



Joseph Coulombe, Project Manager
E-mail: jcoulombe@yarmouth.me.us

Tel: 207-846-2401
Fax: 207-846-2438

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

April 16, 2021

Nicholas Ciarimboli, CEO
Town of Yarmouth
200 Main Street
Yarmouth, Maine 04096

Re: Yarmouth Material Laydown Area Site Plan Application

Dear Mr. Ciarimboli:

I am pleased to submit eight (8) copies of the Subject Project Minor Site Plan application. This application is submitted on behalf of the Yarmouth Public Works and Town of Yarmouth. The point of contacts for this project will be me.

Project Description:

Public works is always looking for space and this opening behind the old fire training building creates a perfect opportunity to create that space. With the minimal excavation requirements needed, the location will be a cost-effective solution to create more storage. The design of the laydown/storage area will follow existing slopes with a slight adjustment at the entrance of the pad.

The new material laydown/storage area will be 70' long and 55' wide. The proposed laydown/storage area will create new opportunities for storage.

The new material laydown/storage area is located about 30' behind the old fire training facility. This location will allow for more storage away from public accessed areas. There will be no utilities or lights added to this location.

"Our Latchstring Always Out"

Project Schedule:

It is anticipated that project construction will start during the spring of 2021 and will be completed during late May 2021. A detailed schedule has been provided under Exhibit 2, Project Schedule.

Included with this cover letter is a complete Minor Site Plan application package that describes the project in more detail. If you or any staff members have any questions, please do not hesitate to see me.

Sincerely,

Joseph Coulombe
Project Manager

TOWN OF YARMOUTH
Department of Planning and Development
200 Main Street Yarmouth, Maine 04096

(207)846-2401

WWW.YARMOUTH.ME.US

Fax: (207)846-2438

SITE PLAN APPLICATION FORM

☒ **Minor** ☐ **Major**

Date: 4/15/2021 **Zoning District** RR **Map** 13 **Lot** 16 **Ext**

Site Location 673 East Main Street
Property Owner Town of Yarmouth
Mailing Address 200 Main Street Yarmouth, ME 04096
E-mail Address jcoulombe@yarmouth.me.us
Phone 207-846-2401 Fax

Name of Project Material Laydown Area
Existing Use N/A
Proposed Use Public Works Storage Area for material or equipment

Amendment to a previously approved site plan? Yes ☐ No ☒
Special exception use? Yes ☐ No ☒

Fee: \$100.00/1000 sq. ft.; up to \$3000.00

The Department of Planning and Development shall send notices to all property owners at a minimum of 500 feet including a description of the proposal. Letters will be at a cost of \$5/letter to the applicant.

The Town will correspond with only one contact person/agent for this project. Please provide the requested information regarding the contact person/agent.

Contact person/agent Joseph Coulombe
Mailing Address Same
E-mail Address Same
Phone Same Fax

I certify that, to the best of my knowledge, all information provided in this application form and accompanying materials is true and accurate.



Signature of Owner

(If signed by Owner's agent, provide written documentation of authority to act on behalf of applicant.)

"I authorize appropriate staff within the Yarmouth Planning Department to enter the property that is the subject of this application, at reasonable hours, including buildings, structures or conveyances on the property, to collect facts pertaining to my application."

Erik S. Street

Print or type name and title of signer

1. PROJECT DESCRIPTION

- A. In a separate document please describe the overall project objectives and proposed uses of property, including quantity and type of residential units (if any).
- B. Project details
1. Name and approval date of subdivision this site is in (if applicable)
N/A
Subdivision lot numbers (if applicable) _____
 2. Assessor's Map number(s) 13 Lot number(s) 16
 3. Existing zone(s) of the site
RR
Shoreland Overlay District ☐ Yes ☒ No
Affordable Housing District ☐ Yes ☒ No
Mobile Home Park Overlay ☐ Yes ☒ No
 4. a. Total land area of site (all contiguous land in same ownership)
25.46
b. Total floor area of each proposed building in square feet
N/A
c. Footprint of each proposed building in square feet
N/A
d. Height of proposed building(s) N/A feet _____ stories
e. Total number of proposed parking spaces N/A
f. Number of proposed handicap parking spaces N/A
- C. Existing conditions
1. Existing land use No existing use in the planned location.
 2. Total floor area of each existing building in square feet
4,800 square feet
 3. Footprint of each existing building in square feet
4,800 square feet
- D. Attach as Exhibit #1 a map such as the Maine Atlas and Gazetteer map (clean photocopies are acceptable). Indicate the location of your project on map.
- E. Construction sequence
1. Estimated time of start of project 05/1/2021
Estimated time of completion of project 06/1/2021
 2. Is this to be a phased project? Yes ☐ No ☒
 3. Attach as Exhibit #2 a construction schedule outlining the anticipated sequence of construction (beginning and completion) for the major aspects of the proposed project, including roads, erosion control and drainage measures, structures, sewer and water lines, other utilities, paving, landscaping.

2. RIGHT, TITLE, OR INTEREST

- A. Name and mailing address of record owner of the site
Town of Yarmouth
200 Main Street
Yarmouth, ME 04096
Phone 207-846-2401 Fax _____
- B. Attach as Exhibit #3 evidence of corporate or partnership status, if applicant is not an individual.

- C. Attach as Exhibit #4 evidence of applicant's right, title, or interest in the site. A complete copy of the document must be provided; financial information may be deleted.
- D. Attach as Exhibit #5 a copy of the current owner's existing deed for the site.
- E. Attach as Exhibit #6 summary lists of all existing and all proposed easements or other burdens for this property. More detailed information may be required, depending on the particular circumstances of the site.
- F. If a condominium, homeowners, or property owners association will be established, attach as Exhibit #7 the articles of incorporation, the Declaration of Covenants and Responsibilities, and the proposed by-laws of the organization.

3. FINANCIAL CAPACITY

- A. Estimated cost of the project (including land purchase and development costs)
\$0
- B. Attach as Exhibit #8 evidence of your financial capacity to complete the proposed development. Submit one or more of the following (please check as appropriate):
 - ☐ 1. A written statement from the applicant's bank or a certified public accountant who recently has audited the applicant's finances stating that the applicant has cash reserves in the amount of the estimated cost of the project and can devote those reserves to the project.
 - ☐ 2. When the applicant will personally finance the development, provide copies of bank statements or other evidence, which will indicate availability of funds, and evidence that the applicant can devote these funds to the project.
 - ☐ 3. The most recent corporate annual report showing availability of sufficient funds to finance the development, together with a statement from the applicant that the funds are available and will be used for the proposed project.
 - ☐ 4. A letter from a financial institution, governmental agency, or other funding agency, which indicates a timely commitment to provide a specified amount of funds and the uses for which the funds may be utilized.
 - ☐ 5. In cases where outside funding is required, but there can be no commitment of money until regulatory approvals are received, a formal letter of "intent to fund upon approval" from a funding institution indicating the amount of funds it is prepared to provide, their specified uses and the conditions on which funds will be made available.

4. TECHNICAL ABILITY

- A. List all projects undertaken by the applicant within the last five years, beginning with the most recent project:
See Exhibit #8

- B. Have done no prior projects ☐

- C. Attach as Exhibit #9 a list of all consultants retained for this proposed project, such as engineers, architects, landscape architects, environmental consultants; and those firms or personnel who will be responsible for constructing, operating and maintaining the project.

5. SOLID WASTE

Attach as Exhibit #10 an explanation of the proposed method of collection, removal, and disposal for anticipated solid waste from this project.

6. WATER

Attach as Exhibit #11 written confirmation from the Yarmouth Water District that it can supply the proposed development and that the proposed plan has been approved by the District. If the

applicant proposes a private supply, provide evidence that a sufficient and healthful water supply is available for the proposed development.

7. TRAFFIC

Attach as Exhibit #12 a written evaluation and demonstration of the adequacy and availability of adjacent streets to serve the proposed project. If you must submit a full traffic study to DEP, provide two (2) copies with this application. (see Ch. 702 H.2.)

8. SANITARY SEWERS AND STORM DRAINS

A. Estimated sewage gallons per day for the completed project

N/A

Please note that the Town Manager must approve new sanitary sewer connections that are considered sewer extensions.

B. Will this project generate industrial or non-sanitary waste that will enter the public sewer or drains? No ☒ Yes ☐

If yes, please describe proposed types and amounts:

C. If a subsurface wastewater disposal system is proposed, provide evidence that it conforms to the requirements of the State Plumbing Code.

9. SURFACE DRAINAGE AND-RUNOFF, STORMWATER MANAGEMENT

A. Attach as Exhibit #13 a description of any problems of drainage or topography, or a representation that, in the opinion of the applicant, there are none.

B. Attach as Exhibit #14 a complete stormwater management plan, including drainage calculations for pre- and post-development for 2 yr. and 25 yr. storm events, a drainage plan, and an assessment of any pollutants in the stormwater runoff, that meets the requirements of Chapter 702, Review Criteria re Stormwater Management.

10. EROSION AND SEDIMENTATION CONTROL

A. Attach as Exhibit #15 a written description of erosion and sedimentation control measures to be used during and after construction of the proposed project.

B. Show on a plan the proposed location, type, and detail of erosion control devices, unless this information is included on a site plan drawing.

11. SOILS

A. Attach as Exhibit #16 a medium intensity soils classification report, including description of soils and interpretation of engineering properties. Include geotechnical report, if applicable.

B. Show on a plan the existing soil conditions on the site, unless this information is included on a site plan drawing. Include wetlands delineation and report, if applicable.

12. SITE PLAN ORDINANCE REQUIREMENTS

A. Attach as Exhibit #17 list of approvals needed from other agencies, such as the General Board of Appeals, Army Corps of Engineers, and Maine Department of Environmental Protection.

B. Attach as Exhibit #18 a written statement that explains how the project complies with the site plan review criteria and with specific performance standards required in the zoning district, if applicable. If applicable, please note how the proposal specifically complies with the separate components of the Route One Corridor Design Guidelines.

C. Attach as Exhibit #19 a summary list and a written offer of cession to the Town of all proposed streets, utilities and open space proposed for dedication.

D. Attach as Exhibit #20 all requests for waivers including an explanation of the undue hardship or special design requirements, which are the basis for the requests.

E. Attach as Exhibit #21 a written explanation of all potential nuisances associated with this project and how they will be mitigated, or a representation that, in the opinion of the

applicant, there are none.

13. SITE PLAN DRAWINGS, MAPS

- A. Site plan drawings
 - a. paper no larger than 24" x 36", with all drawings in a set the same size
 - b. bound and folded no larger than 9" x 12", with project name shown on front face of folded plan
 - c. number and date drawings, with space for revision dates
 - d. scale of the drawings shall be between 1"=20' and 1"=50'
 - e. show the entire parcel in single ownership, plus off-site easements
- B. Title block shall include:
 - a. identification of plan as "Site Plan"; "Amended" if applicable
 - b. name and address of project
 - c. name(s) and address(es) of site owner and of applicant
 - d. name and address of plan designer(s)
- C. Location map shall include:
 - a. abutting property within one thousand feet of project boundaries
 - b. outline of proposed project
 - c. zoning district(s) of abutting properties
 - d. at least one street intersection
- D. North arrow and scale.
- E. General plan notes shall include:
 - a. zoning district and list of applicable dimensional regulations comparing the required and proposed
 - b. proposed number of units
 - c. required and proposed number of parking spaces
 - d. total square footage of existing and proposed buildings
 - e. square footage of proposed building footprint
 - f. all requested waivers
 - g. indication if proposed structure is to be sprinklered
 - h. total square footage for each use, if applicable
- F. Name, location, width of existing and proposed streets.
- G. A Boundary Survey, Category 1, Condition 2, showing site boundaries.
- H. Setbacks as required by zoning ordinance; zone line if site is transected by a zone line or if zone line is within 30 feet of the boundaries of the site.
- I. Existing and proposed contours at 2' intervals. Show 1' contours and/or spot elevations if sufficient detail cannot be shown with 2' contours.
- J. Buildings, structures, and signs
 - a. location, dimensions, shape, facade elevations, entrances, materials, colors of exterior of proposed buildings, structures, and signs. (see Ch. 701, II, C, E, F)
 - b. description of all finish surface materials
 - c. location, dimensions, shape of existing buildings
 - d. building's setbacks from property line, if different from required yard setbacks
- K. Names of abutting property owners and locations of buildings and curb cuts on abutting properties.
- L. Locations and dimensions of parking areas, loading and unloading facilities, driveways, fire lanes, access points. Give typical parking space dimensions. (see Ch. 701, II H; Ch. 702, J.1, 2, 3)
- M. Location of all existing and proposed easements and rights-of-way, including identification of who has or will receive the easement.

- N. Location, dimensions, materials of existing and proposed pedestrian access ways.
- O. Location and size of existing and proposed utilities, both on-site and in adjoining public ways. Location of nearest existing hydrant. Include installation details for proposed utilities.
- P. Construction drawings showing plans, profiles, cross-sections, and details of appurtenances for sanitary sewer and storm drainage systems.
- Q. Location, height, wattage, bulb type of exterior and building-mounted lighting. Photometric plan consistent with requirements of site plan and zoning ordinances. (See Ch. 701, II X; Ch. 702, J. 4)
- R. Location and description of existing natural features, such as wetlands, watercourses, marshes, rock outcroppings, stands of trees. Natural features to be preserved must be identified on plan.
- S. Existing and proposed landscaping, fencing, screening. Include fence dimensions, location, material, and a table showing number of plants of each species, common and botanical names. Include planting and preservation details, if applicable. Indicate proposed snow storage area, if applicable. (see Ch. 701, II Y, and Ch. 702 J. 5)
- T. Grades, street profiles, typical cross-section, and specifications of proposed streets and sidewalks. These must meet the standards of Ch. 601, Article IV.
- U. A description of any right-of-way, street, sidewalk, open space, or other area the applicant proposes to designate as public.
- V. Name, registration number, seal, and signature of all registered professionals (engineer, land surveyor, architect, landscape architect, etc.) who prepared the plan.
- W. First floor finished floor elevation(s) for all proposed buildings.
- X. If project is within the RP district, extent of floodway and floodway fringe.
- Y. If project is within Shoreland Overlay District, show required setbacks.

Please be advised to keep in touch with the Director of Planning and Development throughout the process, 846-2401; fax 846-2403. Your responsiveness will help the process to run smoothly.

CONDITIONS OF APPROVAL

The property shown on this plan may be developed and used only as depicted on this approved plan. All elements and features of the plan and all representations made by the applicant concerning the development and use of the property which appear in the record of the Planning Board proceedings are conditions of approval. No change from the conditions of approval is permitted unless an amended plan is first submitted to and approved by the Planning Board.

Surface Water and Groundwater: No owner of a lot, his agents, or successors in interest shall alter the natural course of surface water on any lot in a way which would alter the natural flow of such water across any other parcel, unless such alteration is approved by the owners of all parcels affected. No owner of a lot, his agents, or successors in interest shall use blasting chemicals that generate perflorates.

Town of Yarmouth Public Map Viewer

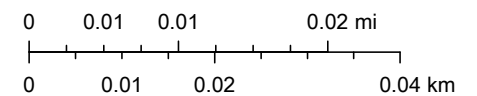


4/13/2021, 5:00:21 PM

1:1,128


Parcel ID's  Shoreland Overlay District  Parcels Mailing Labels



 Parcels  Contours (2 Foot)




Maxar, Microsoft, Town of Yarmouth

Public User
Town of Yarmouth

Parcel ID's  Mobile Home Overlay District

 Parcels  Parcels Mailing Labels

 Shoreland Overlay District

A number line with two scales. The top scale is labeled in miles (mi) with major tick marks at 0, 0.05, 0.1, and 0.2. The bottom scale is labeled in kilometers (km) with major tick marks at 0, 0.07, 0.15, and 0.3. The scales are aligned such that 0.1 miles corresponds to 0.15 kilometers.

Public User
Town of Yarmouth

Yarmouth Material Laydown Area

Select a period to highlight at right. A legend describing the charting follows.

Period Highlight:

1

Plan Duration

Actual Start

% Complete

Actual (beyond plan)

% Complete (beyond plan

[illegible]

Town of Yarmouth
Material Laydown Area
Exhibit 3 Proof of Corporate Status

The Town of Yarmouth was established and incorporated on August 8, 1849 by and through the Private and Special Acts of the Maine Legislature.

Know all Men by these Presents,

That I, Gordon B. Davis

of Cape Elizabeth, County of Cumberland, State of Maine,

~~being unmarried~~, for consideration paid, grant to ~~XXXXXXXXXXXXXXXXXXXX~~
Town of Yarmouth

of Yarmouth, County of Cumberland, State of Maine,

whose mailing address is

Town Office, Main Street, Yarmouth, Maine

with ~~warranty covenants~~, the land in Yarmouth, County of Cumberland,

State of Maine, described as follows:

a certain lot or parcel of land off East Main Street in said Town of Yarmouth, described as follows:

Commencing at a point on the Easterly side of Main Street, in the Town of Yarmouth at the most Westerly corner of land of Leverett D. Walsh; thence in an Easterly direction along the line of Walsh's land a distance of Four Hundred Twenty-five feet (425') to the Southeasterly corner of Walsh's land which corner is the point of beginning of the parcel herein conveyed; thence at right angles to the first mentioned course along the rear line of Walsh's land to the Town Dump Road, and hereby giving and granting to the Grantee all of the land formerly of Walsh which lies Easterly of the rear line herein described.

Also conveyed herein is a right-of-way thirty feet (30') in width across the Northeasterly corner of Walsh's land in the event that a thirty foot (30') space does not exist between the Town of Yarmouth Dump property and the remaining land of Walsh.

Excepting and reserving to Grantor herein an easement in common with others, including the Town of Yarmouth, over and across the Town Dump Road.

Also excepting and reserving from the above-described parcel of land a lot of land from the easterly portion of said conveyed parcel bounded and described as follows:

Commencing at a point marked by a tree with wire on the edge of the upland marsh, said point being on the boundary between land of Grantor herein and land now or formerly of Susie E. Fitts; thence North 37° 05'20" West three hundred forty-eight feet (348') to a point marked by a tree with wire; thence North 74°30' East five hundred forty-five feet (545') to a point on the edge of the marsh upland; thence in a southerly direction along the edge of the marsh upland to point of beginning.

Also excepting and reserving to Grantor herein a right-of-way thirty feet (30') in width across land herein conveyed, described as follows:

Commencing at the northeast corner of land now or formerly of Elmer E. Stowell, et al, being the northwest corner of land herein conveyed; thence North 26° West along the Yarmouth Dump Road one hundred six feet (106') to a point; thence South 38°30' West sixty-six and seventy-seven hundredths feet (66.77') to a point; thence turning in an easterly direction and maintaining a width of thirty feet (30') along the northerly boundary of property herein conveyed to a point one hundred feet (100') westerly of an iron pipe on the edge of the Marsh upland in said northerly boundary; thence in a southerly direction, maintaining a width of thirty feet (30') and on a line with the tree with wire marking the southwest corner of the property excepted and reserved by Grantor herein to a point one hundred fifty-feet (150') from the southerly boundary of land

conveyed herein; thence turning in an easterly direction and maintaining a width of thirty feet (30') parallel to said southerly boundary of the parcel herein conveyed to land excepted and reserved by Grantor herein.

Grantee, Town of Yarmouth, shall have the use of the rights of way described in the foregoing together with the right to excavate, fill or otherwise alter the land within said right of way for its purposes and as it deems necessary. Provided, however, that upon fourteen (14) days advance notice in writing from the Grantor, Grantee agrees to slope those areas within said right of way so excavated, filled or altered to a grade not in excess of eight percent (8%). *YSD*

And

Katherine Y. Davis

~~husband/wife~~ of said grantor, joins as grantor, and releases all rights by descent and all other rights.

Witness our hands and seals this *5th* day of the month of *June*, 19 *80*.

Signed, Sealed and Delivered

in presence of

I have for
Robert J. Davis *Gordon B. Davis*
Katherine Y. Davis

State of Maine, County of

Cumberland ss.

June 5, 19 *80*

Then personally appeared the above named
 Gordon B. Davis

and acknowledged the foregoing instrument to be his free act and deed.

Before me,

JUN 12 1980

Lorraine L. Gaudet

LANDFILL PROPERTY ?

(E. MAIN ST.)

Warranty Deed

Maine Statutory Short Form

From

Gordon B. Davis

To

The Inhabitants of the Town of
Yarmouth

Dated May, 19 80

State of Maine,

ss. Registry of Deeds.

Received, 19

t H., M., and

Recorded in Book, Page

Attest:

Register.

FROM THE OFFICE OF

Catherine R. Johns, Esq.

482 Congress.

Portland, Maine 04101

Marks Printing House, Portland, Maine

ML 40-1

Town of Yarmouth
Material Laydown Area
Exhibit 6 Summary of Easements

1. Excepting and reserving to Grantor herein an easement in common with others, including the Town of Yarmouth, over and across the Town Dump Road, Cumberland County Registry of Deeds, Book 12220, Page 207. Easement outside of building envelope.
2. Commencing at the northeast corner of land now or formerly of Elmer E. Stowell, et al, being the northwest corner of land herein conveyed, thence North 26°West along the Yarmouth Dump Road on hundred six feet to a point; thence South 38°30' West sixty-six and seventy-seven hundredths feet (66.77') to a point; thence turning in an easterly direction and maintaining a width of thirty feet along the northerly boundary of property herein conveyed to a point on hundred feet westerly of an iron pipe on the edge of the March upland in said northly boundary; thence in a southerly direction, maintaining a width of thirty feet and on a line with the tree with wire marking the southwest corner of the property excepted and reserved by Grantor herein to a point on hundred fifty-feet from the southerly boundary of land conveyed herein; thence turning in an easterly direction and maintaining a width of thirty feet parallel to said southerly boundary of the parcel herein conveyed to land excepted and reserved by Grantor herein. Cumberland County Registry of Deeds, Book 12220, Page 207. Easement outside of building envelope.

Town of Yarmouth
Material Laydown Area
Exhibit 9 Technical Ability

The project is being performed under the direction of the Yarmouth Town Project Manager, Joseph Coulombe. Mr. Coulombe has nearly 3 years of experience in the delivery of projects, including buildings and roads, as well as the site design for the new fire training facility built in 2020.

Mr. Coulombe will be the designer of the material laydown/storage area.

Town of Yarmouth
Material Laydown Area
Exhibit 12 Traffic

The project site is served by the Transfer Station roadway, which then connects to East Main Street. The town maintains the transfer station driveway during all seasons. The Yarmouth Fire Facility is the only other property attached to the Transfer Station.

The new area will not increase the existing volume of traffic as a result of this work. The current infrastructure provides an adequate level of service for the uses at the transfer station and a traffic analysis is not warranted.

The current amount of parking provides an adequate number of spaces for the use of the facility. There is no need for additional parking and is not anticipated as part of this project.

Town of Yarmouth
Material Laydown Area
Exhibit 13 Surface Drainage

The proposed site design for this material laydown/storage area project poses no problems with drainage or topography.

Town of Yarmouth
Material Laydown Area
Exhibit 14 Storm Water

The project site is currently gravel driving lanes, a pavement parking area and two buildings with most of the property consisting of grassy area and tree cover. The area of development is less than one acre, which in affect will not require the Chapter 500 Stormwater Regulation to apply.

There will be no change in the drainage of the area. The impervious surface created will sheet flow down the hill which is similar to existing conditions.

Town of Yarmouth
Material Laydown Area
Exhibit 15 Erosion and Sedimentation Control

Prior to the start of construction, the site will be surrounded by sediment barriers to control the flow of sediment off site. Proper Erosion and Sedimentation Control (ESC) will be used during the entire construction process. The site does not have any catch basins to collect any silt or debris. If there is a need to stockpile construction material it will all be protected by Erosion Control Mulch. Stockpiling on site will be kept to a minimum to reduce any chance of sedimentation flowing off the site. Any other debris such as litter or wash out areas will be managed by the contractor who will follow all applicable regulations.

Town of Yarmouth
Material Laydown Area
Exhibit 16 Soils Report

The soil in the area of the laydown area will be gravel and topsoil. The gravel section of the site is from a previous placement of gravel from an unknown time period. The other section of the site is topsoil with the assumption of silt and clay below that. Areas with topsoil will be excavated down 12" and a roadway fabric will be placed before gravel backfill. This design will be adequate for the site use. There are no soil bearing requirements that need to be met for the purpose of this laydown area.

Town of Yarmouth
Material Laydown Area
Exhibit 17 Approvals

The project will not require any other approvals from the Town of Yarmouth.

It is not anticipated that additional environmental permits, such as Army Corps of Engineers or Maine Department of Environmental Protection, will be required.

Town of Yarmouth
Material Laydown Area
Exhibit 18 Zoning District Compliance

The project is in the Rural Residential District which is primarily located close to the Town of Yarmouth's town boundaries. The purpose of the zone is to keep this area of the town rural and contain less development. This gives a perfect opportunity for town facilities that need space such as a material laydown area. Permitted uses for the Rural Residential Zoning includes Municipal Uses and Buildings.

The use of this site will not be changing. There is currently other material storage area on the site that are fully utilized. Additional storage use is needed for future materials and equipment that will be needed as the Town of Yarmouth grows in size.

The size of the laydown/storage area will have minimal impact on surrounding area. The proposed laydown/storage area is 55'x70' which is around the size of the current As shown on the plan only three trees will need to be taken down for this project.

Chapter 702 Site Plan Review Ordinance Review Criteria include several items in prior Exhibits. The remaining criteria are addressed here.

Fire Safety: There is no fire safety concern.

Buffering: There are no surrounding properties that will be able to see this gravel pad. There is the old fire training facility that sits in front of the entrance to the pad and blocks all view from transfer station road.

Natural Areas: This proposed laydown/storage area does not cause significant adverse impacts to natural resources or areas such as wetlands, significant geographic features, significant wildlife and marine habitats and natural fisheries.

Lighting: The new laydown/storage area will not be used during the time before sunrise or after sunset and will not need exterior lighting. The property is not permitted for public use and will need no exterior lighting for safety and welfare of the public.

Advertising Features: The structure will have no advertising features.

Route One Corridor Design Guidelines: Not applicable for this project.

Town of Yarmouth
Material Laydown Area
Exhibit 19 Offers of Cession

The project and parcel are owned by the Town of Yarmouth. No offers of cession are proposed.

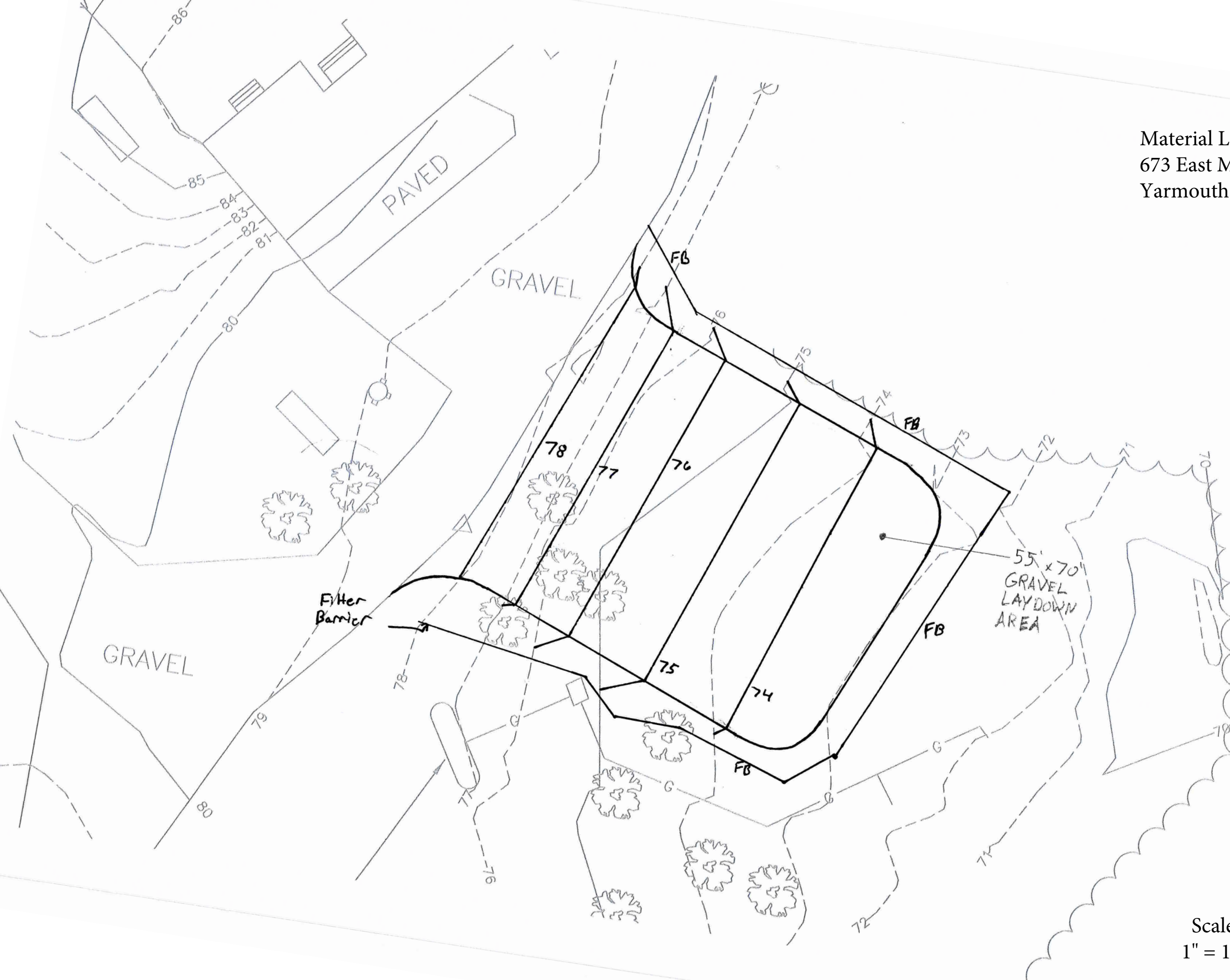
Town of Yarmouth
Material Laydown Area
Exhibit 20 Waivers

The Town of Yarmouth will not be requesting any waivers for this project.

Town of Yarmouth
Material Laydown Area
Exhibit 21 Nuisances

It is not anticipated that any public nuisances will be associated with the new laydown area. The laydown/storage area is at the back of the property behind the old fire facility. The laydown area will have no lights and will have no devices that will make noise.

Material Laydown Area
673 East Main Street
Yarmouth, ME 04096



Scale
1" = 15