



Civil Engineering | Surveying

November 15, 2022

North Yarmouth Planning Board
North Yarmouth Town Hall
10 Village Square Road
North Yarmouth, Maine 04097

Re: Sketch Plan Application
Well & Good Brewing
173 Cumberland Road

Dear Members of the Planning Board;

On behalf of the Applicant, Well & Good Brewing, we are submitting a Sketch Plan Application for a proposed brewery and tasting room located at 173 Cumberland Road (Route 9). Enclosed for reference are location maps, a Standard Boundary Survey and a Conceptual Site Plan.

Existing Conditions

The project parcel is located at 173 Cumberland Road (Route 9), also referred to Tax Map 4 Lot 25 on the Town of North Yarmouth Tax Maps. The parcel lies within the Village Center Zone and the Groundwater Protection Overlay Zone. The parcel is mostly clear of significant tree growth (with the exception of the southern boundary line) and is bounded by Cumberland Road (Route 9) to the west and residential properties to the east, north, south. The parcel is currently developed with a single-family home and attached garage, paved driveway, gravel parking area, and a detached garage. The parcel is served by underground electric (Central Maine Power), natural gas (Maine Natural Gas), and public water (Yarmouth Water District). Public sewer does not exist in the area, the property is served by a subsurface wastewater disposal system located behind (east side) of the existing house. The topography on the parcel is gently sloping with the high point being Cumberland Road (west side) and the lowest point being the easterly property line. There are no regulated natural resources (wetlands and waterbodies) found on the parcel.

Proposed Project

The Applicant is planning to renovate the existing single-family structure into a brewery and tasting room. The existing building is a log cabin that includes an attached garage. The building's exterior footprint would not be altered as part of the project. The garage area will be renovated and used as the brewing space. The remaining building area will be renovated for the tasting room. The exterior of the existing building would mostly remain the same with the exception of a few ADA access improvements. The tasting room will have a bathroom for patrons and a dishwasher to wash glassware. The tasting room is planned to have capacity for 40 patrons. The Applicant anticipates that the brewery will be open to the public Wednesday-Sunday from 12pm to 8pm. The tasting room will be closed on Monday and Tuesday and those days will be used for production. Initially, the Applicant plans to brew 155 gallons of product on a weekly basis.

Proposed Utilities

The current house is served by a ¾" domestic water service from the water main located in Cumberland Road and owned by the Yarmouth Water District. We anticipate that this service will be adequate to supply the proposed brewery. Electrical service will remain in place, we do not anticipate that upgrades to the electrical service will be required. The house is currently served by natural gas from the main in Cumberland Road and will continue to be served by this once the project is complete. The existing subsurface wastewater disposal system will remain in place and be used to treat effluent from the dishwasher and bathroom located in the tasting room. Brewing operations effluent will not be directed to the subsurface wastewater disposal system. The Applicant plans to install an underground 2,000-gallon reinforced concrete holding tank. The holding tank will be pumped out routinely effluent will be taken offsite.

Proposed Site Improvements

The proposed site improvements will include widening of the existing driveway, expanding the parking area for the proposed use, providing access for deliveries to the brewing operations area, and providing a pedestrian walkway from Cumberland Road. The enclosed site plan shows 14 parking spaces and includes a van accessible ADA parking space. Based on the off-street parking requirements contained in Section 10.34.C of the Land Use Ordinance, we anticipate that the required parking would be based on a Restaurant/Eating Places Use (1 space per 4 patrons plus 1 space per employee). We have assumed patron capacity of 40 and total employee count to be 2. Based on this, a minimum of 12 off-street parking spaces will be required. The Applicant also intends to have some outdoor seating behind the building (east side). The seating area will not include any hardscaping, likely just picnic tables that will be portable. We also anticipate that the change in use will require a Driveway/Entrance Permit from the Maine Department of Transportation. This application will be filed at the same time as the Site Plan Application.

Stormwater Management

The proposed project will create a small increase in impervious area. As part of the site plan permitting and design process, our office will analyze stormwater runoff in accordance with the Town's Land Use Ordinance and 06-096 Chapter 500. Our analysis will focus on erosion control during construction, water quality post-construction, and flooding control for the post-construction condition. Stormwater BMP's will be provided in accordance with the Maine Stormwater Best Management Practices Manual.

If any additional information is required, please contact me directly. We look forward to working with Town Staff and the Planning Board on this project. We respectfully request to be placed on the December Planning Board Agenda.

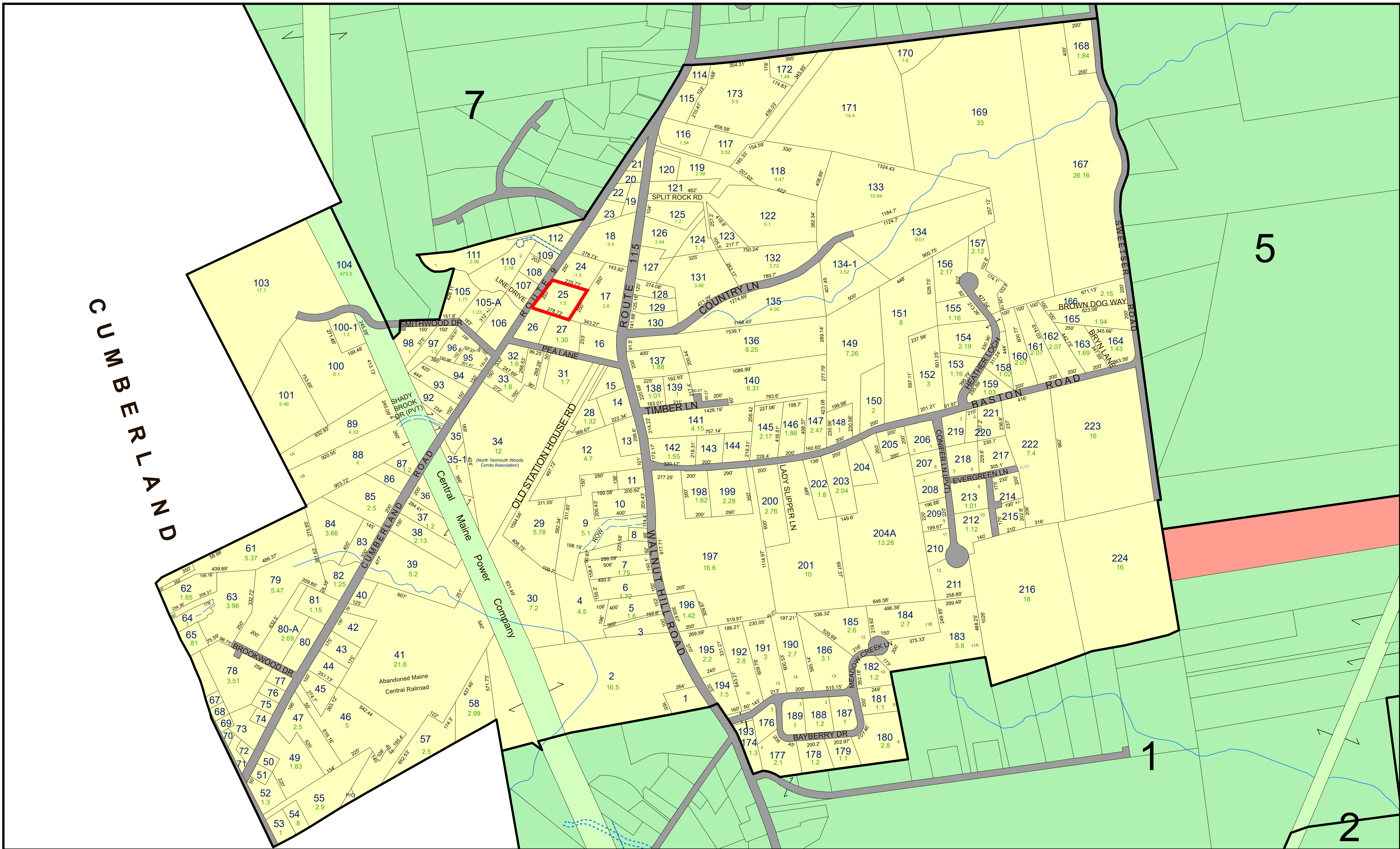
Sincerely,

A handwritten signature in black ink, appearing to read "S. Blake".

Steven J. Blake, PE
Senior Engineer

Encl.

Cc Ben Scipione – Town of North Yarmouth
Ben Smith – North Star Planning
Byron Kern – Well & Good Brewing

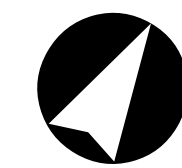


Tax Sheets are intended for assessing purposes only.
Boundary locations are approximate and should not be used for conveyance of property.

Maps updated - 01/28/2021

- Legend**
- Parcel
 - Town
 - Railroad
 - Road
 - Water
 - Cemetery
 - ROW
 - Stream

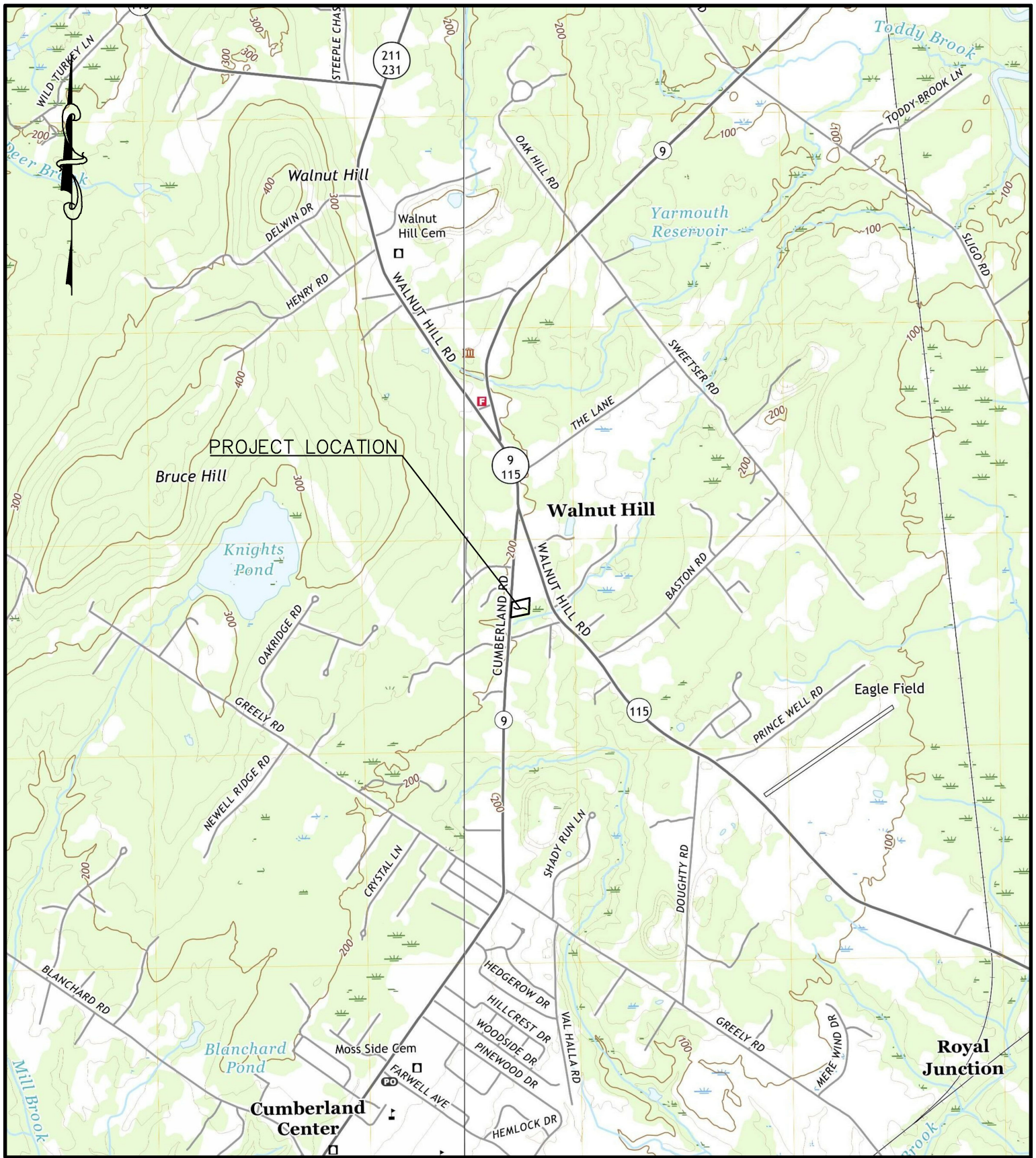
North Yarmouth, Maine



Maps Prepared by:
**Cumberland County
Regional Assessing**

0 300 600
1 inch = 300 Feet

Tax Sheet
4



REFERENCES:

1. USGS QUADRANGLE CUMBERLAND CENTER, ME 2021
2. USGS QUADRANGLE YARMOUTH, ME 2021

Scale: 1" = 2000'

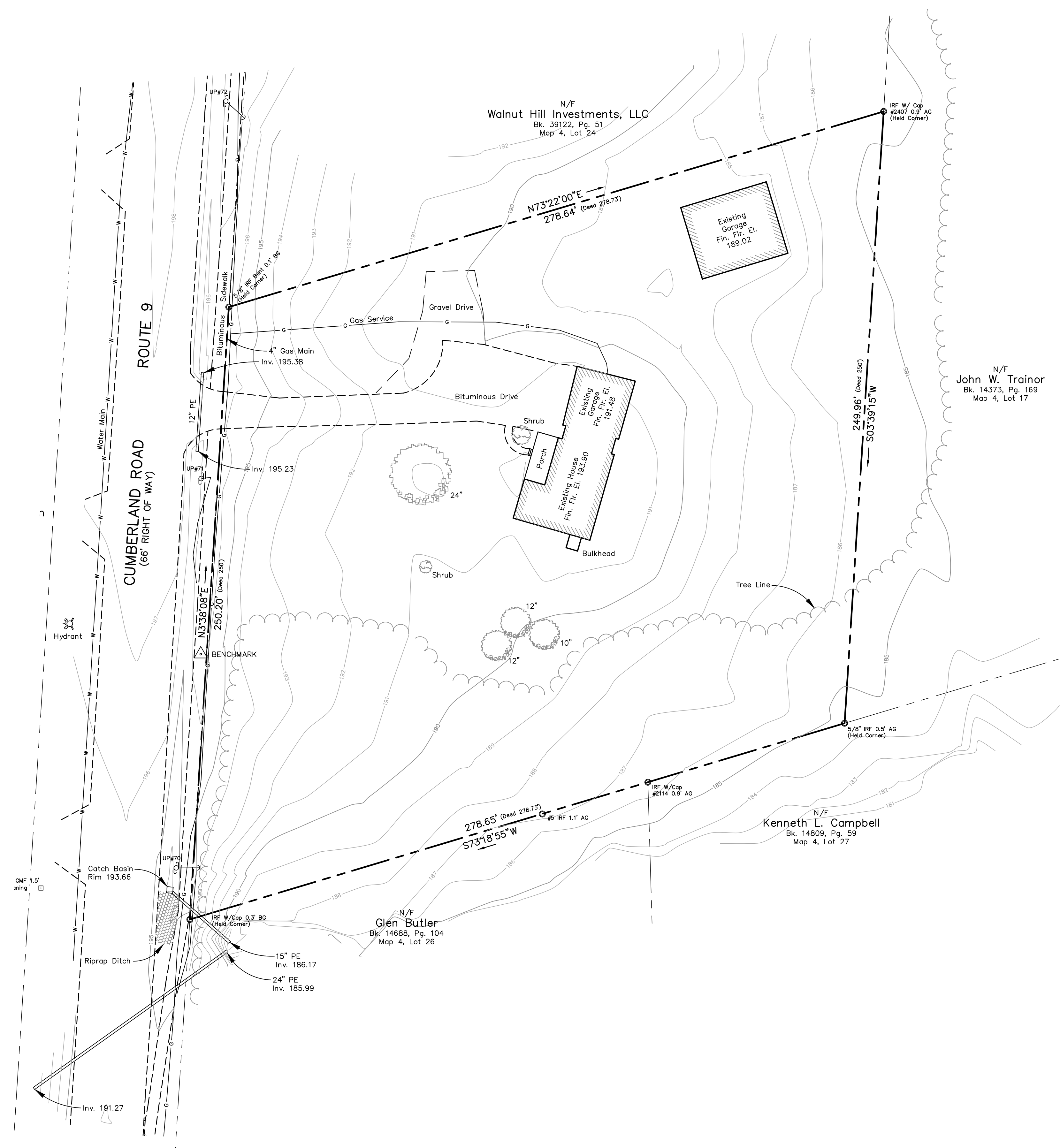
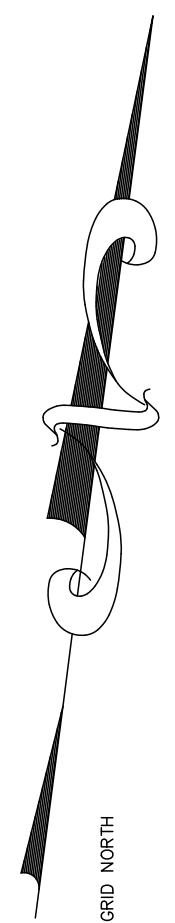


BH2M

Berry, Huff, McDonald, Milligan Inc.
Engineers, Surveyors

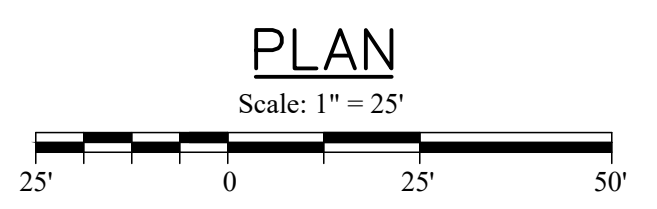
380B Main Street
 Gorham, Maine 04038

Tel. (207) 839-2771
 Fax (207) 839-8250



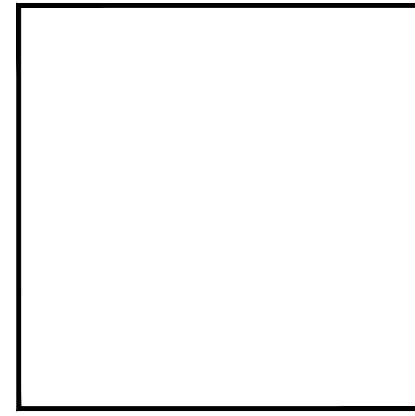
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR
---	PROPERTY LINE
---	ABUTTING PROPERTY LINE
---	TREE LINE
---	UTILITY POLE
---	UNDERGROUND ELECTRIC
---	GAS LINE
---	WATER LINE
---	CATCH BASIN
---	HYDRANT
---	SHRUB
---	DECIDUOUS TREE
---	IRON PIPE/IRON ROD FOUND
---	ABOVE GROUND/BELOW GROUND
---	NOW OR FORMERLY

DRAFT 10-31-2022



- NOTES:
- OWNER: ELISE & BYRON KERN III
173 CUMBERLAND ROAD
NORTH YARMOUTH, ME
 - SURVEYOR: ROBERT C. LIBBY JR., PLS #2190
BH2M
380B MAIN STREET
GORHAM, ME 04038
 - DEED REFERENCE: BK. 39226, PG. 85
 - TAX MAP REFERENCE: MAP 4, LOT 25
 - ZONING: VILLAGE CENTER AND
GROUNDWATER PROTECTION OVERLAY
 - MINIMUM STANDARDS: LOT SIZE - 43,560 S.F. (1 ACRE)
FRONTAGE - 18-100'
SETBACKS - 0-20' MAX. FRONT,
25' MAX. SIDE
5' MIN. REAR
 - LOT AREA: 65,354 S.F. (1.501 ACRES)
 - PLAN REFERENCES: STATE OF MAINE D.O.T. RIGHT OF WAY
MAP, STATE AID HIGHWAY NO. 2 (ROUTE 9)
FEDERAL AID PROJECT NO. STP-9789(000)X
DATED JUNE 2004, D.O.T. FILE NO. 3-506.
 - BENCHMARK: PK NAIL SET AS SHOWN ON EASTERLY
SIDELINE OF CUMBERLAND ROAD.
EL. 196.29, NAVD 88.
 - COORDINATES/BEARINGS: BEARINGS AND NORTH ORIENTATION SHOWN
HEREON ARE BASED UPON THE MAINE STATE
COORDINATE SYSTEM, WEST ZONE (NAD83),
OBTAINED USING A CARLSON BRX7 ROVER.

NO.	DATE	REVISION DESCRIPTION



FOR
Well & Good Brewing
173 Cumberland Road
North Yarmouth, Maine

**STANDARD BOUNDARY
AND EXISTING
CONDITIONS**

LAND OF
ELISE G. & BRYON M. KERN III
173 CUMBERLAND ROAD
NORTH YARMOUTH, MAINE

DESIGNED Survey	DATE Oct. 2022
DRAWN W. Pelkey	SCALE 1" = 25'
CHECKED R. Libby Jr.	JOB. NO. 22192

SHEET
1

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N/F
Dane S. Brimagon
Bk. 4126, Pg. 246
Map 4, Lot 107

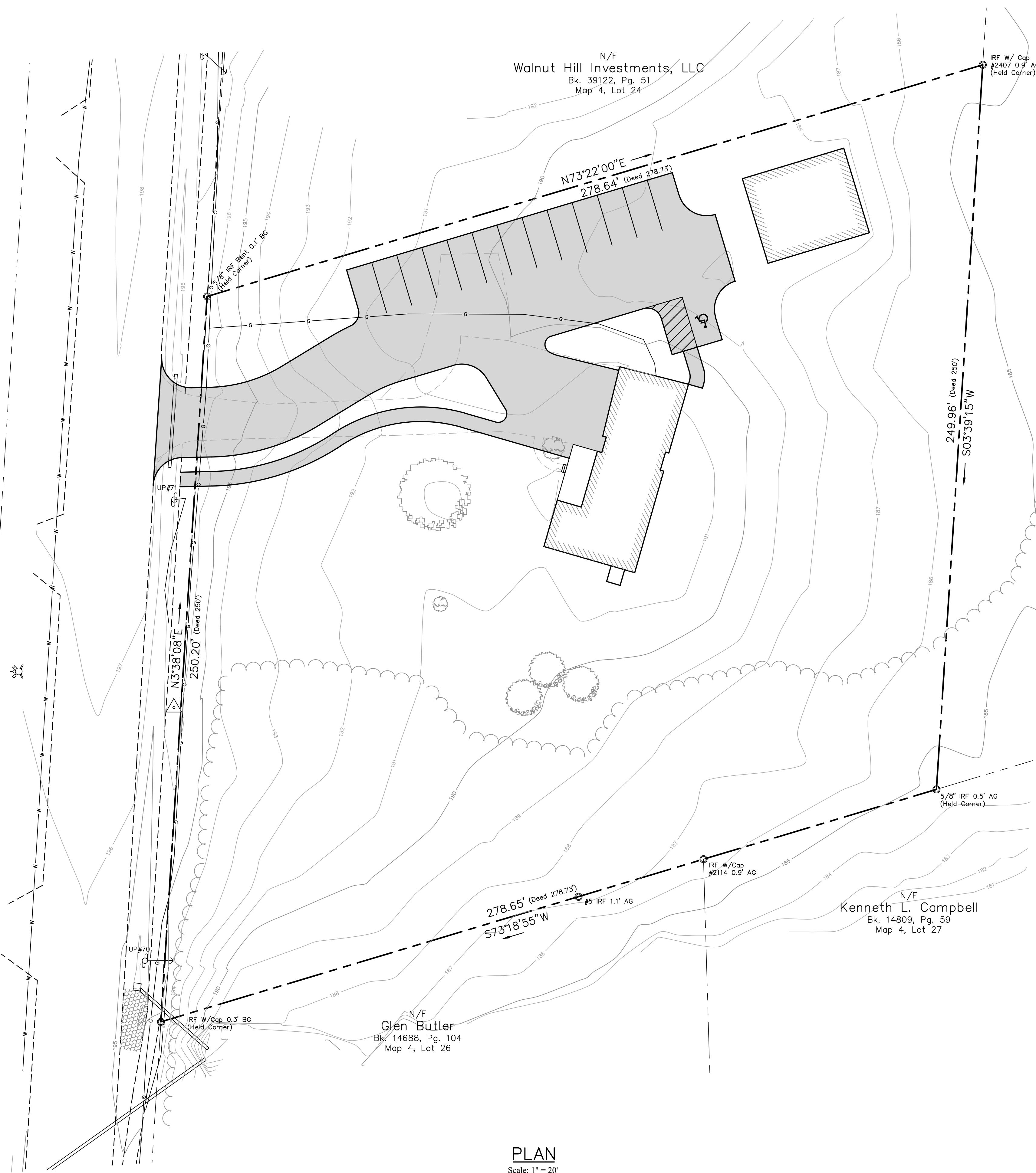
N/F
Walnut Hill Investments, LLC
Bk. 39122, Pg. 51
Map 4, Lot 24

N/F
John W. Trainor
Bk. 14373, Pg. 169
Map 4, Lot 17

N/F
Kenneth L. Campbell
Bk. 14809, Pg. 59
Map 4, Lot 27

N/F
Glen Butler
Bk. 14688, Pg. 104
Map 4, Lot 26

12"x5" GMF 1.5'
AG Leaning



NOTES:

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NORTH YARMOUTH, ME
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380B MAIN STREET
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FEDERAL AID PROJECT NO. STP-9789(000)X
DATED JUNE 2004, D.O.T. FILE NO. 3-506.

"CROSSROAD'S SENIOR NEIGHBORHOOD,
SUBDIVISION PLAN", BY ATLANTIC RESOURCE
CONSULTANTS, JOB NO. 21-027 DATED
DEC. 2021 AND RECORDED IN THE C.C.R.D.
PLAN BOOK 222, PAGE 127.
- BENCHMARK: PK NAIL SET AS SHOWN ON EASTERLY
SIDELINE OF CUMBERLAND ROAD.
EL. 196.29, NAVD 88.
- COORDINATES/BEARINGS: BEARINGS AND NORTH ORIENTATION SHOWN
HEREON ARE BASED UPON THE MAINE STATE
COORDINATE SYSTEM, WEST ZONE (NAD83),
OBTAINED USING A CARLSON BRX7 ROVER.

THIS PLAN REVIEWED AND APPROVED BY THE
TOWN OF NORTH YARMOUTH PLANNING BOARD

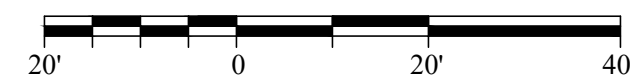
DATE

CHAIR

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	ABUTTING PROPERTY LINE
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	UTILITY POLE
	UNDERGROUND ELECTRIC
	GAS LINE
	WATER LINE
	CATCH BASIN
	HYDRANT
	SHRUB
	DECIDUOUS TREE

PLAN

Scale: 1" = 20'



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BH2M
Berry, Huff, McDonald, Milligan Inc.
Engineers, Surveyors
380B Main Street
Gorham, Maine 04038
Tel: (207) 839-2771
www.bh2m.com

FOR
Well & Good Brewing Company
173 Cumberland Road
North Yarmouth, Maine

SITE PLAN
WELL & GOOD BREWING COMPANY
173 CUMBERLAND ROAD
NORTH YARMOUTH, MAINE

DESIGNED W. Pelkey	DATE Oct. 2022
DRAWN Dept.	SCALE 1" = 20'
CHECKED S. Blake	JOB. NO. 22192

SHEET
1

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