

MEMORANDUM

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

CC: Erin Barker – applicant

From: Kate Burch, Planner, North Star Planning

RE: North Yarmouth Veterinary Hospital – Planning Board meeting
December 13, 2022

Date: December 5, 2022

Overview

The applicant is proposing to use the existing building at 1 Walnut Hill Commons to operate a full-service veterinary hospital. The hospital will provide wellness examinations, vaccinations, medical care, dental care, and surgical procedures for animals. The hospital will be open from 7:30 AM to 6 PM Monday-Friday and 7:30 AM – 2 PM on Saturday. There will be no after-hours or emergency care, and no overnight stays.

No changes to the exterior of the building are proposed. No changes to the existing site conditions are proposed.

The project was discussed by the Planning Board as a pre-application/sketch plan on November 9, 2022. At that meeting, the Board asked the applicant to provide information regarding dumpster screening and proposed signs.

The applicant submitted a complete site plan application in November, including an overall site plan showing the existing building, proposed dumpster location, and existing parking, dumpster enclosure screening details, proposed signage locations, and a deed for the property.

Applicant: Erin Barker

Owner: same as the applicant

Location: 1 Walnut Hill Commons

Zoning: Village Center, Groundwater Protection Overlay

Tax Map Number: Map 7 Lot 67

Existing Land Use: business, office

Proposed Land Use: business, veterinary hospital

Acreage: 0.9 acres

Waivers: The applicant has not requested any waivers.

Site Walk: A site walk for this project has not been scheduled.

Public Hearing: A public hearing for this project has been scheduled for December 13, 2022

Completeness Review: NSP reviewed the project and found the submission complete.

Suggested Motion: To **[approve with or without conditions or deny]** the North Yarmouth Veterinary Hospital site plan.

Motion to approve the North Yarmouth Veterinary Hospital final site plan as submitted pursuant to the Findings of Fact in the memo dated December 5, 2022.

Site Plan Review - Findings of Fact:

1. Utilization of the Site
 - The applicant plans to utilize the existing building located at 1 Walnut Hill Commons for their veterinary business.

- The project is located in the Village Center zone and is located next to North Yarmouth Variety and Village Body Works.
- Toddy Brook Stream runs north of the property.

2. Utilities

- No new utilities will be added for the project.
- At the November 9, 2022 meeting, the applicant stated she plans to use existing natural gas and electric service, and remove the propane tank from the property.

3. Building Standards

- The project will utilize the existing building for their business.
- No new structures or building are proposed.
- No changes to the exterior of the building are proposed.

4. Impact on Community Facilities

- No negative impact on community facilities will result from this project.

5. Hazardous Materials and Emissions

- All hazardous materials and laboratory chemicals will be disposed of in accordance with state and federal laws.

6. Exterior Lighting

- No new exterior lighting is proposed for the project.

7. Financial and Technical Capacity

- The applicant has paid all associated application fees and attached a business registration form.
- Because no infrastructure changes are proposed to the site, a formal letter of financial capacity from a bank or financial institution is not necessary for this project.

8. Landscaping, Buffers and Screening

- The applicant proposes to screen the dumpster with an 8' privacy picket fence.

9. Noise

- No noise levels that will exceed town standards will result from the project.

10. Signs

- A sign will be installed on the grassed area at the corner of the lot using the existing sign posts.
- The applicant does not plan to install a sign on the front of the building at this time.

11. Storage of Materials

- The applicant plans to install two dog waste bag dispensing stands.
- A 2-yard (3' x 3' x 6') dumpster will be installed behind the building.
- The dumpster will be screened by an 8' picket fence.

12. Stormwater Control

- Existing surface drainage flows towards Route 9.
- No additional impervious area will be added for the project.
- No grading or earthwork will be performed for the project.
- The project will not alter existing stormwater drainage patterns.

13. Protection of Significant Wildlife Habitat

- No significant wildlife habitat is located within the project area.

14. Access Management and Vehicular Circulation

- Vehicular access to the site will come from the existing driveway entrance off Route 115.

- The business will not increase vehicular traffic patterns.
- The applicant anticipates a staff of 3 to 4 people and the arrival of roughly 2 to 4 people per hour to the site for appointments.

15. Pedestrian Ways and Bicycle Access

- No changes to sidewalks or other surrounding pedestrian areas are proposed.

16. Off-Street Parking and Loading

- The business will utilize the existing 11 parking spaces on the southern side of the building.
- No additional parking will be added.

Conclusions of Law:

1. The development **will** reflect the natural capabilities of the site to support development.
2. Utilities serving developments in the Village Center District and Village Residential District **will not** be installed underground.
3. The proposed development **will not** result in a negative impact to the environment or to the community facilities or services.
4. The development **will not** contribute emission of dust, ash, smoke or other particular matter.
5. The proposed development **will** have adequate exterior lighting to provide for its safe use during nighttime hours.
6. The landscape **will** be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, retaining existing vegetation where desirable, and keeping any grade changes in character with the general appearance of neighboring areas.
7. The development **will** control noise levels such that it **will not** create a nuisance for neighboring properties.
8. The size, location, design, color, texture, lighting and materials of all exterior signs **will not** detract from the design of proposed buildings and structures.
9. Exposed non-residential storage areas, exposed machinery, and areas used for storage **will** have sufficient setbacks and screening.
10. Adequate provisions **will** be made for the collection and disposal of all storm water that runs off proposed roads, parking areas, roofs and other surfaces.
11. Developments **will** be designed to protect and conserve important wildlife habitat to the greatest extent feasible.
12. The layout of the site **will** provide for the safe movement of passenger, service, and emergency vehicles throughout the site.
13. The site plan **will** provide for a system of pedestrian ways within the development appropriate to the type and scale of development.
14. Parking areas **will** be constructed to protect the natural environment and visual character of the community, improve pedestrian safety and accessibility, and promote the quality of life in developed areas.