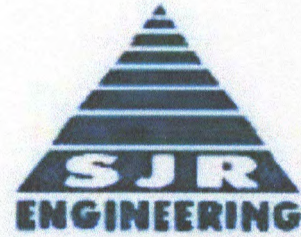


April 12, 2022

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



Re: Waiver Request for Kenney Commons, Parsonage Road, North Yarmouth

Dear Ryan and Board Members,

A pre-application package has been previously submitted to the Planning Board. We respectfully request the following waivers for the submission requirements:

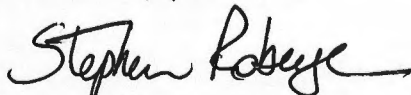
1. Section 4.4f.13 requests a determination of peak hour traffic for the 12-unit project. Due to the small size of the development, the anticipated peak hour traffic would be insignificant. Hiring a traffic engineer to provide this data would add unnecessary cost to the project development.
2. Section 4.4f.14 requests stormwater calculations be provided. The project does not require a stormwater permit from Maine DEP other than a stormwater PBR permit which pertains to erosion control. Due to the small project development and highly permeable onsite soils, it would seem unlikely increased flows across the property line could occur. The project has been designed to infiltrate all the building's roof water into drip strips to prevent soil splash on the buildings and to infiltrate the water into the ground. The parking pavement water is split to both sides of the parking facility (along curb lines) and discharges to a stone transition strip that will minimize erosion from this water and encourage infiltration into the highly permeable soils. Water from the parking area is prevented from entering the stream by the construction of the walkway path to the existing man-made pond. We anticipate no increases in stormwater flows.

3. Section 4.4g.5 requests a groundwater impact analysis be performed by a groundwater hydrologist. We believe this study is un-necessary due to the septic systems being developed for each individual building, and those systems being separated by 100' or more from the other systems. Each individual system is designed to accept 810 gpd and is designed to meet the State of Maine Plumbing Code.
4. Section 4.5B.2.c requests groundwater protection and pollution measures be employed on the project. We have provided an extensive erosion and sediment control plan. We have also provided a "Housekeeping/Maintenance" narrative that has groundwater as part of the project documentation.
5. Section 4.5B.2.d requests a spill prevention plan be developed for the project. There are no chemicals or liquids being stored on the project and therefore no need for a spill prevention plan. Spill prevention during construction is part of the selected Construction company (and subcontractors) responsibilities during the project construction.
6. Section 4.5C.1.c requests sites/uses producing more than 1,000 gallons of sewage per day, a hydrogeologic assessment of nitrate concentrations at the property line be performed. We are installing Fugi Systems that reduce the nitrate loading at the site plus each of the systems (100' apart from each other) only generate 810 gpd loading. This study seems to be un-necessary and costly for the project.

We look forward to presenting this project to the Planning Board and answering any questions you may have concerning the design of the project.

Please call me if you have any questions.

Sincerely yours,



Stephen Roberge, PE
for SJR Engineering Inc.