



TOWN OF YARMOUTH
200 Main Street, Yarmouth, Maine 04096
www.yarmouth.me.us

Planning Board Report
Shepley Weld Townhomes, 149 & 153 Main Street
Building & Lot Plan and Major Site Plan Amendment
Matt Wogan, Waypoint Partners, LLC, Applicant
Map 38 Lots 16 and 17-00A; CD4 Village Center
Prepared by: Erin Zwirko, Planning Director
Report Date: June 16, 2022; Planning Board Date: June 22, 2022

I. Project Description

Waypoint Partners, LLC received approval to redevelop the 12-unit Shepley Weld Townhomes on June 27, 2018. At this point, Matt Wogan of Waypoint Partners is completing the close of the approvals with the Town. As part of the close out of the project, we have identified the need to amend the previous approvals to account for a change in the type of light fixture at the rear of the 5-unit Shepley Building. The original approval contemplated a 10-foot tall pole with a gooseneck style fixture. The applicant requests to change this fixture to a motion-sensor activated sconce light in order to reduce the illumination in this area for the residents of the Shepley Building and of the Yarmouth Falls apartments located to the rear off of Vespa Lane. The project received Major Subdivision, Building & Lot Plan, and Major Site Plan approvals, which is requested to be amended.

Shepley Weld Townhomes are located on Main Street across from the North Yarmouth Academy campus.



Aerial of the area; Shepley Weld Townhomes identified with a star



Shepley (left) Weld (right) Townhomes

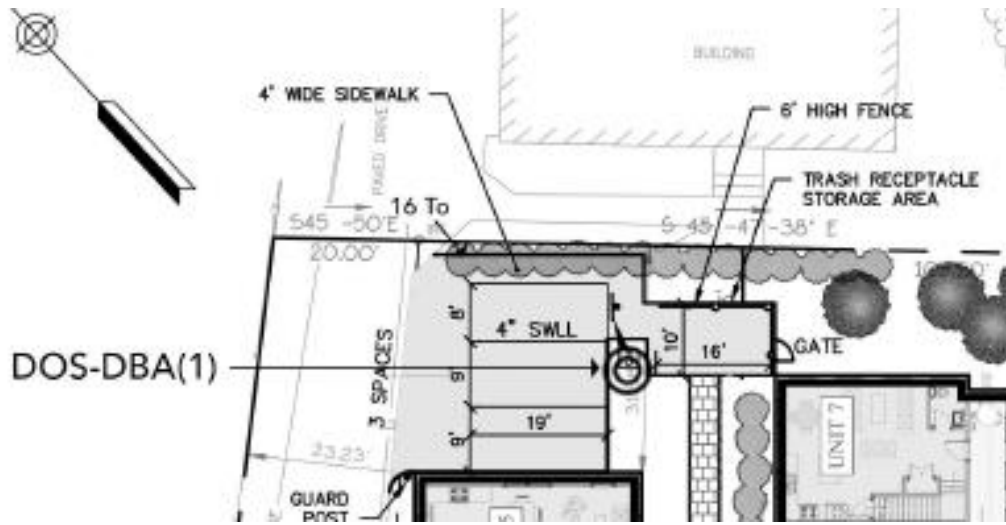
The Planning Board should note that the requested light fixture has already been installed. The area is located to the rear of the Shepley Building off of Vespa Lane.



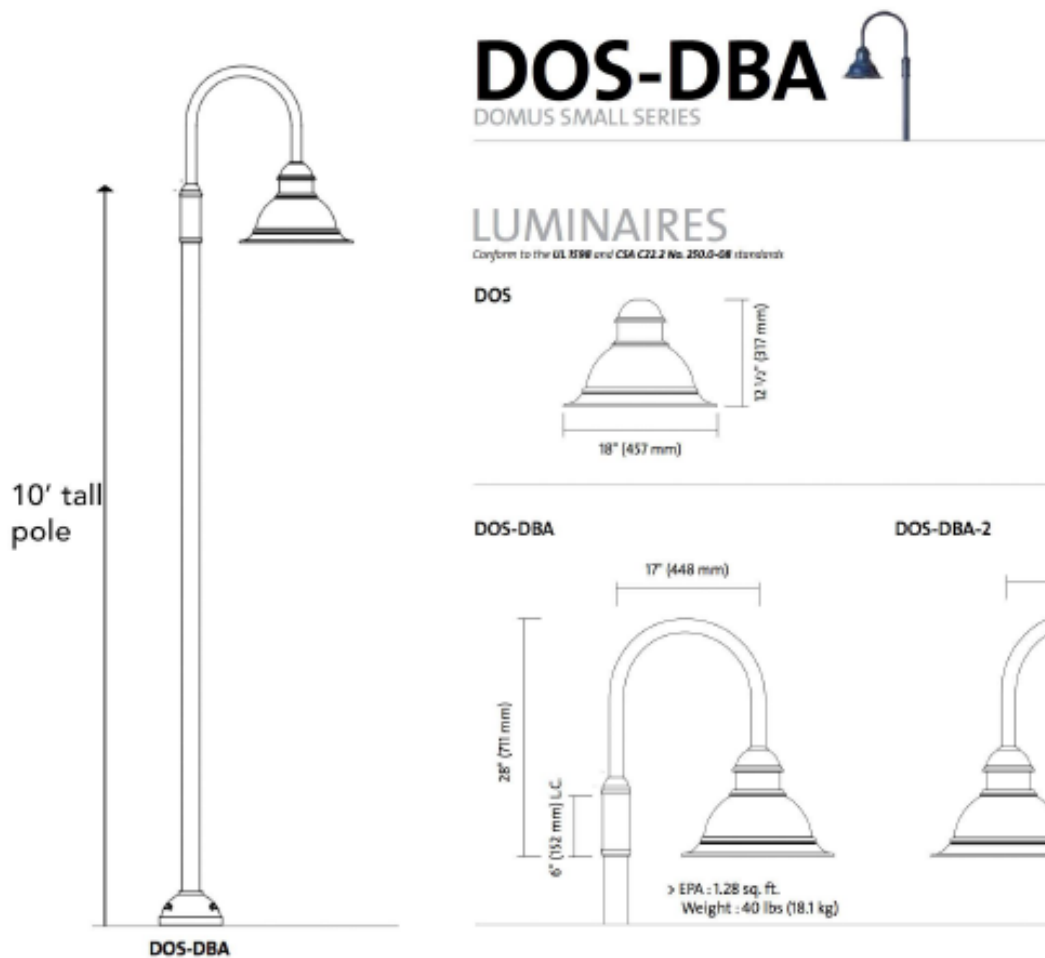
Parking area to the rear of Shepley Building. Yarmouth Falls Apartments to the left. Light fixture is installed above red car.

II. Requested Amendment

As part of the 2018 approval, a 10-foot light pole with gooseneck fixture was proposed to be located at the rear of the building to illuminate the parking area:



2018 Approved Site Plan



2018 Proposed Fixture

The applicant requests to replace the pole fixture with a wall sconce that is motion activated and mounted at 6 feet, an example of which was provided in the application materials:



The installed fixture is consistent with fixture identified in the application materials:



A photometric plan supporting the change to the light fixture was also provided.

III. Public Notice and Comment

Notices of this public hearing were sent to 41 property owners in the vicinity (within 500 feet) of the property, including the owners of the townhouses in the development. As of the writing of this report, we have received no comments.

Uses in Vicinity: The surrounding neighborhood consists of: **west of property:** commercial office, single family homes, restaurant/office (Gather building); **east of property:** Russell Hall (North Yarmouth Academy), commercial office, single family, First Universalist Church; **across street (from Portland Street):** Runge Oriental Rugs, First Parish Church, 3-unit residential, NYA buildings, commercial offices, Key Bank, Log Cabin; and **rear of the property:** Yarmouth Falls apartments.

IV. Character Based Development Code Review

Chapter 703, Article 5.M and Article 5.P are relevant to the site plan amendment request. It appears that the proposal is consistent with the requirements of Chapter 703.

Chapter 703, Article 5.M.7

Light fixtures shall be compatible with the style of the Building to which they are attached or otherwise associated. (Article 5.M.7.l)

It appears that the style of wall sconce is consistent with the Shepley Weld building.

The following shall not be permitted... Exterior fluorescent lights, other than compact fluorescent lights in the incandescent spectrum... Colored light bulbs except seasonal displays... (Article 5.M.7.n)

The proposed wall sconce is consistent with this standard.

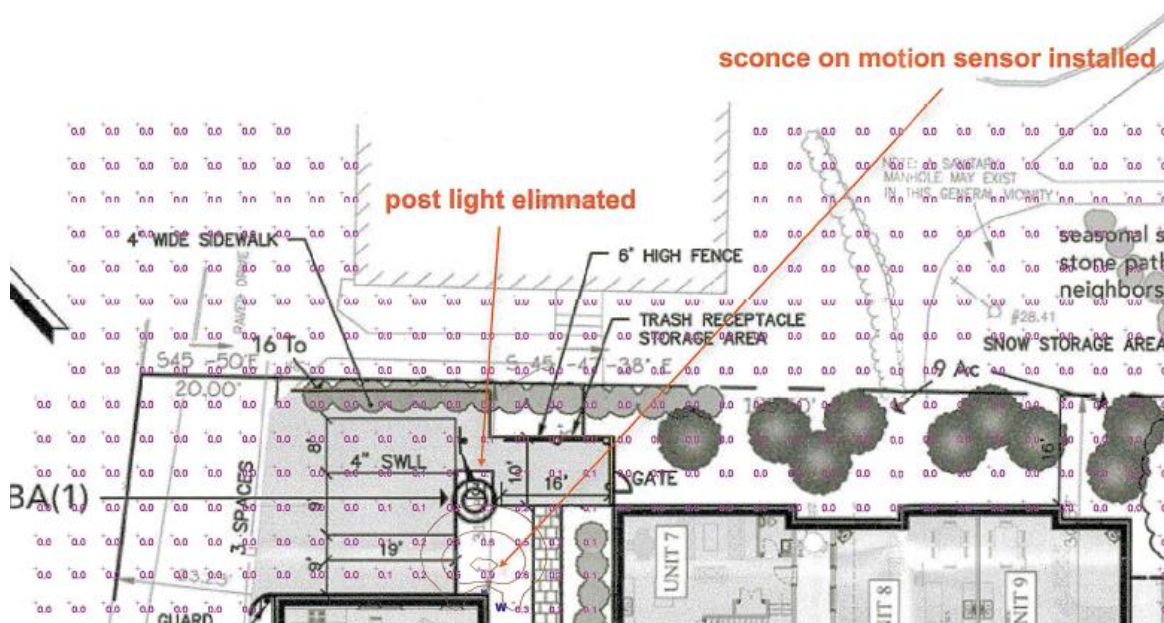
Chapter 703, Article 5.P

Streetlights shall be of the general type illustrated for the applicable Character District indicated in Table 6.E.5 (Public Lighting).

The originally proposed pole light fixture is consistent with the type illustrated in Table 6.E.5 and is an appropriate application for a parking area. However, considering the close proximity of residences to this parking lot, the motion sensor activated sconce is a more appropriate application.

No lighting level measured at the property line shall exceed the intensity levels in the indicated Character Districts and Special District.

The applicant has provided a photometric plan that illustrates that the lighting intensity levels for the CD-4 district (1 foot candle) will not be exceeded in the area of the rear parking lot.



Screenshot of the Revised Photometric Plan

All exterior lighting fixtures shall have full cut off / fully shielded luminaires, except for architectural, landscape, and special feature lighting if and as approved by the Planning Board as justified by unique design character. A lighting and photometric plan shall be submitted showing the lighting fixtures proposed to illuminate all Buildings, roadways, service areas, landscaping, parking areas, and pedestrian areas.

The Planning Board may want to confirm with the applicant that the sconce will be full cut off or fully shielded. With the motion activated sensor, the wall sconce will only be illuminated when it is activated. A photometric plan was provided.

Specifications and illustrations of all proposed lighting fixtures including mounting heights, photometric data, Color Rendering Index (CRI) and Correlated Color Temperature (CCT) on the Kelvin Scale of all lamps (bulbs), and other descriptive information shall be provided. Color Temperature shall be in the range of 3,000 – 4000 Kelvin, with the lower range in residential settings, with a CRI exceeding 80.

As a condition of approval, the applicant shall submit a specification for the proposed light.

Buffers, screen walls, fencing, and other landscape elements should be coordinated with the lighting plan to eliminate dark spots and potential hiding places, employing Crime Prevention through Environmental Design (CPTED) principles.

The overall lighting plan for the proposed project was coordinated with the site plan to eliminate dark spots and hiding places. The purpose of the amendment to utilize a fixture in this area that would minimize the impact to residential units in the Shepley Weld Townhomes and the Yarmouth Falls Apartments.

Lighting design should include the installation of timers, photo sensors, and other energy saving devices to reduce the overall energy required for the Development and eliminate unnecessary lighting. Where residential areas abut, lighting in parking lots shall be reduced to an average of 0.2 footcandles (fc) within one hour after closing.

Installing a motion activated light fixture meets the requirements of this standard.

Unless otherwise specified in Table 5.P.2 below, exterior lighting shall conform to the recommendations put forth in Lighting for Exterior Environments RP-33-99, or its successor, published by the Illuminating Engineering Society of North America (IESNA). Proposed uses that demonstrate a need to exceed the specific site lighting limits shown below for safe and reasonable exercise of the proposed use must provide a professionally produced lighting plan which adheres to the current Illuminating Engineering Society of North America (IESNA) recommendations for the proposed use.

The maximum foot candle at the proposed sconce is 0.9 foot candles. It is 0.0 foot candles at the property line. It appears that the requested amendment complies.

Uniformity: As measured in foot candles at grade, maximum to minimum illumination levels shall not exceed a ratio of twenty (20) to one (1).

It appears the requested amendment complies with this standard.

V. Site Plan Review

Chapter 702, Article I.H.9 is relevant to the request:

Lighting: The proposal shall provide exterior lighting sufficient for the safety and welfare of the general public while not creating an unsafe situation or nuisance to neighboring properties or motorists traveling nearby roadways.

The proposed change to exterior lighting is consistent with the standards identified in the Site Plan Review ordinance. The Town Engineer confirmed that he has no comments on the proposed change.

VI. Recommendation and Motion

Although the applicant has already installed the fixture, Town Staff find that the fixture is consistent with the applicable standards. The proposed light fixture is appropriate for this area located between residential uses. Town staff recommend the following motion:

Based on the application, plans, reports and other information submitted by the applicant, information from the public hearing, information and the findings and recommendations contained in Planning Board Report dated June 16, 2022 for an amendment to the previously approved Building & Lot Plan and Major Site Plan, Waypoint Partners, LLC, Applicant; 149 & 153 Main Street, Map 338 Lots 16 and 17-00A, regarding the compliance with the applicable regulations of Chapter 703, Character Based Development Code, and the applicable regulations and standards of Chapter 702, Site Plan, the Planning Board hereby finds and concludes that the amended Building and Lot Plan and Major Site Plan **[meets/does not meet]** the required standards and is therefore **[approved/not approved]**.

VII. Attachments

1. No Comments from Steve Johnson, Town Engineer, May 25, 2022

MAP 38 LOT 16 and 17-00A**Submit Comments to Erin Zwirko by 6/10/22****TOWN OF YARMOUTH****200 Main Street****Yarmouth, Maine 04096****(207)846-2401****Fax: (207)846-2438****NOTICE OF PLANNING DEPARTMENT FILING & REQUEST FOR COMMENT**

Date Rec'd.: 5/25/22

Agenda Date: 6/25/22

Project Description: Site Plan Amendment - Final

Project Location: 149 & 153 Main Street Shepley Weld Town Homes

Applicant: Matt Wogan

Agent/Contact: Matt Wogan mattwogan@me.com

Project Description:

Exterior Lighting Change

No Callers
6-8-2022

Date Completed:

5/25/225/25/225/27/22

- ☐ Review For Completeness/Checklist
- ☐ Respond To Applicant Re: Completeness
- ☐ Staff Input/Request Sent:

- | | |
|---|-----------|
| 1. Director of Public Works (full size) | <u>X</u> |
| 2. Town Engineer (full size) | <u>X</u> |
| 3. Fire Chief (pdf) | <u>X</u> |
| 4. Police Chief (pdf) | <u>X</u> |
| 5. Director of Community Svcs (pdf) | <u>X</u> |
| 6. Yarmouth Water District (pdf) | <u>X</u> |
| 7. Code Enforcement Officer (full size) | <u>X</u> |
| 8. Town Manager (pdf) | <u>X</u> |
| 9. Harbormaster (pdf) | <u> </u> |
| 10. School District (pdf) | <u>X</u> |
| 11. Tree Committee (pdf) | <u> </u> |
| 12. Economic Development Director (pdf) | <u>X</u> |
| 13. Planning Director (full size) | <u>X</u> |
| 14. Assessor - Subdivision Only (pdf) | <u> </u> |
| 15. Bike & Ped Committee (pdf) | <u> </u> |
| 16. Historic Preservation Committee (pdf) | <u> </u> |
| 17. Traffic Peer Review - TYLin (pdf) | <u> </u> |

☐ Notice Letters Created/Sent ☐ Agenda To PB ☐ Agenda Posting:

1. Forecaster

2. Website

3. Bulletin Board

 ☐ Copy Of Findings And Decision In File