

October 12, 2021

Ryan Keith, Code Enforcement Officer
Town of North Yarmouth
10 Village Square Road
North Yarmouth, Maine 04097

Subject: Learning Loft Preschool
78 Walnut Hill Road, North Yarmouth
Request for Planning Board Pre-Application Meeting

Dear Mr. Keith:

On behalf of Miles Hunt, Sevee & Maher Engineers (SME) is pleased to submit the attached submission for the Learning Loft Preschool off Walnut Hill Road in North Yarmouth. The Hunt's currently operate the existing Learning Loft Preschool in Cumberland and are seeking to relocate the facility to their new residence off Walnut Hill Road in North Yarmouth.

In conformance with the updated municipal Land Use Ordinance, we have enclosed eleven (11) copies of the signed Request for Hearing form, project narrative, and 11" by 17" concept plan for the project. We understand the Town will forward one copy to the Yarmouth Water District.

We look forward to reviewing the project in more detail with the Planning Board on November 9, 2021 and appreciate your consideration of our application. Please feel free to contact me at 207.829.5016 if you have any questions or need additional information.

Very truly yours,

SEVEE & MAHER ENGINEERS, INC.



Jeffrey T. Read, P.E.

Attachments

cc: Miles Hunt



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

NAME OF APPLICANT: Learning Loft Preschool c/o Miles Hunt PHONE #: 207-772-4100 x. 410
EMAIL: Miles@willsandtrusts.com ALT. PHONE#: _____
FULL ADDRESS: 159 Longwoods Road Cumberland, Maine 04021
PROPERTY ADDRESS: 78 Walnut Hill Road
MAP: 1 LOT: 62 ZONE: Village Residential

AGENT/REPRESENTATIVE (if other): Jeff Read, P.E., Sevee& Maher PHONE #: 207-829-5016
EMAIL: jtr@smemaine.com
FULL ADDRESS: 4 Blanchard Road, Cumberland, ME 04021

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

<p>X _____ Pre-application Sketch Plan Review _____ Minor Subdivision _____ Contract Zoning _____ Other (Specify): _____</p>	<p>_____ Major Subdivision _____ Site Plan Review</p>
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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: 10/12/2021
Printed Name: Miles C. Hunt, Esq.

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

10 VILLAGE SQUARE ROAD, NORTH YARMOUTH, MAINE 04097
PHONE: (207) 829-3705 * FAX: (207) 829-3743

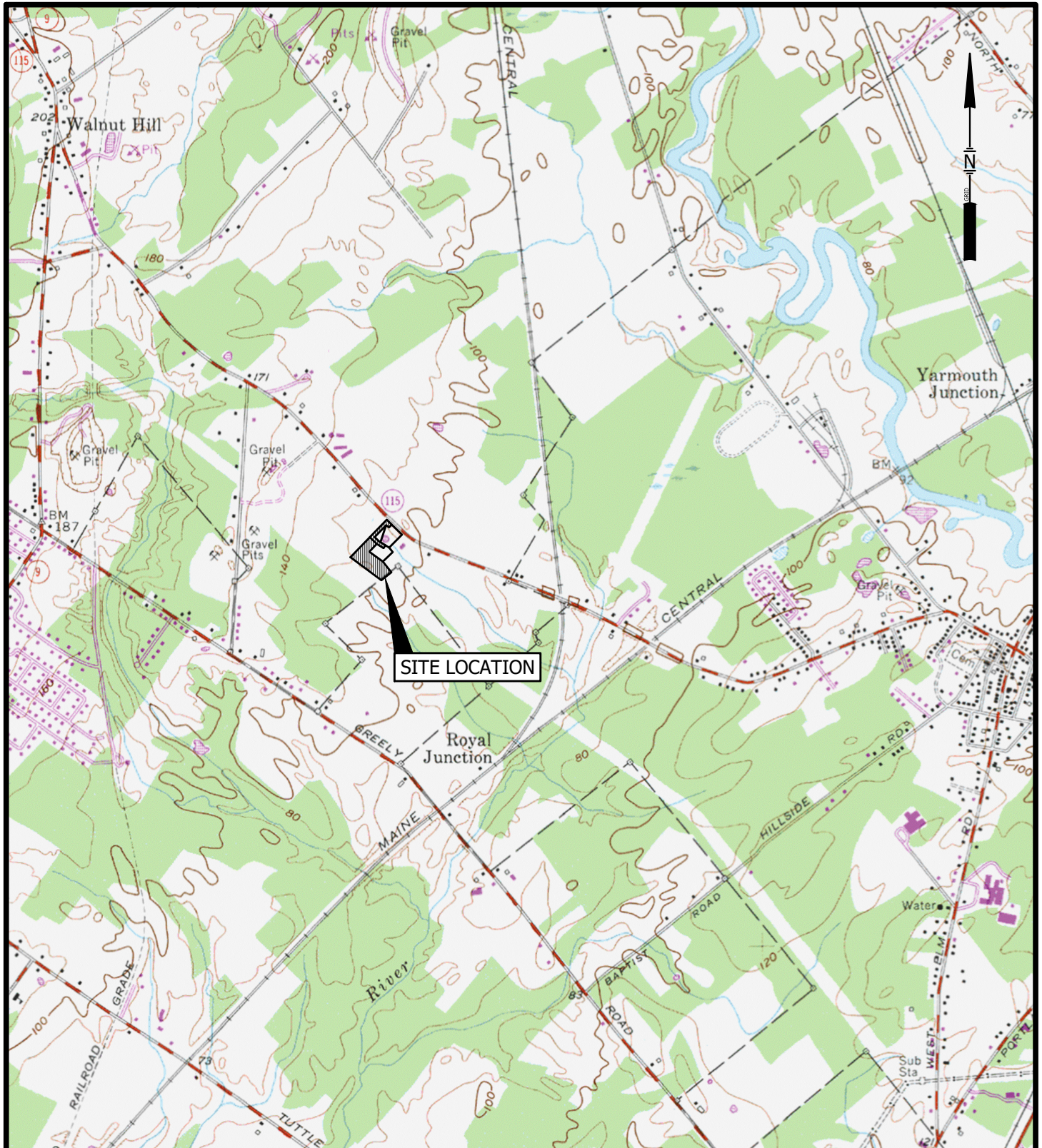
**TOWN OF NORTH YARMOUTH PLANNING BOARD PRE-APPLICATION MEETING
PROJECT NARRATIVE - LEARNING LOFT PRESCHOOL
78 WALNUT HILL ROAD
NORTH YARMOUTH, MAINE**

Miles Hunt is planning to develop the existing property at 78 Walnut Hill Road with a four-bedroom residence, three car garage, and a 24-by-36-square-foot accessory structure for use as a preschool. The Hunt's currently operate the Learning Loft Preschool in Cumberland and are seeking to relocate the facility to their new residence off Walnut Hill Road in North Yarmouth. The preschool will be permitted for less than 20 students and offer half-day programs for pre-kindergarten aged children. Anticipated student drop-off will be from 8:30 AM to 9:00 AM. Pick-up will be from 11:30AM to noon. Two teachers are planned to support the preschool program.

The 4.50-acre property is currently identified as Lot 62 on Town of North Yarmouth Tax Map #1 and is in the Village Residential Zoning District. The parcel is not in the Shoreland Zone, 100-Year Flood Zone, or the Groundwater Protection Overlay. The parcel fronts to Walnut Hill on the northeast with approximately 102 linear feet (LF) of road frontage. The property is bounded by existing residential development to the northwest, northeast, and southeast. A Central Maine Power Company utility corridor exists to the southwest.

At present, the parcel is currently developed with an access drive and completed foundation excavations for the residence and preschool structures. Remaining portions of the property are forested. Additional site development will include establishing a 50-foot right-of way for site access, improvement of the existing access drive to current Town private road standards, and installation of a well, private septic system, and underground electric and communications services. The existing access drive will be widened to 18-feet and feature a turnaround loop at the proposed preschool to facilitate internal traffic circulation and accommodate emergency vehicle access.

Property access is currently regulated by a Maine Department of Transportation (MEDOT) Driveway Entrance Permit. The project may require a Maine Department of Environmental Protection (MEDEP) Stormwater Permit-by-Rule (PBR) for projects with greater than one acre of disturbed area.



BASEMAP ADAPTED FROM 7.5 MIN USGS TOPO QUADS
NORTH YARMOUTH, ME - 1975



FIGURE 1
SITE LOCATION MAP
MILES HUNT
LEARNING LOFT PRESCHOOL
NORTH YARMOUTH, MAINE

SME
SEVEE & MAHER
ENGINEERS

