

Learning Time Child Development Center

Owner: Pamela Powers-Scala

(207) 608-3292

Agent: Dino A. Scala

Proposal to move Learning Time child Care from Cumberland Maine to North Yarmouth Maine and re-locate in the lower level of the Congregational Church located on 3 Gray Road North Yarmouth ME.

Location has plenty of Parking and easy drop off and pick up area. Also, location of classrooms has the proper exits, fire suppression systems, bathrooms and finished rooms for the daycare.

Learning time has been Licensed for 17 years and operated by the owner Pamela Powers. Pam has a current staff of 5 (including Pam) and although the numbers vary, Learning time will open in North Yarmouth with 20 enrolled children.

Pam and Dino Look forward to working with the Board with the hopes of relocating to your town and offer child care to the surrounding areas.

Thank you,

Dino and Pam Scala

10 Kelly Drive

Yarmouth ME 04096



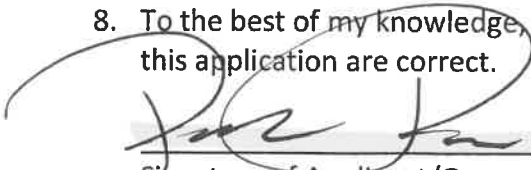
TOWN OF NORTH YARMOUTH
PLANNING BOARD

SITE PLAN REVIEW AND CONDITIONAL USE APPLICATION
(See Section 4 pages 23 through 36 of the North Yarmouth Land Use Ordinance)

NAME OF APPLICANT: Pamela Powers PHONE # 207-608-3292
EMAIL: Dino@hayesrealestate.net ALT. PHONE#: 603-387-5801
FULL ADDRESS: 10 Kelly Drive, Yarmouth ME 04096
PROPERTY ADDRESS: 3 Gray Road North Yarmouth
MAP: 10 LOT: 20

AGENT/REPRESENTATIVE (if other): DINO SCALA PHONE #: 603-387-5801
EMAIL: Dino@hayesrealestate.net
FULL ADDRESS: 10 Kelly Drive, Yarmouth ME. 04096

1. Names and Addresses of ALL property owners within 500' of any and all property boundaries (use a separate sheet). Please contact the code office for an updated list)
2. Plan preparer information if other than property owner:
Name: DINO SCALA AND Pamela Powers
Address: 10 Kelly Drive, Yarmouth ME 04096
Phone Number: 603-387-5801 Professional Lic. # DB 906170
Email: Dino@hayesrealestate.net
3. Zoning Classification of the Property
 Village Center Village Residential Farm and Forest
 Shoreland Residential Resource Protection Royal River Overlay
 Groundwater Protection Overlay
4. Provide a General Description of the proposed use or activity, including but not limited to the type of use, square footage involved, hours of operation, types and amount of traffic to be generated (use separate sheet).
5. Historic Structures: Are there any historic structures or areas of historical importance on the property? YES NO
6. Complete List of all chemicals, pesticides, fuels, nutrients and other potentially toxic or hazardous materials to be used or stored on the premises, and the quantities of these materials (use a separate sheet). (None)
7. List of Equipment to be used, parked or stored (use a separate sheet). (None)
8. To the best of my knowledge, all the above-stated information, and all prepared submissions in this application are correct.



Signature of Applicant/Owner

6/2/22

Date



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

NAME OF APPLICANT: Pamela Powers PHONE #: 207-608-3292
 EMAIL: SMALLTREASURE@HOTMAIL.COM ALT. PHONE#: 603-387-5801
 FULL ADDRESS: 10 Kelly Drive, YARMOUTH ME 04096
 PROPERTY ADDRESS: 3 GRAY ROAD North YARMOUTH
 MAP: 10 LOT: 20 ZONE: Village Central (Center)

AGENT/REPRESENTATIVE (if other): DINO SCALA PHONE #: 603-387-5801
 EMAIL: DINO@HAYESREALESTATE.NET
 FULL ADDRESS: 10 Kelly Drive YARMOUTH ME 04096

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

<input type="checkbox"/>	Pre-application Sketch Plan Review	<input type="checkbox"/>	Major Subdivision
<input type="checkbox"/>	Minor Subdivision	<input checked="" type="checkbox"/>	Site Plan Review
<input type="checkbox"/>	Contract Zoning		
<input type="checkbox"/>	Other (Specify): _____		

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: Dino Scala + Pamela Powers Date: 6/17/22
 Printed Name: DINO A. SCALA + Pamela Powers

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



**TOWN OF NORTH YARMOUTH
PLANNING BOARD
FEE CALCULATION SHEET**

NAME OF APPLICANT: Pamela Powers
 PROPERTY ADDRESS: 3 GRAY ROAD North Yarmouth
 MAP: 10 LOT: 20

SITE PLAN FEES

<u>Description</u>	<u>Fees</u>	<u>Total</u>
Preliminary Sketch Plan Review	\$0	<u>0</u>
Site Plan Review Permit	\$250.00	<u>\$250.00</u>
Amendment to Site Plan Review Permit	\$75.00	<u>0</u>

SUBDIVISION APPROVAL FEES

MINOR SUBDIVISION (4 lots or less)

<u>Description</u>	<u>Fees</u>	<u>Total</u>
Non-refundable Application Fee	\$250.00	<u>N/A</u>
Each Lot/Dwelling Unit	\$100.00	<u>N/A</u>
Technical Review	Cost + \$25.00	<u>N/A</u>

MAJOR SUBDIVISION (5 lots or more)

<u>Description</u>	<u>Fees</u>	<u>Total</u>
Non-refundable Application Fee	\$350.00	<u>N/A</u>
Each lot/Dwelling Unit	\$100.00	<u>N/A</u>
Technical Review	Cost + \$25.00	<u>N/A</u>

TOTAL FEES REQUIRED \$250.00

NOTE: Certain Subdivisions will be required to complete a Site Plan Review Permit. Review fees are not typically refundable. If extenuating circumstances occur, the Board may consider a partial or full refund.



TOWN OF NORTH YARMOUTH

PLANNING BOARD

SITE PLAN REVIEW AND CONDITIONAL USE CHECKLIST

NAME OF APPLICANT: *Patricia Buons*

DATE: *6/17/22*

This checklist has been prepared to assist applicants in developing their applications. It should be used as a guide in assembling the information necessary for a complete application. However, the checklist does not substitute for the statutory criteria or the requirements of Section IV. Site Plan Review & Conditional Use Procedures or Section X. Performance and Design Standards for Site Plan Review & Subdivision Review of the Land Use Ordinance. The Planning Board will use the checklist to make sure that your application is complete. The application need not contain separate plans as implied below. The perimeter survey, subdivision plan and engineering plans may be contained on the same drawing. However, detailed engineering drawings such as road profiles, drainage swales and erosion/sedimentation plans may best be presented on a separate sheet or sheets.

SITE PLAN PERFORMANCE & DESIGN STANDARDS	Received by Planning Board	Applicant Requests to be Waived	Waiver Approved by Planning Board	Applicant Requests Not Applicable
GENERAL REQUIREMENTS				
1. <u>Request for Hearing Form</u>	✓			
2. <u>Fee Calculation Sheet</u>	✓			
3. <u>Waiver or N/A Request Form, if required</u>	<i>N/A</i>			
4. <u>Abutter List & Notification Statement</u>				
5. <u>DEP Approval, if required (Section 3 - 3.9B)</u>	<i>N/A</i>			
6. <u>Subdivision Approval, if required (Section V)</u>	<i>N/A</i>			
7. <u>Board of Zoning Appeal Approval, if required Section VI - 6.2)</u>	<i>N/A</i>			
8. <u>MDOT Approval, if required (Section VIII – 8.4.J.2)</u>	<i>N/A</i>			
10-1 APPLICABILITY				
10-2 GENERAL LAYOUT OF DEVELOPMENT				
A. <u>Utilization of the Site</u>	✓			
B. Lots				
B.1 Dimensional Requirements	✓			
B.2 Right of Way not included in Lot Area	<i>N/A</i>			
B.3 Side Lot Lines perpendicular to Street	✓			
B.4 Lots Divided by Streams	<i>N/A</i>			
B.5 Future Lot Planning (Subdivisions only)	<i>N/A</i>			



**TOWN OF NORTH YARMOUTH
PLANNING BOARD
SITE PLAN REVIEW AND CONDITIONAL USE CHECKLIST**

SITE PLAN PERFORMANCE & DESIGN STANDARDS		Received by Planning Board	Applicant Requests to be Waived	Waiver Approved by Planning Board	Applicant Requests Not Applicable
B.6	Interconnected Development	N/A			
C. Blocks - Utility/Pedestrian Easement		N/A			
D. Utilities - Underground		N/A			
E. Monuments					
E.1	Stone Monuments Locations	N/A			
E.2	Stone Monuments or Capped Iron Pipe at boundaries	N/A			
E.3	Stone Monuments Requirements	N/A			
E.4	All Others Marked by Suitable Monumentation	N/A			
10-3 BROOK, POND, VERNAL POOL AND WETLAND BUFFERS					
A. Purpose and Applicability					
A.1	Protect Areas not covered in Section 9-1	N/A			
A.2	Distinguish between High and Low Value Wetlands	N/A			
A.3	Residential Shoreland & Resource Protection Apply	N/A			
B. Protected Resources					
B.1	Stream	N/A			
B.2	Pond	N/A			
B.3	Vernal Pool	N/A			
B.4	High Value Wetlands	N/A			
B.4.a	Contain Pond or Vernal Pool	N/A			
B.4.b	Within Floodplain of Stream or Pond	N/A			
B.4.c	Wetland Plant Species	N/A			
B.5	Low Value Wetland	N/A			
C. Standards					
C.1	Vegetative Buffers	N/A			

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



**TOWN OF NORTH YARMOUTH
PLANNING BOARD
SITE PLAN REVIEW AND CONDITIONAL USE CHECKLIST**

SITE PLAN PERFORMANCE & DESIGN STANDARDS		Received by Planning Board	Applicant Requests to be Waived	Waiver Approved by Planning Board	Applicant Requests Not Applicable
C.2	Location, Species, Height, Canopy	N/A			
C.3	Buffer Width Related to Slope (SEE TABLE)	N/A			
C.4	Natural State to Greatest Extent Practical	N/A			
C.5	Buffer Strips Maintained in Natural State	N/A			
C.5.a	Clearing of Dead and Diseased Trees	N/A			
C.5.b	Underlying Vegetation (must not be removed)	N/A			
C.6	Building and Structure Setback	N/A			
C.7	Permanent Markers (must be installed)	N/A			
D. Plan Submittals					
D.1	Site plan, Topo, Wetlands, Buffers	N/A			
D.2	Existing Vegetation Described	✓			
D.3	Buffer (Any new buffers described)	N/A			
D.4	Maintenance and Restrictions of Buffers	N/A			
D.5	Deed restrictions and covenants	N/A			
D.6	Plat	✓			
E. Exemptions					
E.1	Buffer and setbacks are not required adjacent to the following area:				
E.1.a	Swales and ditches	N/A			
E.1.b	Artificial impoundments	N/A			
E.1.c	Low value wetlands	N/A			
E.2	Buffers and setbacks do not apply to				
E.2.a	Storm water management facilities	N/A			
E.2.b	Road crossings, bridges, culverts, utilities	N/A			
E.2.c	Docks, boat ramps, direct access	N/A			



**TOWN OF NORTH YARMOUTH
PLANNING BOARD
SITE PLAN REVIEW AND CONDITIONAL USE CHECKLIST**

SITE PLAN PERFORMANCE & DESIGN STANDARDS	Received by Planning Board	Applicant Requests to be Waived	Waiver Approved by Planning Board	Applicant Requests Not Applicable
10-4 BUILDING DESIGN STANDARDS				
A. <u>Purpose</u>	✓			
B. <u>Applicability</u>	✓			
<u>CONTENTS</u>				
A. General Building Standards	N/A			
B. Primary Building Types	N/A			
C. Accessory Building Types	N/A			
D. Components	N/A			
E. Roof Types	N/A			
F. Special Definitions				
10-5 COMMUNITY FACILITIES IMPACT ANALYSIS AND MITIGATION				
10-6 DRIVE THROUGH FACILITIES	N/A			
10-7 EROSION AND SEDIMENTATION CONTROL				
A. <u>Topography and Natural Surroundings</u>				
B. <u>Best Management Practices</u>				
B.1 Stripping, Removal, Re-Grading	N/A			
B.2 Exposure to a Minimum	N/A			
B.3 Temporary Measures	N/A			
B.4 Permanent Measures	N/A			
B.5 Sediment Basins or Silt Traps	N/A			
B.6 Adjoining property and slope	N/A			
B.7 Dust control	N/A			
B.8 No grading or filling near water body	N/A			
B.9 Measures monitored periodically	N/A			



**TOWN OF NORTH YARMOUTH
PLANNING BOARD
SITE PLAN REVIEW AND CONDITIONAL USE CHECKLIST**

SITE PLAN PERFORMANCE & DESIGN STANDARDS	Received by Planning Board	Applicant Requests to be Waived	Waiver Approved by Planning Board	Applicant Requests Not Applicable
10-8 EMISSIONS				
10-9 EXTERIOR LIGHTING				
A. <u>Adequate for nighttime hours</u>	N/A			
B. <u>Street lighting</u>	✓			
C. <u>Lighting does not produce deleterious effects</u>	N/A			
D. <u>Fixtures shielded or hooded</u>	N/A			
E. <u>Blinking lights prohibited</u>	N/A			
F. <u>Maximum height</u>	N/A			
G. <u>Spotlights prohibited</u>	N/A			
10-10 FINANCIAL AND TECHNICAL CAPACITY				
A. <u>Adequate financial resources</u>	N/A			
B. <u>Qualified contractors and consultants</u>	N/A			
10-11 FLOODPLAIN MANAGEMENT				
A. <u>Consistent with Floodplain Ordinance</u>	N/A			
B. <u>Development/Subdivision Requirement</u>	N/A			
C. <u>Building Prohibited on Floodplains</u>				
C.1 Building prohibited in floodplain	N/A			
C.2 Statement and restriction	N/A			
C.3 Woodlands, grassland, pastureland, recreation	N/A			
C.4 Piers, docks, wharves, bridges and boat ramps	N/A			
10-12 HAZARDOUS, SPECIAL AND RADIOACTIVE MATERIALS				
A. <u>Handling, storage and use per standards</u>	N/A			
B. <u>Reporting Requirement</u>	N/A			
10-13 HISTORIC AND ARCHAEOLOGICAL SITES				
A. <u>Protect resources</u>	N/A			



TOWN OF NORTH YARMOUTH

PLANNING BOARD

SITE PLAN REVIEW AND CONDITIONAL USE CHECKLIST

SITE PLAN PERFORMANCE & DESIGN STANDARDS		Received by Planning Board	Applicant Requests to be Waived	Waiver Approved by Planning Board	Applicant Requests Not Applicable
B.	Maine Historic Preservation Commission review	<i>NA</i>			
10-14 LANDSCAPING, BUFFERS AND SCREENING					
A. Purpose					
B. Standards					
B.1	Landscaping	<i>✓</i>			
B.1.a	Natural State Preserved	<i>✓</i>			
B.1.b	Public roads, areas, recreation sites, buildings	<i>✓</i>			
B.1.c	Newly Planted Deciduous Tree Requirements	<i>NA</i>			
B.1.d	Plan should include Landscapes	<i>✓</i>			
B.2	Buffers and Screening	<i>NA</i>			
B.2.a	Adjacent uses and screening	<i>NA</i>			
B.2.b	Year-round visual screen	<i>NA</i>			
B.2.c	Parking lots and areas	<i>✓</i>			
B.2.d	Garbage collection areas buffered	<i>✓</i>			
B.2.e	Sufficient buffering	<i>NA</i>			
B.2.f	Width of buffer	<i>NA</i>			
10-15 NATURAL BEAUTY AND AESTHETICS IN THE FARM AND FOREST DISTRICT, RESIDENTIAL SHORELAND DISTRICT AND RESOURCE PROTECTION DISTRICT					
10-16 NOISE					
A.	Control Levels for Neighboring Properties	<i>NA</i>			
B.	Sound Pressure Level Limits (SEE TABLE)	<i>NA</i>			
C.	Measured by a Meter	<i>NA</i>			
10-17 SEWAGE DISPOSAL					
A. Subsurface Sewage Disposal					



**TOWN OF NORTH YARMOUTH
PLANNING BOARD
SITE PLAN REVIEW AND CONDITIONAL USE CHECKLIST**

SITE PLAN PERFORMANCE & DESIGN STANDARDS		Received by Planning Board	Applicant Requests to be Waived	Waiver Approved by Planning Board	Applicant Requests Not Applicable
A.1	Follow State of Maine Rules	N/A			
A.2	Hydrogeologic Assessment	N/A			
A.2.a	Suitable soils	N/A			
A.2.b	Water supplies	N/A			
A.2.c	Groundwater quality	✓			
A.2.d	Monitoring wells	N/A			
A.2.e	Operation and maintenance manual	N/A			
B. Public Sewer System Disposal					
B.1	Not allowed in Farm and Forest District, Residential Shoreland District or Resource Protection District	N/A			
B.2	Sewer District statement of capacity	N/A			
10-18 SIGNS					
A.	<u>General Requirements</u>	N/A			
B.	<u>Village Center District</u>	✓			
C.	<u>Identify or Advertise Must be on Premises</u>	N/A			
D.	<u>Sign Area</u>	N/A			
E.	<u>Installation and Height</u>	N/A			
F.	<u>Height and Location by Roads</u>	N/A			
G.	<u>Attached to Structure</u>	N/A			
H.	<u>Maintenance and Removal</u>	N/A			
I.	<u>Illumination</u>	N/A			
J.	<u>Nonconforming Signs</u>	N/A			
K.	<u>Special Event Signs</u>	N/A			
L.	<u>Home Occupation Signs</u>	N/A			



**TOWN OF NORTH YARMOUTH
PLANNING BOARD
SITE PLAN REVIEW AND CONDITIONAL USE CHECKLIST**

SITE PLAN PERFORMANCE & DESIGN STANDARDS		Received by Planning Board	Applicant Requests to be Waived	Waiver Approved by Planning Board	Applicant Requests Not Applicable
M.	<u>Signs in the Resource Protection District and the Residential Shoreland District</u>	N/A			
N.	<u>Municipal and Public Safety Signs</u>	N/A			
10-19 SOIL SUITABILITY					
10-20 SOLID WASTE DISPOSAL					
A.	<u>Disposal at Licensed Facility</u>	N/A			
B.	<u>Alternative Arrangements</u>	N/A			
10-21 STORAGE OF MATERIALS					
A.	<u>Sufficient Setbacks and Screening</u>	N/A			
B.	<u>Dumpsters</u>	✓			
C.	<u>Physical Screening</u>	N/A			
D.	<u>Buffers and Screening</u>	N/A			
10-22 STORM WATER CONTROL					
A.	<u>Designed to Minimize Runoff</u>	N/A			
B. Requirements					
B.1	Design by Maine engineer	N/A			
B.2	Easement width	N/A			
B.3	Oil and grease traps	N/A			
B.4	Designing engineer statement	N/A			
B.5	Designed to Town Roadway Criteria	N/A			
B.6	Maintenance Plan	N/A			
10-23 RECREATION AND OPEN SPACE LAND IN DEVELOPMENTS					
A. Applicability and Purpose		N/A			
B. Retention of Useable Open Space/Recreation Land					
B.1	Planning Board may Require Reservation of Land	N/A			
B.2	Percentage of Useable Open Space (SEE TABLE)	N/A			



**TOWN OF NORTH YARMOUTH
PLANNING BOARD
SITE PLAN REVIEW AND CONDITIONAL USE CHECKLIST**

SITE PLAN PERFORMANCE & DESIGN STANDARDS		Received by Planning Board	Applicant Requests to be Waived	Waiver Approved by Planning Board	Applicant Requests Not Applicable
C. Waivers of Minor Subdivisions of Mandatory Open Space		N/A			
D. Ownership and Maintenance of Common Open Space and/or Recreation Land					
D.1	Facilities & Property Ownership	N/A			
D.1.a	Lot Owners' Association	N/A			
D.1.b	Association Principal Purpose	N/A			
D.1.c	The Town	N/A			
D.2	Subdivision of the Common Open Space Prohibited	N/A			
D.3	Monitoring Fee (Planning Board May Require)	N/A			
E. Homeowners Association Requirements					
10-24 WATER SUPPLY					
A. Public Water Supply					
A.1	Written statement from Yarmouth Water District	N/A			
A.2	System approved by Yarmouth Water District and North Yarmouth Fire Chief	N/A			
B. Required Connection to Public Water Supply					
C. Individual Wells Regulations					
D. Fire Protection					
D.1	Hydrant locations	?			
D.2	Storage capacity	N/A			
D.3	Hydrant specifications	N/A			
D.4	Easement	N/A			
10-25 WATER QUALITY					
A. Water Quality					
A.1	No discharge in surface or groundwater	N/A			
A.2	Maine DEP and Fire Marshal's Office standards	✓			
A.3	License from Maine DEP	N/A			



**TOWN OF NORTH YARMOUTH
PLANNING BOARD
SITE PLAN REVIEW AND CONDITIONAL USE CHECKLIST**

SITE PLAN PERFORMANCE & DESIGN STANDARDS		Received by Planning Board	Applicant Requests to be Waived	Waiver Approved by Planning Board	Applicant Requests Not Applicable
A.4	Discharge treated				
B. <u>Groundwater</u>		N/A			
C. <u>Wellhead Protection</u>		N/A			
D. <u>Requirements for Hydrogeologic Assessments</u>					
D.1	Class A (high intensity) Soil Survey	N/A			
D.2	Water table	N/A			
D.3	Drainage conditions	N/A			
D.4	Existing groundwater quality	N/A			
D.5	Analysis and evaluation	N/A			
D.6	Map of wastewater systems and wells	N/A			
E. <u>Projections of Groundwater Quality</u>		N/A			
F. <u>Drinking Water Standards</u>		N/A			
G. <u>Demonstrate Treatment</u>		N/A			
H. <u>Contaminants</u>		N/A			
I. <u>Construction Standards</u>		N/A			
J. <u>System and Well Zones</u>		N/A			
10-26 PROTECTION OF SIGNIFICANT WILDLIFE HABITAT					
A. <u>Designed to Protect</u>		N/A			
B. <u>Identify and Map Wildlife Habitats</u>		N/A			
C. <u>Consult and Obtain Written Report</u>		N/A			
D. <u>Deer Wintering Areas</u>		N/A			
E. <u>Deed Restrictions</u>		N/A			
10-27 PUBLIC ACCESS TO THE SHORELINE		N/A			
10-28 BACK LOTS AND ACCESS					
A. <u>Right-of-Way</u>					



**TOWN OF NORTH YARMOUTH
PLANNING BOARD
SITE PLAN REVIEW AND CONDITIONAL USE CHECKLIST**

SITE PLAN PERFORMANCE & DESIGN STANDARDS		Received by Planning Board	Applicant Requests to be Waived	Waiver Approved by Planning Board	Applicant Requests Not Applicable
A.1	Width and frontage	N/A			
A.2	Emergency vehicles	N/A			
A.3	Existing lot and right-of-way	N/A			
A.4	Backlots prohibited in subdivisions	N/A			
A.5	Private Roads Serving Three or More Residential Units and/or Non-residential Uses	N/A			
A.6	In the Farm and Forest District, Residential Shoreland District and Resource Protection District – lot size and width	N/A			
A.7	In the Village Center District and Village Residential District – dimensional requirements	✓			
10-29 ACCESS MANAGEMENT STANDARDS					
A. <u>Applicability</u>					
B. <u>Adequacy of the Public Road System</u>		✓			
C. <u>Safe Sight Distances</u>					
C.1.	Designed	N/A			
C.2	Measurements	N/A			
C.2.a	Sight Distance Speed	N/A			
C.2.b	Height	N/A			
C.2.c	Truck traffic	N/A			
C.2.d	Recreational vehicle traffic	N/A			
C.3	Placement	N/A			
C.4	Site triangle	N/A			
D. <u>Access Management and Safety Standards</u>					
D.1	Hazardous conflicts	N/A			
D.2	Residential Lots	N/A			



**TOWN OF NORTH YARMOUTH
PLANNING BOARD
SITE PLAN REVIEW AND CONDITIONAL USE CHECKLIST**

SITE PLAN PERFORMANCE & DESIGN STANDARDS		Received by Planning Board	Applicant Requests to be Waived	Waiver Approved by Planning Board	Applicant Requests Not Applicable
D.2.a	Farm and Forest District, Residential Shoreland District and Resource Protection District	N/A			
D.2.b	Village Center District and Village Residential District	✓			
D.3	Commercial and Other Non-Residential Lots	N/A			
D.3.a	Farm and Forest District, Residential Shoreland District and Resource Protection District	N/A			
D.3.b	Village Center District and Village Residential District	✓			
D.4	Shared Driveways	N/A			
D.5	Road, Pedestrian and Bicycle Connections Between Developments	N/A			
D.6	Subdivisions	N/A			
D.7	Corner Lot Access	✓			
D.8	Access Ways to Non-Residential Developments or to Multiplex Developments	N/A			
D.9	Driveway Turn-Around Area	✓			
D.10	Driveway Grades	N/A			
D.11	Access Way Location and Spacing	N/A			
D.11.a	Location from intersection	N/A			
D.11.b	Existing private roads	N/A			
D.11.c	Demonstration of No Alternative	N/A			
10.30 SUBDIVISION STREET CONNECTIVITY REQUIRED IN THE VILLAGE CENTER AND VILLAGE RESIDENTIAL DISTRICTS					
A. Purpose		N/A			
B. Applicability		N/A			
C. Requirements					
C.1	Proposed Subdivision Streets	N/A			



**TOWN OF NORTH YARMOUTH
PLANNING BOARD
SITE PLAN REVIEW AND CONDITIONAL USE CHECKLIST**

SITE PLAN PERFORMANCE & DESIGN STANDARDS		Received by Planning Board	Applicant Requests to be Waived	Waiver Approved by Planning Board	Applicant Requests Not Applicable
C.2	Proposed Street System	N/A			
C.3	Proposed Transportation System	N/A			
C.4	Redevelopment and Road Improvements	N/A			
C.5	Future Street Extension	N/A			
C.6	Reserved Streets for Future Street Connections	N/A			
C.7	Waivers	N/A			
C.7.a	Dead End Streets	N/A			
C.7.b	Hammerhead Turn-around	N/A			
C.7.c	Turn-Around	N/A			
C.7.d	Emergency Access	N/A			
10.31 SUBDIVISION STREET LENGTH AND CONNECTION REQUIREMENTS IN THE FARM AND FOREST DEISTRICT AND RESIDENTIAL SHORELAND DISTRICT					
A. Purpose					
B. Standards					
B.1	12 Residential Units or Lots	N/A			
B.2	Dead-End Street	N/A			
B.3	Connectivity Requirements	N/A			
10.32 PEDESTRIAN WAYS AND BICYCLE ACCESS, CIRCULATION AND FACILITIES					
A. Applicability and Purpose					
B. Standards					
B.1	Village Center District and Village Residential District Sidewalk Requirements	N/A			
B.2	Farm and Forest District and Residential Shoreland District, Resource Protection District Sidewalk Requirements	N/A			
B.3	Sidewalk Design	N/A			
B.4	Connect to existing	N/A			



**TOWN OF NORTH YARMOUTH
PLANNING BOARD
SITE PLAN REVIEW AND CONDITIONAL USE CHECKLIST**

SITE PLAN PERFORMANCE & DESIGN STANDARDS		Received by Planning Board	Applicant Requests to be Waived	Waiver Approved by Planning Board	Applicant Requests Not Applicable
B.5	Site Plan	N/A			
B.6	Parking Plans	✓			
B.6.a	Bicycle parking	N/A			
B.6.b	Pedestrian Way Locations	N/A			
B.6.c	Village Center District and Village Residential District sidewalks on frontage with 10 or more parking spaces	✓			
10-33 INTERNAL VEHICULAR CIRCULATION					
A. Safe Movement					
A.1	Clear route and Turning Area	✓			
A.2	Emergency Vehicles, Routes and Signage	✓			
A.3	Layout and Design of Parking Area	✓			
A.4	Designed to harmonize with site	✓			
10-34 OFF STREET PARKING					
A. Applicability					
B. General Requirements					
C. Parking Layout and Design					
C.1	On lot or adjacent lot	N/A			
C.2	Arranged so not necessary to back out on road	N/A			
C.3	Location of Parking	N/A			
C.4	Landscaping Plan Providing Screening	N/A			
C.5	Joint use of Parking Area Approval	N/A			
C.6	Durable surface	N/A			
C.7	Parking space size	N/A			
C.8	Diagonal parking	N/A			



**TOWN OF NORTH YARMOUTH
PLANNING BOARD
SITE PLAN REVIEW AND CONDITIONAL USE CHECKLIST**

SITE PLAN PERFORMANCE & DESIGN STANDARDS		Received by Planning Board	Applicant Requests to be Waived	Waiver Approved by Planning Board	Applicant Requests Not Applicable
<u>D. Parking Space Requirements</u>					
D.1	Sufficient to accommodate	✓			
D.2	Size of structure	N/A			
D.3	Reduce structure for sufficient parking	N/A			
D.4	On-street parking	N/A			
D.5	Availability of parking	✓			
D.6	Pedestrian and bicycle safety	N/A			
D.7	Other standards	N/A			
<u>E. Waivers</u>					
10-35 OFF STREET LOADING REQUIREMENTS					
<u>A. Specific Uses</u>					
A.1	Maximum number of trucks	N/A			
A.2	Type of business	N/A			
A.3	Location of loading facility	N/A			
A.4	Screening	N/A			
A.5	Desirability of service roads or alleys	N/A			
A.6	Other characteristics	N/A			
A.7	Traditional layout and historical character	N/A			
A.8	Minimize noise impacts	N/A			

599.34'

STEEPLE CHASE

5.03

17

3.5

517.04'

2

95'

1

11

5.32

18

1.5

466.77'

155

1.2

1

693.28'

19

2

ROUTE 231

200'

262'

1

311.85'

154

6.81'

20

153

341.99'

314.43'

251.58'

76

2.19

159.2'

152

1.05

246.92'

102.2'

1

77

146.4'

166.16'

149

150

130.94'

350.54'

SWEETWATER WAY

225.95'

251.18'

110.4'

70

Property Card: 3 GRAY RD

Town of North Yarmouth, ME



Parcel Information	
Parcel ID: 010-020 Vision ID: 1654 Owner: CONGREGATIONAL CHURCH NORTH Co-Owner: YARMOUTH Mailing Address: 3 GRAY RD NORTH YARMOUTH, ME 04097	Map: 010 Lot: -020 Use Description: CHURCH ETC MDL-94 Zone: Land Area in Acres: 0
Sale History	Assessed Value
Book/Page: Sale Date: 12:00:00 AM Sale Price:	Land: \$0.00 Buildings: \$1,105,000.00 Out Buildings: \$0.00 Extras: \$0.00 Total: \$1,105,000.00

Building Details: Building # 1																					
<input type="checkbox"/>	<table><tbody><tr><td>Model: Commercial</td><td>Int Wall Desc 1: Drywall/Sheet</td></tr><tr><td>Living Area: 9985</td><td>Int Wall Desc 2:</td></tr><tr><td>Appr. Year Built: 1806</td><td>Ext Wall Desc 1: Clapboard</td></tr><tr><td>Style: Churches</td><td>Ext Wall Desc 2:</td></tr><tr><td>Stories: 1</td><td>Roof Cover: Asph/F Gls/Cmp</td></tr><tr><td>Occupancy: 1</td><td>Roof Structure: Gable/Hip</td></tr><tr><td>No. Total Rooms:</td><td>Heat Type: Hot Water</td></tr><tr><td>No. Bedrooms:</td><td>Heat Fuel: Oil</td></tr><tr><td>No. Baths: 1</td><td>A/C Type: Central</td></tr><tr><td>No. Half Baths:</td><td></td></tr></tbody></table>	Model: Commercial	Int Wall Desc 1: Drywall/Sheet	Living Area: 9985	Int Wall Desc 2:	Appr. Year Built: 1806	Ext Wall Desc 1: Clapboard	Style: Churches	Ext Wall Desc 2:	Stories: 1	Roof Cover: Asph/F Gls/Cmp	Occupancy: 1	Roof Structure: Gable/Hip	No. Total Rooms:	Heat Type: Hot Water	No. Bedrooms:	Heat Fuel: Oil	No. Baths: 1	A/C Type: Central	No. Half Baths:	
Model: Commercial	Int Wall Desc 1: Drywall/Sheet																				
Living Area: 9985	Int Wall Desc 2:																				
Appr. Year Built: 1806	Ext Wall Desc 1: Clapboard																				
Style: Churches	Ext Wall Desc 2:																				
Stories: 1	Roof Cover: Asph/F Gls/Cmp																				
Occupancy: 1	Roof Structure: Gable/Hip																				
No. Total Rooms:	Heat Type: Hot Water																				
No. Bedrooms:	Heat Fuel: Oil																				
No. Baths: 1	A/C Type: Central																				
No. Half Baths:																					



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.