

MEMORANDUM

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

CC: Erin Barker – applicant

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

RE: North Yarmouth Veterinary Hospital – Planning Board meeting
November 9, 2022

Date: October 26, 2022

Overview

The applicant is proposing to use the existing building at 1 Walnut Hill Commons to operate a full veterinary service hospital. The hospital would provide wellness examinations, vaccinations, medical care, dental care, and surgical procedures for animals. No changes to the exterior of the building are proposed. No changes to the existing site conditions are proposed.

The project will be discussed as a pre-application for the meeting on November 9. This is a chance for the applicant to present the project and for the Board to ask any clarifying questions or request additional information. The most relevant standards to the project are noted below.

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: The Board should decide if a site walk for this project is necessary.

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

Completeness Review: NSP reviewed the project for completeness. The applicant still needs to submit the following:

- A sketch plan showing the building in relation to the existing features and existing setbacks
 - Proof of right, title, and interest/business ownership
 - Abutters list
 - Location, front view, materials and dimensions of proposed signs
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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.

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 will need to add a buffer to screen the dumpster from surrounding properties.

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. Another sign will be installed on the front of the building with the name of the business.
- The applicant should provide sign design details and dimensions for the next submission.

11. Storage of Materials

- The applicant plans to install two dog waste bag dispensing stands.
- A dumpster will be installed behind the building.
- The applicant should ensure that the dumpster is properly screened from view.

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/will not** reflect the natural capabilities of the site to support development.
2. Utilities serving developments in the Village Center District and Village Residential District **will/will not** be installed underground.
3. The proposed development **will/will not** result in a negative impact to the environment or to the community facilities or services.
4. The development **will/will not** contribute emission of dust, ash, smoke or other particular matter.
5. The proposed development **will/will not** have adequate exterior lighting to provide for its safe use during nighttime hours.
6. The landscape **will/will not** 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/will not** control noise levels such that it **will/will not** create a nuisance for neighboring properties.
8. The size, location, design, color, texture, lighting and materials of all exterior signs **will/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/will not** have sufficient setbacks and screening.
10. Adequate provisions **will/will not** 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/will not** be designed to protect and conserve important wildlife habitat to the greatest extent feasible.
12. The layout of the site **will/will not** provide for the safe movement of passenger, service, and emergency vehicles throughout the site.
13. The site plan **will/will not** provide for a system of pedestrian ways within the development appropriate to the type and scale of development.
14. Parking areas **will/will not** 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.

Preapplication Submission Requirements	Included/Not Included	Notes
Sketch plan	need	Can be hand drawn needs to be to scale. Sketch plan needs to show building plan view, surrounding streets, and other existing site features
Project narrative	attached	
The proposed site	attached	
The nature of the proposed use	attached	
A site inventory, analysis, and narrative	not applicable	Business will utilize existing building at 1 Walnut Hill Commons all site existing conditions will remain the same
Copies of any available deeds	need	The applicant should submit documentation that shows proof of business ownership upon receipt
Any issues about municipal regulations	not applicable	
Waiver requests	not applicable	
General Information	Included/Not Included	Notes
Record owner's name, address, and phone number and applicant's name, address and phone number	Erin Barker 187 Portland Ave Old Orchard Beach, ME 04064	
The location of all required building setbacks and buffers	need	Label on sketch plan
Names and addresses of all property owners within 500 feet of any and all property boundaries	need	Attach abutters list
Sketch map	need	Can be hand drawn needs to be to scale. Sketch plan needs to show building plan view, surrounding streets, and other existing site features
Boundaries of all contiguous property under the control of the owner or applicant	not applicable	
Tax map and lot number	Tax Map 7 Lot 67	
A copy of the deed	need	The applicant should submit documentation that shows proof of business ownership upon receipt
The name, registration number and seal of the person who prepared the plan	not applicable	
Evidence of the applicant's technical and financial capacity	not applicable	
Existing Conditions	Included/Not Included	Notes
Zoning classification	Village Center, Groundwater Protection Overlay	
The bearings and length of all property lines of the property to be developed	not applicable	
Location and size of any existing sewer and water mains, culverts and drains	see attached utility plan	
Location, names and present widths of existing public and/or private roads	see attached utility plan	
The location, dimensions and ground floor elevation of all existing buildings	not applicable	
The location and dimensions of existing driveways, streets, roads, parking, and loading areas	see attached utility plan	
Location of intersecting streets, roads or driveways within two hundred (200) feet of the site	see attached utility plan	
The location of open drainage courses, rivers, ponds, wetlands, vernal pools, streams	not applicable	
The direction of existing surface water drainage across the site	not applicable	Existing drainage flows towards Route 9
The location, front view, dimensions and lighting of existing signs	existing sign located on the side of the building	

Location and dimensions of any existing easements and copies of existing covenants or deed restrictions	not applicable	
The location of the nearest fire hydrant or other water supply for fire protection	see Google Earth map	Nearest fire hydrant is located up the road on 115 across from the Fire Station
Proposed Development Activity		
Estimated demand for water supply and sewage disposal	not applicable	
The direction of proposed surface drainage	not applicable	
Provisions for handling solid waste	attached	
The location, dimensions and materials to be used in the construction of proposed driveways, parking and loading areas	not applicable	
A proposed landscaping and buffering plan	not applicable	
The location and description of any stream, pond, vernal pool and/or wetland buffers	not applicable	
The location, dimensions and ground floor elevation of all existing buildings	not applicable	
Building elevations	not applicable	
Location, front view, materials and dimensions of proposed signs	need	Show location of sign and dimensions
Location of all utilities	see attached utility plan	No changes to utilities are proposed
A general description of the proposed use	attached	
Driveway and entrance permit	not applicable	
Estimated peak hour traffic	see attached project description	The site is anticipated to generate roughly 2-4 vehicular trips per hour for appointments
Storm water calculations	not applicable	
A utility plan	not applicable	
Additional Information		
	Included/Not Included	Notes
Graphic representations of how the development will look upon completion	not applicable	
A grading plan showing the existing and proposed topography	not applicable	
A planting schedule keyed to the site plan	not applicable	
A storm water drainage and erosion control plan	not applicable	
A groundwater impact analysis	not applicable	
A traffic impact analysis	not applicable	
A written statement from any utility providing service to the project	not applicable	
Cost of the proposed development	not applicable	
Performance guarantees	not applicable	