland Residential Resource Protection x Royal River Overlay
Groundwater Protection Overlay

4. Provide a General Description of the proposed use or activity, including but not limited to the type of use, square footage involved, hours of operation, types and amount of traffic to be generated (use separate sheet).

5. Historic Structures: Are there any historic structures or areas of historical importance on the property? YES x NO

6. Complete List of all chemicals, pesticides, fuels, nutrients and other potentially toxic or hazardous materials to be used or stored on the premises, and the quantities of these materials (use a separate sheet).

7. List of Equipment to be used, parked or stored (use a separate sheet).

8. To the best of my knowledge, all the above-stated information, and all prepared submissions in this application are correct.

Signature of Applicant/Owner

Date 8/15/22



**TOWN OF NORTH YARMOUTH
PLANNING BOARD
MINOR SUBDIVISION CHECKLIST**

NAME OF APPLICANT: Gray Bathukew

DATE: 8/15/22

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 Section V. Subdivision Review Procedures and Criteria or Section 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	Applicant Requests Not Applicable
GENERAL REQUIREMENTS				
1. <u>Request for Hearing Form</u>	✓			
2. <u>Fee Calculation Sheet</u>	✓			
3. <u>Waiver or N/A Request Form, if required</u>	✓			
4. <u>Abutter List & Notification Statement</u>	✓			
5. <u>DEP Approval, if required (Section 3 - 3.9B)</u>				✓
6. <u>Subdivision Approval, if required (Section V)</u>				✓
7. <u>Board of Zoning Appeal Approval, if required Section VI - 6.2)</u>				✓
8. <u>MDOT Approval, if required (Section VIII – 8.4.J.2)</u>				✓
10-1 APPLICABILITY				
10-2 GENERAL LAYOUT OF DEVELOPMENT				
A. <u>Utilization of the Site</u>	✓			
B. Lots				
B.1 Dimensional Requirements	✓			
B.2 Right of Way not included in Lot Area	✓			
B.3 Side Lot Lines perpendicular to Street	✓			
B.4 Lots Divided by Streams				✓
B.5 Future Lot Planning (Subdivisions only)				✓



**TOWN OF NORTH YARMOUTH
PLANNING BOARD
MINOR SUBDIVISION CHECKLIST**

SITE PLAN PERFORMANCE & DESIGN STANDARDS		Received by Planning Board	Applicant Requests to be Waived	Waiver Approved by Planning Board	Applicant Requests Not Applicable
B.6	Interconnected Development	✓			
C. Blocks - Utility/Pedestrian Easement					✓
D. Utilities - Underground		✓			
E. Monuments					
E.1	Stone Monuments Locations				
E.2	Stone Monuments or Capped Iron Pipe at boundaries	✓			
E.3	Stone Monuments Requirements	✓			
E.4	All Others Marked by Suitable Monumentation	✓			
10-3 BROOK, POND, VERNAL POOL AND WETLAND BUFFERS					
A. Purpose and Applicability					
A.1	Protect Areas not covered in Section 9-1	✓			
A.2	Distinguish between High and Low Value Wetlands	✓			
A.3	Residential Shoreland & Resource Protection Apply	✓			
B. Protected Resources					
B.1	Stream	✓			
B.2	Pond				✓
B.3	Vernal Pool	✓			
B.4	High Value Wetlands	✓			
B.4.a	Contain Pond or Vernal Pool	✓			
B.4.b	Within Floodplain of Stream or Pond	✓			
B.4.c	Wetland Plant Species	✓			✓
B.5	Low Value Wetland	✓			
C. Standards					
C.1	Vegetative Buffers				✓



**TOWN OF NORTH YARMOUTH
PLANNING BOARD
MINOR SUBDIVISION CHECKLIST**

SITE PLAN PERFORMANCE & DESIGN STANDARDS		Received by Planning Board	Applicant Requests to be Waived	Waiver Approved by Planning Board	Applicant Requests Not Applicable
C.2	Location, Species, Height, Canopy				✓
C.3	Buffer Width Related to Slope (SEE TABLE)				✓
C.4	Natural State to Greatest Extent Practical				✓
C.5	Buffer Strips Maintained in Natural State				✓
C.5.a	Clearing of Dead and Diseased Trees				✓
C.5.b	Underlying Vegetation (must not be removed)				✓
C.6	Building and Structure Setback				✓
C.7	Permanent Markers (must be installed)				✓
D. <u>Plan Submittals</u>					
D.1	Site plan, Topo, Wetlands, Buffers	✓			
D.2	Existing Vegetation Described	✓			
D.3	Buffer (Any new buffers described)				✓
D.4	Maintenance and Restrictions of Buffers				✓
D.5	Deed restrictions and covenants <i>TO BE SUBMITTED</i>	✓			
D.6	Plat				✓
E. <u>Exemptions</u>					
E.1	Buffer and setbacks are not required adjacent to the following area:				
E.1.a	Swales and ditches				✓
E.1.b	Artificial impoundments				✓
E.1.c	Low value wetlands				✓
E.2	Buffers and setbacks do not apply to				
E.2.a	Storm water management facilities				✓
E.2.b	Road crossings, bridges, culverts, utilities				✓
E.2.c	Docks, boat ramps, direct access				✓



**TOWN OF NORTH YARMOUTH
PLANNING BOARD
MINOR SUBDIVISION CHECKLIST**

SITE PLAN PERFORMANCE & DESIGN STANDARDS	Received by Planning Board	Applicant Requests to be Waived	Waiver Approved by Planning Board	Applicant Requests Not Applicable
10-4 BUILDING DESIGN STANDARDS				
A. <u>Purpose</u>		✓		
B. <u>Applicability</u>		✓		
<u>CONTENTS</u>				
A. General Building Standards				✓
B. Primary Building Types				✓
C. Accessory Building Types				✓
D. Components				✓
E. Roof Types				✓
F. Special Definitions				
10-5 COMMUNITY FACILITIES IMPACT ANALYSIS AND MITIGATION				
				✓
10-6 DRIVE THROUGH FACILITIES				
				✓
10-7 EROSION AND SEDIMENTATION CONTROL				
A. <u>Topography and Natural Surroundings</u>	✓			
B. <u>Best Management Practices</u>				
B.1 Stripping, Removal, Re-Grading	✓			
B.2 Exposure to a Minimum	✓			
B.3 Temporary Measures	✓			
B.4 Permanent Measures	✓			
B.5 Sediment Basins or Silt Traps	✓			
B.6 Adjoining property and slope	✓			
B.7 Dust control	✓			
B.8 No grading or filling near water body	✓			
B.9 Measures monitored periodically	✓			



**TOWN OF NORTH YARMOUTH
PLANNING BOARD
MINOR SUBDIVISION CHECKLIST**

SITE PLAN PERFORMANCE & DESIGN STANDARDS	Received by Planning Board	Applicant Requests to be Waived	Waiver Approved by Planning Board	Applicant Requests Not Applicable
10-8 EMISSIONS	✓			
10-9 EXTERIOR LIGHTING				
A. <u>Adequate for nighttime hours</u>	✓			
B. <u>Street lighting</u>		✓		
C. <u>Lighting does not produce deleterious effects</u>	✓			
D. <u>Fixtures shielded or hooded</u>	✓			
E. <u>Blinking lights prohibited</u>	✓			
F. <u>Maximum height</u>	✓			
G. <u>Spotlights prohibited</u>	✓			
10-10 FINANCIAL AND TECHNICAL CAPACITY				
A. <u>Adequate financial resources</u>	✓			
B. <u>Qualified contractors and consultants</u>	✓			
10-11 FLOODPLAIN MANAGEMENT				
A. <u>Consistent with Floodplain Ordinance</u>	✓			
B. <u>Development/Subdivision Requirement</u>	✓			
C. <u>Building Prohibited on Floodplains</u>				
C.1 Building prohibited in floodplain	✓			
C.2 Statement and restriction	✓			
C.3 Woodlands, grassland, pastureland, recreation	✓			
C.4 Piers, docks, wharves, bridges and boat ramps		✓		
10-12 HAZARDOUS, SPECIAL AND RADIOACTIVE MATERIALS				
A. <u>Handling, storage and use per standards</u>				✓
B. <u>Reporting Requirement</u>				✓
10-13 HISTORIC AND ARCHAEOLOGICAL SITES				
A. <u>Protect resources</u>				✓



**TOWN OF NORTH YARMOUTH
PLANNING BOARD
MINOR SUBDIVISION CHECKLIST**

SITE PLAN PERFORMANCE & DESIGN STANDARDS		Received by Planning Board	Applicant Requests to be Waived	Waiver Approved by Planning Board	Applicant Requests Not Applicable	
B.	Maine Historic Preservation Commission review				✓	
10-14 LANDSCAPING, BUFFERS AND SCREENING						
A. Purpose					✓	
B. Standards						
B.1	Landscaping				✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓	
B.1.a	Natural State Preserved					
B.1.b	Public roads, areas, recreation sites, buildings					
B.1.c	Newly Planted Deciduous Tree Requirements					
B.1.d	Plan should include Landscapes					
B.2	Buffers and Screening					
B.2.a	Adjacent uses and screening					
B.2.b	Year-round visual screen					
B.2.c	Parking lots and areas					
B.2.d	Garbage collection areas buffered					
B.2.e	Sufficient buffering					
B.2.f	Width of buffer					
10-15 NATURAL BEAUTY AND AESTHETICS IN THE FARM AND FOREST DISTRICT, RESIDENTIAL SHORELAND DISTRICT AND RESOURCE PROTECTION DISTRICT		✓				
10-16 NOISE						
A. Control Levels for Neighboring Properties					✓ ✓ ✓	
B. Sound Pressure Level Limits (SEE TABLE)						
C. Measured by a Meter						
10-17 SEWAGE DISPOSAL						
A. Subsurface Sewage Disposal						



**TOWN OF NORTH YARMOUTH
PLANNING BOARD
MINOR SUBDIVISION CHECKLIST**

SITE PLAN PERFORMANCE & DESIGN STANDARDS		Received by Planning Board	Applicant Requests to be Waived	Waiver Approved by Planning Board	Applicant Requests Not Applicable
A.1	Follow State of Maine Rules	✓			
A.2	Hydrogeologic Assessment				✓
A.2.a	Suitable soils				✓
A.2.b	Water supplies				✓
A.2.c	Groundwater quality				✓
A.2.d	Monitoring wells				✓
A.2.e	Operation and maintenance manual				✓
B. Public Sewer System Disposal					
B.1	Not allowed in Farm and Forest District, Residential Shoreland District or Resource Protection District				✓
B.2	Sewer District statement of capacity				✓
10-18 SIGNS					
A.	<u>General Requirements</u>				✓
B.	<u>Village Center District</u>				✓
C.	<u>Identify or Advertise Must be on Premises</u>				✓
D.	<u>Sign Area</u>				✓
E.	<u>Installation and Height</u>				✓
F.	<u>Height and Location by Roads</u>				✓
G.	<u>Attached to Structure</u>				✓
H.	<u>Maintenance and Removal</u>				✓
I.	<u>Illumination</u>				✓
J.	<u>Nonconforming Signs</u>				✓
K.	<u>Special Event Signs</u>				✓
L.	<u>Home Occupation Signs</u>				✓



**TOWN OF NORTH YARMOUTH
PLANNING BOARD
MINOR SUBDIVISION CHECKLIST**

SITE PLAN PERFORMANCE & DESIGN STANDARDS		Received by Planning Board	Applicant Requests to be Waived	Waiver Approved by Planning Board	Applicant Requests Not Applicable
M.	<u>Signs in the Resource Protection District and the Residential Shoreland District</u>	✓			✓
N.	<u>Municipal and Public Safety Signs</u>				✓
10-19 SOIL SUITABILITY					
10-20 SOLID WASTE DISPOSAL					
A.	<u>Disposal at Licensed Facility</u>				✓
B.	<u>Alternative Arrangements</u>				✓
10-21 STORAGE OF MATERIALS					
A.	<u>Sufficient Setbacks and Screening</u>				✓
B.	<u>Dumpsters</u>				✓
C.	<u>Physical Screening</u>				✓
D.	<u>Buffers and Screening</u>				✓
10-22 STORM WATER CONTROL					
A.	<u>Designed to Minimize Runoff</u>	✓			
B. Requirements					
B.1	Design by Maine engineer				✓
B.2	Easement width				✓
B.3	Oil and grease traps				✓
B.4	Designing engineer statement				✓
B.5	Designed to Town Roadway Criteria				✓
B.6	Maintenance Plan				✓
10-23 RECREATION AND OPEN SPACE LAND IN DEVELOPMENTS					
A. Applicability and Purpose		✓			
B. Retention of Useable Open Space/Recreation Land					
B.1	Planning Board may Require Reservation of Land	✓			
B.2	Percentage of Useable Open Space (SEE TABLE)	✓			



TOWN OF NORTH YARMOUTH
PLANNING BOARD
MINOR SUBDIVISION CHECKLIST

SITE PLAN PERFORMANCE & DESIGN STANDARDS	Received by Planning Board	Applicant Requests to be Waived	Waiver Approved by Planning Board	Applicant Requests Not Applicable
C. Waivers of Minor Subdivisions of Mandatory Open Space				✓
D. Ownership and Maintenance of Common Open Space and/or Recreation Land				
D.1 Facilities & Property Ownership				
D.1.a Lot Owners' Association	SEE NOTES			
D.1.b Association Principal Purpose	ON WAIVER			
D.1.c The Town	REQUEST FORM			
D.2 Subdivision of the Common Open Space Prohibited				
D.3 Monitoring Fee (Planning Board May Require)				
E. Homeowners Association Requirements				
10-24 WATER SUPPLY				
A. Public Water Supply				
A.1 Written statement from Yarmouth Water District				✓
A.2 System approved by Yarmouth Water District and North Yarmouth Fire Chief				✓
B. Required Connection to Public Water Supply				
C. Individual Wells Regulations				
	✓			✓
D. Fire Protection				
D.1 Hydrant locations				✓
D.2 Storage capacity		✓		
D.3 Hydrant specifications				✓
D.4 Easement				✓
10-25 WATER QUALITY				
A. Water Quality				
A.1 No discharge in surface or groundwater	✓			
A.2 Maine DEP and Fire Marshal's Office standards	✓			
A.3 License from Maine DEP	✓			



**TOWN OF NORTH YARMOUTH
PLANNING BOARD
MINOR SUBDIVISION CHECKLIST**

SITE PLAN PERFORMANCE & DESIGN STANDARDS		Received by Planning Board	Applicant Requests to be Waived	Waiver Approved by Planning Board	Applicant Requests Not Applicable
A.4	Discharge treated	✓			;
B. <u>Groundwater</u>		✓			
C. <u>Wellhead Protection</u>		✓			
D. <u>Requirements for Hydrogeologic Assessments</u>					
D.1	Class A (high intensity) Soil Survey		✓		
D.2	Water table		✓		
D.3	Drainage conditions		✓		
D.4	Existing groundwater quality		✓		
D.5	Analysis and evaluation		✓		
D.6	Map of wastewater systems and wells		✓		
E. <u>Projections of Groundwater Quality</u>			✓		
F. <u>Drinking Water Standards</u>			✓		
G. <u>Demonstrate Treatment</u>			✓		
H. <u>Contaminants</u>			✓		
I. <u>Construction Standards</u>			✓		
J. <u>System and Well Zones</u>			✓		
10-26 PROTECTION OF SIGNIFICANT WILDLIFE HABITAT					
A. <u>Designed to Protect</u>		✓			
B. <u>Identify and Map Wildlife Habitats</u>		✓			
C. <u>Consult and Obtain Written Report</u>		✓			
D. <u>Deer Wintering Areas</u>		✓			
E. <u>Deed Restrictions</u>		✓			
10-27 PUBLIC ACCESS TO THE SHORELINE		✓			
10-28 BACK LOTS AND ACCESS					
A. <u>Right-of-Way</u>					

A2



**TOWN OF NORTH YARMOUTH
PLANNING BOARD
MINOR SUBDIVISION CHECKLIST**

SITE PLAN PERFORMANCE & DESIGN STANDARDS		Received by Planning Board	Applicant Requests to be Waived	Waiver Approved by Planning Board	Applicant Requests Not Applicable
A.1	Width and frontage				✓
A.2	Emergency vehicles				✓
A.3	Existing lot and right-of-way				✓
A.4	Backlots prohibited in subdivisions				✓
A.5	Private Roads Serving Three or More Residential Units and/or Non-residential Uses				✓
A.6	In the Farm and Forest District, Residential Shoreland District and Resource Protection District – lot size and width				✓
A.7	In the Village Center District and Village Residential District – dimensional requirements				✓
10-29 ACCESS MANAGEMENT STANDARDS					
A. <u>Applicability</u>		✓			
B. <u>Adequacy of the Public Road System</u>		✓			
C. <u>Safe Sight Distances</u>					
C.1.	Designed	✓			
C.2	Measurements	✓			
C.2.a	Sight Distance Speed	✓			
C.2.b	Height	✓			
C.2.c	Truck traffic	✓			
C.2.d	Recreational vehicle traffic	✓			
C.3	Placement	✓			
C.4	Site triangle	✓			
D. <u>Access Management and Safety Standards</u>					
D.1	Hazardous conflicts	✓			
D.2	Residential Lots	✓			



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D.2.a	Farm and Forest District, Residential Shoreland District and Resource Protection District	✓			
D.2.b	Village Center District and Village Residential District				✓
D.3	Commercial and Other Non-Residential Lots				✓
D.3.a	Farm and Forest District, Residential Shoreland District and Resource Protection District				✓
D.3.b	Village Center District and Village Residential District				✓
D.4	Shared Driveways				✓
D.5	Road, Pedestrian and Bicycle Connections Between Developments	✓			
D.6	Subdivisions	✓			
D.7	Corner Lot Access		✓		
D.8	Access Ways to Non-Residential Developments or to Multiplex Developments				✓
D.9	Driveway Turn-Around Area				✓
D.10	Driveway Grades				✓
D.11	Access Way Location and Spacing	✓			
D.11.a	Location from intersection	✓			
D.11.b	Existing private roads	✓			
D.11.c	Demonstration of No Alternative	✓			
10.30 SUBDIVISION STREET CONNECTIVITY REQUIRED IN THE VILLAGE CENTER AND VILLAGE RESIDENTIAL DISTRICTS					
A. Purpose					✓
B. Applicability					✓
C. Requirements					
C.1	Proposed Subdivision Streets				✓



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C.2	Proposed Street System				✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓
C.3	Proposed Transportation System				
C.4	Redevelopment and Road Improvements				
C.5	Future Street Extension				
C.6	Reserved Streets for Future Street Connections				
C.7	Waivers				
C.7.a	Dead End Streets				
C.7.b	Hammerhead Turn-around				
C.7.c	Turn-Around				
C.7.d	Emergency Access				
10.31 SUBDIVISION STREET LENGTH AND CONNECTION REQUIREMENTS IN THE FARM AND FOREST DISTRICT AND RESIDENTIAL SHORELAND DISTRICT					
A. Purpose		✓			
B. Standards		✓			
B.1	12 Residential Units or Lots				✓ ✓ ✓
B.2	Dead-End Street				
B.3	Connectivity Requirements				
10.32 PEDESTRIAN WAYS AND BICYCLE ACCESS, CIRCULATION AND FACILITIES					
A. Applicability and Purpose					
B. Standards					
B.1	Village Center District and Village Residential District Sidewalk Requirements				✓
B.2	Farm and Forest District and Residential Shoreland District, Resource Protection District Sidewalk Requirements	✓			✓
B.3	Sidewalk Design				✓
B.4	Connect to existing	✓			



**TOWN OF NORTH YARMOUTH
PLANNING BOARD
MINOR SUBDIVISION CHECKLIST**

SITE PLAN PERFORMANCE & DESIGN STANDARDS		Received by Planning Board	Applicant Requests to be Waived	Waiver Approved by Planning Board	Applicant Requests Not Applicable
B.5	Site Plan	✓			
B.6	Parking Plans	✓			
B.6.a	Bicycle parking	✓			
B.6.b	Pedestrian Way Locations	✓			
B.6.c	Village Center District and Village Residential District sidewalks on frontage with 10 or more parking spaces				✓
10-33 INTERNAL VEHICULAR CIRCULATION					
A. Safe Movement					
A.1	Clear route and Turning Area	✓			
A.2	Emergency Vehicles, Routes and Signage	✓			
A.3	Layout and Design of Parking Area	✓			
A.4	Designed to harmonize with site	✓			
10-34 OFF STREET PARKING					
A. Applicability					
B. General Requirements					
C. Parking Layout and Design					
C.1	On lot or adjacent lot				✓
C.2	Arranged so not necessary to back out on road				✓
C.3	Location of Parking				✓
C.4	Landscaping Plan Providing Screening				✓
C.5	Joint use of Parking Area Approval				✓
C.6	Durable surface				✓
C.7	Parking space size				✓
C.8	Diagonal parking				✓



**TOWN OF NORTH YARMOUTH
PLANNING BOARD
MINOR SUBDIVISION CHECKLIST**

SITE PLAN PERFORMANCE & DESIGN STANDARDS		Received by Planning Board	Applicant Requests to be Waived	Waiver Approved by Planning Board	Applicant Requests Not Applicable
D. <u>Parking Space Requirements</u>					
D.1	Sufficient to accommodate	✓			
D.2	Size of structure	✓			
D.3	Reduce structure for sufficient parking	✓			
D.4	On-street parking	✓			
D.5	Availability of parking	✓			
D.6	Pedestrian and bicycle safety	✓			
D.7	Other standards	✓			
E. <u>Waivers</u>					
10-35 OFF STREET LOADING REQUIREMENTS					
A. <u>Specific Uses</u>					
A.1	Maximum number of trucks				✓
A.2	Type of business				✓
A.3	Location of loading facility				✓
A.4	Screening				✓
A.5	Desirability of service roads or alleys				✓
A.6	Other characteristics				✓
A.7	Traditional layout and historical character				✓
A.8	Minimize noise impacts				✓



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

NAME OF APPLICANT: Gary Bahlkow PHONE #: 207-650-1551
 AGENT/REPRESENTATIVE (if other): _____ PHONE #: _____
 PROPERTY ADDRESS: West Pownal Road
 MAP: 13 LOT: 56&57a ZONE: FF
(CIRCLE ONE) WAIVER NOT APPLICABLE
WAIVER OR N/A TYPE: SUBMITTAL ITEM STANDARD
(CIRCLE ONE)
ORDINANCE SECTION#: 10-2
ORDINANCE LANGUAGE:

B4 Lots are NOT divided by streams.
 B5 Not Future Lots anticipated due to minimum lot size.
 B6 Interconnection highly unlikely
 C Project not located in VC or VR

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

Waiver not necessary, these are Not Applicable

(CIRCLE ONE) WAIVER NOT APPLICABLE
WAIVER OR N/A TYPE: (CIRCLE ONE) SUBMITTAL ITEM STANDARD
ORDINANCE SECTION#: 10-3
ORDINANCE LANGUAGE:

B2 There are no ponds
 B.4.c There are no High Value Wetlands on the subject parcel. The wetlands delineation included with other submittals did find a vernal pool adjacent to the subject which is shown on the map.
 C.1-5 Existing vegetative buffers will not be disturbed.
 C.6. There are no low value wetlands and building envelopes are well away from forested edges of Lower Chandler Brook.
 C.7. Again, no wetland boundaries near building envelopes.
 D.3,4,5,6. Again, no buffers. Deed restrictions and covenants submitted elsewhere.
 E. Again, no buffers or low value wetlands. No swales, ditches or impoundments will be created.

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

Waiver not necessary. These are Not Applicable.



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

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

ORDINANCE SECTION#: 10.4

ORDINANCE LANGUAGE:

A. Project is not multiplex, commercial, industrial, institutional or non-residential.
 B. Thus not applicable

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

No waiver. This is Not Applicable.

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

ORDINANCE SECTION#: 10-5

ORDINANCE LANGUAGE:

Community Facilites Impact

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

Waiver Requested



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

NAME OF APPLICANT: Gary Bahlkow PHONE #: _____

AGENT/REPRESENTATIVE (if other): _____ PHONE #: _____

PROPERTY ADDRESS: _____

MAP: _____ LOT: _____ ZONE: _____

(CIRCLE ONE) WAIVER NOT APPLICABLE

WAIVER OR N/A TYPE: SUBMITTAL ITEM STANDARD

(CIRCLE ONE)

ORDINANCE SECTION#: 10-6

ORDINANCE LANGUAGE: _____

No drive thru

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

Not applicable

(CIRCLE ONE) WAIVER NOT APPLICABLE

WAIVER OR N/A TYPE: (CIRCLE ONE) SUBMITTAL ITEM STANDARD

ORDINANCE SECTION#: 10.7

ORDINANCE LANGUAGE: _____

- A. Project will harmonize with existing topography.
- B. All site work will comply with current and relevant BMP from DEP.
- C. The site is nearly level and the disturbed areas for building sites will be less than 20,000 square feet.

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

Waiver requested.



TOWN OF NORTH YARMOUTH
PLANNING BOARD
WAIVER OR NOT APPLICABLE REQUEST

(CIRCLE ONE) WAIVER NOT APPLICABLE
WAIVER OR N/A TYPE: (CIRCLE ONE) SUBMITTAL ITEM STANDARD
ORDINANCE SECTION#: 10.8
ORDINANCE LANGUAGE:

No emissions which might cause damage will occur.

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

Waiver requested

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

B. Street lights.

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

Waiver requested.



TOWN OF NORTH YARMOUTH
PLANNING BOARD
WAIVER OR NOT APPLICABLE REQUEST

NAME OF APPLICANT: Gary Bahlkow PHONE #: _____
 AGENT/REPRESENTATIVE (if other): _____ PHONE #: _____
 PROPERTY ADDRESS: _____
 MAP: _____ LOT: _____ ZONE: _____
(CIRCLE ONE) WAIVER NOT APPLICABLE
WAIVER OR N/A TYPE: SUBMITTAL ITEM STANDARD
(CIRCLE ONE)
 ORDINANCE SECTION#: 10-10
 ORDINANCE LANGUAGE: _____

A. Adequate financial resources.
 B. Retain qualified professionals and have personal experience.

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

Requesting a waiver.
 A. I own the property in full fee and am paying for/have paid for all the professional services necessary to secure planning board approval and meet the standards of the LUO. I do not plan to construct any of the improvements. The out of pocket expenses are minimus.
 B. I have a long history with land use planning and permitting including serving on the North Yarmouth Planning Board a few years ago.

(CIRCLE ONE) WAIVER NOT APPLICABLE
WAIVER OR N/A TYPE: (CIRCLE ONE) SUBMITTAL ITEM STANDARD
 ORDINANCE SECTION#: 10-11
 ORDINANCE LANGUAGE: _____

C.4. Piers, docks, wharves, bridges and boat rams.

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

Waiver requested. The conservation area may allow docks and a future trail system may revive the bridge at the location of the ancient bridge headers.



TOWN OF NORTH YARMOUTH
PLANNING BOARD
WAIVER OR NOT APPLICABLE REQUEST

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

ORDINANCE SECTION#: 10-12

ORDINANCE LANGUAGE:

Hazardous, Special and Radioactive materials.

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

Not applicable.

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

ORDINANCE SECTION#: 10-13

ORDINANCE LANGUAGE:

- A. Site listed on National Register of Historic Places
- B. Activity on or adjacent to National Register of Historic Places.

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

Not Applicable. Property is not listed on National Register.



TOWN OF NORTH YARMOUTH
PLANNING BOARD
WAIVER OR NOT APPLICABLE REQUEST

NAME OF APPLICANT: _____ PHONE #: _____
 AGENT/REPRESENTATIVE (if other): _____ PHONE #: _____
 PROPERTY ADDRESS: _____
 MAP: _____ LOT: _____ ZONE: _____
(CIRCLE ONE) WAIVER NOT APPLICABLE
WAIVER OR N/A TYPE: SUBMITTAL ITEM STANDARD
(CIRCLE ONE)
 ORDINANCE SECTION#: 10-14
 ORDINANCE LANGUAGE: _____

B. Standards
 1. Landscaping
 2. Buffers and Screening.

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

The site is such that the landscape will be preserved in its natural state. Few if any trees will be removed, no soil will be removed from the site, there will be no grade changes and the general appearance of the site will remain largely the same, except for the construction of new homes. There are existing, mature buffers along boundary lines and these will be retained. The Planning Board was invited/encouraged to conduct a site visit at the Sketch Plan Review meeting. A site visit still might be a worthwhile task to confirm the foregoing (and other waiver or NA items).

(CIRCLE ONE) WAIVER NOT APPLICABLE
WAIVER OR N/A TYPE: (CIRCLE ONE) SUBMITTAL ITEM STANDARD
 ORDINANCE SECTION#: 10-16
 ORDINANCE LANGUAGE: _____

Noise

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

Not Applicable. A small subdivision like this is unlikely to generate much noise.



TOWN OF NORTH YARMOUTH
PLANNING BOARD
WAIVER OR NOT APPLICABLE REQUEST

(CIRCLE ONE) WAIVER NOT APPLICABLE
WAIVER OR N/A TYPE: (CIRCLE ONE) SUBMITTAL ITEM STANDARD
ORDINANCE SECTION#: 10-17
ORDINANCE LANGUAGE:

Sewage Disposal
A. Subsurface Sewage Disposal
B. Public Sewer

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

A.1. All systems will be installed in conformance with State of Maine Subsurface Wastewater Disposal Rules.
The remaining sections are Not Applicable.
A.2. The project will not include any system greater than 2000 gallons per day.
B. The project will not include connection to a municipal sewer system.

(CIRCLE ONE) WAIVER NOT APPLICABLE
WAIVER OR N/A TYPE: (CIRCLE ONE) SUBMITTAL ITEM STANDARD
ORDINANCE SECTION#: 10-18
ORDINANCE LANGUAGE:

Signs

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

Other than a street sign identifying the name of the road there will be no signs.



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

NAME OF APPLICANT: Gary Bahlkow PHONE #: _____

AGENT/REPRESENTATIVE (if other): _____ PHONE #: _____

PROPERTY ADDRESS: _____

MAP: _____ LOT: _____ ZONE: _____

(CIRCLE ONE) WAIVER NOT APPLICABLE

WAIVER OR N/A TYPE: SUBMITTAL ITEM STANDARD

(CIRCLE ONE)

ORDINANCE SECTION#: 10-20

ORDINANCE LANGUAGE: _____

Solid Waste Disposal

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

Not Applicable.
A. The site is open pasture with buffer tree lines to be retained and the scattered trees in the pasture will be retained around new homes. Thus there will be no stumps or trees to dispose of. There are no buildings to be demolished so no shingles, or other construction debris generated. New construction routinely involves dumpsters.
B. Not likely to exceed the capacity of the solid waste disposal service.

(CIRCLE ONE) WAIVER NOT APPLICABLE

WAIVER OR N/A TYPE: (CIRCLE ONE) SUBMITTAL ITEM STANDARD

ORDINANCE SECTION#: 10-21

ORDINANCE LANGUAGE: _____

Storage of Materials

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

Not Applicable
Like 10-20 the project is simply too small a scale. Also, the site is level so dumpsters used during construction will be located on level ground.



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

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

ORDINANCE SECTION#: 10-22

ORDINANCE LANGUAGE:

Storm Water Control

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

Waiver Requested.

The site is nearly level and the soils are Windsor fine sandy loams that are over 100 feet deep. See Soil Conservation Service description. These soils are excessively drained so stormwater is quickly absorbed. There is no place on the site that experiences excessive storm water runoff and the limited scale of development will not increase peak rates above predevelopment conditions.

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

ORDINANCE SECTION#: 10-23

ORDINANCE LANGUAGE:

Recreation and Open Space

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

The ownership and maintenance of the Common Open Space is still being sorted out. It is a substantial parcel, well in excess of the required minimum with a significant conservation value. Requesting the Planning Board consider approving with a condition that if Open Space will not be accepted by the Town Select Board that it will be conveyed to the owners of the lots and made part of the Homeowners Association.



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

NAME OF APPLICANT: Gary Bahlkow PHONE #: _____

AGENT/REPRESENTATIVE (if other): _____ PHONE #: _____

PROPERTY ADDRESS: _____

MAP: _____ LOT: _____ ZONE: _____

(CIRCLE ONE) WAIVER NOT APPLICABLE

WAIVER OR N/A TYPE: SUBMITTAL ITEM STANDARD

(CIRCLE ONE)

ORDINANCE SECTION#: 10-24

ORDINANCE LANGUAGE: _____

Water Supply

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

Most of this section Not Applicable. There will be no connection to public water supply, there will be no dug wells and lot design is more than ample to permit placement of wells in compliance with Maine Subsurface Wastewater Disposal Laws.

Waiver is requested for on site storage of water for fire protection.

(CIRCLE ONE) WAIVER NOT APPLICABLE

WAIVER OR N/A TYPE: (CIRCLE ONE) SUBMITTAL ITEM STANDARD

ORDINANCE SECTION#: 10-25

ORDINANCE LANGUAGE: _____

Water Quality

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

Waiver requested for Hydrogeologic Assessment.



TOWN OF NORTH YARMOUTH
PLANNING BOARD
WAIVER OR NOT APPLICABLE REQUEST

(**CIRCLE ONE**) WAIVER NOT APPLICABLE
WAIVER OR N/A TYPE: (CIRCLE ONE) SUBMITTAL ITEM STANDARD
ORDINANCE SECTION#: 10-29
ORDINANCE LANGUAGE: _____

D.7. Corner Lots

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

Waiver Requested for Lot 4 only.

 Lot 4 already has a driveway off of West Pownal Road.

(**CIRCLE ONE**) WAIVER NOT APPLICABLE
WAIVER OR N/A TYPE: (CIRCLE ONE) SUBMITTAL ITEM STANDARD
ORDINANCE SECTION#: 10-31
ORDINANCE LANGUAGE: _____

Street Length and Connection Requirements in the Farm and Forest District

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

Not Applicable.

 Less than 12 lots, less than 2000 feet of road and nowhere to connect to other than the adjoining parcel owned by me (and access rights to that parcel will be retained).

group, not suited to growing trees for commercial purposes; wildlife group 4.

Whitman Series

The Whitman series consists of deep, nearly level, very poorly drained, moderately coarse textured and medium textured soils. These soils formed in firm stony glacial till. They are in depressional areas on uplands in the northern and western parts of the county.

A representative profile of a Whitman soil in an uncultivated area has a black organic mat, 4 inches thick, over a surface layer of very dark brown fine sandy loam 6 inches thick. The upper 12 inches of the substratum consists of grayish-brown to light olive-gray, friable sandy loam that has brown, grayish-brown, and light reddish-brown mottles. Below is 42 inches of olive-gray and gray, very firm fine sandy loam to sandy loam that has dark-brown mottles. This very firm substratum is a fragipan.

A water table is at a depth of 1 foot most of the year. Depth to bedrock is 5 feet or more. Common species are eastern hemlock, balsam fir, speckled alder, American elm, and white spruce.

Representative profile of Whitman fine sandy loam, 100 feet south of State Route 117, 1 mile west of Crooked River in Harrison Township:

- O2—4 inches to 0, black (5YR 2/1) decomposed organic material; many roots; abrupt, wavy boundary.
- A1—0 to 6 inches, very dark brown (10YR 2/2) fine sandy loam; weak, fine, granular structure; friable when moist; many roots; medium acid; abrupt, wavy boundary.
- C1g—6 to 10 inches, grayish-brown (10YR 5/2) sandy loam; many, coarse, distinct, brown (7.5YR 5/2) and grayish-brown (2.5Y 5/2) mottles; weak, fine, granular structure; friable when moist; many roots; 5 percent coarse fragments; medium acid; clear, wavy boundary.
- C2g—10 to 18 inches, light olive-gray (5Y 6/2) sandy loam; many coarse, prominent, light reddish-brown (2.5YR 6/4) mottles; medium, fine, granular structure; friable when moist; many roots; 10 percent coarse fragments; medium acid; abrupt, smooth boundary.
- C3x—18 to 30 inches, olive-gray (5Y 5/2) gravelly fine sandy loam; many, fine, prominent, dark-brown (7.5YR 3/2) mottles; moderate, thick, platy structure; very firm when moist; 20 percent coarse fragments; medium acid; gradual, smooth boundary.
- C4x—30 to 60 inches, gray (5Y 6/1) gravelly sandy loam; a few, fine, prominent, dark-brown (7.5YR 4/4) mottles; weak, thick, platy structure; very firm when moist; 20 percent coarse fragments; medium acid.

Fragipan is at a depth of 10 to 25 inches. The content of coarse fragments ranges from 5 to 35 percent throughout the profile. Reaction ranges from medium acid to neutral in the solum and in the substratum.

The A1 horizon, as well as its gravelly analogs, ranges from fine sandy loam to silt loam. In the Cx horizons hue is 2.5Y or 5Y, value ranges from 4 to 6, and chroma is 0, 1, or 2. The Cg and Cx horizons, as well as their gravelly analogs, range from sandy loam to loam.

Associated with Whitman soils in the landscape are the Canaan, Hollis, Paxton, Peru, Ridgebury, Sebago, and Woodbridge soils. Whitman soils are similar to these soils, but Hollis and Canaan soils are shallow. In addition, Peru and Woodbridge soils are moderately well drained, Ridgebury soils are poorly drained, and Paxton soils are well drained. Sebago soils formed in organic deposits.

Whitman fine sandy loam (Wh).—This is the only Whitman soil mapped in the county. It is in upland

depressional areas. Included in mapping are small areas of Ridgebury and Sebago soils. Also included are small areas of soils that have many stones, 1 foot in diameter, on the surface.

This Whitman soil is wet throughout the year. Runoff is very slow. Permeability is moderate to moderately rapid above the fragipan and moderately slow to slow in the fragipan. Available water capacity is high.

This soil can be used for limited hay and pasture if artificial drainage is provided. It is too wet for row crops, even if drained. It generally is not suited to woodland, and if it is used for this purpose, seedling mortality is severe, and wetness severely limits the use of woodland equipment. The hazard of windthrow is severe because of a shallow root zone caused by a high water table. This soil has very severe limitations for most community uses, principally because of a high water table and excessive wetness. Excess surface water very severely limits all recreational uses. Capability unit Vw-4; woodland group 5w1; wildlife group 4.

Windsor Series

The Windsor series consists of deep, excessively drained, nearly level to strongly sloping, coarse-textured soils. These soils formed in glacial outwash deposits. They are on terraces adjacent to many streams and rivers throughout the county.

A representative profile of a Windsor soil in a cultivated area has a surface layer of dark-brown loamy sand 6 inches thick. The upper 9 inches of the subsoil is brown, very friable loamy sand, and the lower 11 inches of the subsoil is light olive-brown, loose loamy sand. The substratum, at a depth of 26 inches, is pale-yellow, loose medium sand.

Permeability is rapid or very rapid in these soils, and available water capacity is low. Depth to bedrock is 5 feet or more.

Many areas of Windsor soils were formerly cultivated, but they are now wooded. Common species are northern hardwoods, white pine, red pine, and eastern hemlock.

Representative profile of Windsor loamy sand, 0 to 8 percent slopes, 0.25 mile south of the Gorham-Scarboro town line on the south side of Burnham Road in Scarborough Township:

- Ap—0 to 6 inches, dark-brown (10YR 3/3) loamy sand; weak, medium, granular structure; very friable when moist; many roots; strongly acid; abrupt, smooth boundary.
- B21—6 to 15 inches, brown (10YR 5/3) loamy sand; weak, fine, granular structure; very friable when moist; a few roots; strongly acid; gradual, wavy boundary.
- B22—15 to 26 inches, light olive-brown (2.5Y 5/6) loamy sand; single grain; loose when moist; a few roots in upper 4 inches; strongly acid; gradual, wavy boundary.
- C—26 to 60 inches, pale-yellow (2.5Y 7/4) medium sand; single grain; loose when moist; strongly acid.

The solum ranges from 24 to 30 inches in thickness. Reaction ranges from strongly acid to very strongly acid throughout the profile. The content of gravel in the solum ranges from 0 to 5 percent and from 0 to 10 percent in the C horizon.

The Ap horizon ranges from loamy sand to loamy fine sand. In the B21 horizon hue ranges from 7.5YR to 2.5Y, value is 4 or 5, and chroma ranges from 3 to 8. The B21 horizon ranges from loamy sand to loamy fine sand. In the B21 horizon hue is 10YR or 2.5Y, value ranges from 5 to 7, and chroma ranges

from 2 to 6. The B22 horizon ranges from loamy sand to fine sand. In the C horizon hue is 5Y, 10YR, or 2.5Y; value ranges from 5 to 7; and chroma ranges from 1 to 4. The C horizon ranges from medium sand to fine sand.

Associated with Windsor soils in the landscape are Au Gres, Deerfield, Saugatuck, Scarborough, and Sebago soils. Windsor soils are similar to these soils, but Deerfield soils are moderately well drained, Au Gres soils are somewhat poorly drained, and Scarborough soils are very poorly drained. Windsor soils lack the ortstein layer of Saugatuck soils. Sebago soils formed in deep organic deposits.

Windsor loamy sand, 0 to 8 percent slopes (WmB).— This soil has the profile described as representative of the series. It is on the top of terraces adjacent to streams and rivers. Runoff is slow. Included in mapping are small areas of Hinckley, Deerfield, and Au Gres soils. Also included are small areas of soils that have thin lenses of clay.

This Windsor soil can be used for row crops, pasture, and hay, and as woodland. For row crops, irrigation is needed because of low available water capacity. Low available water capacity also limits the use of this soil for hay and pasture. This soil does respond well to fertilizer.

For woodland use, white pine and red pine are suitable for planting, but seedling mortality is severe. This soil has slight limitations for use as homesites that have public sewage disposal. Because of possible ground-water contamination from septic effluent, this soil has moderate limitations for use as homesites where septic tank systems must be installed. This soil has slight limitations for use as wilderness tent sites. Capability unit IIIs-5; woodland group 5s1; wildlife group 5.

Windsor loamy sand, 8 to 15 percent slopes (WmC).— This soil is on the side of terraces adjacent to streams and rivers. Runoff is medium. Included in mapping are small areas of moderately steep and gently sloping Windsor soils and small areas of Hinckley soils.

This Windsor soil can be used for hay, pasture, row crops, and woodland. If this soil is used for row crops, irrigation is needed because of low available water capacity. Low available water capacity limits the use of this soil for hay and pasture and measures to conserve soil moisture should be used. This soil does not hold fertilizer well. For woodland, white pine and red pine are suitable for planting, but seedling mortality is severe. This soil has slight limitations for use as homesites that have public sewage disposal. Because ground water is likely to become contaminated from septic effluent, this soil has moderate limitations for use as homesites where septic tank systems must be installed for the disposal of sewage. This soil has slight limitations for use as wilderness tent sites. Capability unit IVs-5; woodland group 5s1; wildlife group 5.

Windsor loamy sand, 15 to 30 percent slopes (WmD).— This soil is on the lower part of irregular slopes of terraces adjacent to streams and rivers. It has a profile similar to the one described as representative of the series, except that its surface layer and the upper part of its subsoil are thinner. Runoff is rapid. Included in mapping are small areas of gently sloping, steep, and very steep Windsor soils and small areas of Hinckley soils.

This Windsor soil can be used for pasture and as woodland, but if it is used for pasture, droughtiness is a problem during dry periods. For woodland, white pine and red pine are suitable for planting, but seedling mortality

is severe, and equipment limitations are moderate because of strong slopes. Strong slopes severely limit use of this soil for homesites where septic tank systems must be installed for the disposal of sewage, and they severely or very severely limit it for most recreational uses. Capability unit VI-5; woodland group 5s2; wildlife group 8.

Woodbridge Series

The Woodbridge series consists of deep, moderately well drained, nearly level to moderately sloping, moderately coarse textured and medium textured soils. These soils formed in very firm stony glacial till. They are on hills and ridges throughout the county.

A representative profile of a Woodbridge soil in a wooded area has a surface layer of very dark grayish-brown fine sandy loam, 2 inches thick, that is underlain by a layer of grayish-brown, very friable fine sandy loam 1 inch thick. The upper 13 inches of subsoil is dark-brown or brown, very friable fine sandy loam. The lower 4 inches of the subsoil is light olive-brown, friable fine sandy loam that has dark-brown and brownish-yellow mottles. The substratum, at a depth of 20 inches, is olive-gray, very firm fine sandy loam that has strong-brown and yellowish-brown mottles. The substratum is a fragipan.

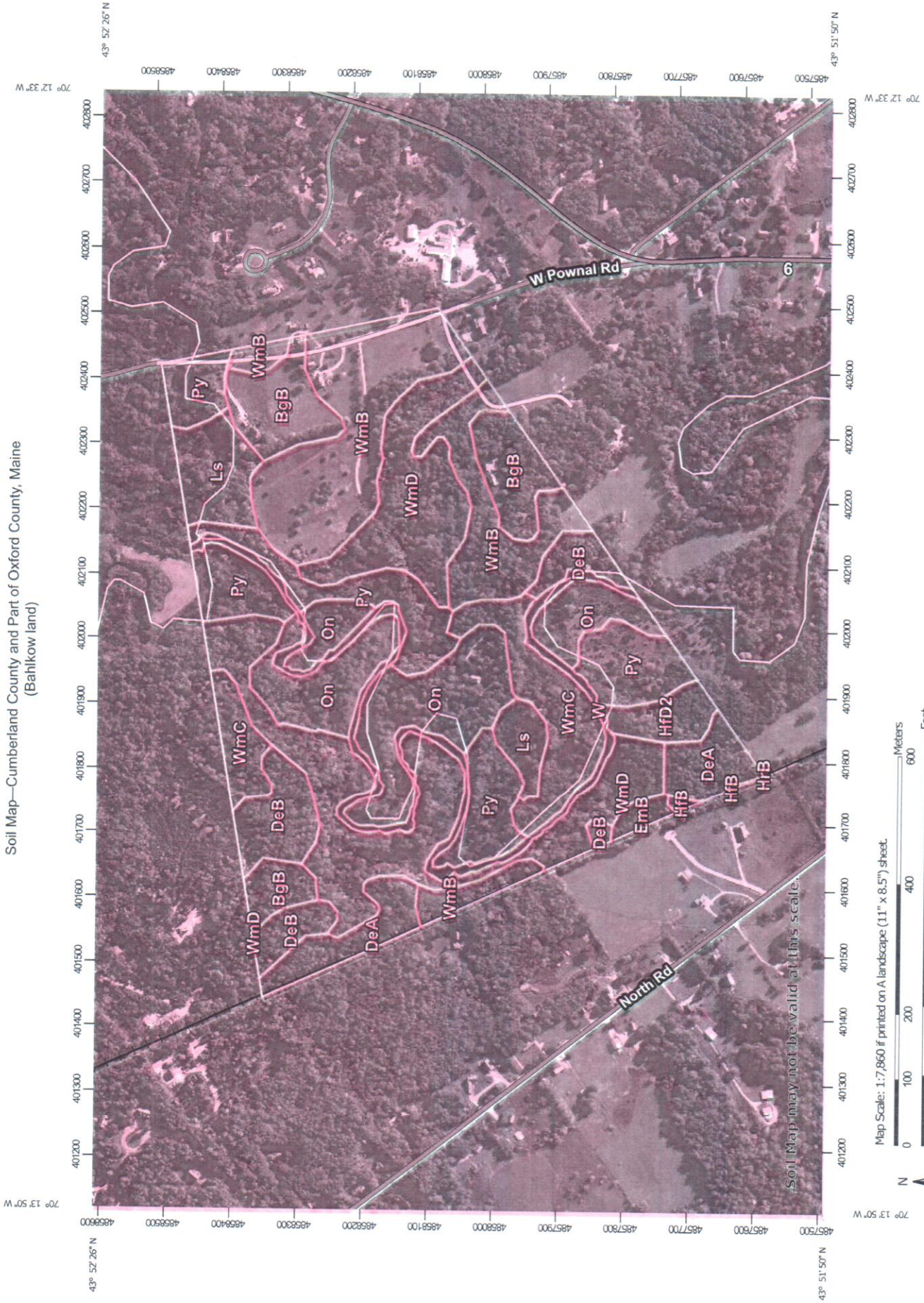
Permeability is moderately rapid above the fragipan and moderately slow within it. Available water capacity is high. A water table is at a depth of 1 to 2½ feet in spring and during periods of heavy precipitation. Depth to bedrock is 5 feet or more. Many areas of these soils are farmed, but most areas are wooded. Common species are white spruce, white pine, eastern hemlock, and balsam fir.

Representative profile of Woodbridge very stony fine sandy loam, 0 to 8 percent slopes, 0.3 mile west of Dry Mills on the East Raymond Road from the junction with North Raymond Road and on the south side of the road 100 feet into the woods in Gray Township:

- A1—0 to 2 inches, very dark grayish-brown (10YR 3/2) fine sandy loam; moderate, fine, granular structure; very friable when moist; many roots; 5 percent coarse fragments; strongly acid; clear, broken boundary.
- A2—2 to 3 inches, grayish-brown (10YR 5/2) fine sandy loam; weak, fine, granular structure; very friable when moist; many roots; 5 percent coarse fragments; strongly acid; clear, broken boundary.
- B21—3 to 6 inches, dark-brown (7.5YR 4/4) fine sandy loam; weak, fine, granular structure; very friable when moist; many roots; 5 percent coarse fragments; strongly acid; clear, irregular boundary.
- B22—6 to 16 inches, brown (10YR 5/3) fine sandy loam; weak, fine, granular structure; friable when moist; many roots; 5 to 10 percent coarse fragments; strongly acid; clear, smooth boundary.
- B23—16 to 20 inches, light olive-brown (2.5Y 5/4) fine sandy loam; many, coarse, distinct, dark-brown (7.5YR 3/2) and brownish-yellow (10YR 6/6) mottles; moderate, fine, granular structure; friable when moist; many roots; 5 to 10 percent coarse fragments; medium acid; clear, smooth boundary.
- Cx—20 to 60 inches, olive-gray (5Y 5/2) fine sandy loam; many, coarse, distinct, strong-brown (7.5YR 5/8) and yellowish-brown (10YR 5/6) mottles; moderate, thick, platy structure; very firm when moist; thin, very fine, sandy coating between plates; 15 percent coarse fragments; medium acid.

Depth to fragipan ranges from 16 to 36 inches. The solum ranges from 16 to 36 inches in thickness. Reaction ranges from strongly acid to medium acid throughout the profile. The

Soil Map—Cumberland County and Part of Oxford County, Maine
(Bathkew land)



Soil Map may not be valid at this scale.

Map Scale: 1:7,860 if printed on A landscape (11" x 8.5") sheet.



MAP LEGEND

Area of Interest (AOI)		Area of Interest (AOI)		Soil Area
Soils		Soil Map Unit Polygons		Stony Spot
		Soil Map Unit Lines		Very Stony Spot
		Soil Map Unit Points		Wet Spot
Special Point Features		Blowout		Other
		Borrow Pit		Special Line Features
		Clay Spot		
		Closed Depression		
		Gravel Pit		
		Gravelly Spot		
		Landfill		
		Lava Flow		
		Marsh or swamp		
		Mine or Quarry		
		Miscellaneous Water		
		Perennial Water		
		Rock Outcrop		
		Saline Spot		
		Sandy Spot		
		Severely Eroded Spot		
		Sinkhole		
		Slide or Slip		
		Sodic Spot		

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Cumberland County and Part of Oxford County, Maine
Survey Area Data: Version 18, Aug 31, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 22, 2021—Oct 7, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BgB	Nicholville very fine sandy loam, 0 to 8 percent slopes	10.6	7.4%
DeA	Deerfield loamy fine sand, 0 to 3 percent slopes	6.8	4.8%
DeB	Deerfield loamy fine sand, 3 to 8 percent slopes	8.1	5.7%
EmB	Elmwood fine sandy loam, 0 to 8 percent slopes	0.9	0.6%
HfB	Hartland very fine sandy loam, 3 to 8 percent slopes	0.2	0.2%
HfD2	Hartland very fine sandy loam, 15 to 25 percent slopes, eroded	2.6	1.8%
HrB	Lyman-Tunbridge complex, 0 to 8 percent slopes, rocky	0.0	0.0%
Ls	Limerick-Saco silt loams	6.4	4.4%
On	Ondawa fine sandy loam, 0 to 3 percent slopes, occasionally flooded	19.4	13.6%
Py	Podunk fine sandy loam, 0 to 3 percent slopes, occasionally flooded	18.9	13.2%
W	Water	5.8	4.0%
WmB	Windsor loamy sand, 0 to 8 percent slopes	24.6	17.2%
WmC	Windsor loamy sand, 8 to 15 percent slopes	9.8	6.9%
WmD	Windsor loamy sand, 15 to 35 percent slopes	28.7	20.1%
Totals for Area of Interest		142.8	100.0%

PRELIMINARY SOIL INVESTIGATION

DATE: May 23, 2005

TO: Gary Bahlkow
15 Lawrence Road
North Yarmouth, ME 04097

OWNER: Gary Bahlkow

LOCATION: This property is located on West Pownal Road, North Yarmouth, 0.3 miles north of the intersection of Route 9.

DATE OF INVESTIGATION: May 18, 2005.

PURPOSE OF INVESTIGATION: The purpose is to determine the suitability of the soil and site for subsurface sewage disposal.

METHOD OF INVESTIGATION: Hand auger and hand shovel.

RESULTS OF INVESTIGATION:

The test pits on this lot were located approximately as shown on the survey plan. Testing was primarily confined to the higher elevations of the property.

The test pits revealed a sandy loam topsoil, a fine sand subsoil, and a medium sand substratum. A restrictive layer was not encountered. A seasonal high water table was found at 32 inches. The disposal fields proposed are rated medium (20 plastic chambers for a 4-bedroom house). Raised disposal fields approximately 0 to 18 inches high are required. The Maine Plumbing Code designations are 5B and 5C.

Gary Bahlkow
Page Two
Investigation Date: 5/18/05

CONCLUSION:

All tested sites are acceptable for subsurface sewage disposal according to the Maine Plumbing Code. Further investigation will be required to prepare a septic system design for any of these tested sites.

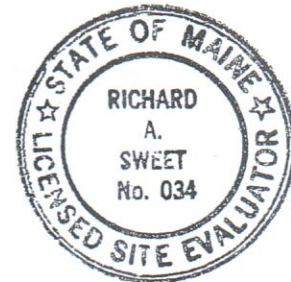


Benjamin McDougal
Assistant Site Evaluator

BM/smh



Richard A. Sweet
Site Evaluator #034



SOIL PROFILE / CLASSIFICATION INFORMATION

DETAILED DESCRIPTION OF SUBSURFACE CONDITIONS AT PROJECT SITES

Project Name: <u>BAHLKOW SUBDIVISION</u>	Applicant Name: <u>GARY BAHLKOW</u>	Project Location (municipality): <u>NORTH YARMOUTH</u>
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Exploration Symbol: TP-1 Test Pit Boring

1 " Organic horizon thickness Ground surface elev. _____

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0	<u>FINE SANDY LOAM</u>	<u>FRIABLE</u>	<u>BROWN</u>	
6				
12	<u>FINE SAND</u>	<u>VERY FRIABLE</u>	<u>LIGHT BROWN</u>	
18				
24				
30	<u>MEDIUM SAND</u>			
36				<u>COMMON DISTINCT</u>
42				
48		<u>FIRM @ 48</u>		

soil data by S.E. >>	Soil Profile: <u>5</u>	Classification Condition: <u>C</u>	Slope Percent: <u>0</u>	Limiting Factor Depth: <u>32"</u>	<input checked="" type="checkbox"/> Groundwater	<input type="checkbox"/> Restrictive Layer	<input type="checkbox"/> Bedrock
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Exploration Symbol: TP-2 Test Pit Boring

1 " Organic horizon thickness Ground surface elev. _____

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0	<u>FINE SANDY LOAM</u>	<u>FRIABLE</u>	<u>BROWN</u>	<u>NONE</u>
6				
12	<u>FINE SAND</u>	<u>VERY FRIABLE</u>	<u>YELLOW BROWN</u>	
18				
24				
30	<u>MEDIUM SAND</u>		<u>LIGHT BROWN</u>	
36				
42				
48				

soil data by S.E. >>	Soil Profile: <u>5</u>	Classification Condition: <u>B</u>	Slope Percent: <u>0</u>	Limiting Factor Depth: <u>>48</u>	<input type="checkbox"/> Groundwater	<input type="checkbox"/> Restrictive Layer	<input type="checkbox"/> Bedrock
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Exploration Symbol: TP-3 Test Pit Boring

1 " Organic horizon thickness Ground surface elev. _____

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0	<u>LOAMY SAND</u>	<u>FRIABLE</u>	<u>BROWN</u>	<u>NONE</u>
6				
12	<u>FINE SAND</u>		<u>RED-BROWN</u>	
18			<u>YELLOW BROWN</u>	
24		<u>VERY FRIABLE</u>	<u>LIGHT BROWN</u>	
30				
36				
42				
48				

soil data by S.E. >>	Soil Profile: <u>5</u>	Classification Condition: <u>B</u>	Slope Percent: <u>0</u>	Limiting Factor Depth: <u>>48</u>	<input type="checkbox"/> Groundwater	<input type="checkbox"/> Restrictive Layer	<input type="checkbox"/> Bedrock
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Exploration Symbol: _____ Test Pit Boring

_____ " Organic horizon thickness Ground surface elev. _____

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0				
6				
12				
18				
24				
30				
36				
42				
48				

soil data by S.E. >>	Soil Profile: _____	Classification Condition: _____	Slope Percent: _____	Limiting Factor Depth: _____	<input type="checkbox"/> Groundwater	<input type="checkbox"/> Restrictive Layer	<input type="checkbox"/> Bedrock
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INVESTIGATOR INFORMATION AND SIGNATURE

Signature: <u>Richard A. Sweet</u>	Date: <u>5-18-05</u>
Name Printed/typed: <u>RICHARD A. SWEET</u>	Cert/Lic/Reg. # <u>34</u>
Title: <input checked="" type="checkbox"/> Licensed Site Evaluator <input type="checkbox"/> Certified Geologist <input type="checkbox"/> Other:	



May 5, 2005

Gary Bahlkow
15 Lawrence Road
North Yarmouth, ME 04097

Subject: Wetland Delineation Report, West Pownal Road, North Yarmouth, Maine

Dear Gary:

At your request, Woodlot Alternatives, Inc. (Woodlot) delineated wetlands on approximately 24 acres of your 72-acre (+/-) property located on West Pownal Road in North Yarmouth, Maine. The delineation was conducted on April 20, 2005, as part of a plan to develop this portion of the property. Wetland boundaries were determined using the technical criteria established by the U.S. Army Corps of Engineers (Corps) and the Maine Department of Environmental Protection (MDEP). Wetland boundaries were marked with pink numbered flagging and located using a Global Positioning System (GPS) Trimble® Pro-XR receiver. A map showing the location of the delineated wetlands was generated using this data (Figure 1). An electronic copy of the GPS file was sent to Terrence J. DeWan & Associates for use in developing a site plan for the project. Copies of the original field notes, site photographs, and wetland data forms are available upon request.

Site Description

The project area is located between Chandler Brook and West Pownal Road in the town of North Yarmouth, Maine. Currently, development on the property is limited to an unimproved access road. Past land uses of the area include agriculture and timber harvesting. Topography on the eastern portion of the project area is relatively flat with the exception of steeper slopes that define the limits of a narrow wetland drainage (see Wetland 1 below). Similarly, topography on the western portion of the project area consists of flat plateaus that drop steeply west to a wetland system associated with Chandler Brook. The project area consists of a mix of upland fields, wooded uplands, and a single wetland system. Upland fields occur adjacent to West Pownal Road and in the northeastern corner of the project area. Vegetation within these fields includes grasses such as timothy (*Phleum pretense*) and forbs such as hawkweed (*Hieracium* spp.), strawberry (*Fragaria cf virginiana*), clovers (*Trifolium* spp.), and cinquefoil (*Potentilla cf simplex*). Within the wooded uplands, the canopy is dominated by eastern white pine (*Pinus strobus*) with lesser amounts of balsam fir (*Abies balsamea*), red pine (*Pinus resinosa*), red maple (*Acer rubrum*), gray birch (*Betula populifolia*), and apple (*Malus sylvestris*) also present. American beech (*Fagus grandifolia*), white birch (*Betula papyrifera*), eastern hemlock (*Tsuga canadensis*), and red oak (*Quercus rubra*) are present in the pole layer. The shrub layer includes balsam fir, eastern hemlock, red maple, American beech, beaked hazelnut (*Corylus cornuta*), and Morrow's honeysuckle (*Lonicera morrowii*). Bracken fern (*Pteridium aquilinum*), evergreen wood fern (*Dryopteris intermedia*), common juniper (*Juniperus communis*), balsam fir, and eastern white pine occur in the herbaceous layer.

According to the USDA *Soil Survey of Cumberland County, Maine* (1974), upland soils in this area are mapped primarily as Windsor loamy sand and Belgrade very fine sandy loam. These soils series are excessively drained and moderately well drained, respectively.

Wetland Descriptions

One wetland was identified within the project area and is further described below.

Wetland 1

Wetland 1 is a forested community that extends from beyond the southern boundary of the property to the north and west across the project area. The eastern portion of the wetland is a relatively narrow drainage and the western portion is a broad basin that includes Chandler Brook. This wetland also includes a small un-named tributary to Chandler Brook, which appears to be an MDEP jurisdictional stream. The tributary is one to two and a half feet wide and has a sandy substrate. Along the western side of the project area it flows through a culvert under the access road, and there has been some erosion of the adjacent upland banks in the vicinity of this culvert. In addition to this tributary stream, Wetland 1 includes a potential vernal pool within the broad basin near the western limits of the project area. This potential vernal pool¹ is located only a few feet from the tributary stream. During periods of high water flow, these two resources are likely hydrologically connected. The pool has a dense growth of buttonbush (*Cephalanthis occidentalis*) along its eastern side and is relatively open on the western end. At the time of the delineation, the pool was inundated with more than 12 inches of water and wood frogs (*Rana sylvatica*) were heard calling. Woodlot did not observe any egg masses in this pool, but because of the soft bottom of the pool and the deep water, only the outer edge of the pool was investigated.

Red maple dominates the overstory of the wetland, which also includes lesser amounts of balsam fir and an ash (*Fraxinus cf pennsylvanica*). The pole layer includes American elm (*Ulmus americana*) and red maple. Speckled alder (*Alnus incana*), winterberry (*Ilex verticillata*), silky dogwood (*Cornus amomum*), meadowsweet (*Spiraea abla* var. *latifolia*), common elder (*Sambucus canadensis*) eastern hemlock, cherry (*Prunus* sp.), Morrow's honeysuckle, and beaked hazelnut occur in the shrub layer. The herbaceous layer includes drooping sedge (*Carex crinita*), drooping woodreed (*Cinna latifolia*), bluejoint (*Calamagrostis canadensis*), fowl mannagrass (*Glyceria striata*), sensitive fern (*Onoclea sensibilis*), cinnamon fern (*Osmunda cinnamomea*), wood fern (*Dryopteris* sp.), swamp dewberry (*Rubus hispidus*), goldthread (*Coptis trifolia*), tall meadow-rue (*Thalictrum pubescens*), a willow-herb (*Epilobium* sp.), and American yew (*Taxus canadensis*). At the time of the delineation, evidence of wetland hydrology included silt deposition, soil saturation to surface, free water within 20 inches of the surface, isolated areas of ponded water, and wetland drainage patterns. Soils within this wetland are poorly drained with a silt loam texture. Morphological indicators of hydric conditions consist of redoximorphic depletions.

¹ Current working definition of vernal pool as developed by the Maine Department of Inland Fisheries and Wildlife and State Planning Office: Naturally-occurring, or intentionally created for the purpose of compensatory mitigation, temporary to permanent bodies of water occurring in shallow depressions that typically fill during the spring or fall and may dry during the summer. Vernal pools have no permanently flowing inlet or outlet and hence no viable populations of predatory fish. Some vernal pools provide the primary breeding habitat for wood frogs, spotted, blue-spotted, four-toed salamanders, and fairy shrimp, as well as providing valuable habitat for other wildlife including several endangered and threatened species

State and Federal Regulations

The MDEP and the Corps regulate the wetlands identified within the project area. In general, projects that are not located within a wetland, or projects that alter less than 4,300 square feet of wetland and do not impact a *Wetland of Special Significance*, are exempt from the Natural Resources Protection Act (NRPA) Tier permitting requirements. Typically, projects with cumulative impacts to wetlands between 4,300 and 15,000 square feet are eligible for review under the Tier 1 process. The Tier 2 review process applies to alterations that affect between 15,000 and 43,560 square feet (i.e., 1 acre). Cumulative project impacts that exceed 1 acre and impacts to *Wetlands of Special Significance* typically require a Tier 3 review.

Wetlands of Special Significance within the project area would include that portion of Wetland 1 located within 25 feet of the un-named stream and any portion of the wetland within the 100-year floodplain of either the un-named stream or Chandler Brook. Full identification of *Wetlands of Special Significance* involves contacting natural resource agencies such as the Maine Department of Inland Fisheries and Wildlife and the Maine Natural Areas Program to determine if there are any known rare species or features at the site. At this time, responses from these agencies are pending and will be forwarded upon receipt.

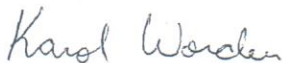
In addition to the NRPA Tier permitting process, some development activities are covered under the NRPA Permit By Rule (PBR) Standards (Chapter 305). One activity covered under the PBR is the construction of a bridge span or culvert crossing of a river, stream, or brook. This includes construction of any associated access way within 25 feet of the river, stream, or brook. Another activity covered under the PBR is soil disturbance adjacent to (i.e., within 75 feet of) but not in a river, stream, or brook. The PBR is a relatively simple application with a 14-day review period, but specific standards must be met for each activity. For example, to meet the standard for soil disturbance adjacent to a protected resource, a 25-foot buffer must be maintained between the resource and area of construction.

Local Regulations

Woodlot recommends that the Code Enforcement Officer for North Yarmouth be consulted to ensure that development planned for this site meets the standards of the local zoning ordinances.

Please contact our office if you have questions related to the information presented in this report or if we can be of further assistance.

Sincerely,
Woodlot Alternatives, Inc.



Karol Worden
Project Manager

Enclosures: Figure 1, Wetland Delineation

105063.01



DESIGN:	DATE:	APRIL 2005
DRAFT:	JOB NO:	105063
CHECKED:	SCALE:	1" = 200'
FILE NAME: 105063-0000-wetmap.dwg		
DRAWING NAME: Wetland Delineation Map		
PROJECT: Gary Bahikow Parcel, North Yarmouth, Maine		
FIGURE NO.		1

PREPARED BY

WOODLOT
ALTERNATIVES, INC.

August 19, 2009

09111
090819bs nymth.doc

Ms. Barbara Skelton, Code Enforcement Officer
Town of North Yarmouth
10 Village Square Road
North Yarmouth, Maine 04097

Subject: Oxbow Pond Subdivision
North Yarmouth, Maine
Final Subdivision Application Review

Dear Barb:

As requested, we have conducted a review of the Final Subdivision Application for the Oxbow Pond Subdivision located on West Pownal Road as proposed by Gary Bahlkow (Applicant). The application materials were prepared by Terrence J. Dewan & Associates (TJDA), and received by Sevee & Maher Engineers, Inc. (SME) on July 7, 2009. Supporting information submitted with the application consists of:

Plan Information

<u>Plan No.</u>	<u>Plan Title</u>	<u>Rev. No.</u>	<u>Date</u>
1	Topographic Plan (Owen Haskell, Inc.)		9/25/2006
1	Recording Plat (Owen Haskell, Inc.)		9/25/2006
1	Subdivision Plan (TJDA)		1/27/2009
	Sketch Plan (TJDA)		4/29/2005
	Tax Map Town of North Yarmouth		
1	Standard Boundary Survey (Owen Haskell, Inc.)		3/06/1996

Reports/Other Information

- Sketch Plan submission package prepared by TJDA, dated April 29, 2005.
- Town of North Yarmouth Minor Subdivision Application dated April 26, 2006 including cover letter prepared by TJDA, a copy of the Warranty Deed, Project Summary by TJDA, Preliminary Soils Investigation by Sweet Associates, Falmouth Maine, dated May 23, 2005, Wetland Delineation Report prepared by Woodlot Alternatives, Inc., Brunswick Maine, dated May 5, 2005, letters from the Maine Department of Inland Fisheries and Wildlife (June 7, 2005), and Department of Conservation (May 2, 2005).

- Letter from Temple Well Drilling, Inc. Bowdoinham, Maine, dated May 25, 2006 regarding the availability of an adequate supply of potable water.
- Copies of Planning Board minutes and email pertinent to this project.

PROJECT DESCRIPTION

The applicant is proposing to subdivide an approximately 72 acre parcel of primarily undeveloped property into three new lots totaling 13.2 acres for use as single-family house lots. The new lots will vary in size from approximately 3.1 acre to 6.0 acres. Ownership of the remaining land (59+/- acres) will remain with the Applicant. The site is located in the Farm and Forest District and the Royal River Corridor Overlay District on the westerly side of West Pownal Road (Tax Map 3 Lot 52).

Access to the three new lots and the remaining land will be via approximately 1,200 feet on new roadway connecting to West Pownal Road. Approximately 900 feet of new roadway will be along the alignment of an existing gravel road leading to an existing camp located on the land to be retained by the Applicant.

The project will have individual on-site water supply wells and individual wastewater disposal systems that will be privately maintained by lot owners. Other utilities (electric and communications) will be located underground.

Chandler Brook is located along the westerly boundary of the property. Portions of the property have been identified in the Application as being included in Flood Zone A. Also, the wetland delineation study identifies a stream that may possibly be protected by the Natural Resource Protection Act (NRPA) that is administered by the Maine Department of Environmental Protection (MEDEP). The stream is on the south side of and parallels the existing gravel road. The stream crosses the road at a point approximately 1,200 feet from West Pownal Road.

According to State of Maine Sand and Gravel Aquifer Maps (reference State Geographic Information System Database), a small portion of the site lies over a significant (greater than 10-gallon per minute (yield)) sand and gravel aquifer. The portion of the site includes an area between Lot 2 and West Pownal Road; and, an area on the south side of the land to be retained by the Applicant. The three new lots do not appear to be included within the mapped aquifer area.

BASIS OF REVIEW

This project is being reviewed as a minor subdivision as outlined in the "Town of North Yarmouth Land Use Ordinance" as most recently amended and adopted on May 30, 2009. SME's review includes Article V, Subdivision Review procedures and Criteria; and, Article X, Performance and Design Standards For Site Plan and Subdivision Review. The following contains our comments/questions/recommendations relative to that review.

Article V, Subdivision Review procedures and Criteria

- **Section 5-5.C Minor Subdivision Submissions:**
 1. Section 5-5.C.2: A location map that includes all of the information outlined in paragraph 2 of this Section was not included.
 2. Section 5-5.C.4.j: A high intensity soil survey has not been included. The Applicant has requested a waiver from this submission requirement. Given the low development intensity; apparent presence of uniform soils in the development area; and, satisfactory soils for subsurface disposal systems, SME would concur that this is a reasonable request by the Applicant.
 3. Section 5-5.C.4.l: The location of wetland buffers, maintenance provisions and list of any applicable deed restrictions and/or covenants relative to the buffers as required by Section 10.3 of the Land Use Ordinance have not been provided.
 4. Section 5-5.C.4.m: Are contours based on mean sea level as required by this paragraph?
 5. Section 5-5.C.4.n: It is recommended that the zoning districts be noted on the recording plat.
 6. Section 5-5.C.4.o: The location and size of any proposed culverts and drainage ways have not been identified. Calculations for sizing drainage culverts and ditches should be provided for review.
 7. Section 5-5.C.4.q: Has the electronic file information been provided to the Town as required by this Section?
 8. Section 5-5.C.4.v: An estimate of the amount and type of vehicular traffic to be generated is not included (paragraph 4.v). Based on a review of ITE Trip Generation data, it is our opinion that this project can be expected to generate a relatively low volume of traffic (30+/- trips per day/3+/- trips during the peak hours). The majority of vehicles will likely be passenger cars, SUVs, and pick-up trucks.
 9. Section 5-5.C.4.y: A Stormwater Management Plan has not been submitted.
 10. Section 5-5.C.4.bb. More specific information beyond "customary and legal manner" concerning the method(s) for handling construction debris should be provided beyond that provided in the application. As a minimum, additional information should consist of: an estimated volume; how will waste materials be stored on the project site; the name(s) of possible licensed disposal facilities; and, how will waste be transported to the disposal facility.

Article X, Performance and Design Standards For Site Plan and Subdivision Review

- Section 10-2.B.3: Side lot lines are not perpendicular to the street as required (where practicable).
- Section 10-2.B.6: It is recommended that a note be added to the recording plat that addresses the future division of land on this property.

- Section 10-2.B.7, 10-28.D.5, and 10-30.B.3: Has the Applicant or Planning Board reviewed the feasibility and/or desirability of interconnectivity?
- Section 10-2.E: There is no monumentation shown on the plans.
- Section 10-3: The wetland delineation report by Woodlot Alternatives was prepared prior to the enactment of the current Land Use Regulations. The delineation report should be updated to address any changes in local, state (NRPA) and federal regulations. Specifically, a determination should be made as to whether the “possible” stream referred to in the 2005 wetland report is a MEDEP regulated stream or not. Also, wetlands need to be classified as either high or low value as defined in Section 10-3. Based on the updated report, the Applicant must address the need for and width of any vegetative buffers and other associated requirements included in Section 10-3. Also, if the stream is regulated by MEDEP, the Applicant should consult with MEDEP as to whether any permits will be required by NRPA regulations.
- Section 10-6: An Erosion and Sedimentation Control Plan was included on the Subdivision Plan prepared by TJDA dated January 27, 2009. It is recommended that the erosion and sedimentation control plan be shown on the roadway design plans when submitted to the Town. The location of any temporary control measures should also be shown on the road plans.
- Section 10-8.b: It is recommended that the Planning Board consider whether it is desirable (or not) to require lighting at the project’s street intersection with West Pownal Road.
- Section 10-9: Has the Applicant provided proof of financial capacity?
- Section 10-10: State Law (Title 30-A M.R.S.A. 4404(13)) and this Section (see paragraph B) require that a Base Flood Elevation be determined for subdivisions which are located in part or wholly in an designated flood zone. SME has provided information to the Applicant with a copy to the Town concerning this issue.
- Section 10-12: Has a determination been made as to whether the subdivision is located on or adjacent to a site listed on or is eligible for listing on the National Register of Historic Places?
- Section 10-18: Provide a statement from a qualified professional that addresses the soils suitability of this site for proposed activities.
- Section 10-19: See our comment above under Minor Subdivision Submissions concerning construction debris.
- Section 10-21: A stormwater management plan (SMP) was not provided as required for projects with a land disturbance greater than 20,000 square feet. A SMP needs to be provided or calculations showing that the disturbance area for this project will be less than 20,000 square feet.
- Section 10-23.C and Section 10-24.J: The location of drinking water well zones (acceptable areas for well locations) should be shown on the Final Recording Plan to ensure adequate setbacks for subsurface disposal areas.
- Section 10-23.D.2: Provisions for providing water storage of at least 10,000 gallons plus 2,000 gallons per lot for fire protection has not been included with the submission materials.

- Section 10-28: Information documenting that adequate site distances as required in this Section are available or can be provided has not been included in the submission materials.
- Section 10-31: Street design plans and details were not provided with the submission materials. SME understands that the Applicant is requesting a waiver from this requirement until either the sale of the first lot or issuance of the first building permit. If the Planning Board determines that a waiver is appropriate, SME would recommend that the requirements of this Section be fulfilled prior to the sale of the first lot. This will facilitate any modifications to the recorded subdivision plan without involving the first lot buyer should the road design necessitate subdivision plan revisions. Also, the road design should account for the requirements of any other appropriate sections of the Land Use Ordinance or obtain any other State/Federal permits as may be required at the time of road design approval.

The recorded plan should contain the note as outlined in Section 10-31.A.6.

Other

- Maine Law (Title 30-A M.R.S.A. 4406(1.B)) requires that any waivers/variances from the subdivision regulations approved by the Planning Board be noted on the recorded subdivision plan.

Note that there may be additional comments generated as a result of reviewing the responses to the above comments and/or additional review of the plans.

Please call me with any questions, or if you would like, I could meet with you to discuss our comments.

Sincerely,

SEVEE & MAHER ENGINEERS, INC.



John R. Kennedy, P.E.
Senior Project Engineer

cc: Gary Bahlkow

August 16, 2022

To whom it may concern:

As of this date I have submitted an application for minor subdivision to the North Yarmouth Planning Board. Details of this project will become available on the town web site.

You are being notified as an owner within 500 feet of the subject parcel.

Sincerely,

Gary Bahlkow

207-650-1551

50 WEST POWNELL ROAD



500 foot Abutters List Report

North Yarmouth, ME
August 10, 2022

Subject Properties:

Parcel Number: 013-056
CAMA Number: 013-056
Property Address: 50 WEST POWNAL RD

Mailing Address: BAHLKOW, GARY D
50 WEST POWNAL RD
NORTH YARMOUTH, ME 04097

Parcel Number: 013-057-A
CAMA Number: 013-057-A
Property Address: 0 WEST POWNAL RD

Mailing Address: BAHLKOW, GARY D
50 WEST POWNAL RD
NORTH YARMOUTH, ME 04097

Abutters:

Parcel Number: 009-063
CAMA Number: 009-063
Property Address: 1411 NORTH RD

Mailing Address: POTTER, RACHEL M &
1411 NORTH RD
NORTH YARMOUTH, ME 04097

Parcel Number: 009-066
CAMA Number: 009-066
Property Address: 0 NORTH RD

Mailing Address: NORTH YARMOUTH, TOWN OF
10 VILLAGE SQ RD
NORTH YARMOUTH, ME 04097

Parcel Number: 009-080
CAMA Number: 009-080
Property Address: 33 CHANDLER BROOK ESTATES

Mailing Address: GILLIGAN, MOLLY B & PATRICK E
33 CHANDLER BROOK ESTATES
NORTH YARMOUTH, ME 04097

Parcel Number: 009-081
CAMA Number: 009-081
Property Address: 34 WEST POWNAL RD

Mailing Address: BAILEY, SCOTT E
7 SUMMERFIELD LANE
SCARBOROUGH, ME 04074

Parcel Number: 009-082
CAMA Number: 009-082
Property Address: 36 WEST POWNAL RD

Mailing Address: MCLAIN, ANNE C.
36 WEST POWNAL RD
NORTH YARMOUTH, ME 04097

Parcel Number: 009-083
CAMA Number: 009-083
Property Address: 27 CHANDLER BROOK ESTATES

Mailing Address: CURTIN, ANDREW C.
27 CHANDLER BROOK ESTATES
NORTH YARMOUTH, ME 04097

Parcel Number: 009-084
CAMA Number: 009-084
Property Address: 23 CHANDLER BROOK ESTATES

Mailing Address: SOPER, GREG
23 CHANDLER BROOK ESTATES
NORTH YARMOUTH, ME 04097

Parcel Number: 009-085
CAMA Number: 009-085
Property Address: 79 WEST POWNAL RD

Mailing Address: LEEMAN, KEITH P.
79 WEST POWNAL RD
NORTH YARMOUTH, ME 04097

Parcel Number: 009-086
CAMA Number: 009-086
Property Address: 67 WEST POWNAL RD

Mailing Address: DAVIS, NANCY E.
67 WEST POWNAL RD
NORTH YARMOUTH, ME 04097



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8/10/2022

Page 1 of 3



500 foot Abutters List Report

North Yarmouth, ME

August 10, 2022

Parcel Number: 009-087
CAMA Number: 009-087
Property Address: 55 WEST POWNAL RD

Mailing Address: PEACOCK, RICHARD T.
PO BOX 184
YARMOUTH, ME 04096

Parcel Number: 009-088
CAMA Number: 009-088
Property Address: 49 WEST POWNAL RD

Mailing Address: HAWKES, SUSAN L
49 WEST POWNAL RD
NORTH YARMOUTH, ME 04097

Parcel Number: 009-089
CAMA Number: 009-089
Property Address: 29 WEST POWNAL RD

Mailing Address: 29 WEST POWNAL LLC,
PO BOX 387
FREEPORT, ME 04032

Parcel Number: 009-090
CAMA Number: 009-090
Property Address: 25 WEST POWNAL RD

Mailing Address: LANG, CHRISTOPHER J.
25 WEST POWNAL RD
NORTH YARMOUTH, ME 04097

Parcel Number: 009-096
CAMA Number: 009-096
Property Address: 18 RANI DRIVE

Mailing Address: PARE, RAYMOND G.
18 RANI DRIVE
NORTH YARMOUTH, ME 04097

Parcel Number: 009-097
CAMA Number: 009-097
Property Address: 46 RANI DRIVE

Mailing Address: MANN, CHRISTIANA E.
46 RANI DRIVE
NORTH YARMOUTH, ME 04097

Parcel Number: 009-098
CAMA Number: 009-098
Property Address: 51 RANI DRIVE

Mailing Address: BURRELL, JOHN S. II
51 RANI DRIVE
NORTH YARMOUTH, ME 04097

Parcel Number: 012-039
CAMA Number: 012-039
Property Address: 1473 NORTH RD

Mailing Address: SPRAGUE, DAPHNE
1473 NORTH RD
NORTH YARMOUTH, ME 04097

Parcel Number: 012-040
CAMA Number: 012-040
Property Address: 1467 NORTH RD

Mailing Address: TRIPP, WILLIAM N.
1467 NORTH RD
NORTH YARMOUTH, ME 04097

Parcel Number: 012-044
CAMA Number: 012-044
Property Address: 1445 NORTH RD

Mailing Address: DEMERS, BRIGITTE HELEN
1445 NORTH ROAD
NORTH YARMOUTH, ME 04097

Parcel Number: 013-055
CAMA Number: 013-055
Property Address: 0 WEST POWNAL RD

Mailing Address: NORTH YARMOUTH, TOWN OF
10 VILLAGE SQUARE ROAD
NORTH YARMOUTH, ME 04097

Parcel Number: 013-057
CAMA Number: 013-057
Property Address: 68 WEST POWNAL RD

Mailing Address: BHALKOW, SOPHIA LEE & MARKS,
DANIEL B
39 CONGRESS STREET, APT #4
PORTLAND, ME 04101



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8/10/2022

Page 2 of 3



500 foot Abutters List Report

North Yarmouth, ME
August 10, 2022

Parcel Number: 013-058
CAMA Number: 013-058
Property Address: 86 WEST POWNAL RD

Mailing Address: HELLSTEDT, BRETT N.
86 WEST POWNAL RD
NORTH YARMOUTH, ME 04097

Parcel Number: 013-059
CAMA Number: 013-059
Property Address: 6 SERENDIPITY LN

Mailing Address: MCKENZIE, ANNE-MARIE F.
6 SERENDIPITY LANE
NORTH YARMOUTH, ME 04097

Parcel Number: 013-061
CAMA Number: 013-061
Property Address: 140 WEST POWNAL RD

Mailing Address: FECTEAU, ROSEMARY L, TRUSTEE
140 WEST POWNAL RD
NORTH YARMOUTH, ME 04097



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8/10/2022

Page 3 of 3