



August 16, 2023

Project #23-022

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

**Subject: Nuance Dental  
Major Site Plan Submission  
233 US Route One**

Dear Erin:

On behalf of **Nuance Dental**, attached are site plans and application materials in support of a proposed prosthodontist office at 233 U.S. Route One in Yarmouth. The following narrative includes information in accordance with Section 1.G.3 of the Site Plan Review Ordinance.

#### **EXISTING PROJECT SITE**

---

The project parcel is 32,049 square feet (0.74 acres) in size and is identified as Lot 25 on Yarmouth Tax Map 31. The site is located within the Route 1 Commercial Corridor District, where medical clinic is an allowed use. The parcel is owned by the applicant. A copy of the current deed is attached to this letter in Exhibit 6.

The site contains a 2,350 square-foot single-story wood-framed structure previously operated as Bistro 233, a small restaurant. The building, which is now vacant, is oriented at an angle approximately 45 degrees to the Route One right-of-way and is surrounded by paved parking. The site features two large curb cuts on Route One and contains approximately 35 paved parking spaces.

Route One abuts the site to the west, and the land around the perimeter of the site, outside the paved area, slopes steeply down on the north, south, and east. An unnamed stream crosses the eastern edge of the site, ultimately flowing to the Royal River, east of I-295.

Public water and overhead electrical service is located in Route One, and a public sewer main crosses the eastern corner of the site within an existing easement.

#### **PROPOSED PROJECT**

---

The applicant is proposing to remove the existing building and construct a new building, partially utilizing the existing foundation. The new building will be used for the practice of prosthodontics and will feature two patient rooms and associated support areas. The applicant expects to have 3 employees and a maximum of 4 patients per day. The building will utilize the existing public utilities surrounding the site, including public water, sewer and electrical and telecommunications services.

Much of the pavement on the site will be removed, and one of the two curb cuts will be eliminated. Vehicles will access the site via a single driveway on the southern side of the site. Six (6) parking spaces will be created within the existing paved area, including one accessible space. The remaining pavement will be removed, and the area revegetated. The area of impervious surface will be reduced on the site, which will reduce the rate and volume of stormwater runoff leaving the site. A Stormwater Management Report

describing the effects the project will have on drainage patterns and runoff volumes and peak flow rates is provided in Exhibit 14.

The existing public sidewalk located south of the project site will be extended approximately 220' across the site's frontage. Street Trees are proposed between the new sidewalk and Route One, continuing the pattern in front of the Credit Union immediately south of the project site. A direct pedestrian connection from the public sidewalk to the building entrances and parking area is proposed.

Landscape Architect Anthony Muench will prepare hardscape and landscape design for the site, with particular attention paid to the area between the building and Route One. This design will be provided to the Board with the full Site Plan application submission.

## **PROPOSED BUILDING**

---

The proposed building was designed by the architects at Woodhull to meet the intent of the Character Based Development Code for the Route One Corridor. The building will have a contemporary design using natural, durable materials and will be visually compatible and complimentary with the established and traditional historic form, scale, character, and architecture of Yarmouth Village.

The building is proposed to be constructed in two phases. The first phase of the building has a floor area of 1,474 SF and the majority will be constructed on the existing building foundation. Phase one contains the minimum space required to operate the prosthodontist office. The second phase has a floor area of 576 SF and will provide additional area for the practice. The applicant is seeking approval for the full build-out of the project. The attached plans show both phases.

Attached are architectural floor plans, elevations, and perspective drawings of the proposed building. Woodhull has also prepared the attached Architectural Standards Matrix (Exhibit 22), which describes how the building design meets the architectural standards of Chapter 703 and identifies the standards that are not met due to special circumstances of the site or the project goals.

## **CLOSURE**

---

We respectfully ask to be added to the Planning Board's September 13<sup>th</sup> meeting agenda so we may present the project to the Board. Exhibits containing information demonstrating compliance with the Site Plan Review Standards and corresponding to those listed on the Site Plan Application Form are attached.

If you have any questions or require additional information, please contact me.

Sincerely,  
**TERRADYN CONSULTANTS LLC**



Michael Tadema-Wielandt, P.E.  
Vice President

cc. Cornelia Cone, Nuance Dental  
Patrick Boothe, Woodhull

PLAN INDEX:

C-1.0	Cover Sheet
1	Boundary Retracement & Existing Conditions/Topographic Survey
C-2.0	Existing Conditions & Demolition Plan
C-3.0	Site Plan
C-4.0	Grading, Drainage, & Erosion Control Plan
C-5.0	Utility Plan
C-6.0	Site Details
C-6.1	Drainage & Utility Details
C-7.0	Photometric Plan
L-1.0	Landscape Plan
G-000	Roof Studies
A-100	Lower Level Plan
A-101	1 <sup>st</sup> Floor Plan
A-201	Elevations
A-900	3D Representations

ATTACHMENT:

Site Plan Application Form

EXHIBITS:

1. Location Map
2. Construction Schedule
3. Evidence of Corporate Status
4. Right, Title, or Interest
5. Property Deed
6. Summary of Easements
7. Owners Association Documents
8. Financial Capability
9. List of Consultants
10. Solid Waste Disposal
11. Correspondence with Water District
12. Traffic Analysis
13. Drainage / Topography Problems
14. Stormwater Management Report
15. Erosion & Sediment Control
16. Soils
17. Approvals from other Agencies
18. Site Plan Review Criteria
19. Offers of Cession
20. Waiver Requests
21. Potential Nuisances
22. Architectural Matrix

**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:** \_\_\_\_\_ **Zoning District** \_\_\_\_\_ **Map** \_\_\_\_\_ **Lot** \_\_\_\_\_ **Ext** \_\_\_\_\_

Site Location \_\_\_\_\_  
Property Owner \_\_\_\_\_  
Mailing Address \_\_\_\_\_  
E-mail Address \_\_\_\_\_  
Phone \_\_\_\_\_ Fax \_\_\_\_\_

Name of Project \_\_\_\_\_  
Existing Use \_\_\_\_\_  
Proposed Use \_\_\_\_\_

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 \_\_\_\_\_  
Mailing Address \_\_\_\_\_  
E-mail Address \_\_\_\_\_  
Phone \_\_\_\_\_ 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."

Cornelia Cone  
\_\_\_\_\_  
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)

Subdivision lot numbers (if applicable) \_\_\_\_\_

2. Assessor's Map number(s) \_\_\_\_\_ Lot number(s) \_\_\_\_\_

3. Existing zone(s) of the site

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)

b. Total floor area of each proposed building in square feet

c. Footprint of each proposed building in square feet

d. Height of proposed building(s) \_\_\_\_\_ feet \_\_\_\_\_ stories

e. Total number of proposed parking spaces \_\_\_\_\_

f. Number of proposed handicap parking spaces \_\_\_\_\_

C. Existing conditions

1. Existing land use \_\_\_\_\_

2. Total floor area of each existing building in square feet

3. Footprint of each existing building in 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 \_\_\_\_\_

Estimated time of completion of project \_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_

Phone \_\_\_\_\_ 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)
- 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 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**

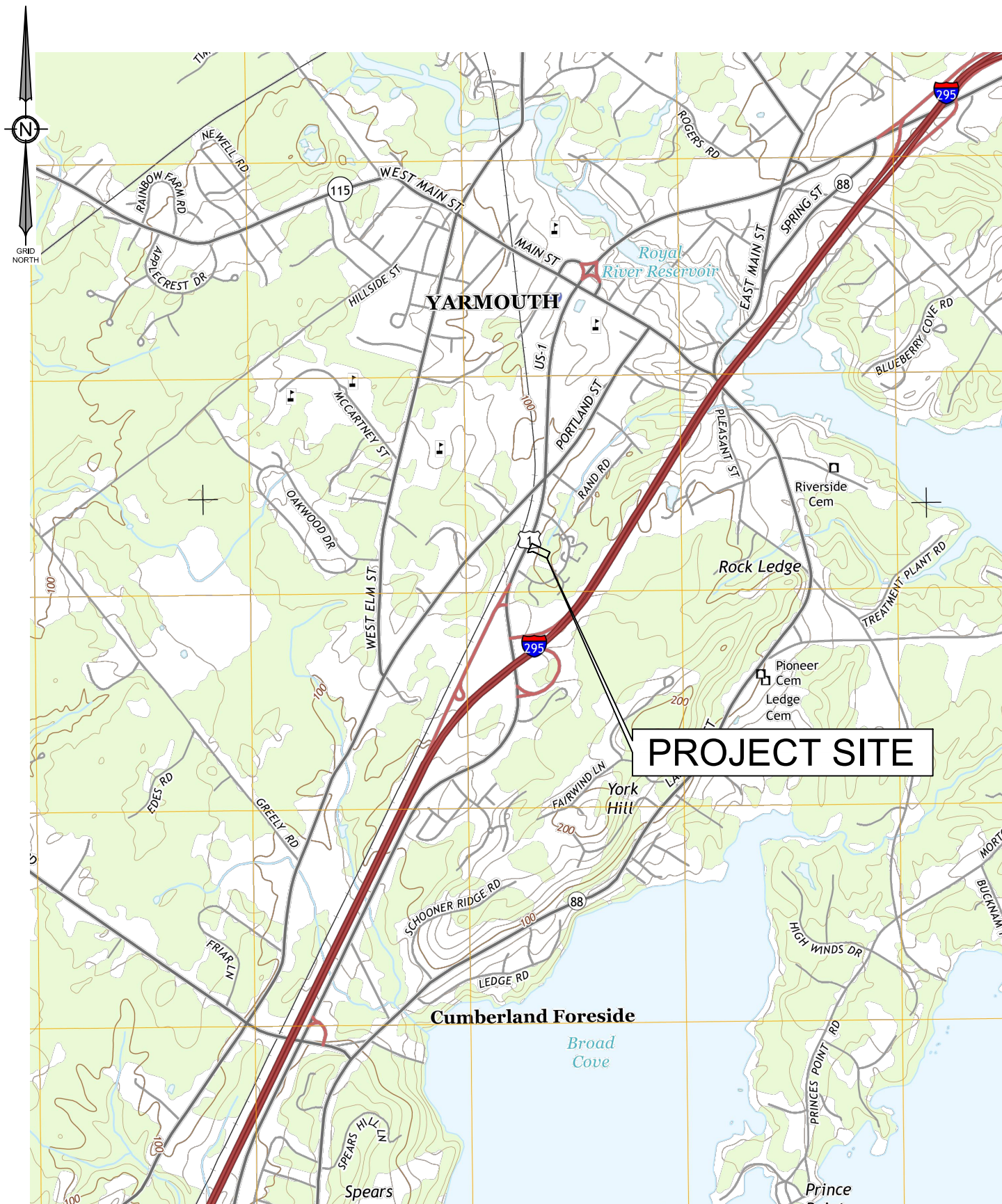
The property shown on this plan may be developed and used only as depicted on this approved plan. All elements and features of the plan and all representations made by the applicant concerning the development and use of the property which appear in the record of the Planning Board proceedings are conditions 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 perhlorates.

## Exhibit 1

---

### Project Location Map



# USGS YARMOUTH QUADRANGLE

PROJECT:  
NUANCE DENTAL  
233 U.S. ROUTE ONE, YARMOUTH, MAINE  
PREPARED FOR:  
NUANCE DENTAL  
127 SPRUCE POINT ROAD  
YARMOUTH, MAINE 04096



Civil Engineering | Land Surveying | Geomatics  
Stormwater Design | Land Planning | Environmental Permitting

ADDRESS:  
41 CAMPUS DRIVE, SUITE 301  
NEW GLOUCESTER, ME 04260  
PHONE:  
(207) 926-5111  
WEB SITE:  
[www.terradyndesign.com](http://www.terradyndesign.com)

PROJECT NO.  
23-022  
DATE  
7/27/2023  
SCALE  
1" = 2,000'

SHEET  
1  
OF  
1

## Exhibit 2

---

### Construction Schedule



## Construction Schedule

The project will be constructed in two phases. The site work for Phase One is estimated to take approximately 8 months to complete and will generally correspond to the following table:

	<b>Start</b>	<b>Finish</b>
1. Estimated construction time: 9 months	November 1, 2023	June 15, 2024
2. Erosion control measures placed	November 1, 2023	December, 2024
3. Site clearing, grubbing, excavation, filling and construction stormwater facilities	October, 2023	May, 2024
4. Excavation & construction of driveway, parking lot and underground utilities.	April, 2024	May 15, 2024
5. Mulch spread for winter erosion control. (if necessary)	November 15, of construction year	March 1, 2024
6. Start progressive final seeding on prepared areas.	Within 24 hours of loam placement	June 15, 2024
7. Bi-weekly monitoring of vegetative growth.	April 15, 2024	June 15, 2024
8. Re-seed, if necessary, and continue monitoring of growth until established.	March 15, 2024	June 15, 2024
9. Progressive removal of erosion control devices, based on field inspection.	May 15, 2023	June 15, 2024

Dates are subject to change at the discretion of the engineer depending on construction progress.

## Exhibit 3

---

### Evidence of 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: Mon Aug 14 2023 17:07:47. Please print or save for your records.**

Legal Name	Charter Number	Filing Type	Status
CONE CLADICALS, LLC	20233505DC	LIMITED LIABILITY COMPANY (DOMESTIC)	GOOD STANDING

Filing Date	Expiration Date	Jurisdiction
05/24/2022	N/A	MAINE

**Other Names** (A=Assumed ; F=Former)

NONE

**Clerk/Registered Agent**CORNELIA CONE  
127 SPRUCE POINT ROAD  
YARMOUTH, ME 04096[New Search](#)

**Click on a link to obtain additional information.**

List of Filings

[View list of filings](#)**Obtain additional information:**Certificate of Existence ([more info](#))

<a href="#">Short Form without amendments</a> (\$30.00)	<a href="#">Long Form with amendments</a> (\$30.00)
--	--

You will need Adobe Acrobat version 3.0 or higher in order to view PDF files.  
If you encounter problems, visit the [troubleshooting page](#).



If you encounter technical difficulties while using these services, please contact the [Webmaster](#). If you are unable to find the information you need through the resources provided on this web site, please contact the Division of Corporations, UCC & Commissions Reporting and Information Section at 207-624-7752 or [e-mail](#).

© Department of the Secretary of State

## Exhibit 4

---

Right, Title, or Interest

### Right, Title or Interest

The project site is owned by the applicant, Cone Cladicals, LLC. A copy of the property deed is provided in Exhibit 5.

## Exhibit 5

---

Property Deed

**QUITCLAIM DEED**  
**With Covenant**

KNOW ALL MEN BY THESE PRESENTS, that **WOODSIDE ESTATES MANSFIELD, LLC.**, a Florida limited liability company with a principal place of business in St. Petersburg, Florida for and in consideration of one dollar and other valuable consideration paid, GRANTS unto **CONE CLADICALS, LLC**, a Maine limited liability company with a mailing address is 127 Spruce Point Road, Yarmouth Maine 04096-5337 with *Quitclaim Covenants*, a certain lot or parcel of land in Yarmouth, County of Cumberland, and State of Maine with all improvements thereon and all appurtenances thereto more particularly described as follows:

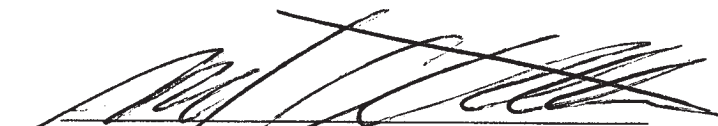
**See Exhibit A attached hereto.**

MEANING AND INTENDING to convey a portion of the premises conveyed to Woodside Estates Mansfield, LLC by deed from MJA, LLC dated August 26, 2020 and recorded in the Cumberland County Registry of Deeds in Book 37105, Page 134.

IN WITNESS WHEREOF, the said Michael Andoniades, Manager of Woodside Estates Mansfield, LLC has caused this instrument to be signed, sealed and delivered on this 23<sup>rd</sup> day of May, 2022.

WOODSIDE ESTATES MANSFIELD, LLC

  
WITNESS

  
Michael Andoniades, Member/Manager

STATE OF FLORIDA  
PINELLAS, ss.

May 23<sup>rd</sup>, 2022

Personally appeared the above-named Michael Andoniades and acknowledged the foregoing instrument to be his free act and deed in his said capacity.

Before me,



Notary Public/Attorney-at-Law

Print Name:

My commission expires:



Timothy Daniel Calandino  
Comm. #GG364052  
Expires: August 8, 2023  
Bonded Thru Aaron Notary

MAINE REAL ESTATE TAX PAID

### EXHIBIT A

A certain lot or parcel of land with the buildings and improvements, now or hereafter situated thereon, located on the easterly side of U.S. Highway No. 1., situated in the Town of Yarmouth, County of Cumberland and State of Maine, and bounded and described as follows:

Beginning at an iron post at or near a culvert set in the ground on the easterly side of said U.S. Highway No.1 leading from Yarmouth to Portland, said point being the northerly corner of land now or formerly of Raymond Shannon; thence proceeding in an easterly direction along the southerly sideline of land now or formerly owned by Frank Rand, three hundred (300) feet to a point; thence in a southerly direction along the westerly sideline of other land of Rand one hundred one (101) feet three (3) inches to a point; thence in a westerly direction parallel to the first mentioned bound and maintaining a width of one hundred one (101) feet, three (3) inches, two hundred thirty (230) feet to an iron post driven in the ground; thence in a southwesterly direction eighty-five (85) feet to an iron post driven in the ground on the easterly sideline of said route U.S. Highway No. 1 and at a point one hundred fifty (150) feet southerly of the point of beginning; thence in a northerly direction along the easterly sideline of U.S. Highway No. 1., one hundred fifty (150) feet to the iron post and the point of beginning.

Together with the right to use the driveway now or formerly owned and maintained by Hayward Higgins, also, together with the right to use water from the artesian well on land formerly owned by Raymond W. Shannon, and conveyed to Hayward Higgins, provided that said Grantee herein pays his proportionate share of the cost of same.

The premises herein conveyed is subject to:

1. The rights and easements set forth in an instrument to Samuel P. DePalmer dated October 28, 1957 and recorded in the Cumberland County Registry of Deeds in Book 2380, Page 245.
2. A sewer easement granted by Blair J. Deroche and Gertrude Deroche to the Town of Yarmouth dated February 14, 1974 and recorded in the Cumberland County Registry of Deeds at Book 3605, Page 14.

Received  
Recorded Register of Deeds  
Jun 21, 2022 02:26:58P  
Cumberland County  
Jessica M. Spaulding



## Exhibit 6

---

### Summary of Easements

## Summary of Easements

The project site contains the following easements, as shown on the Boundary Survey included in the plan set.

Deed Reference	Description	Granted to
Bk.3605 / Pg.14	30'-Wide Sewer Easement	Town of Yarmouth

In addition to the easements located on the project parcel, the project site benefits from the following easement.

Deed Reference	Description	Granted From
Bk.2380 / Pg. 245	Driveway Easement over abutting property	Abutting Lot Owner Map 31-B, Lot 36

## Exhibit 7

---

### Owners Association Documents

### Owners Association Documents

The project will be owned entirely by the applicant. There will be no owners association for the project.

## Exhibit 8

---

### Financial Capability



June 1, 2023

Town of Yarmouth  
200 Main Street  
Yarmouth ME, 04096

Re: 233 US Route One, Yarmouth, ME

To Whom It May Concern:

Gorham Savings Bank has a borrowing and deposit relationship with M. Reed and Cornelia Cone, and Cone Cladicals. They are in good standing with the bank. Based on my experience with them and review of their financials, they have the financial and technical capacity to complete the project at 233 US Route one in Yarmouth.

If you have any questions, please contact me at [jstraetz@gorhamsavings.bank](mailto:jstraetz@gorhamsavings.bank) or 207-749-1903.

Sincerely,

A handwritten signature in black ink, appearing to read "Jason Straetz", with a stylized flourish at the end.

Jason Straetz  
VP, Commercial Banking Officer, Gorham Savings Bank

## Exhibit 9

---

### List of Consultants

## List of Consultants

The owner has retained the following consultants to assist with the design and permitting of the project:

Architect	Woodhull 110 Exchange Street Portland, ME <a href="http://www.woodhullmaine.com">www.woodhullmaine.com</a>
Civil Engineer & Surveyor	Terradyn Consultants, LLC 565 Congress Street, Suite 201 Portland, ME 04101 <a href="http://www.terradyconsultants.com">www.terradyconsultants.com</a>
Landscape Architect	Anthony Muench Landscape Architecture 94 Commercial Street Portland, ME 04101 <a href="http://www.anthonymuench.com">www.anthonymuench.com</a>

The consultants listed above have successfully completed many commercial projects in Southern Maine. More information, including examples of similar projects, can be viewed on the websites listed above.



## Exhibit 10

---

### Solid Waste Disposal

### Solid Waste Disposal

The project will produce only small amounts of municipal solid waste. Waste will be stored in bins located in the basement and will be removed from the site regularly by the owner or by a licensed solid waste hauler.

The business will not produce any medical waste.

## Exhibit 11

---

Correspondence with Yarmouth Water District

### Correspondence with Yarmouth Water District

The applicant intends to continue to use the existing water service that serves the site. The design team is currently working with the Yarmouth Water District to verify that the existing service will provide an adequate quantity of water for the proposed use.

Approval from the water district will be provided to town staff when it is received.

## Exhibit 12

---

### Traffic Analysis



## **Traffic Analysis Memo**

### **Nuance Dental Office**

### **233 Route 1 Yarmouth, Maine**

The following Traffic Analysis Memo was prepared for Nuance Dental (Cone Cladicals, LLC) to repurpose the existing site located at 233 Route 1, Yarmouth, Maine for a new cosmetic dental office. The new medical office building will utilize the existing foundation with a footprint of 2,079 square feet. The surrounding site will be redeveloped to reduce the existing impervious surface and feature a single curb cut to access a small 6 parking space lot. The building itself will feature two patient rooms and associated staff areas to support up to 3 employees. Due to the specialized nature of the practice, it is anticipated that there'll be a maximum of 4 patients scheduled per day.

As part of the Planning Board Review dated June 28<sup>th</sup>, 2023, Staff requested a traffic analysis in accordance with Town Ordinance 702.H.2, which requires proposed developments to not cause unreasonable road congestion or unsafe conditions. Per the ordinance and at the request of the Town of Yarmouth staff, this Traffic Analysis memo has been prepared by Terradyn Consultants to address traffic congestion and safety concerns related to the development.

### **Existing and Proposed Conditions**

---

The 0.74 acres site is located at 233 Route 1 Yarmouth, Maine and is home to the former 233 Bistro restaurant. There are two existing curb cuts that access the site on the east side of Route 1 with ample site distance in each direction. The Annual Average Daily Traffic (AADT) is 11,773 with a posted speed limit of 40 mph. This section of Route 1 is a major connector to and from I-295 and downtown Yarmouth. The intersection of Route 1 and Portland Road, which is signalized, is located 1000 feet north of the site with the I-295 Exit 15 interchange located 2000 feet south. Route 1 between the intersection and I-295 is a two-lane major collector with wide shoulders and limited pedestrian infrastructure. There is a sidewalk along the eastern side of Route 1 just south of the intersection that connects to downtown Yarmouth along Portland Road. There is also a sidewalk along the western side just north of the intersection that connects Portland Road to downtown Yarmouth via Route 1. There is a protected pedestrian crossing with ADA ramps, push buttons and signal heads at the intersection to connect the two sidewalks. There is no sidewalk along the site frontage but there is a small 150' section just south in front of the new Five County Credit Union building.

The proposed Dental office building will be rebuilt on the existing foundation with an adjacent 6 space parking lot. The excess surrounding pavement from the previous restaurant will be redeveloped to a natural state and the two curb cuts will be reduced to one, improving the overall safety entering and exiting the site. A new 200-foot sidewalk will be built along the site frontage to connect to the existing 150-foot section in front of the Five County Credit Union building. This will result in a gap of 685 feet between the existing sidewalk and proposed sidewalk along the eastern side of Route 1.

## Trip Generation

Traffic generated by a development is typically estimated using the Institute of Transportation Engineers (ITE) Trip Generation Manual, which takes peer gathered data to estimate vehicle trips based on the type and size of the development. While the ITE manual is a useful tool in estimating trips, it does not account for all development types. Since this dental office will be a specialized practice, the ITE manual may not accurately reflect peak hour trips. The closest land use code (LUC) that would reflect this unique case would be LUC 630 Clinic. The following are the estimated AM and PM peak hour trips using ITE's Trip Generation Manual, 11<sup>th</sup> Edition, online based web-app<sup>1</sup>:

LUC	Area (Sqft)	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
630	2079	4	3	7	4	5	9

With only 3 employees and 4 patients total throughout the day the LUC 610, AM and PM Peak hour trips are a conservative estimate to use for this analysis. As you can see with a max of 9 total trips in the PM peak hour, the Dental office will have negligible impact on Route 1 traffic. While delays may be higher for vehicles coming in and out of the site, this is typical for busy streets with connecting driveways and should not negatively impact traffic. Gaps created by the signal as well as wide shoulders and a small at-grade median will help vehicles enter and exit the site.

## Safety

Crash history, including High Crash Locations (HCL), was reviewed along Route 1 in the vicinity of the development. The Maine Department of Transportation defines an HCL as a location that has had 8 or more crashes and a Critical Rate Factor (CRF) greater than 1 in a 3-year period. The CRF is a statistical measurement that compares crash rates to similar locations in the state of Maine. After review of crash data accessed via the MaineDOT Public Map Viewer<sup>2</sup>, there are no existing or previous HCL's in the vicinity of the development and there were only 2 recorded crashes in the last 10 years related to the driveway:

- A rear end/sideswipe crash in 2013 that resulted in property damage only.
- A rear end/sideswipe crash in 2019 that resulted in a potential minor injury.

Based on a review of available crash data, there are no safety concerns related to development. Vehicles that enter and exit the site will see improved safety conditions with the redeveloped site entrance which will reduce the number of curb cuts from two to one.

<sup>1</sup> <https://itetripngen.org/>

<sup>2</sup> <https://www.maine.gov/mdot/mapviewer/>

## Conclusion

---

Based on the review of available traffic and crash data, and the overall site improvements such as reducing curb cuts and parking, the proposed Dental office will have negligible impact on traffic congestion and safety. In fact, safety conditions will be improved with the reduction of curb cuts.

Prepared by:

**TERRADYN CONSULTANTS LLC**



Matthew Pelletier, P.E.  
Design Engineer



## Exhibit 13

---

Drainage / Topography Problems

### Drainage or Topography Problems

The project site features relatively steep slopes around the perimeter of the existing paved area. The slopes appear stable, with little or no signs of erosion. There are no existing problems with site drainage or topography.

## Exhibit 14

---

### Stormwater Management Report



207.926.5111  
info@terradynconsultants.com  
www.terradynconsultants.com

**COSMETIC DENTAL OFFICE**  
322 U.S. ROUTE ONE, YARMOUTH, MAINE

# **STORMWATER MANAGEMENT REPORT**

**PREPARED FOR:**

CONE CLADICALS, LLC  
127 SPRUCE POINT ROAD  
YARMOUTH, MAINE 04096

**PREPARED BY:**

TERRADYN CONSULTANTS LLC  
565 CONGRESS STREET, SUITE 201  
PORTLAND, MAINE 04101

**AUGUST 2023**



**Pineland**  
41 Campus Drive, Suite 301  
New Gloucester, ME 04260

**Portland**  
565 Congress Street, Suite 201  
Portland, ME 04101

**Auburn**  
95 Main Street, 2<sup>nd</sup> Floor  
Auburn, ME 04210

## **Introduction**

The following Stormwater Management Plan has been prepared for Cone Cladicals, LLC to evaluate stormwater runoff and erosion control for the proposed Cosmetic Dental Office.

## **Existing Conditions**

The project parcel is 32,049 square feet (0.74 acres) in size and is identified as Lot 25 on Yarmouth Tax Map 31. The site is located within the Route 1 Commercial Corridor District, where medical clinic is an allowed use. The parcel is owned by the applicant. A copy of the current deed is attached to this letter in Exhibit 6.

The site contains a 2,350 square-foot single-story wood-framed structure previously operated as Bistro 233, a small restaurant. The building, which is now vacant, is oriented at an angle approximately 45 degrees to the Route One right-of-way and is surrounded by paved parking. The site features two large curb cuts on Route One and contains approximately 35 paved parking spaces.

Route One abuts the site to the west, and the land around the perimeter of the site, outside the paved area, slopes steeply down on the north, south, and east. An unnamed stream crosses the eastern edge of the site, ultimately flowing to the Royal River, east of I-295.

Public water and overhead electrical service is located in Route One, and a public sewer main crosses the eastern corner of the site within an existing easement.

## **Proposed Project**

The applicant is proposing to remove the existing building and construct a new building, partially utilizing the existing foundation. The new building will be used for the practice of prosthodontics and will feature two patient rooms and associated support areas. The applicant expects to have 3 employees and a maximum of 4 patients per day. The building will utilize the existing public utilities surrounding the site, including public water, sewer and electrical and telecommunications services.

Much of the pavement on the site will be removed, and one of the two curb cuts will be eliminated. Vehicles will access the site via a single driveway on the southern side of the site. Six (6) parking spaces will be created within the existing paved area, including one accessible space. The remaining pavement will be removed, and the area revegetated. The area of impervious surface will be reduced on the site, which will reduce the rate and volume of stormwater runoff leaving the site. A Stormwater Management Report describing the effects the project will have on drainage patterns and runoff volumes and peak flow rates is provided in Exhibit 14.

## **Applicable Design Standards**

The Town of Yarmouth Site Plan Ordinance Chapter 702, Article 1, Section H.10, Stormwater Management:

*"The plan provides for adequate storm water management facilities so that the post development runoff rate will be no greater than the predevelopment rate or that there is no adverse downstream impact. Proposed storm water detention facilities shall provide for the control of two year and twenty-five year storm frequency rates. The design, construction and maintenance of private facilities are in conformance with Chapter 330 Post Construction Stormwater Management."*

## **Stormwater Quantity Control**

Stormwater Quantity control is required as part of town requirements for this project; the proposed development has been designed to minimize stormwater runoff from the site in excess

of the natural pre-development conditions. A hydrologic analysis of pre-development and post-development conditions was conducted based upon the methodology contained in the USDA Soil Conservation Service's Technical Releases No. 20 and 55 (SCS TR-20 and TR-55). For Cumberland County, Maine a 24-hour SCS Type III Storm distribution was used for the analysis using the following storm frequencies and rainfall amounts, per Maine DEP Chapter 500:

<b>Storm Event</b>	<b>24-Hour Rainfall</b>
2-Year Storm	3.1 inches
10-Year Storm	4.6 inches
25-Year Storm	5.8 inches

Runoff curve numbers, time of concentration, and travel time data were established based on methods outlined in the USDA TR-55 manual.

### **Summary**

The proposed Cosmetic Dental office will partially use the existing building foundation and include a redesigned driveway entrance and a 6-space parking lot. Excess impervious area from the previous parking area will be returned to a vegetated state. Runoff will flow into the unnamed stream following the eastern edge of the watershed and eventually flow into the Royal River. Pre and post-development hydrologic models were developed to determine the effect of the proposed development on peak runoff rates at the site boundary. Based upon the results of this evaluation, the proposed project meets the applicable performance standards and is not expected to cause flooding, erosion, or other significant adverse effects downstream of the site.

### **Appendices**

- 1 – Watershed Map
- 2 – Pre-Development HydroCAD Model
- 3 – Post-Development HydroCAD Model
- 4 – Inspection & Maintenance Manual

## **APPENDIX 1**

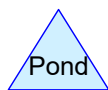
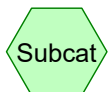
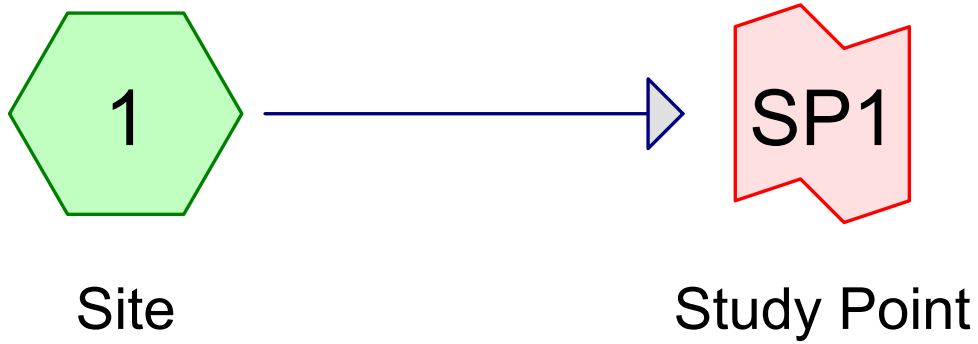
### **WATERSHED MAP**





## **APPENDIX 2**

### **PRE-DEVELOPMENT HYDROCAD MODEL**



**23-022-PRE**

Prepared by Terradyn Consultants LLC

Printed 8/16/2023

HydroCAD® 10.20-3c s/n 10466 © 2023 HydroCAD Software Solutions LLC

Page 2

**Area Listing (all nodes)**

Area (acres)	CN	Description (subcatchment-numbers)
0.030	74	>75% Grass cover, Good, HSG C (1)
0.068	80	>75% Grass cover, Good, HSG D (1)
0.064	98	Building (D) (1)
0.120	98	Parking/Sidewalk/Misc (C) (1)
0.308	98	Parking/Sidewalk/Misc (D) (1)
0.132	98	Route 1 (D) (1)
0.338	70	Woods, Good, HSG C (1)
0.264	77	Woods, Good, HSG D (1)

**23-022-PRE**

Prepared by Terradyn Consultants LLC

Printed 8/16/2023

HydroCAD® 10.20-3c s/n 10466 © 2023 HydroCAD Software Solutions LLC

Page 3

**Summary for Subcatchment 1: Site**

Runoff = 1.81 cfs @ 12.25 hrs, Volume= 0.171 af, Depth> 1.55"  
 Routed to Link SP1 : Study Point

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
 Type III 24-hr 2-Yr Rainfall=3.10"

	Area (sf)	CN	Description
*	5,760	98	Route 1 (D)
*	2,795	98	Building (D)
*	13,418	98	Parking/Sidewalk/Misc (D)
*	5,210	98	Parking/Sidewalk/Misc (C)
	11,498	77	Woods, Good, HSG D
	14,712	70	Woods, Good, HSG C
	2,960	80	>75% Grass cover, Good, HSG D
	1,302	74	>75% Grass cover, Good, HSG C
	57,655	85	Weighted Average
	30,472		52.85% Pervious Area
	27,183		47.15% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.3	78	0.0510	0.11		<b>Sheet Flow, A-B</b> Woods: Light underbrush n= 0.400 P2= 3.10"
0.6	64	0.1170	1.71		<b>Shallow Concentrated Flow, B-C</b> Woodland Kv= 5.0 fps
2.4	165	0.0520	1.14		<b>Shallow Concentrated Flow, C-D</b> Woodland Kv= 5.0 fps
2.9	180	0.0030	1.04	1.30	<b>Trap/Vee/Rect Channel Flow, D-E</b> Bot.W=2.00' D=0.50' Z= 1.0 '/' Top.W=3.00' n= 0.040 Earth, cobble bottom, clean sides
18.2	487	Total			

**Summary for Link SP1: Study Point**

Inflow Area = 1.324 ac, 47.15% Impervious, Inflow Depth > 1.55" for 2-Yr event  
 Inflow = 1.81 cfs @ 12.25 hrs, Volume= 0.171 af  
 Primary = 1.81 cfs @ 12.25 hrs, Volume= 0.171 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

**23-022-PRE**

Prepared by Terradyn Consultants LLC

HydroCAD® 10.20-3c s/n 10466 © 2023 HydroCAD Software Solutions LLC

Cosmetic Dental Office Stormwater Analysis

Type III 24-hr 10-yr Rainfall=4.60"

Printed 8/16/2023

Page 4

**Summary for Subcatchment 1: Site**

Runoff = 3.24 cfs @ 12.25 hrs, Volume= 0.309 af, Depth> 2.81"  
 Routed to Link SP1 : Study Point

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
 Type III 24-hr 10-yr Rainfall=4.60"

	Area (sf)	CN	Description
*	5,760	98	Route 1 (D)
*	2,795	98	Building (D)
*	13,418	98	Parking/Sidewalk/Misc (D)
*	5,210	98	Parking/Sidewalk/Misc (C)
	11,498	77	Woods, Good, HSG D
	14,712	70	Woods, Good, HSG C
	2,960	80	>75% Grass cover, Good, HSG D
	1,302	74	>75% Grass cover, Good, HSG C
	57,655	85	Weighted Average
	30,472		52.85% Pervious Area
	27,183		47.15% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.3	78	0.0510	0.11		<b>Sheet Flow, A-B</b> Woods: Light underbrush n= 0.400 P2= 3.10"
0.6	64	0.1170	1.71		<b>Shallow Concentrated Flow, B-C</b> Woodland Kv= 5.0 fps
2.4	165	0.0520	1.14		<b>Shallow Concentrated Flow, C-D</b> Woodland Kv= 5.0 fps
2.9	180	0.0030	1.04	1.30	<b>Trap/Vee/Rect Channel Flow, D-E</b> Bot.W=2.00' D=0.50' Z= 1.0 ' /' Top.W=3.00' n= 0.040 Earth, cobble bottom, clean sides
18.2	487	Total			

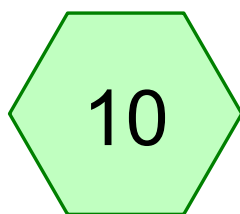
**Summary for Link SP1: Study Point**

Inflow Area = 1.324 ac, 47.15% Impervious, Inflow Depth > 2.81" for 10-yr event  
 Inflow = 3.24 cfs @ 12.25 hrs, Volume= 0.309 af  
 Primary = 3.24 cfs @ 12.25 hrs, Volume= 0.309 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

## **APPENDIX 3**

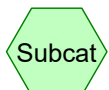
### **POST-DEVELOPMENT HYDROCAD MODEL**



Site



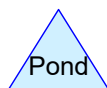
Study Point



Subcat



Reach



Pond



Link

**Routing Diagram for 23-022-POST**

Prepared by Terradyn Consultants LLC, Printed 8/16/2023  
HydroCAD® 10.20-3c s/n 10466 © 2023 HydroCAD Software Solutions LLC

**23-022-POST**

Prepared by Terradyn Consultants LLC

Printed 8/16/2023

HydroCAD® 10.20-3c s/n 10466 © 2023 HydroCAD Software Solutions LLC

Page 2

**Area Listing (all nodes)**

Area (acres)	CN	Description (subcatchment-numbers)
0.098	74	>75% Grass cover, Good, HSG C (10)
0.256	80	>75% Grass cover, Good, HSG D (10)
0.051	98	Building (D) (10)
0.016	98	Frontage Sidewalk (D) (10)
0.051	98	Parking/Sidewalk/Misc (C) (10)
0.117	98	Parking/Sidewalk/Misc (D) (10)
0.132	98	Route 1 (D) (10)
0.338	70	Woods, Good, HSG C (10)
0.264	77	Woods, Good, HSG D (10)



**23-022-POST**

Prepared by Terradyn Consultants LLC

HydroCAD® 10.20-3c s/n 10466 © 2023 HydroCAD Software Solutions LLC

Cosmetic Dental Office Stormwater Analysis

Type III 24-hr 2-Yr Rainfall=3.10"

Printed 8/16/2023

Page 3

**Summary for Subcatchment 10: Site**

Runoff = 1.49 cfs @ 12.26 hrs, Volume= 0.141 af, Depth> 1.28"  
 Routed to Link SP10 : Study Point

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
 Type III 24-hr 2-Yr Rainfall=3.10"

	Area (sf)	CN	Description
*	5,761	98	Route 1 (D)
*	2,242	98	Building (D)
*	5,078	98	Parking/Sidewalk/Misc (D)
*	2,233	98	Parking/Sidewalk/Misc (C)
*	692	98	Frontage Sidewalk (D)
	11,497	77	Woods, Good, HSG D
	14,712	70	Woods, Good, HSG C
	4,280	74	>75% Grass cover, Good, HSG C
	11,160	80	>75% Grass cover, Good, HSG D
	57,655	81	Weighted Average
	41,649		72.24% Pervious Area
	16,006		27.76% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.3	78	0.0510	0.11		<b>Sheet Flow, A-B</b> Woods: Light underbrush n= 0.400 P2= 3.10"
0.6	64	0.1170	1.71		<b>Shallow Concentrated Flow, B-C</b> Woodland Kv= 5.0 fps
2.4	165	0.0520	1.14		<b>Shallow Concentrated Flow, C-D</b> Woodland Kv= 5.0 fps
2.9	180	0.0030	1.04	1.30	<b>Trap/Vee/Rect Channel Flow, D-E</b> Bot.W=2.00' D=0.50' Z= 1.0 ' Top.W=3.00' n= 0.040 Earth, cobble bottom, clean sides
18.2	487	Total			

**Summary for Link SP10: Study Point**

Inflow Area = 1.324 ac, 27.76% Impervious, Inflow Depth > 1.28" for 2-Yr event  
 Inflow = 1.49 cfs @ 12.26 hrs, Volume= 0.141 af  
 Primary = 1.49 cfs @ 12.26 hrs, Volume= 0.141 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

**23-022-POST**

Prepared by Terradyn Consultants LLC

HydroCAD® 10.20-3c s/n 10466 © 2023 HydroCAD Software Solutions LLC

Cosmetic Dental Office Stormwater Analysis

Type III 24-hr 10-yr Rainfall=4.60"

Printed 8/16/2023

Page 4

**Summary for Subcatchment 10: Site**

Runoff = 2.86 cfs @ 12.25 hrs, Volume= 0.270 af, Depth> 2.45"  
 Routed to Link SP10 : Study Point

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
 Type III 24-hr 10-yr Rainfall=4.60"

	Area (sf)	CN	Description
*	5,761	98	Route 1 (D)
*	2,242	98	Building (D)
*	5,078	98	Parking/Sidewalk/Misc (D)
*	2,233	98	Parking/Sidewalk/Misc (C)
*	692	98	Frontage Sidewalk (D)
	11,497	77	Woods, Good, HSG D
	14,712	70	Woods, Good, HSG C
	4,280	74	>75% Grass cover, Good, HSG C
	11,160	80	>75% Grass cover, Good, HSG D
	57,655	81	Weighted Average
	41,649		72.24% Pervious Area
	16,006		27.76% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.3	78	0.0510	0.11		<b>Sheet Flow, A-B</b> Woods: Light underbrush n= 0.400 P2= 3.10"
0.6	64	0.1170	1.71		<b>Shallow Concentrated Flow, B-C</b> Woodland Kv= 5.0 fps
2.4	165	0.0520	1.14		<b>Shallow Concentrated Flow, C-D</b> Woodland Kv= 5.0 fps
2.9	180	0.0030	1.04	1.30	<b>Trap/Vee/Rect Channel Flow, D-E</b> Bot.W=2.00' D=0.50' Z= 1.0 ' Top.W=3.00' n= 0.040 Earth, cobble bottom, clean sides
18.2	487	Total			

**Summary for Link SP10: Study Point**

Inflow Area = 1.324 ac, 27.76% Impervious, Inflow Depth > 2.45" for 10-yr event  
 Inflow = 2.86 cfs @ 12.25 hrs, Volume= 0.270 af  
 Primary = 2.86 cfs @ 12.25 hrs, Volume= 0.270 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

**23-022-POST**

Prepared by Terradyn Consultants LLC

HydroCAD® 10.20-3c s/n 10466 © 2023 HydroCAD Software Solutions LLC

Cosmetic Dental Office Stormwater Analysis

Type III 24-hr 25-yr Rainfall=5.80"

Printed 8/16/2023

Page 5

**Summary for Subcatchment 10: Site**

Runoff = 4.00 cfs @ 12.25 hrs, Volume= 0.382 af, Depth> 3.46"  
 Routed to Link SP10 : Study Point

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
 Type III 24-hr 25-yr Rainfall=5.80"

	Area (sf)	CN	Description
*	5,761	98	Route 1 (D)
*	2,242	98	Building (D)
*	5,078	98	Parking/Sidewalk/Misc (D)
*	2,233	98	Parking/Sidewalk/Misc (C)
*	692	98	Frontage Sidewalk (D)
	11,497	77	Woods, Good, HSG D
	14,712	70	Woods, Good, HSG C
	4,280	74	>75% Grass cover, Good, HSG C
	11,160	80	>75% Grass cover, Good, HSG D
	57,655	81	Weighted Average
	41,649		72.24% Pervious Area
	16,006		27.76% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.3	78	0.0510	0.11		<b>Sheet Flow, A-B</b> Woods: Light underbrush n= 0.400 P2= 3.10"
0.6	64	0.1170	1.71		<b>Shallow Concentrated Flow, B-C</b> Woodland Kv= 5.0 fps
2.4	165	0.0520	1.14		<b>Shallow Concentrated Flow, C-D</b> Woodland Kv= 5.0 fps
2.9	180	0.0030	1.04	1.30	<b>Trap/Vee/Rect Channel Flow, D-E</b> Bot.W=2.00' D=0.50' Z= 1.0 ' Top.W=3.00' n= 0.040 Earth, cobble bottom, clean sides
18.2	487	Total			

**Summary for Link SP10: Study Point**

Inflow Area = 1.324 ac, 27.76% Impervious, Inflow Depth > 3.46" for 25-yr event  
 Inflow = 4.00 cfs @ 12.25 hrs, Volume= 0.382 af  
 Primary = 4.00 cfs @ 12.25 hrs, Volume= 0.382 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

## **APPENDIX 4**

### **INSPECTION & MAINTENANCE MANUAL**



# **COSMETIC DENTAL OFFICE YARMOUTH, MAINE**

## **STORMWATER MANAGEMENT SYSTEM INSPECTION & MAINTENANCE PLAN**

**Project Owner/Developer:** Cone Cladicals, LLC.  
127 Spruce Point Road  
Yarmouth, Maine 04096

**Responsible Party:** Owner or Homeowners Association

**Prepared By:** Terradyn Consultants, LLC  
565 Congress Street, Suite 201  
Portland, ME 04101  
(207) 926-5111

### **INTRODUCTION:**

---

Regular inspection and maintenance of the entire stormwater management system is crucial to the long-term effectiveness of the system. The responsible party must provide regular inspection and maintenance of all permanent erosion control measures and stormwater management structures, establish any contract services required to implement the program, and keep records and a maintenance logbook of inspection and maintenance activities. At a minimum, the inspection and maintenance activities outlined herein should be performed at the recommended intervals. A rainfall event of 1" in a 24 hour period would trigger a wet weather post-construction inspection.

All measures must be maintained in effective operating condition. A person with knowledge of erosion and sedimentation practices, stormwater management, and the standards and conditions of all local, state and federal permits for the project shall conduct the inspections. The following areas, facilities, and measures must be inspected and identified deficiencies must be corrected.

## INSPECTION TASKS

---

1. Inspect **vegetated areas**, particularly slopes and embankments, early in the growing season or after heavy rains to identify active or potential erosion problems. Replant bare areas or areas with sparse growth. Where rill erosion is evident, armor the area with an appropriate lining or divert the erosive flows to on-site areas able to withstand the concentrated flows.
2. Inspect **ditches, swales and other open stormwater channels** in the spring, late fall and after heavy rains to remove any obstructions to flow. Remove accumulated sediments and debris, control vegetated growth that could obstruct flow and repair any erosion of the ditch lining. Vegetated ditches must be mowed at least annually or otherwise maintained to control the growth of woody vegetation and maintain flow capacity. Any woody vegetation growing through riprap linings must also be removed. Repair any slumping side slopes as soon as practicable. If the ditch has a riprap lining, replace riprap on areas where any underlying filter fabric or underdrain gravel is showing through the stone or where stones have dislodged. The channel must receive routine maintenance to maintain capacity and prevent or correct any erosion of the channel's bottom or sideslopes.
3. Clear accumulations of winter sand **along roadways** at least once a year, preferably in the spring. Accumulations on pavement may be removed by pavement sweeping. Accumulations of sand along road shoulders may be removed by grading excess sand to the pavement edge and removing it manually or by a front-end loader. Grading of gravel roads, or grading of the gravel shoulders of gravel or paved roads, must be routinely performed to ensure that stormwater drains immediately off the road surface to adjacent buffer areas or stable ditches, and is not impeded by accumulations of graded material on the road shoulder or by excavation of false ditches in the shoulder.
4. Inspect **resources** once a year for evidence of erosion, concentrating flow, and encroachment by development. If flows are concentrating within site grading, ditch turnouts must be used to ensure a more even distribution of flow. Check down slope of all turnouts for erosion. If erosion is present, adjust or modify the turnout lip to ensure a better distribution of flow. Clean-out any accumulation of sediment within the turn-out pools.

## ATTACHMENTS:

Example Stormwater Management Facilities Inspection & Maintenance Log

<p align="center"><b>Stormwater Management Facilities</b>  <b>Post Construction Inspection &amp; Maintenance Log</b>  <b>Cosmetic Dental Office, Yarmouth, Maine</b></p>
--

General Information:	
Case Number:	123456789
Client Name:	John Doe
Project Name:	Website Redesign
Project Manager:	Jane Smith
Start Date:	2023-01-15
End Date:	2023-06-30
Status:	In Progress
Priority:	High
Assigned To:	Development Team
Client Contact:	123 Main St, Suite 500, New York, NY 10001
Client Phone:	(212) 555-1234
Client Email:	john.doe@example.com
Project Description:	Redesign the company website to improve user experience and mobile responsiveness.
Project Scope:	Website design, development, testing, and deployment.
Project Budget:	\$50,000
Project Risk:	Low
Project Notes:	Initial meeting with client on 2023-01-20. Project kickoff on 2023-02-01.

Inspected by:
---------------

Date:
-------

Weather:
----------

Reason for Inspection: (Regular Inspection) (Major Rain Event, 1" in 24 hours)

BMP	Conditions Observed	Repairs Needed?
1. Vegetated Areas		
2. Ditches, Swales, Open Channels		

### Detailed Repair Notes:

[illegible]

## Exhibit 15

---

### Erosion & Sediment Control



## Erosion & Sedimentation Control

A site-specific Erosion and Sedimentation Control Plan has been developed for the project with an emphasis on perimeter control and rapid stabilization of disturbed areas. The written plan, details and location of erosion and sediment control BMPs is located on the following plans contained in the plan set for ease of reference during construction.

C-4.0 Grading, Drainage & Erosion Control Plan  
C-6.0 Erosion Control Notes & Details

## Exhibit 16

---

### Soils

## Soils

According to the SCS Medium Intensity Soil Survey, the site is comprised of the following soils.

Soil	Drainage Class
Scarboro Sandy Loam	HSG A/D
Suffield Silt Loam	HSG C

The project is located in an area where native soils are thought to be modified with fill, particularly at the eastern edge of development. Onsite soils are suitable for the proposed development. The proposed building will be constructed partially using the existing building foundation, and the proposed paved parking area will be located within the existing parking lot.

A copy of the Medium Intensity Soil Survey covering the project site and descriptions of the engineering properties of the mapped soils is provided on the following pages.

The site development area does not contain any wetlands.

Soil Map—Cumberland County and Part of Oxford County, Maine



MAP LEGEND

**Area of Interest (AOI)**

Area of Interest (AOI)

**Soils**

Soil Map Unit Polygons

Soil Map Unit Lines

Soil Map Unit Points

**Special Point Features**

Blowout

Borrow Pit

Clay Spot

Closed Depression

Gravel Pit

Gravelly Spot

Landfill

Lava Flow

Marsh or swamp

Mine or Quarry

Miscellaneous Water

Perennial Water

Rock Outcrop

Saline Spot

Sandy Spot

Severely Eroded Spot

Sinkhole

Slide or Slip

Sodic Spot

**Water Features**

Streams and Canals

**Transportation**

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

**Background**

Aerial Photography

Spoil Area

Stony Spot

Very Stony Spot

Wet Spot

Other

Special Line Features

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:  
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Cumberland County and Part of Oxford County, Maine  
Survey Area Data: Version 19, Aug 30, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 19, 2020—Sep 20, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
DeB	Deerfield loamy fine sand, 3 to 8 percent slopes	1.1	11.2%
So	Scarboro sandy loam	6.1	61.4%
SuE2	Suffield silt loam, 25 to 45 percent slopes, eroded	2.7	27.5%
<b>Totals for Area of Interest</b>		<b>9.9</b>	<b>100.0%</b>

## Cumberland County and Part of Oxford County, Maine

### So—Scarboro sandy loam

#### Map Unit Setting

*National map unit symbol:* bljz

*Elevation:* 10 to 2,800 feet

*Mean annual precipitation:* 34 to 48 inches

*Mean annual air temperature:* 37 to 46 degrees F

*Frost-free period:* 80 to 160 days

*Farmland classification:* Not prime farmland

#### Map Unit Composition

*Scarboro and similar soils:* 85 percent

*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Scarboro

##### Setting

*Landform:* Outwash plains

*Landform position (two-dimensional):* Toeslope

*Landform position (three-dimensional):* Talf

*Down-slope shape:* Linear

*Across-slope shape:* Linear

*Parent material:* Sandy glaciofluvial deposits derived from granite and gneiss

##### Typical profile

*Oa - 0 to 8 inches:* mucky peat

*H2 - 8 to 24 inches:* mucky sand

*H3 - 24 to 65 inches:* coarse sand

##### Properties and qualities

*Slope:* 0 to 3 percent

*Depth to restrictive feature:* More than 80 inches

*Drainage class:* Very poorly drained

*Capacity of the most limiting layer to transmit water*

*(Ksat):* Moderately high to very high (1.42 to 14.17 in/hr)

*Depth to water table:* About 0 inches

*Frequency of flooding:* None

*Frequency of ponding:* Frequent

*Available water supply, 0 to 60 inches:* Low (about 5.7 inches)

##### Interpretive groups

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 5w

*Hydrologic Soil Group:* A/D

*Ecological site:* F144BY303ME - Acidic Swamp, F144BY301ME - Loamy Till Swamp

*Hydric soil rating:* Yes

## Data Source Information

Soil Survey Area: Cumberland County and Part of Oxford County, Maine  
Survey Area Data: Version 19, Aug 30, 2022



## Cumberland County and Part of Oxford County, Maine

### SuE2—Suffield silt loam, 25 to 45 percent slopes, eroded

#### Map Unit Setting

*National map unit symbol:* blk3

*Elevation:* 10 to 900 feet

*Mean annual precipitation:* 34 to 48 inches

*Mean annual air temperature:* 43 to 46 degrees F

*Frost-free period:* 90 to 160 days

*Farmland classification:* Not prime farmland

#### Map Unit Composition

*Suffield and similar soils:* 85 percent

*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Suffield

##### Setting

*Landform:* Coastal plains

*Landform position (two-dimensional):* Backslope

*Landform position (three-dimensional):* Riser

*Down-slope shape:* Linear

*Across-slope shape:* Linear

*Parent material:* Fine glaciolacustrine deposits

##### Typical profile

*H1 - 0 to 6 inches:* silt loam

*H2 - 6 to 23 inches:* silt loam

*H3 - 23 to 33 inches:* silty clay

*H4 - 33 to 65 inches:* silty clay

##### Properties and qualities

*Slope:* 25 to 45 percent

*Depth to restrictive feature:* More than 80 inches

*Drainage class:* Moderately well drained

*Capacity of the most limiting layer to transmit water (Ksat):* Very low  
to moderately high (0.00 to 0.20 in/hr)

*Depth to water table:* About 18 to 36 inches

*Frequency of flooding:* None

*Frequency of ponding:* None

*Available water supply, 0 to 60 inches:* High (about 9.5 inches)

##### Interpretive groups

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 7e

*Hydrologic Soil Group:* C

*Ecological site:* F144BY402ME - Clay Hills

*Hydric soil rating:* No

## Data Source Information

Soil Survey Area: Cumberland County and Part of Oxford County, Maine

Survey Area Data: Version 19, Aug 30, 2022

## Cumberland County and Part of Oxford County, Maine

### DeB—Deerfield loamy fine sand, 3 to 8 percent slopes

#### Map Unit Setting

*National map unit symbol:* 2xfg9

*Elevation:* 0 to 1,190 feet

*Mean annual precipitation:* 36 to 71 inches

*Mean annual air temperature:* 39 to 55 degrees F

*Frost-free period:* 145 to 240 days

*Farmland classification:* Farmland of statewide importance

#### Map Unit Composition

*Deerfield and similar soils:* 85 percent

*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Deerfield

##### Setting

*Landform:* Kame terraces, outwash plains, outwash terraces, outwash deltas

*Landform position (three-dimensional):* Tread

*Down-slope shape:* Concave, convex, linear

*Across-slope shape:* Convex, linear, concave

*Parent material:* Sandy outwash derived from granite, gneiss, and/or quartzite

##### Typical profile

*Ap - 0 to 9 inches:* loamy fine sand

*Bw - 9 to 25 inches:* loamy fine sand

*BC - 25 to 33 inches:* fine sand

*Cg - 33 to 60 inches:* sand

##### Properties and qualities

*Slope:* 3 to 8 percent

*Depth to restrictive feature:* More than 80 inches

*Drainage class:* Moderately well drained

*Runoff class:* Very low

*Capacity of the most limiting layer to transmit water*

*(Ksat):* Moderately high to very high (1.42 to 99.90 in/hr)

*Depth to water table:* About 15 to 37 inches

*Frequency of flooding:* None

*Frequency of ponding:* None

*Maximum salinity:* Nonsaline (0.0 to 1.9 mmhos/cm)

*Sodium adsorption ratio, maximum:* 11.0

*Available water supply, 0 to 60 inches:* Moderate (about 6.5 inches)

##### Interpretive groups

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 2w

*Hydrologic Soil Group:* A  
*Ecological site:* F144AY027MA - Moist Sandy Outwash  
*Hydric soil rating:* No

## Data Source Information

Soil Survey Area: Cumberland County and Part of Oxford County, Maine  
Survey Area Data: Version 19, Aug 30, 2022

## Exhibit 17

---

### Approvals Required from Other Agencies

### Approvals Required from Other Agencies

In addition to Site Plan approval from the Yarmouth Planning Board, the project will need a building permit from the Yarmouth Code Enforcement Office.

The project will not meet the threshold requirements to necessitate a permit from the Maine Department of Environmental Protection (MDEP) or the Maine Department of Transportation (MaineDOT).

## Exhibit 18

---

### Site Plan Review Criteria

## Review Criteria Memo

### Nuance Dental Office

### 233 Route 1 Yarmouth, Maine

1. Conformance with Comprehensive Plan: The proposed development is located and designed in such a way as to be in conformance with the Town's Comprehensive Plan.

***The proposed development has been designed and located to conform with the Town's Comprehensive Plan.***

2. Traffic: The proposed development will not cause unreasonable highway or public road congestion or unsafe conditions with respect to use of the highways, public road or pedestrian walkways existing or proposed. The Planning Board may require mitigation when the proposed development is anticipated to result in a decline in service, below level of service "c", of nearby roadways or intersections. Levels of service are defined by the 1985 Highway Capacity manual published by the Highway Research Board.

***The proposed development will not have unreasonable traffic congestion and safety issues related to use of roads or pedestrian walkways. The traffic analysis memo indicated that there will only be a conservative 7 trips in the AM Peak Hour and 9 trips in the PM Peak Hour. These trips will have a negligible impact on traffic conditions. Furthermore, the existing two curb cuts will be redesigned into one curb cut and a sidewalk is proposed for the site frontage improving both pedestrian and vehicle safety conditions.***

3. Parking and Vehicle Circulation: The proposed plan provides for adequate parking and vehicle circulation. The amount of dedicated parking provided on-site or within a reasonable walking distance from the site meets the requirements of ARTICLE II.H of the Zoning Ordinance (Off Street Parking and Loading), the size of the parking spaces, vehicle aisle dimensions and access points are in conformance with the Technical Standards of Section J of this document.

***The proposed development is designed to provide adequate parking needs and vehicle circulation. It is anticipated that there be three employees and a total of 4 patients throughout the day. As such, 6 parking spaces have been provided including one handicap space. This is adequate for the anticipated number of patients. A 25' drive isle has been provided for maneuverability to back in and out of each parking space for circulation.***



4. Sanitary Sewerage: The proposed development will not cause an unreasonable adverse effect to the Municipal sewerage treatment facilities and will not aggravate and existing unhealthy situation such as the bypassing of untreated sewerage into Casco Bay, the Royal River, or its tributaries. If a subsurface wastewater disposal system is to be used, the system conforms to the requirements of the State Plumbing Code.

***The proposed development will not cause unreasonable adverse effects to the Municipal sewer system. An existing sewer line will be tapped for all sewage needs on site. There are no capacity concerns as the previous use of the site was for a restaurant which has higher sewage requirements than the proposed use. All sewer work will be inspected by Town Staff prior to backfilling and will be constructed to Town standards.***

5. Water: The proposed development will not cause the depletion of local water resources or be inconsistent with the service plan of the Yarmouth Water District.

***The proposed development will not cause the depletion of the local water resources. An existing water line will be tapped for all water needs on site. There are no capacity concerns as the previous use of the site was for a restaurant which has higher water requirements than the proposed use.***

6. Fire Safety: The proposed development is located and designed in such a way as to provide adequate access and response time for emergency vehicles or mitigates inadequate access or response time by providing adequate fire safety features such as but not limited to fire lanes, smoke and fire alarms and sprinkler systems, as part of the proposed development.

***The proposed development is located and designed in such a way that meets all fire safety requirements. The building will be designed to standard building code requirements which will include all fire safety measures, smoke and fire alarms, etc. A sprinkler system is not required as part of this project as it does not meet the requirements of section 317-3.2.1.***

7. Buffering: The proposal provides for adequate on-site buffering in the vicinity of property boundaries, when required by this subsection. On-site buffering is required wherever commercial, industrial or mixed use developments are proposed adjacent to or across a street from residential districts or agricultural uses, where multi-family buildings are to be located adjacent to single family uses or districts, and when required by ARTICLE IV.S.3 of the Yarmouth Zoning Ordinance (Mobile Home Park Performance Standards). Buffer areas shall consist of an area ranging from a minimum of five feet to a maximum of twenty-five feet in width, adjacent to the property boundary, in which no paving, parking or structures may be located. The Planning Board may allow a buffer area of less width when site conditions, such as natural features, vegetation, topography, or site improvements, such as additional landscaping, berming, fencing or low walls, make a lesser area adequate to achieve the purposes of this Section. Landscaping and screening, such as plantings, fences or hedges, are to be located in buffer areas to minimize the adverse impacts on

neighboring properties from parking and vehicle circulation areas, outdoor storage areas, exterior lighting and buildings.

***The proposed development will result in a reduction of paved area in which landscaping is proposed, the existing wooded buffer between the abutting credit union, and automotive shop will generally be increased as a result of this project, and exceed the requirements of this standard.***

8. Natural Areas: The proposal 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. The proposal is consistent with the recommendations of the Maine Department of Inland Fisheries and Wildlife as found in the document titled "The Identification and Management of Significant Fish and Wildlife Resources in Southern Coastal Maine," February 1988.

***The proposed development improves natural areas by returning a significant portion of the existing impervious area to a natural state. There are stream channels to the north and east of the site that flow directly into the Royal River but due to the reduction of impervious area, there are no anticipated adverse effects.***

9. 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 development includes two pole mounted lights, one in the parking lot and one at the beginning of the driveway, and one building mounted light. These light fixtures provide adequate illumination for the safety and welfare of the public. A photometric plan is provided with details of the proposed lights and illumination area, which provides adequate lighting for safety while not disturbing neighboring properties.***

10. Storm Water Management: The plan provides for adequate storm water management facilities so that the post development runoff rate will be no greater than the predevelopment rate or that there is no adverse downstream impact. Proposed storm water detention facilities shall provide for the control of two year and twenty-five year storm frequency rates. The design, construction and maintenance of private facilities are in conformance with Chapter 330 Post Construction Stormwater Management.

***The proposed development will be utilizing the existing building foundation and reducing the existing impervious area and therefore the post development runoff rate will be less than the predevelopment run off rate. Therefore, no storm water management facilities are needed. A Stormwater report is provided which shows the pre and post development stormwater runoff for 2, 10 and 25-year storm events.***

11. Erosion and Sedimentation Control: The proposed development includes adequate measures to control erosion and sedimentation and will not contribute to the

degradation of nearby streams, watercourses or coastal lowlands by virtue of soil erosion or sedimentation. The erosion control measures are to be in conformance with Appendix D of Chapter 601 of the Town's Code.

***The proposed development will utilize erosion control measures outlined in the erosion and sediment control plan and is not expected to contribute to the degradation of natural areas surrounding the site.***

12. Buildings: The bulk, location and height of proposed buildings or structures will not cause health or safety problems to existing uses in the neighborhood, including without limitation those resulting from any substantial reduction to light and air or any significant wind impact. To preserve the scale, character, and economy of the Town in accordance with the Comprehensive Plan no Individual Retail use with a Footprint greater than 55,000 square feet shall be permitted. Structures defined as Shopping Centers shall be limited to a Footprint of 75,000 square feet. When necessary to accommodate larger projects, several Individual Retail Structures with Footprints of not more than 55,000 square feet each may be placed on the same lot, provided that all other standards are met. No less than 40 feet shall be allowed as separation distance between buildings. Efforts to save and plant native trees between and among structures shall be encouraged.

***The proposed building will have a footprint of approximately 2,185 square feet, the total height will be 18'9" and is located partially on the foundation of the existing building. The building is within the setbacks of the CD4-C District. The project is expected to result in increased landscaped areas as shown on the plan set including revegetation of native species.***

13. Existing Landscaping: The site plan minimizes to the extent feasible any disturbance or destruction of significant existing vegetation, including mature trees over four (4) inches in diameter and significant vegetation buffers.

***The project will not result in significant clearing of existing vegetation. The project will result in increased landscaped area within the site area.***

14. Infrastructure: The proposed development is designed so as to be consistent with off premises infrastructure, such as but not limited to sanitary and storm sewers, waste water treatment facilities, roadways, sidewalks, trail systems and street lights, existing or planned by the Town.

***The project will utilize the existing sanitary sewer & water line. The change of use from a restaurant to a dental office is expected to result in a decrease of demand on these utilities. Stormwater runoff is expected to be reduced as a result of this project. A new sidewalk is proposed along the site's Route 1 Right of Way to connect to the existing sidewalk to the south. Street trees are proposed as part of the landscaping plan.***

15. Advertising Features: The size, location, design, color, texture, material and lighting of all permanent signs and outdoor lighting fixtures are provided with a common design theme and will not detract from the design of proposed buildings or neighboring properties.

***The proposed lighting fixtures conform to the photometric standards of the Town of Yarmouth and will not affect the abutting parcels.***

16. Design Relationship to Site and Surrounding Properties: The proposed development provides a reasonably unified response to the design constraints of the site and is sensitive to nearby developments by virtue of the location, size, design, and landscaping of buildings, driveways, parking areas, storm water management facilities, utilities storage areas and advertising features.

***The project is constrained by utilization of the existing foundation, and demonstrates modern structural elements centered in classical composition. The site landscaping has been designed to increase green space and enhance the proposed architectural design.***

17. Scenic Vistas and Areas: The proposed development will not result in the loss of scenic vistas or visual connection to scenic areas as identified in the Town's Comprehensive Plan.

***There are no known scenic vistas in this area.***

18. Utilities: Utilities such as electric, telephone and cable TV services to proposed buildings are located underground except when extraordinary circumstances warrant overhead service. Propane or natural gas tanks are located in safe and accessible areas, which are properly screened.

***Existing utilities will continue to be used.***

19. Technical Standards: The proposed development meets the requirements of ARTICLE I.J (Technical Standards) of this Ordinance, except as waived by the Planning Board.

***The project will conform to all applicable technical standards of the ordinance.***

20. Route One Corridor Design Guidelines: Notwithstanding the technical standards of this ordinance and the requirements of Article II, General provisions of the Zoning Ordinance, development and redevelopment within the "C", Commercial and "C-III", Commercial II districts shall be consistent with the Route One Corridor Design Guidelines, as approved August 19, 1999.

***The project follows all applicable standards of the Character Based Development Code.***

21. The applicant has sufficient right, title or interest in the site of the proposed use to be able to carry out the proposed use.

***Proof of ownership of the parcel has been submitted.***

22. The applicant has the technical and financial ability to meet the standards of this Section and to comply with any conditions imposed by the Board pursuant to ARTICLE I.I

***Town Staff have previously expressed no concern with the project team.***

23. Special exception standards

- a. The proposed use will not create unsanitary or unhealthful conditions by reason of emissions to the air, or other aspects of its design or operation.
- b. The proposed use will not create public safety problems which would be substantially different from those created by existing uses in the neighborhood or require a substantially greater degree of municipal police protection than existing uses in the neighborhood.
- c. The proposed use will be compatible with existing uses in the neighborhood, with respect to visual impact, intensity of use, proximity to other structures and density of development.
- d. If located in a Resource Protection District or Shoreland Overlay Zone, the proposed use (1) will conserve visual points or access to water as viewed from public facilities; (2) will conserve natural beauty; and (3) will comply with performance standards of Article II of Chapter 701, Zoning Ordinance.

***The project follows all applicable standards of the Character Based Development Code.***

## Exhibit 19

---

### Offers of Cession

### Offers of Cession

The project does not contain any offers of cession to the Town of Yarmouth.

## Exhibit 20

---

### Waiver Requests



# WOODHULL

08/16/2023

## Waiver Request List – CD4–C Route 1 Corridor Character District

### WOODHULL

Patrick Boothe – Director, Commercial Studio  
Thomas Jonak – Project Manager, Commercial

### Nuance Dental

Cornelia Cone – Vice President / Civil Engineer

Nuance Dental  
233 US Route 1  
Yarmouth, ME 04096

### 3. ATTACHMENTS & ELEMENTS

i.	<b>Bay windows</b> shall have a full foundation that extends all the way to the ground or be visually supported with brackets or corbels of appropriate size.	Proposed Bay windows are designed to be in character with the building's design and to minimize rework to the existing foundation and are supported by the floor structure.	WAIVER REQUESTED
ii.	<b>Bay windows</b> shall be a 4 feet deep maximum and shall be three-sided.	Proposed Bay windows proposed are only 2'-0"	WAIVER REQUESTED

### 4. ROOFS

b.	<b>Roof type and roof pitch</b> , if any, of Principal Buildings, Backbuildings, and Outbuildings shall comply with the standards in Tables 5.F.2A- 5.F.2C (Character District Standards). Roof type, rooftop, and pitch shall meet character and functionality standards through Building design features that complement the Building.	The proposed roof types are shed and flat. Shed roofs are not listed in the tables however are a common roof type. The advantage of the shed type in the configuration as shown in the design is that it affords greater access to ambient, indirect light to the proposed operatories and the photography studio. The shed roofs are at 5:12 which is also lower than tables.	WAIVER REQUESTED
----	--	--	------------------

# WOODHULL

vi.	<b>Gable ends</b> shall have historically accurate and appropriately detailed rake and fascia trim.	The Shed end walls have a contemporary and minimal rake detail	WAIVER REQUESTED
-----	---	--	------------------

## 6. SHOPFRONT FRONTAGES

ii.	<b>Mullions</b> (dividers between window units) are encouraged in first story Façades.	No muntins provided given the contemporary nature of the building	WAIVER REQUESTED
-----	--	---	------------------

## Exhibit 21

---

### Potential Nuisances

### Potential Nuisances

The project will not create nuisances, such as odors, excessive noise, or nuisance or unsafe lighting.

## Exhibit 22

---

### Architectural Matrix

# Chapter 703 Article 5.M, Architectural Standards

Section

Category

Guideline Comments

Nuance Dental 233 US Route 1

CD4-C Route 1 Corridor Character District

Response in Blue by Architect - Woodhull 8/15/2023

1	COMPOSITION	APPLICANT ASSESSMENT	STAFF ASSESSMENT
a.	<b>Buildings of three stories</b> shall be designed to have a defined base, a middle, and top that includes an articulated cornice and roof, appropriate to the Building style, which shall be accomplished by such measures as:	N/A. The proposed building is one story	
i.	The <b>top</b> shall also include the upper Story.	N/A	
ii.	<b>Base transition line</b> locations shall depend on the overall height of the Building, with such transition line usually occurring above the first floor.	N/A	
iii.	The <b>design of the base</b> of a Building, as well as the quality and durability of its materials, shall be emphasized.	N/A	
iv.	The <b>upper transition line</b> shall occur below the upper floor windows. In many cases, the windows within the top may be square or shorter than those of the floors below.	N/A	
v.	<b>Transition lines</b> may consist of a continuous, shallow balcony, a short setback, or a slightly articulated trim course.	N/A	
vi.	The <b>transition</b> may be supported by a change of window rhythm or size and a change in material or color.	N/A	
vii.	An <b>articulated cornice</b> shall be provided where the Building wall meets the roof.	N/A	
b.	Greater relative care shall be given to the design and the allocation of expense and <b>workmanship to Building Facades</b> than that given to other Elevations that are not readily visible from any street.	The exterior materials on all facades are primarily high quality natural wood materials, such as cedar. The roof is to be metal.	
c.	<b>Frontages</b> of new Buildings shall be harmonious with the Block face on both sides of the Thoroughfare which the Building enfronts.	The building is located on a wide lot with distance from other single story buildings.	

## Chapter 703 Article 5.M, Architectural Standards

Section                      Category                      Guideline Comments

d.	<b>Building Facades</b> shall be highly fenestrated, utilize classic composition and proportions, and composed to avoid a monolithic or monotonous effect, through use of such measures as:	The building has a high level of fenestration. Though modern in execution, the proportions all utilize classic compositions and golden ratio principles	
i.	<b>Blank walls</b> are prohibited at Frontages.	No blank walls proposed on frontage	
ii.	The <b>Facades</b> of Buildings with continuous façades of 60 feet or greater in width shall be provided with an entrance for every 50 feet of Façade where practicable, and shall be designed with projecting or recessed offsets not less than 2 feet deep, and at intervals of not greater than 50 feet.	The building is not wider than 60'.	
iii.	The first floor and all other floors shall have a <b>coordinated composition</b> , which will usually be indicated by the alignment of upper floor windows and other features with openings and features of the first floor.	N/A the proposed building is one story	
e.	<b>Principal Buildings</b> shall have a <b>Principal Entrance(s)</b> which shall generally face any Adjacent Thoroughfare. Entryways shall clearly be the main focus of the Façade, and for multifamily, commercial, or mixed use Buildings, shall be directly accessible to the lobby, common area, and elevator lobby, if provided. Principal Buildings shall generally be placed parallel to the Adjacent Thoroughfare with a constant setback.	The main entrance faces and is visible from US RTE 1 and stands out due to its high level of fenestration compared to other building masses.	
f.	<b>Residential finished floor</b> level of the first floor shall be 2 feet to 6 feet above Sidewalk or adjacent grade level in the front, but may be on grade in the rear. Residential windows at the sill shall generally be 5 feet min. from the grade of the adjoining Sidewalk. First floors of Buildings with Shopfront Frontages shall be located at Sidewalk grade.	The building is a commercial prosthodontist office and the first floor is located at grade for ADA accessibility.	
2.	<b>WALLS</b>		

## Chapter 703 Article 5.M, Architectural Standards

Section                      Category                      Guideline Comments

a.	<b>Material choices</b> shall be appropriate to the chosen architectural style and shall be authentic, durable, and representative of or visually compatible with the predominant materials in use within the visual vicinity of Yarmouth Village. This may be accomplished by such measures as:	We believe in the honest use of materials. We have suggested contemporary treatments of authentic, durable materials such as wood and metal that exist elsewhere in the Yarmoth Village	
i.	<b>Exterior materials</b> shall be durable and of high quality, with a life expectancy exceeding 25 years.	The proposed exterior material is natural wood, factory applied stained shiplap (tongue and groove) material installed vertically. The factory applied stain provides longevity.	
ii.	<b>Building walls and gables</b> of Principal Buildings shall be natural stone, painted or unpainted brick or painted or opaque stained smooth-cut wood shingle, wood tongue and groove, wood clapboard siding, wood board-and-batten siding or smooth cementitious siding with all exposed surfaces painted. Façade materials or cladding comprising Exterior Insulated Finish System (EIFS), (including stucco, Driv-It, or similar products), and vinyl or aluminum siding are generally not allowed on Facades.	The exterior material choice is a natural wood, factory applied stained shiplap (tongue and groove) material installed vertically. No plastic materials on the exterior are proposed.	
iii.	If the <b>Building walls</b> of a Principal Building are stone or brick then the Backbuilding or Outbuilding may also be masonry, otherwise all Backbuildings and Outbuildings shall be made of wood or cementitious siding or wood shingles.	N/A no outbuildings	
iv.	<b>Reflective wall materials</b> are prohibited.	No reflective wall materials proposed	
v.	<b>Smooth-face concrete block</b> is prohibited as an exterior material. Split-face block may be used on Elevations not exposed to Thoroughfares.	No concrete block is proposed.	
vi.	<b>Brick</b> shall be of standard dimensions or Roman sized and shall have minimal color variation.	N/A No brick is proposed	



## Chapter 703 Article 5.M, Architectural Standards

Section                      Category                      Guideline Comments

vii.	<b>Columns</b> shall be brick, natural stone, painted synthetic or composite wood, painted or opaque stained wood.	N/A No columns are proposed	
viii.	<b>Foundation walls</b> , retaining walls, piers and pilings shall be block or poured concrete. Exposed block or concrete shall not exceed 12 inches in height or must be finished in native stone, or painted or unpainted brick or other appropriate durable cladding or surface treatment.	New foundation walls are cast in place concrete and will not have an exposure exceeding 12" above finish grade.	
b.	<b>Facade design and composition</b> shall be representative of or compatible with the character of Buildings in the visual vicinity of Yarmouth Village, through such design measures as the following:	Proposed building is a contemporary interpretation of compatibility with buildings in the Yarmouth Village	
i.	<b>Building wall materials</b> may be combined on each Facade with the heavier below the lighter.	N/A building is one story. However a lighter metal roof is visible above a darker (heavier) wall finish	
ii.	<b>Building walls and gables</b> of Backbuildings and Outbuildings shall be designed to harmonize with the form, color, and details of their associated primary structure.	N/A No Outbuildings	
iii.	<b>Building walls</b> shall be one color per material used. Paint for masonry applications shall have a flat finish.	Only one color per material used is proposed	
iv.	<b>Mortar color</b> value (lightness/darkness) for natural brick or stone shall be in the tan or warm range, not white.	N/A No mortar in project	
v.	<b>Facades</b> (and both front Facades of a corner Building) of any one Building shall be made of the same materials and similarly detailed.	The same material palette is proposed on each facade	
vi.	<b>Columns</b> shall be proportioned according to the standards set forth in Traditional Construction Patterns by Steve Mouzon.	N/A No Columns	
vii.	<b>Intercolumniation</b> (distance between columns) on the ground floor shall be vertically proportioned.	N/A No Columns	

## Chapter 703 Article 5.M, Architectural Standards

Section	Category	Guideline	Comments
---------	----------	-----------	----------

viii.	Except for hedge Streetscreens, <b>Streetscreens</b> shall be constructed of a material matching any Adjacent Facade.	N/A No Streetscreens anticipated	
ix.	<b>Columns</b> shall have capitals and bases, except Doric columns with no base.	N/A No Columns	
c.	<b>Construction methods</b> shall encourage the traditional building methods of Yarmouth Village, incorporating such practices as the following	See below	
i.	<b>Board-and-batten siding</b> shall have “boards” no more than 12 inches in width and “battens” no more than 2 inches in width. Board-and-batten siding shall be installed so there are no visible joints in the underlying board material.	N/A No board and batten siding.	
ii.	<b>Foundation openings</b> shall be appropriately scaled and sized, shall occur in sufficient quantities, and shall respond to the grade of the lot to allow for drainage and ventilation.	N/A No openings proposed in the foundation	
iii.	<b>No more than three (3) materials</b> may be used on the Facade of a Building in addition to the basement or undercroft.	Only two primary materials are proposed; verital, horizontal shiplap & cedar shake.	
iv.	<b>Stone</b> shall be native material and laid in local historic patterns. Use of native New England stone is encouraged.	Proposed stone landscaping walls utilize New England historic patterns	
v.	<b>Brick</b> shall be laid in a horizontal running bond, common bond, English bond or Flemish bond pattern with raked mortar joints of not greater than 3/8 inch in height. Variations such as soldier course and other articulated brick coursing are allowed.	N/A No brick in project	
vi.	<b>Shingles and siding</b> shall be 8 inches maximum to the weather. Shingles shall be machine cut with the bottom edges aligned.	Proposed siding is not greater than 8”	
vii.	<b>Arches and piers</b> shall be natural stone or brick. Piers shall be no less than 12 x 12 inches in plan. Arches shall be no less than 8 inches thick.	N/A No arches or piers proposed	

## Chapter 703 Article 5.M, Architectural Standards

Section                      Category                      Guideline Comments

viii.	<b>Posts</b> shall be painted or opaque stained wood or painted synthetic or authentic wood no less than 6 x 6 inches.	N/A No posts proposed	
ix.	<b>Foundation walls</b> shall be exposed a minimum of 6 inches and a maximum of 36 inches above grade.	Foundation wall is exposed 6"-12"	
x.	<b>Surface-applied waterproofing</b> shall not be visible.	No surface applied waterproofing will be visible	
xi.	<b>Exterior trim</b> shall be indistinguishable from wood when painted. Trim shall be pine graded better than number 2, fiber-reinforced cementitious trim, or PVCBD-based products.	Trims are made of stained natural wood and either cedar (for jambs and heads) and a more durable material for the sills, such as mahogany	
xii.	All <b>exposed wood</b> , except cedar shake shingles, shall be painted or opaque stained.	All exterior wood will be stained	
3.	<b>ATTACHMENTS &amp; ELEMENTS</b>		
a.	<b>Porches</b> shall be proportional to the scale of the rest of the Building, and should be architecturally harmonious with the Building to which it is attached.	N/A No Porches	
b.	<b>Porches</b> shall be designed to address functionality, appearance, and durability standards by such measures as:	N/A No Porches	
i.	<b>Porches and posts</b> shall be made of painted or opaque-stained wood or synthetic composite material (except for cedar or ironwood which may be untreated).	N/A No Porches	
ii.	<b>Porch decking</b> shall be made of painted or opaque-stained wood, (except for cedar or ironwood which may be untreated), natural or painted brick, ceramic tile, natural stone or stained concrete faced on three sides with brick or natural stone.	N/A No Porches	
iii.	<b>Porch railings</b> should be made of wood or metal. Metal railings shall be painted or rust proof.	N/A No Porches	
iv.	<b>Stoops</b> shall be finished in painted or opaque-stained wood or composite wood (except cedar or ironwood which may be untreated),	N/A No Stoops	

# Chapter 703 Article 5.M, Architectural Standards

Section

Category

Guideline Comments

	synthetic composite material, natural stone, or painted or unpainted brick.		
v.	<b>Porch posts</b> may be wood or masonry.	N/A No Porches	
vi.	<b>Porches</b> may be enclosed with glass or screens.	N/A No Porches	
vii.	<b>Stoops</b> shall be at least 4 to 6 feet deep.	N/A No Stoops	
c.	<b>Balconies</b> shall meet character and functionality standards through Building design features that complement the Building by such measures as:	N/A No Balconies	
i.	<b>Balconies</b> shall be used as a single, continuous element at the location of the upper or lower transition lines or separately as a periodic element of the Facade composition.	N/A No Balconies	
ii.	<b>Balconies</b> shall be made of painted or opaque-stained wood or synthetic composite material.	N/A No Balconies	
iii.	<b>Balconies</b> shall be visibly supported by brackets or beams and shall be at least 4 feet deep.	N/A No Balconies	
iv.	<b>Roof Decks</b> , if visible from any Thoroughfare, shall be recessed from the eave by 3' or 1' from the front plane of the Building.	N/A No Roof Decks	
d.	<b>Chimneys</b> , chimney enclosures, and fireplaces shall meet the following character and functionality standards through Building design features that complement the Building by such measures as:	N/A No Chimneys	
i.	<b>Chimneys, chimney enclosures and fireplaces</b> , shall be of masonry, finished with painted or natural brick, or native stone.	N/A No Chimneys	
ii.	<b>Chimneys</b> shall be a minimum of 16 inches to 20 inches rectangular in plan and consistent with the architectural style and scale of the Building and capped to conceal spark arresters. Vented gas fireplaces or similar appliances shall not be located on Facades, and the firebox shall not extend beyond the plane of the exterior wall, unless	N/A No Chimneys	

# Chapter 703 Article 5.M, Architectural Standards

Section Category Guideline Comments

	incorporated fully within a chimney structure.		
iii.	<b>Flues</b> shall be tile or metal left to age naturally or painted black and shall be no taller than required by the Building Code. Flues shall be no taller than required by the Building Code.	N/A No Chimneys	
iv.	<b>Each chimney</b> shall have a projecting cap.	N/A No Chimneys	
v.	<b>Chimneys</b> shall extend below the ground as true masonry Structures.	N/A No Chimneys	
vi.	<b>Chimney pots</b> and expressive chimney cap details are encouraged.	N/A No Chimneys	
e.	A <b>satellite dish</b> or antenna shall be as small as feasible and placed in the least visible location on the property allowing adequate signal reception	N/A No Satellite Dishes	
f.	<b>Decks</b> shall meet character and functionality standards through built design features that complement the Building by such measures as:	N/A No Decks	
i.	<b>Decks</b> shall be permitted only in rear yards and on roof tops and shall be made of synthetic or composite painted or opaque stained wood, or in the case of roof top decks, stained concrete, concrete pavers, bricks or brick pavers or ceramic tile. They shall not be visible from streets or paths.	N/A No Decks	
ii.	<b>Decks and stairs to decks</b> shall be painted or opaque-stained, with the exception of the “floor” and the treads which may be painted, stained or left unfinished.	N/A No Decks	
g.	<b>Bay</b> (which may include bow) windows shall meet character and functionality standards through built design features that complement the Building by such measures as :	Modern bay windows are proposed on the non-street facing side of the building looking toward the rear of the property	
i.	<b>Bay windows</b> shall have a full foundation that extends all the way to the ground or be visually	Proposed Bay windows are designed to be in character with the building’s design and to minimize rework to the existing	WAIVER REQUESTED

# Chapter 703 Article 5.M, Architectural Standards

Section

Category

Guideline Comments

	supported with brackets or corbels of appropriate size.	foundation and are supported by the floor structure.	
ii.	<b>Bay windows</b> shall be a 4 feet deep maximum and shall be three-sided.	Proposed Bay windows proposed are only 2'-0"	WAIVER REQUESTED
iii.	<b>Bay windows</b> shall be built of wood or other material indistinguishable from wood when painted.	Proposed bay windows are built of wood	
h.	<b>Posts, columns, and balustrades</b> shall be built of painted or opaque-stained wood or painted synthetic wood.	N/A no posts, columns or balustrades	
i.	<b>Solar shingles, panels and arrays</b> that complement the Building design and character standards are encouraged.	N/A no solar arrays proposed	
j.	<b>Open exterior stairs and fire escapes</b> above the first floor are discouraged, and are prohibited where visible from any Thoroughfare, except where no reasonable alternative safety egress is available and subject to Planning Board review	No exterior stairs are proposed	
k.	<b>Cupolas</b> are allowed and may extend above the applicable height limit as defined and provided for in Article 7, and must be designed and scaled as integral and appropriate to the building to which it is attached.	N/A No cupolas are proposed	
4.	<b>ROOFS</b>		
a.	With respect to <b>roofs of Buildings</b> : Roof composition, functionality, and façade surface material shall meet Building design standards that complement the character of the Building by such measures as:		
i.	<b>Roof materials</b> shall be in keeping with the architectural character and style of the Principal Building, Backbuilding, Outbuilding, or Structure they cover.	Proposed roof material is a standing seam metal.	
ii.	Principal Buildings, Backbuildings, Outbuildings, and other Buildings and Structures may have <b>Green Roofs</b> . Green Roofs shall be considered pervious for purposes of impervious surface calculation	N/A No Green roofs proposed	

## Chapter 703 Article 5.M, Architectural Standards

Section	Category	Guideline	Comments
---------	----------	-----------	----------

	except in the Shoreland Overlay District.		
iii.	<b>Flashing</b> shall be galvanized metal or copper.	All flashings are galvanized metal	
b.	<b>Roof type and roof pitch</b> , if any, of Principal Buildings, Backbuildings, and Outbuildings shall comply with the standards in Tables 5.F.2A-5.F.2C (Character District Standards). Roof type, rooftop, and pitch shall meet character and functionality standards through Building design features that complement the Building.	The proposed roof types are shed and flat. Shed roofs are not listed in the tables however are a common roof type. The advantage of the shed type in the configuration as shown in the design is that it affords greater access to ambient, indirect light to the proposed operatories and the photography studio. The shed roofs are at 5:12 which is also lower than tables.	WAIVER REQUESTED
c.	<b>Flat roofs</b> shall meet Building design standards that complement the character of the Building by such measures as:	A portion of the building has a flat roof and is allowed in the zone	
i.	<b>Flat roofs</b> are permitted only as provided in Tables 5.F.2A-5.F.2C (Character District Standards). If they are occupiable and accessible from an interior room they shall be edged by a railing or parapet.	Flat roofs are allowed per the table. It is not intended to be occupiable.	
ii.	<b>Flat roofs</b> must use white membrane/high albedo (light or reflective) roofing materials, except where Green Roofs are utilized.	The flat roof will use a white EPMD surface material.	
d.	<b>Roof penetrations</b> , other than chimneys, shall be placed so as not to be visible from streets or paths to the extent practicable, and shall be black or match the color of the roof except those made of metal which may be left natural. Natural roof ventilation using linear soffit vents, ridge vents and dormer vents is required. Roof vents such as turbines or power roof ventilators are not permitted unless not readily visible from the Principal Frontage.	No vents or other protruberances are proposed to be visible from the street	
e.	The location and masking of <b>rooftop machinery and equipment</b> (other than solar equipment) shall be as consciously designed as any other aspect of the Building. Screening shall be incorporated in a	No rooftop equipment is proposed. The building will utilize energy efficient heat pumps with outdoor units low to the ground and screened from public view	

# Chapter 703 Article 5.M, Architectural Standards

Section

Category

Guideline Comments

	manner consistent with the overall architectural design of the Building.		
f.	Buildings that have <b>gutters, downspouts or rain chains, splash blocks or downspouts</b> connected to rain barrels or underground drainage systems or cisterns shall meet character and functionality standards through built design features that complement the Building by such measures as:	N/A No gutters proposed	
i.	Gutters, downspouts and projecting drain pipes shall be made of galvanized steel, wood, or painted aluminum to match the fascia or wall material, or raw copper.	N/A No gutters proposed	
ii.	<b>Gutters</b> are required where eaves extend over adjacent private or public property line(s).	N/A No gutters proposed	
iii.	<b>Gutters</b> shall be square, half-round or ogee in profile.	N/A No gutters proposed	
iv.	<b>Downspouts</b> shall be arranged as an integral part of the Facade composition, and shall generally be placed at the corners of the Building least visible from Frontages.	N/A No downspouts proposed. There will be drip edge detail at the ground plane with a below ground perforated drain piping at the low side of the roof	
v.	<b>Splash blocks</b> must be made of concrete, brick or gravel.	N/A No splash blocks proposed	
vi.	<b>Drip edge</b> is acceptable except at entry points, with suitable ground splash surface treatment.	Drip edge proposed, except at the main entry where a flat roof above exits to prevent dripping water	
g.	<b>Roof and eave overhangs</b> shall be appropriate to the style of the Building, usually less than 18 inches.	The front entrance will have a roof canopy to allow for a protected circulation path. The proposed overhand tappers from the drip edge out to a depth of 4'-0" from the face of the building. We believe this roof canopy is keeping with the building's design.	
i.	<b>Eaves</b> shall be continuous, unless overhanging a balcony or porch.	N/A No Eaves	
ii.	<b>Eaves</b> should have an overhang that is 12 to 24 inches.	N/A No Eaves	
iii.	<b>Eaves on Backbuildings,</b> Outbuildings and other Structures shall match the eaves of the	N/A No Eaves	



# Chapter 703 Article 5.M, Architectural Standards

Section

Category

Guideline Comments

	Principal Building on the Lot if the latter are shallow, or shall be approximately half the depth of the eaves of the Principal Building on the Lot if the latter are deep.		
iv.	<b>Eaves</b> that encroach into adjacent private properties, subject to easement, shall be a maximum of 2 feet and shall be provided with gutters that must empty within the property of the house for which they are installed.	N/A No Eaves	
v.	<b>Rafter tails</b> , if exposed, shall not exceed 8 inches height at their ends.	N/A No rafter Tails	
vi.	<b>Gable ends</b> shall have historically accurate and appropriately detailed rake and fascia trim.	The Shed end walls have a contemporary and minimal rake detail	WAIVER REQUESTED
vii.	The <b>underside of soffits</b> and roof overhangs shall be elaborated and well finished.	N/A No eaves/soffits	
viii.	<b>Overlapping or “nested” gables</b> are prohibited unless the smaller gable is part of a balcony or porch.	No overlapping or nesting gables proposed	
h.	<b>Dormers</b> shall be roofed with a symmetrical gable, hip, vaulted, eyebrow, or shed roof, shall be placed flush with, or a minimum of 18 inches from, Building side walls. Dormers shall have at least one window. The number of windows in each dormer shall be consistent with the style of the Building to which they are attached.	N/A No dormers	
5.	<b>OPENINGS, WINDOWS &amp; DOORS</b>		
a.	<b>Material choices</b> shall be appropriate to the chosen architectural style and shall be authentic, durable, and representative of or visually compatible with the predominant materials in use within the visual vicinity or in the Yarmouth Village area:	The materials are appropriate to the contemporary style of the building	
i.	<b>Residential windows</b> shall be made of PVC, wood, or aluminum-clad or vinyl clad wood. Storefront windows may include aluminum frames.	The proposed windows are aluminum-clad wood	

## Chapter 703 Article 5.M, Architectural Standards

Section                      Category                      Guideline Comments

ii.	<b>Glass</b> shall complement and enhance the Building façade with design considerations including performance, safety, wind/snow loads, and thermal stress and shall meet the Maine Energy Code.	All window glass meet all building and energy code	
iii.	<b>glass shall be transparent</b> with a Visual Transmittance (VT) of at least .60.	All exterior glass will have a VT of at least .60	
iv.	<b>Shutters</b> , if provided, shall be made of painted wood or synthetic wood and shall be sized, shaped and proportioned to match the associated openings.	N/A No Shutters	
v.	<b>Vents in foundation walls</b> shall be painted cast iron or aluminum grates, pierced natural stone or natural or painted brick.	Any proposed foundation wall vents will be aluminum	
vi.	<b>Principal Entrance Doors</b> shall generally be stained or painted wood. Insulated metal or fiberglass doors, if allowed, shall have traditional details such as frame and panel below and multiple lights (windows) above.	Principal Entry Door is insulated metal and glass.	
vii.	<b>Utility vents</b> shall not be located on primary Façades.	No utility vents on the primary facade	
b.	<b>Façade design and composition</b> , shall be representative of or compatible with the character of Buildings in the visual vicinity of Yarmouth Village, through such design measures as the following:	The proposed contemporary building is visually compatible with buildings in the visual vicinity of Yarmouth Village	
i.	All <b>openings</b> , including porches, and windows, with the exception of those in Shopfront Frontage, shall be square or vertical in proportion as appropriate to the style of the Building.	The proposed openings are all square or vertical in proportion	
ii.	<b>Operable windows</b> are required for a majority of the windows on all Facades except for those of Shopfront Frontages.	The majority of windows are operable except for the primary entry which is akin to a shopfront	
iii.	All <b>window design</b> shall be compatible with the style, materials, color and details of the Building.	All windows are compatible with the contemporary nature of the building	
iv.	<b>Windows at Frontages</b> and through those parts of a Building within the	Windows visible along the front facade are awning over fixed	

## Chapter 703 Article 5.M, Architectural Standards

Section	Category	Guideline Comments
---------	----------	--------------------

	First and Second Lot Layers shall be double-hung, casement or awning windows.		
v.	<b>Windows in Facades</b> shall be no closer than one foot to the corners of the Building, except Shopfronts.	Operable windows are no closer than 1'-0" to the corners except for the primary entry which is akin to a shopfront	
vi.	<b>Window panes</b> throughout a Building shall be uniform in size or proportion, provided that openings may become proportionally smaller on the upper stories.	Windows are uniform in size to those adjacent or to the function of the room it is serving. No changes in window type or size occur in a single room	
vii.	<b>Walls of Buildings along Frontages</b> shall have windows or doors, or a combination of both, spaced no further apart than 20 feet.	Windows and doors are spaced along the frontage at less than 20' apart	
viii.	<b>First floor walls</b> shall have at least one window per bay and exposed basement walls shall have at least one small window per elevation as appropriate for an occupied foundation.	The portion of the proposed building along the front facade is slab on grade without a basement and no bays	
ix.	<b>Lintels and sills</b> on Adjacent windows shall be aligned to create a harmonious Facade.	Windows have an expressed window sill and are aligned with adjacent windows	
x.	<b>Shutters</b> shall be louvered, planked or paneled and shall be applied to all or none of the typical windows on any given Elevation.	N/A No Shutters	
xi.	<b>Windows</b> shall be fully articulated with a lintel, face frame and drip mold.	All windows have a contemporary and articulated head, jamb and sill detail	
xii.	<b>Storm windows and screens</b> shall be integral with the window. If window screens are provided they shall cover the entire operable portion of the window.	Awning windows will have integral screens covering the entire operable portion of the window.	
xiii.	<b>Garage doors</b> are discouraged on primary Facades. If located on the primary Façade, garage doors shall be recessed at least 3 feet from the plane of the Façade.	No garage doors are proposed on the facade	
xiv.	<b>Building entrances</b> shall be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, and other design elements appropriate to the architectural style and details of the Building as a whole.	The entry is highly fenestrated and glassy as compatible with the contemporary style of the building	

## Chapter 703 Article 5.M, Architectural Standards

Section	Category	Guideline Comments
---------	----------	--------------------

xv.	<b>Transoms and sidelights</b> are encouraged.	Glass doors and side storefront light is provided	
xvi.	The <b>Principal Entrance</b> of a Building shall generally be located within the primary Façade. Side entry Buildings are allowed provided that the Principal Entrance is expressed at the street Frontage Line.	The Primary client entry is expressed at the frontage via a highly glazed volume. A secondary, employee entry is at the front facade and subdued	
xvii.	<b>Openings above the first Story</b> shall not exceed 50% of the total Building wall area, with each Facade being calculated independently.	N/A No openings above the first story	
xviii.	<b>Doors that operate as sliders</b> are prohibited along Frontages.	No doors that operate as sliders are along frontages	
c.	<b>Construction methods</b> shall reflect the traditional building methods of Yarmouth Village, incorporating such practices as the following:	Traditional materials and metals are executed in a contemporary fashion	
i.	<b>Windows</b> in wood or cementitious sided houses shall have a flat casing, 5/4 inch in depth. Brickmold casing shall be used in masonry walls.	N/A Building is not a house	
ii.	<b>Multiple windows</b> in the same rough opening shall be separated by a 4 inch min. Mullion.	N/A No multiple windows are proposed	
iii.	<b>Muntins</b> at Frontages, if any, shall be true divided lites or simulated divided lites fixed on the exterior surface with spacer bars to cast a shadow.	N/A No muntins proposed	
iv.	<b>Single glass panes</b> shall be no larger than 20 square feet.	The primary entry storefront panes are 20 sf	
v.	<b>Sidelights</b> shall not exceed 18 inches in width.	N/A No sidelights in doors proposed	
vi.	<b>Lintels</b> of stone or pre-cast concrete shall extend horizontally beyond the window opening dimension equal to the height of the lintel. Brick soldier lintels shall extend one brick beyond the opening.	N/A no stone lintels proposed	
vii.	<b>Windows</b> may be subdivided into lites by muntins, and the lites shall be square or vertical in proportion.	N/A Windows are not subdivided	
viii.	<b>Doors</b> at a minimum shall have a lintel, face frame and drip mold.	All windows have a contemporary and articulated head, jamb and sill detail	

## Chapter 703 Article 5.M, Architectural Standards

Section                      Category                      Guideline Comments

ix.	<b>Doors and Garage doors</b> shall have windows and raised panels where facing any Thoroughfare, except carriage house style garage doors or where transom windows are provided in lieu of garage door windows.	Doors facing the frontage have glazing	
x.	<b>Garage doors</b> shall not cumulatively exceed 40 percent of the Building face or 9 feet wide, whichever is greater. Each garage bay shall have its own door.	N/A No garage doors	
xi.	<b>Doors</b> , except Garage doors, shall be constructed of planks or raised panels (not flush with applied trim) which express the construction technique.	Doors at entry are full lite glass with no applied trim	
xii.	<b>Driveway gates</b> shall have a maximum opening width of 12 feet.	N/A, not a residential driveway. It is a 2-way commercial entry at approximately 24'	
d.	<b>Prohibited:</b>		
i.	<b>Doors and windows</b> that operate as sliders are prohibited along Frontages	No sliders are proposed	
ii.	<b>Aluminum storm windows or doors</b> are generally not allowed.	No storm windows or doors are proposed	
iii.	<b>Flush-mounted and projecting windows</b> (not including bay windows) are prohibited where visible from Frontages.	No flush mounted projecting windows are proposed	
6.	<b>SHOPFRONT FRONTAGES</b>		
	The following Architectural Standards shall be applicable to Shopfront Frontages; provided that if any standard of this <b>Article 5.M.6</b> is in conflict with any other standard or requirement of this Chapter, the provision of this <b>Article 5.M.6</b> shall govern:	The building is commercial in nature and has a "shopfront" by way of demarcating the public entry	
a.	For Principal Buildings located on a corner, the <b>Principal Entrance</b> shall either be oriented at the corner, or to face the larger Thoroughfare.	The principal entry is oriented towards the larger thoroughfare (US Route 1)	
b.	Except for the glazed part thereof, <b>Shopfront</b> Frontages shall be made of wood, which shall be painted or transparent or opaque stained, stone, metal, or unpainted or painted brick, including terra cotta,	The principal client entry will have an aluminum storefront door	

# Chapter 703 Article 5.M, Architectural Standards

Section

Category

Guideline Comments

	or painted or unpainted composites.		
c.	All <b>glass</b> shall meet the standards specified in <b>Article 5.M 5</b> .	Noted	
d.	Neither <b>reflective (mirror), colored, nor spandrel glass</b> shall be permitted on the Facade.	No mirror glass is proposed	
e.	<b>Ceiling height</b> of non-residential first floor Stories shall be 10 feet minimum.	First floor interior ceiling is sloped in some locations but averages at least 10' throughout	
f.	One <b>continuous load-bearing beam</b> shall carry the entire load of the Facade to the partition walls or bay delineations so that the Shopfront Frontage may be changed with no structural impediment.	One continuous beam will be provided above the storefront	
g.	<b>Shopfront Frontages</b> shall have internal structural support blocking to allow installation of signs and awnings whether or not signs or awnings are installed at the time of initial construction.	Support will be provided	
h.	<b>A paved walkway</b> shall connect the front entry to the nearest sidewalk.	A paved walkway is provided as well as a new sidewalk in the public way	
i.	<b>Doors, windows, awnings, signage and lighting</b> shall meet character and functionality standards to achieve a simple classic storefront with such features as large glass panels below, divided light transoms above and sheltering awnings at the entry. Storefronts shall feature design elements to complement the Building by such measures as :	Shopfront entry utilizes large glass	
i.	<b>Windows</b> shall sit on a 12 to 14 inch high kneewall.	Storefront glass at shopfront sits on a 12" knee wall	
ii.	<b>Mullions</b> (dividers between window units) are encouraged in first story Façades.	No muntins provided given the contemporary nature of the building	WAIVER REQUESTED
iii.	<b>Muntins</b> (dividers between glass panes) in first story Façades should be true divided light or permanent 3-dimensional muntins.	N/A no muntins	
j.	<b>Awnings</b> are permitted provided they complement architectural features (such as cornices, columns, pilasters, or decorative details).	N/A No awnings	

## Chapter 703 Article 5.M, Architectural Standards

Section	Category	Guideline	Comments
---------	----------	-----------	----------

i.	<b>Awnings, lights and signs</b> may encroach into setbacks and across right of way lines but not onto private properties. A minimum of eight foot height clearance from the pavement must be maintained.	N/A No awnings	
ii.	<b>Awnings</b> shall be a minimum depth of 4 feet.	N/A No awnings	
iii.	<b>Awnings</b> shall have no side panels or soffit.	N/A No awnings	
iv.	<b>Awnings</b> shall be rectangular in elevation and triangular in cross-section with straight edges and shall have a metal structure covered with non-translucent canvas, synthetic canvas or painted metal.	N/A No awnings	
v.	<b>Awnings</b> of the quarter-round or domed variety are prohibited.	N/A No awnings	
vi.	<b>Awnings</b> shall not be internally illuminated other than soffit sidewalk lighting.	N/A No awnings	
vii.	<b>Awnings</b> may be retractable.	N/A No awnings	
viii.	All <b>awnings</b> on a single business shall be identical in color and form.	N/A No awnings	
k.	Businesses are encouraged to place <b>tables, chairs and temporary displays</b> on the public sidewalk provided a minimum 5 foot wide clear corridor is maintained for pedestrians.	N/A business is not a restaurant or other use that would need to utilize furnishings or signage on the public way	
l.	Any <b>security shutters</b> shall be designed to be visually integrated with the Façade composition.	N/A No security shutters	
7.	<b>MISCELLANEOUS</b>		
a.	The use of <b>recycled and/or locally-sourced materials</b> is strongly encouraged.	Materials will be sourced locally as much as possible. The project reuses an existing foundation on the property	
b.	<b>Low-VOC</b> (Volatile Organic Compound) paints, sealants, and stains are strongly encouraged on all surfaces requiring such treatment.	All paints and sealants will be specified to be Low-VOC	
c.	<b>Facade colors</b> shall be harmonious with respect to the Building and Adjacent Buildings.	Though specific colors are TBD, these are intended to be harmonious with the building and adjacent building and no jarring color will be proposed.	

## Chapter 703 Article 5.M, Architectural Standards

Section                      Category                      Guideline Comments

d.	The following <b>items are prohibited</b> at Frontages: clothes drying apparatus, HVAC equipment utility or gas meters, antennas, satellite dishes, garbage containers, permanent grills, swimming pools, clothes lines, hot tubs and spas, unless no other location is feasible.	None of the items listed will be a part of the primary facade	
e.	<b>Flagpoles</b> are permitted.	N/A no flagpole proposed	
f.	<b>Light fixtures</b> shall be compatible with the style of the Building to which they are attached or otherwise associated.	Light fixtures are TBD but will be compatible with the contemporary nature of the building	
g.	Any <b>security system signs</b> shall be affixed to a Building.	Any security system sign will be affixed to the building	
h.	A <b>real estate sign</b> advertising a property for sale or lease is permitted.	Understood	
i.	<b>Utility boxes and gas meters</b> shall be located at the rear of Buildings where practicable and if located Adjacent to Rear Lanes, Alleys or Rear Access Easements, shall require durable protective bollards set in concrete. The bollards must be painted a light color for visibility.	Existing gas meters and bollards exist along the side of the portion of the building that is proposed over the existing structure	
j.	<b>Utility boxes and meters</b> shall not be obstructed by landscaping or hardscape such that meter readers and maintenance personnel are unable to open or access utilities devices.	Understood	
k.	<b>Trash collection sites</b> shall be fully enclosed on three sides and enclosed on the fourth side with a self-closing gate. Materials and details shall be compatible with the Principal Building on the Lot. Both vehicle and pedestrian access to trash collection sites shall be provided.	Trash collection shall be stored in the building and then taken to the street for curbside pickup given the minor amount generated by the business	
l.	Ground level <b>mechanical/telecommunication equipment</b> shall be designed so it does not encroach on walkways or parking areas, and shall not be visible from any Public Frontage.	No ground level mechanical or telecom equipment encroach on walkways or parking areas and shall not be visible from the public way	
m.	Buildings that are stylized in an attempt to use the <b>Building itself as advertising</b> shall be prohibited,	The building is not designed to advertise itself as corporate architecture	



## Chapter 703 Article 5.M, Architectural Standards

Section	Category	Guideline	Comments
---------	----------	-----------	----------

	particularly where the proposed architecture is the result of corporate or franchise architecture.		
n.	<b>The following shall not be permitted:</b>		
i.	panelized extension wall materials;	Not proposed	
ii.	Exterior fluorescent lights, other than compact fluorescent lights in the incandescent spectrum;	Not proposed, all lights will be LED	
iii.	Colored light bulbs except seasonal displays;	None proposed	
iv.	Above-ground swimming pools, plastic or vinyl pool tiles, or "Cool Deck" pool surfaces in the 1st or 2nd Lot Layers;	N/A no pools proposed	
v.	Signs on private property except as otherwise provided herein;	Understood, the owner intends to follow all rules related to external signage	
vi.	External alarm systems; and	No sign for external alarm system proposed	
vii.	Stucco over wood	No stucco over wood proposed	
o.	The <b>same Building Facade</b> , massing, floor plan, footprint, materials, or architectural style may not be constructed within a Block, or within ten surrounding Buildings, whichever is further; provided that mirror Elevations or styles may be built across the street from one another.	This is a one of a kind building	
p.	In developments of <b>Lots accommodating 16 or more Buildings</b> having a potential single family Residential Principal Use, a minimum of four substantially different Facades and styles shall be provided per floor plan.	N/A, this is a single building on a single lot	
q.	<b>Any fence, wall, or Streetscreen</b> shall:		
i.	Be no more than 6 feet in height, measured from the average undisturbed grade of the Adjacent land at the property line;	N/A No fences proposed	
ii.	Have a finished side facing any Adjacent property, Thoroughfare, or water body;	N/A	
iii.	Be maintained in a good, sturdy, upright condition, free of missing parts or broken slats or boards.	N/A	

## Chapter 703 Article 5.M, Architectural Standards

Section                      Category                      Guideline Comments

r.	There shall be no <b>parking or driveway</b> in the Frontage area between the Principal Building and the Frontage Line except to provide direct access to a garage entrance.	Existing parking in the front removed and new parking located in the rear	
s.	<b>String lights</b> are allowed in rear yards and are allowed in cafe seating patios or sidewalk café applications in predominantly horizontal plane configuration comprising repeated standard base hanging luminaires with design of such lighting subject to approval by the Planning Board as provided for in <b>Chapter 702 (Site Plan) Article J.4.f.</b>	N/A No string lights proposed	
t.	<b>Buildings and Structures of Value</b> may be altered or demolished only in accordance with municipal preservation standards and protocols.	The existing building on the property is in poor shape. The existing building is to be removed, however the new structure will be built over a portion of the existing foundation that was constructed within the last few decades.	