



MEMORANDUM

TO: North Yarmouth Planning Board
Through Tracey Cox, Assistant to Code Enforcement

CC: Wayne Wood, Wayne T. Wood & Co

From: Sam Peikes, Associate Planner, North Star Planning *SP*

RE: Lady Slipper Hill Minor Subdivision – preapplication meeting May 10, 2022

Date: April 27, 2022

Overview

Wayne T. Wood on behalf of Stephen Woodward and Marie Burns (the applicants) are proposing a 3-lot minor subdivision. The property is located on the southwesterly side of Lufkin Road in the Village Residential zone at Tax Map 10 Lot 1. The property abuts the Central Maine Power Company transmission line corridor. All lots will utilize well for water supply and septic for wastewater disposal.

This project is scheduled as a preapplication meeting for May 10, 2022. The Planning Board is not expected to vote on the project. The findings of fact are included below to let the applicant know the standards that are relevant to the project and the standards that are not applicable. The attached checklist includes a list of submission requirements needed for both sketch plan and final plan review project phases.

Applicant: Stephen Woodward and Marie Burns

Owner: same as applicant

Location: Lufkin Road

Zoning: Village Residential

Tax Map Number: Map 10 Lot 1

Existing Land Use: wooded/forested

Proposed Land Use: minor subdivision

Acreage: 7.96 acres

Waivers: The applicant has not requested any waivers at this time.

Site Walk: A site walk for this project has not been scheduled. The Planning Board will need to schedule a site walk within 30 days of the preapplication meeting.

Public Hearing: A public hearing for this project has not been scheduled.

Completeness: NSP reviewed the project for completeness and the project meets the preapplication submission requirements.

Subdivision Review - Findings of Fact:

1. General Layout: Lots, Blocks, Utilities, Monuments, and Back Lots
 - The subdivision consists of three (3) lots; a 1.48 acre, a 2.25 acre, and a 3.52-acre lot, all of which have frontage on Lufkin Road.
 - Iron pipe monuments are shown at the boundary corners of the plan dated April 2022.
 - The applicant should confirm that all lots with buildings will have adequate access for emergency vehicles.
2. Erosion and Sedimentation Control
 - The topography on site is relatively steep towards the northwest corner and flatter towards the road.
 - The applicant should discuss the erosion control best management practices at the preapplication meeting.
 - The applicant should provide erosion control details in the notes section and shown on the plan for the next submission.

3. Financial and Technical Capacity

- The applicant should provide a letter of financial capacity demonstrating the ability to carry out the project for the next submission.

4. Floodplain Management

- The subdivision is not located within the 100-year floodplain.

5. Historic and Archaeological Sites

- No historic or archaeological sites are located within the subdivision.

6. Sewage and Solid Waste Disposal

- Each lot will be served by well and septic systems. Test pit locations are shown on the plan dated April 2022. The applicant should show the spacing between anticipated well locations and septic.
- A preliminary wastewater disposal investigation was completed for the project January 24, 2020. It was determined that the site is suitable for wastewater disposal. Further information is needed regarding the specific design of septic on site.
- The applicant should discuss provisions for solid waste disposal at the preapplication meeting.

7. Soil Suitability

- Soil tests were conducted by Mark Cenci Geologic Inc. January 24, 2020.
- Soils on site are fine sandy loam and sandy loam, which are suitable for wastewater disposal and development (see wastewater disposal investigation and test pit logs dated January 24, 2020).

8. Recreation and Open Space Land Development

- The applicant should confirm the location of open space on the site plan.

9. Water Supply

- The subdivision will utilize wells for water supply.
- The applicant should show the location of wells on the site plan.
- The applicant should confirm that individual wells will be sited to prevent infiltration of surface water and contamination from subsurface wastewater disposal systems.

10. Water Quality

- The subdivision will not adversely impact groundwater quality.

11. Subdivision Street Connectivity

- No new streets are being proposed for the subdivision.

Conclusions of Law:

1. The proposed subdivision **will/will not** result in undue water or air pollution.
2. The proposed subdivision **will/will not** have sufficient water available for the reasonably foreseeable needs of the subdivision.
3. The proposed subdivision **will/will not** cause an unreasonable burden on an existing water supply.
4. The proposed subdivision **will/will not** cause unreasonable soil erosion or reduction in the capacity of the land to hold water.
5. The proposed subdivision **will/will not** cause unreasonable highway or public road congestion or unsafe conditions.
6. The proposed subdivision **will/will not** provide for adequate solid and sewage waste disposal.
7. The proposed subdivision **will/will not** cause an unreasonable burden on the ability of a municipality to dispose of solid waste and sewage.
8. The proposed subdivision **will/will not** place unreasonable burden on the ability of the local governments to provide municipal or governmental services.
9. The proposed subdivision **will/will not** have an undue adverse effect on the scenic or natural beauty of the area.
10. The proposed subdivision **will/will not** be in conformance with a duly adopted subdivision regulation or ordinance.
11. The subdivider **will/will not** have adequate financial and technical capacity to meet the standards.
- ~~12. Whenever situated, in whole or in part, within 250 feet of any pond, lake, river or tidal waters, the proposed subdivision **will/will not** adversely affect the quality of such body of water. **(N/A)**~~
- ~~13. The 100 year flood boundary **is/is not** shown on the plan. **(N/A)**~~
- ~~14. All freshwater wetlands **have/have not** been identified on maps submitted as part of the application. **(N/A)**~~
- ~~15. All farmland within the proposed subdivision **has/has not** been identified on maps submitted as part of the application. **(N/A)**~~
- ~~16. Any rivers, streams, or brooks within or abutting the proposed subdivision **have/have not** been identified on maps submitted as part of the application. **(N/A)**~~

17. The proposed subdivision **will/will not** provide for adequate storm water management.
18. ~~Any lots in the proposed subdivision with frontage on a river, stream, brook, or great pond~~ **have/do not have** a lot depth to shore frontage ratio greater than 5 to 1. **(N/A)**
19. ~~The long term cumulative effects of the proposed subdivision~~ **will/will not** unreasonably increase the great pond's phosphorus concentration during the construction phase and life of the proposed subdivision. **(N/A)**
20. ~~If the subdivision crosses municipal boundaries, the proposed subdivision~~ **will/will not** cause unreasonable traffic congestion or unsafe conditions with respect to the use of existing public ways in an adjoining municipality. **(N/A)**
21. ~~Timber on the parcel~~ **has/has not** been harvested in violation of liquidation harvesting statutes and rules. **(N/A)**

Sketch Plan Submission Requirements	Included/Not Included	Notes
A sketch plan showing the proposed layout of streets, lots, buildings and other features in relation to existing conditions	see plan dated April 2022	should show approximate locations of building envelopes for next submission
Description of existing conditions of the site and the proposed development	see pg. 47 of application	
A copy of a portion of the U.S.G.S. topographic map and an aerial map of the area	see pg. 35 of application	might need to recopy, contour lines are quite blurry
A copy of that portion of the Cumberland County Soil Survey	see pg. 37 of application	
A copy of any available deeds, easements and encumbrances	see pg. 23 of application	
Minor Subdivision Submission Requirements	Included/Not Included	Notes
Application Form/Fee	see pg. 3 of application	
Location Map	see pg. 21 of application	
Final Plan	for next submission	pending updates to current site plan
Proposed Subdivision Name	Lady Slipper Hill Subdivision	
Right, Title, Interest	see pg. 23 of application	
Boundary survey	for next submission	
Most Recent Deed	see pg. 23 of application	
Deed Restrictions	see pg. 23 of application	
Wastewater (sewer capacity or septic analysis)	for next submission	
Water Supply	see pg. 19 of application	using well for water supply
Plan Date	Apr-22	pending update
Owner Name and Address	see plan dated April 2022	Stephen Woodward and Marie Burns 208 Lufkin Road North Yarmouth, ME
High intensity soil survey	see pg. 29 of application	High intensity soil survey conducted by Mark Cenci
Number of acres, lot lines, existing bldg, vegetative cover	see plan dated April 2022	
surface water within 150 feet	not applicable	
Contours	see plan dated April 2022	
Zoning district	Village Residential	
Sewer/water infrastructure location	not applicable	
Existing streets, easements, open space	for next submission	
CAD or GIS Format	for next submission	
Open space and ownership of	for next submission	Royal River Conservation is south of the proposed subdivision
Parcels for public use	for next submission	
100 year floodplain	not applicable	
Hydrogeologic assessment	unsure if applicable	
Estimate of vehicular traffic and peak hrs	for next submission	
MDOT permit	not applicable	
Traffic impact analysis (if necessary)	not applicable	
Stormwater management plan	for next submission	
Erosion and sediment control plan	for next submission	
Conservation land w/in 150 ft	see plan dated April 2022	Royal River Conservation is south of the proposed subdivision
Construction debris location	unsure if applicable	
Timber Harvesting	unsure if applicable	