

Town of Yarmouth Major Site and Subdivision Sketch Plan Application

For

Mill Point Apartments

43 Bridge Street
Yarmouth, Maine 04096

Prepared for
Mill Point at Yarmouth, LLC
P.O. Box 7022
Scarborough ME 04074

Prepared by
Sebago Technics, Inc.
75 John Roberts Road, Suite 4A
South Portland, Maine 04106

June, 2022

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June 15, 2022
14075

Erin Zwirko
Director of Planning & Development
200 Main Street
Yarmouth, ME 04096

Major Subdivision Sketch Plan Application – Mill Point Apartments
49 Bridge Street, Yarmouth ME 04096

Dear Ms. Zwirko, Planning Staff, and Planning Board Members:

On behalf of Mill Point at Yarmouth LLC., we are pleased to submit the enclosed Major Subdivision Sketch Plan application. The project is located in the Village III zone, with the northern areas of the parcel in the Shoreland Overlay District and the Resource Protection District. The parcel is Lot 8-00A of Tax Map 33(A) and is 6 acres in size. The northern half of the parcel was developed in the 1980s. Today there are (2) existing buildings totaling 10 residential units total and the parking associated with each building.

The applicant is proposing to construct three residential buildings, for a total of 17 new residential units. The new 17 residential units will bring the total residential units for the property to 27 residential units. The proposed buildings are located outside of the Shoreland Overlay District and the Resource Protection District. A portion of the proposed driveway, where it connects to the existing driveway, is within the Shoreland Overlay District. The proposed driveway shall meander along the ridge line to where the units and the associated parking are located. As a part of the improvements to the site, the existing parking lot would be repaved and striped to include the parking spaces on the same side as the existing buildings as well as improvements to include a trash enclosure are also planned as a part of the project.

The project is anticipating extending water and sewer services from the existing services on-site, which connect to Bridge Street. The project shall also be proposing underground electric and communications utilities. Based on preliminary studies of the site stormwater shall be managed in a series of swales and basins to convey stormwater to the lower Eastern side of the proposed drive. While stormwater engineering has not been completed, the project is anticipating using a soil filter to treat the stormwater runoff before it outlets it into the adjacent existing habitat.

It is anticipated that approximately 3,000-4,000 sqft of wetland shall be impacted, outside of the Shoreland or Resource Protection districts. Impacts to the Shoreland Overlay District and the wetlands were minimized by situating the proposed buildings on the western ridge over the wetlands. The proposed buildings are 3 stories tall, (2) buildings with 6 units and (1) building with 5 units. The proposed building imagery is included with this submission.

This submission includes the location map, corporate status, property deed, existing and proposed easements, and an architectural building render. Also included separately are an existing conditions plan, and a preliminary site layout. We appreciate the opportunity to meet with the Planning Board. Please contact us if any additional information is requested. Thank you for your consideration.

Sincerely,
SEBAGO TECHNICS, INC.

A handwritten signature in black ink, appearing to read "Henry Hess".

Henry Hess, RLA.
Project Manager
Maine Licensed Landscape Architect

Enc.

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

MAJOR SUBDIVISION APPLICATION FORM

Date: 06-15-2022 Zoning District Village III Map 33A Lot 8 Ext 00A

Property Owner Mill Point at Yarmouth, LLC.
Mailing Address P.O. Box 7022 Scarborough ME 04074
E-mail Address ttbrown@maine.rr.com
Phone (207) 767-4473
Fax (207) 767-1306

Name of Project Mill Point Apartments
Street Address 49 Bridge Street, Yarmouth ME 04096
Existing Use 111C, Apt. 4-7 unit MDL-94. Multi-family housing
Proposed Use 111C, Apt. 4-7 unit MDL-94. Multi-family housing

Amendment to a previously approved plan? Yes No X

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 Henry Hess
Mailing Address 75 John Roberts Rd. South Portland ME 04106
E-mail Address sfrank@sebagotechnics.com
Phone (207) 200-2086
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."

Henry Hess

Print or type name and title of signer

"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 perhlorates."

AGENT AUTHORIZATION

APPLICANT/ OWNER	Name	Terry Brown		
PROPERTY DESCRIPTION	Physical Address	49 Bridge Street, Yarmouth ME 04096	Map	33
			Lot	8-00A
APPLICANT'S AGENT INFORMATION	Name	Henry Hess RLA		
	Phone	(207) 200-2086	Business Name & Mailing Address	Sebago Technics, Inc. 75 John Roberts Road, Suite 4A South Portland, Maine 04106

Said agent(s) may represent me/us before Yarmouth Town officers and the Yarmouth Planning Board to expedite and complete the approval of the proposed development for this parcel.


APPLICANT SIGNATURE

4/9/22
DATE

PLEASE TYPE OR PRINT NAME HERE

Terry Brown


APPLICANT'S AGENT SIGNATURE

DATE
06/09/2022

PLEASE TYPE OR PRINT NAME HERE

Henry Hess

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
- N/A

Subdivision lot numbers (if applicable) N/A

2. Assessor's Map number(s) 33(A) Lot number(s) 8-00A
3. Existing zone(s) of the site
VIII, SOD
-
- Shoreland Overlay District X Yes No
Affordable Housing District Yes X No
Mobile Home Park Overlay Yes X No
4. a. Total land area of site (all contiguous land in same ownership)
6.0 Acres
-
- b. Total floor area of each proposed building in square feet
-
- c. Footprint of each proposed building in square feet
1,450 SF each (4,350sqft total)
-
- d. Height of proposed building(s) feet 3 stories
- e. Total number of proposed parking spaces 40
- f. Number of proposed handicap parking spaces 2

- C. Existing conditions
1. Existing land use 111C, Apt. 4-7 unit MDL-94. Multi-family housing
 2. Total floor area of each existing building in square feet
Building 1: 6,452 SF. Building 2: 6,456 SF
 3. Footprint of each existing building in square feet
Building 1: 2,614 SF. Building 2: 2,616 SF
- 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 Spring 2023
Estimated time of completion of project Fall 2023
 2. Is this to be a phased project? Yes___ No X
 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
Mill Point At Yarmouth, LLC.
P.O. Box 7022, Scarborough ME 04074

 Phone (207) 767-4473 Fax (207) 767-1306
- 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)

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:

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

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 Zoning 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. North Arrow and Scale
- D. 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
- E. North arrow and scale.
- F. 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 sprinkled
 - h. total square footage for each use, if applicable
- G. Name, location, width of existing and proposed streets.
- H. A Boundary Survey, Category 1, Condition 2, showing site boundaries.
- I. 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.
- J. Existing and proposed contours at 2' intervals. Show 1' contours and/or spot elevations if sufficient detail cannot be shown with 2' contours.
- K. 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
- L. Names of abutting property owners and locations of buildings and curb cuts on abutting properties.
- M. 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)
- N. Location of all existing and proposed easements and rights-of-way, including identification of who has or will receive the easement.
- O. Location, dimensions, materials of existing and proposed pedestrian access ways.
- P. 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.

- Q. Construction drawings showing plans, profiles, cross-sections, and details of appurtenances for sanitary sewer and storm drainage systems.
- R. 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)
- S. 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.
- T. 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)
- U. Grades, street profiles, typical cross-section, and specifications of proposed streets and sidewalks. These must meet the standards of Ch. 601, Article IV.
- V. A description of any right-of-way, street, sidewalk, open space, or other area the applicant proposes to designate as public.
- W. Name, registration number, seal, and signature of all registered professionals (engineer, land surveyor, architect, landscape architect, etc.) who prepared the plan.
- X. First floor finished floor elevation(s) for all proposed buildings.
- Y. If project is within the RP district, extent of floodway and floodway fringe.
- Z. If project is within Shoreland Overlay District, show required setbacks.

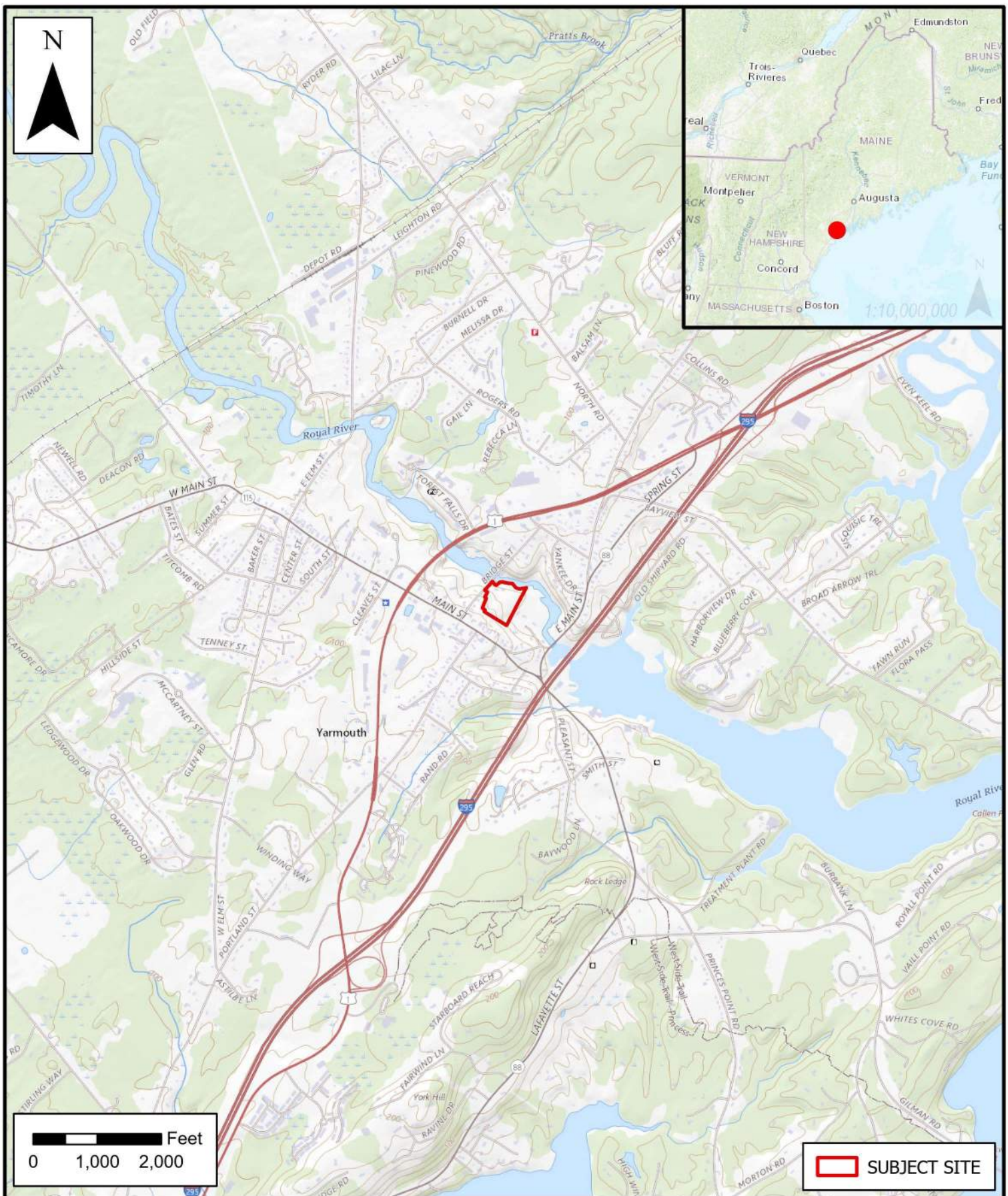
14. CONDITIONS OF APPROVAL

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 perhlorates

Attachment 1

Location Map



SEBAGO
TECHNICS

WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd. - Suite 4A
South Portland, ME 04106
Tel: 207-290-2100

LOCATION MAP MILL POINT AT YARMOUTH, LLC

LOCATION:

BRIDGE STREET
YARMOUTH, ME

INFORMATION:

USGS QUADRANGLE

SCALE: 1:24,000

DATE: 5/27/2022

Attachment 2

Corporate Status



MAINE

Department of the Secretary of State

Bureau of Corporations, Elections and Commissions

Corporate Name Search

Information Summary

[Subscriber activity report](#)

This record contains information from the CEC database and is accurate as of: Thu May 26 2022 16:13:08. Please print or save for your records.

Legal Name	Charter Number	Filing Type	Status
MILL POINT AT YARMOUTH, LLC	20050426DC	LIMITED LIABILITY COMPANY (DOMESTIC)	GOOD STANDING

Filing Date	Expiration Date	Jurisdiction
08/16/2004	N/A	MAINE

Other Names (A=Assumed ; F=Former)

NONE

Clerk/Registered Agent

JAMES A. HOPKINSON
6 CITY CENTER, SUITE 400

PORTLAND, ME 04101

Attachment 3

Right, Title or Interest

WARRANTY DEED

MARCIA L. DOHERTY

of 262 Bluff Road, Yarmouth, Maine 04096

for consideration paid, grants to

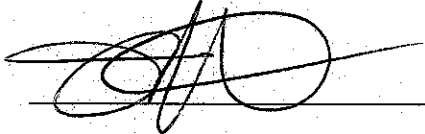
MILL POINT AT YARMOUTH, LLC

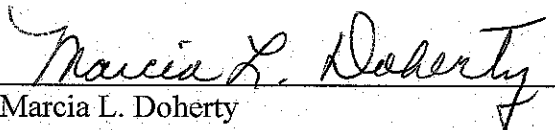
A Maine Limited Liability Company with a mailing address of P.O. Box 7022, Scarborough, Maine 04074, with WARRANTY COVENANTS, the following described real property in Yarmouth, County of Cumberland and State of Maine:

See Exhibit A attached hereto and made a part hereof

Also hereby conveying all rights, easements, privileges, and appurtenances, belonging to the premises hereinabove described.

WITNESS my hand and seal this 29th day of September, 2004.



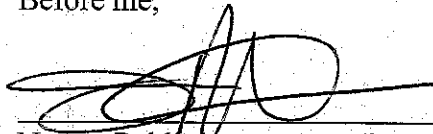

Marcia L. Doherty

State of Maine
Cumberland, ss.

September 29, 2004

Personally appeared before me the above-named Marcia L. Doherty and acknowledged the foregoing instrument to be her free act and deed.

Before me,



Notary Public/Attorney-at-Law James A. Hopkinson

H-BROWN.BS

G:\CLIENTS\B\BROWN.TER\Mill Point at Yarmouth\49BridgeSt.Yarmouth\Deed.Doherty.DOC

MAINE REAL ESTATE TAX PAID

EXHIBIT A

A certain lot or parcel of land, with the buildings thereon, situated on the southerly side of Bridge Street, in the Town of Yarmouth, County of Cumberland and State of Maine, bounded and described as follows:

Beginning on the southerly side of Bridge Street, at a point which marks the northernmost corner of land now or formerly of Peter H. Sewall as recorded in the Cumberland County Registry of Deeds in Book 4311, Page 45; thence N 57° 25' 46" E a distance of one hundred ninety-two (192) feet more or less by Bridge Street to the Royal River; thence down and by said river to land of Town of Yarmouth as recorded in the Cumberland County Registry of Deeds in Book 4896, Page 128; thence S 44° 00' 12" W a distance of eighty-four (84) feet, more or less, by land of Town of Yarmouth to an iron pipe; thence continuing S 44° 00' 12" W a distance of two hundred nineteen and 72/100 (219.72) feet by land of Town of Yarmouth to land now or formerly of North East Construction Inc., as recorded in the Cumberland County Registry of Deeds in Book 6120, Page 302 and an iron pipe; thence S 43° 15' 00" W a distance of four hundred and seven and 00/100 (407.00) feet by land now or formerly of North East Construction, Inc., Karl C. Hawkes and Pamela R. Marchant to land now or formerly of Ruth R. Towne as recorded in the Cumberland County Registry of Deeds in Book 2379, Page 19 and an iron pipe; thence N 42° 33' 23" W a distance of four hundred and ten and 06/100 (410.06) feet by said Towne land to land now or formerly of John E. Rousseau as recorded in the Cumberland County Registry of Deeds in Book 4638, Page 76 and an iron pipe; thence N 48° 01' 02" E a distance of twenty-seven and 00/100 (27.00) feet by land now or formerly of J.E. Rousseau to a monument found; thence N 37° 14' 51" W a distance of fifty-five and 02/100 (55.02) feet by said J.E. Rousseau land to land now or formerly of Winnifred Ridlon as recorded in the Cumberland County Registry of Deeds in Book 2362, Page 136; thence N 37° 42' 22" E a distance of one hundred and sixty-five and 69/100 (165.69) feet by said Ridlon land to an iron pipe; thence N 37° 17' 39" W a distance of twenty-nine and 09/100 (29.09) feet by said Ridlon land to said land of Peter H. Sewall; thence N 45° 42' 22" E a distance of eighty-seven and 00/100 (87.00) feet by said Sewall land to a point; thence N 38° 47' 38" W a distance of fifty-four and 05/100 (54.05) feet by said Sewall land to Bridge Street and the point and place of beginning.

This conveyance is made subject to an easement granted to Central Maine Power Company and N.E. Telephone & Telegraph Co., by easement deed dated September 5, 1984 and recorded in said Registry of Deeds in Book 6586, Page 195.

Also hereby conveying all rights, easements, privileges, and appurtenances belonging to the premises hereinabove described.

H-BROWN.BS

G:\CLIENTS\B\BROWN.TER\Mill Point at Yarmouth\49BridgeSt.Yarmouth\ExA.DOC

Received
Recorded Register of Deeds
Sep 30, 2004 09:55:46A
Cumberland County
John E O'Brien

After Recording Return to:
Hopkinson, Abbondanza & Backer
511 Congress Street, Ste. 801
Portland, Maine 04101
(207) 772-5845

Attachment 4

Existing and Proposed Easements

Attachment 4: Existing and Proposed Easements

There are no existing or proposed easements for the project location.

Attachment 5

Architectural Building Render

