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Results.



## Site Plan Application

**North Yarmouth  
Academy  
Yarmouth, ME**

PREPARED FOR:  
North Yarmouth  
Academy  
148 Main Street  
Yarmouth, Maine 04096

**January 2022**

SUBMITTED BY:

Gorrill Palmer  
707 Sable Oaks Drive  
Suite 30  
So. Portland, ME 04106  
207-772-2515





707 Sable Oaks Drive, Suite 30  
South Portland, Maine 04106  
207.772.2515

January 25, 2022

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

Subject: North Yarmouth Academy  
Ice Arena Expansion  
Site Plan Submission

Dear Erin,

On behalf of North Yarmouth Academy (NYA), Gorrill Palmer and the design team is pleased to submit a Site Plan application for review by the Yarmouth Planning Board. North Yarmouth Academy proposes new construction and renovation on their site located at the east side of Route 1 approximately 0.25 miles south of the US Route 1 and Main Street intersection. The site is identified as Tax Map 32 Lot 125 and is approximately 5.8 acres in size. The site is located in the SD1-NYA Campus Special District and is subject to the Character Based Development Code and Site Plan Review standards. We request to be placed on the February 23, 2022, Planning Board meeting for Site Plan Review.

We attended a Conceptual Site Plan review on January 12, 2022 and have made revisions to our plans based upon staff comments. We have provided a plan set, architectural renderings, and architectural floor plans for your review along with the attached application and narrative. An application fee of \$274.10 is attached. We look forward to reviewing this information with the Planning Board on February 23, 2022. In the interim, please contact me with any questions. My email is [whaskell@gorrillpalmer.com](mailto:whaskell@gorrillpalmer.com).

Sincerely,  
Gorrill Palmer

William C. Haskell, PE, CPESC  
Principal

Enc. (Plans)

Copy: Austin Smith (SA); Tim Hebert (Hebert Construction); Ben Jackson (NYA)

WCH/jwa/U:\2048.04\_Hebert\_NYA Travis Roy Addition Design & Permitting\IP Applications\Local\Site Plan Application January 2022\2022-1-25 Zwirko.doc



**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:** 1/25/22      **Zoning District** SD1-NYA Special District      **Map** 32      **Lot** 125      **Ext** \_\_\_\_\_

Site Location      497 Route 1  
Property Owner      North Yarmouth Academy  
Mailing Address      148 Main Street Yarmouth, Maine 04096  
E-mail Address      gbowne@nya.org  
Phone      (207) 847-5426      Fax \_\_\_\_\_

Name of Project      North Yarmouth Academy - Ice Arena Expansion  
Existing Use      Ice Arena  
Proposed Use      Ice Arena

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      Will Haskell  
Mailing Address      707 Sable Oaks Drive Suite 30 South Portland Maine 04106  
E-mail Address      whaskell@gorrillpalmer.com  
Phone      (207) 775-1121 Ext. 235      Fax \_\_\_\_\_

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

 C.F.O.  
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."

Garrett Bowne, Chief Financial Officer  
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:

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- 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

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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:

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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.

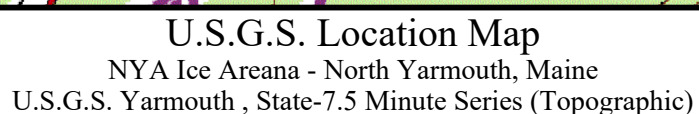
Surface Water and Groundwater: No owner of a lot, his agents, or successors in interest shall alter the natural course of surface water on any lot in a way which would alter the natural flow of such water across any other parcel, unless such alteration is approved by the owners of all parcels affected.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



**EXHIBIT I**

**LOCATION MAP**





**GORRILL  
PALMER**

Figure



## **EXHIBIT 2**

### **CONSTRUCTION SCHEDULE**

A sequence of construction is attached to this exhibit.



## **Implementation Schedule**

**The following construction sequence shall be required to ensure the effectiveness of the erosion and sedimentation control measures are optimized:**

It is anticipated that construction of the ice arena expansion will commence in Spring of 2022 and be completed by Winter of 2022.

Note: For all grading activities, the contractor shall exercise extreme caution not to overexpose the site, this shall be accomplished by limiting the disturbed area.

1. Install perimeter silt fence and/or wood waste berms prior to grubbing respective areas.
2. Clear and grub site. Install stone check dams at any evident concentrated flow discharge points.
3. Foundation preparation area shall be excavated for installation of the building footings. Building work will be on going through the remainder of the project.
4. Commence installation of drainage appurtenances.
5. Commence earthwork and grading to subgrade.
6. Commence relocation of subsurface utilities as necessary.
7. Complete remaining earthwork operations.
8. Complete installation of drainage appurtenances.
9. Install sub-base and base gravel within parking fields, walkways, and all driveways.
10. Install base course paving for access drive and parking area.
11. Install curbing in parking fields and driveways as needed.
12. Loam, lime, fertilize, seed and mulch disturbed areas and complete all landscaping.
13. Install surface course paving for access drive and parking areas. Stripe per plan.
14. Once the site is stabilized and a 90% catch of vegetation has been obtained, remove all temporary erosion control measures.
15. Touch up loam and seed.



## **EXHIBIT 3**

### **CORPORATE STANDING**

Attached to this exhibit is the certificate of good standing for North Yarmouth Academy.





[Corporate Name Search](#)

## Information Summary

[Subscriber activity report](#)

This record contains information from the CEC database and is accurate as of: Wed Jan 05 2022 10:49:24. Please print or save for your records.

Legal Name	Charter Number	Filing Type	Status
NORTH YARMOUTH ACADEMY	1814000ND	NONPROFIT CORPORATION (T13-B)	GOOD STANDING
Filing Date	Expiration Date	Jurisdiction	
02/04/1814	N/A	MAINE	
Other Names	(A=Assumed ; F=Former)		
TRUSTEES OF NORTH YARMOUTH ACADEMY		F	
Clerk/Registered Agent			
BENJAMIN JACKSON 148 MAIN STREET YARMOUTH, ME 04096			

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**EXHIBIT 4/5**

**TITLE/RIGHT/INTEREST**



W/O: 14-1174

216

4101

14-37778

12853

KNOW ALL MEN BY THESE PRESENTS, that North Yarmouth Academy Ice Arena, Inc.  
A Maine corporation with an office at Main St., Yarmouth

of Yarmouth, in the County of Cumberland and State of  
Maine

in consideration of One Dollar and other valuable consideration (the sum being less than One Hundred Dollars) paid by CENTRAL MAINE POWER COMPANY, a Maine corporation having its principal office at 9 Green Street, Augusta, Maine, 04330, and NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY, a New York corporation having an office and place of business at 45 Forest Avenue, Portland, Maine, 04101, the receipt whereof is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto the said Central Maine Power Company and New England Telephone and Telegraph Company, their successors and assigns, the right and easement to construct, erect, rebuild, operate, maintain and remove electric distribution and communication lines for the transmission of electricity and intelligence; together with the necessary poles, wires, cables, cross-arms, braces, anchors, guys and other electrical equipment and appurtenances connected therewith, over, along and across premises owned by the

Grantor(s) in the ~~City~~/Town of Yarmouth, County of Cumberland and State of Maine, along the route as now staked out, extending in a southerly direction from existing pole # 1.1 as presently located on the southerly side of New Portland Road, over and across our land, a single line of three poles, to be numbered 1.2, 1.3, & 1.4.

SAID POLE (S) & POLE LINE TO BE KNOWN AND NUMBERED AS 1.2, 1.3, & 1.4, NEW PORTLAND ROAD, YARMOUTH (TOWN)

This location crosses a portion of the premises conveyed to the Grantor(s) by deed of \_\_\_\_\_ dated \_\_\_\_\_, 19\_\_\_\_, recorded in the \_\_\_\_\_ County Registry of Deeds, Book \_\_\_\_\_, Page \_\_\_\_\_

Also the right to cut down and keep trimmed and/or spray or treat with a chemical preparation of the Grantees' selection such trees, branches and underbrush as in the judgment of the Grantees, interfere with or endanger the proper operation and maintenance of the lines constructed along the above described location, together with the right to enter upon the Grantor's premises for any and all of the foregoing purposes.

It is understood and agreed that the rights and easements hereby conveyed are to be jointly owned by Central Maine Power Company and New England Telephone and Telegraph Company, their successors and assigns. If either Central Maine Power Company or New England Telephone and Telegraph Company, or the successors or assigns of either, shall relinquish or abandon the rights and easements hereby conveyed, the same shall become the sole property of the remaining company.

TO HAVE AND TO HOLD the above granted rights and easements to the said Central Maine Power Company and New England Telephone and Telegraph Company, their successors or assigns, to their own use and behoof forever.

IN WITNESS WHEREOF, the said North Yarmouth Academy Ice Arena, Inc. has caused this instrument to be signed in its corporate name and its corporate seal

~~XXXXXX~~ affixed hereto by ~~XXXXXXXXXXXXXXXXXXXX~~ Albert Smith, its President,  
~~thereunto duly authorized~~  
~~XXXXXXXXXXXXXXXXXXXX~~

5-21-, 19 75

Signed, Sealed and Delivered  
 in the presence of

Warren H. Quisenberry

Albert Smith  
North Yarmouth Academy Ice Arena, Inc.  
 By: Albert Smith, President

STATE OF MAINE Cumberland ss.

May 21, 19 75

Personally appeared the above named Albert Smith, President of North Yarmouth Academy Ice Arena, Inc. and acknowledged the foregoing instrument to be his free act and deed, ~~XXXXXX~~ in his said capacity and the free act and deed of said corporation. Warren H. Quisenberry  
 before me,  
 Justice of the Peace  
~~Notary Public~~

CUMBERLAND, ss.

STATE OF MAINE

REGISTRY OF DEEDS

Received at 8 H. 30 M. A M on JUN 27 1975 and recorded in  
 Book 3703 Page 246 ATTEST

Margaret L. Heber Acting Register



88093

**Corporation Easement Deed**

Overhead Line Easement

*Affect ILE Area*

North Yarmouth Academy, a corporation with a mailing address of % Robert P. Henderson Jr 148 Main Street, Yarmouth, Me, 04096 ('Grantor(s)'), for consideration given, grants to CENTRAL MAINE POWER COMPANY, a Maine Corporation having an office at 83 Edison Drive, Augusta, Maine 04336, and New England Telephone & Telegraph Company, a New York corporation having a place of business located at 125 High Street, Boston, Massachusetts, 021 10 and their respective successors and assigns (collectively 'Grantees'), with warranty covenants, the right and easement to erect, bury, maintain, rebuild, respace, operate and patrol and do all other actions involving electric and communication distribution equipment and facilities, consisting of wires and cables, anchors, guywires or pushbraces together with all the necessary fixtures and appurtenances across and under the surface of the land of the Grantor(s) in the City/Town of Yarmouth, Cumberland County, Maine. The said equipment and facilities are attached to a line commencing at Pole/Pad 5 New Portland Rd & Rt #1, Yarmouth and extending to include Pole(s)/Pad(s) 5.01; 5.02; 5.03; 5.04 to serve Grantor(s) and others. This easement affects land conveyed to the Grantor(s) in a deed from June R. Rich, dated

2/1/68, and recorded in the Cumberland County Registry of Deeds in Book 3064 Page 498 \*. The rights granted herein include the right to cut down and trim trees and other vegetation and to eliminate and modify the growth of trees, branches and other vegetation using formulations registered with the Environmental Protection Agency or its successor, which vegetation in the judgement of Grantees, may interfere with the operation and maintenance of its equipment or facilities; and the right to restrict the construction of buildings, structures and improvements within 15 feet of its equipment and facilities; and the right to keep the surface of ground above its underground cables and other electrical equipment free from structures, improvements and growth which, in the judgment of the Grantees, may interfere with the proper operation or maintenance of said underground cables; and the right to enter upon the land of the Grantor(s) for any and all of the foregoing purposes.

WITNESS the hand(s) and seal(s) of Grantor(s) on June 22 1998

Signed, Sealed and Delivered  
in the presence of:

Witness(es)

Printed:

DIANE M KLAGES

Printed:

Grantor(s) Signature(s)

NORTH YARMOUTH ACADEMY

North Yarmouth Academy

Robert P. Henderson Jr  
Headmaster

RECEIVED

RECORDED REGISTRY OF DEED

1998 DEC -9 AM 8:31

State of Maine

County of Cumberland

CUMBERLAND COUNTY

John B O'Brien

The above named Robert P. Henderson Jr, personally appeared before me this 22 day of June, 1998 and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said North Yarmouth Academy.

WR# 9701453983 Acct#

SPACE BELOW FOR REGISTRY OF DEEDS USE ONLY

Sandra S. McCatherin  
Notary Public/Attorney

Printed Name: SANDRA G. McCatherin

My Commission Expires:

6-17-01



Standard Easement Deed

North Yarmouth Academy with a mailing address of 148 Main Street, Yarmouth, ME, 04096, ('Grantor(s)'), for consideration given, grants to CENTRAL MAINE POWER COMPANY, a Maine Corporation with an office at 83 Edison Drive, Augusta, Maine 04336, and VERIZON NEW ENGLAND INC., A New York corporation with a mailing address of 125 High Street, Boston, MA 02110, and their respective successors and assigns (collectively 'Grantees'), with warranty covenants, the right and easement to erect, bury, maintain, rebuild, respace, patrol, operate, and remove and do all other actions involving electric and communication distribution equipment and facilities, consisting of wires, cables, anchors, guywires or pushbraces, together with all necessary fixtures and appurtenances over, across and under the surface of the land of the Grantor(s) in the City/Town of Yarmouth, Cumberland County, Maine. The said equipment and facilities are attached to a line commencing at Pole(s)/Pad(s) 26, Main Street, Yarmouth and extending to include Pole(s)/Pad(s) 26.1 to serve Grantor(s) and others. This easement affects land or rights conveyed to the Grantor(s), in a deed from NYA PARTNERS dated July 23, 1998, and recorded in the Cumberland County Registry of Deeds in Book 14015 Page 321. The rights granted herein include the right to cut down and trim trees and other vegetation and to use formulations registered with the Environmental Protection Agency or its successor to eliminate vegetation, and modify the growth of trees, which vegetation or growth, in the judgement of Grantees, may interfere with the operation and maintenance of its equipment or facilities; and the right to restrict the construction of buildings, structures and improvements within 15 feet of its equipment and facilities; and the right to keep the surface of ground above its underground cables and other electrical equipment free from structures, improvements and growth which, in the judgment of the Grantees, may interfere with the proper operation or maintenance of said underground cables; and the right to enter upon the land of the Grantor(s) for any and all of the foregoing purposes.

WITNESS the hand(s) and seal(s) of Grantor(s) on 6/18, 03

Signed, Sealed and Delivered in the presence of:

Witness(es)

Printed:

Richard O. Post, Jr

Grantor(s) Signature(s)

Peter Mertz

Headmaster of North Yarmouth Academy

State of

Maine

County of

Cumberland

The above-named

Peter W. MertzJune, 2003 and acknowledged the foregoing instrument to be their free act and deed, AND THE FREE  
ACT AND DEED OF NORTH YARMOUTH ACADEMY.

WR# 0301402848 Acct#

WO# 014-07336

  
Notary Public/Attorney

Printed Name:

My Commission Expires:

MARYANN LATHROP  
NOTARY PUBLIC, MAINE  
MY COMMISSION EXPIRES DEC. 29, 2007Received  
Recorded Register of Deeds  
Apr 05, 2004 10:07:29A  
Cumberland County  
John E OBrien

SEAL



8K 13428PG 183

C67206

QUITCLAIM DEED  
Without Covenant

KNOW ALL MEN BY THESE PRESENTS, THAT We, HELEN R. LINDQUIST and SALLY LINDQUIST PERRY, of Yarmouth and N. RICH LINDQUIST of Brunswick, all in the County of Cumberland and State of Maine,

in consideration of One Dollar and Other Valuable Consideration,

paid by NORTH YARMOUTH ACADEMY, a Maine corporation having its principal place of business and mailing address at 148 Main Street, Yarmouth, Maine 04096,

the receipt whereof we do hereby acknowledge, do hereby remise, release, bargain, sell and convey and forever quitclaim unto the said NORTH YARMOUTH ACADEMY, its successors and assigns forever,

A certain 15-foot easement reserved in a deed from Lemuel Rich to Arthur N. Paul and Raymond C. Nichols dated May 18, 1954 and recorded in Cumberland County Registry of Deeds in Book 2181, Page 51. Said easement begins on the easterly bounds of U.S. Route 1 at the northerly corner of land formerly owned by Winfield G. Wentworth and runs southeasterly along land of Wentworth 200' to other land formerly of Lemuel Rich.

Also conveying that 15-foot easement reserved by June R. Rich in a deed to North Yarmouth Academy dated February 1, 1968, and recorded in said Registry in Book 3064, Page 498. Said easement is 80' in length and runs along the southwesterly bounds of that parcel of land conveyed by June R. Rich to North Yarmouth Academy in said Registry in Book 3064, Page 498.

Said easements benefit land conveyed to Norman W. Lindquist and Helen R. Lindquist by deed dated October 8, 1969 and recorded in said Registry of Deeds in Book 3105, Page 194 and dated January 4, 1985 and recorded in Book 6660, Page 160.

Reference is made to personal representative's deed from the estate of Norman W. Lindquist to N. Rich Lindquist and Sally Lindquist recorded 5/10/90 in 9168/54.

Meaning and intending to convey and hereby releasing all right, title and interest of the Grantors herein in and to any and all easements from land of the Grantors herein to Route 1 through land of the Grantees herein.

To have and to hold the same, together with all the privileges and appurtenances thereunto belonging to the said NORTH YARMOUTH ACADEMY, its successors and assigns forever.



BK 13428PG 184

IN WITNESS WHEREOF, we, Helen R. Lindquist, Sally Lindquist Perry and N. Rich Lindquist, being the said Grantors, and Richard C. Perry, being the husband of the said Sally Lindquist Perry and Laura A. Lindquist, being the wife of the said N. Rich Lindquist, joining in this deed and relinquishing and conveying all rights by descent and all other rights in the above-described premises, have hereunto set our hands and seals this 30 day of the month of November, 1997.

Signed, Sealed and Delivered  
in Presence of:

Marion Z. Rich

Marion Z. Rich

[Signature]

Marion Z. Rich

Marion Z. Rich

Helen R. Lindquist  
Helen R. Lindquist

Sally Lindquist Perry  
Sally Lindquist Perry

N. Rich Lindquist  
N. Rich Lindquist

Richard C. Perry  
Richard C. Perry

Laura A. Lindquist  
Laura A. Lindquist

State of Maine  
County of Cumberland

November 3, 1997

Then personally appeared the above named N. Rich Lindquist,  
and acknowledged the foregoing instrument to be free act and deed.

Before me,

[Signature]

SEAL

Attorney at Law  
Notary Public

CHARLES R. OESTREICHER  
NOTARY PUBLIC, MAINE  
MY COMMISSION EXPIRES SEPTEMBER 18, 2001

RECEIVED  
RECORDED REGISTRY OF DEEDS

1997 NOV -7 PM 2: 05

Page 2 of 2

CUMBERLAND COUNTY

John B. O'Brien



030389

**QUITCLAIM DEED**  
Without Covenant

Know All Persons by these Presents,

That, the Trustees of **NORTH YARMOUTH ACADEMY**, whose address is 148 Main Street, Yarmouth, Maine 04096, in consideration of one dollar (\$1 00) and other valuable consideration paid by **YARMOUTH WATER DISTRICT**, a quasi-municipal Corporation organized and existing under the laws of the State of Maine, whose mailing address is P. O. Box 419, Yarmouth, Maine 04096 the receipt whereof it does hereby acknowledge, does hereby remise, release, bargain, sell and convey, and forever quitclaim unto the said **YARMOUTH WATER DISTRICT**, its successors and assigns forever,

The perpetual right and easement to enter at any and all times upon a certain strip or parcel of land situated in the Town of Yarmouth, County of Cumberland and State of Maine, bounded and described more fully in Schedule A which is attached hereto and incorporated herein by reference and to construct and perpetually maintain through and across said strip or parcel conduits or pipe lines for conveying water and to lay, relay, repair, maintain and remove water pipe or pipes upon or under said strip, with all necessary fixtures or appurtenances, together with the right at all times to make connections with said conduits or pipe lines to land adjoining said strip by means of pipes or services; to trim, prune, and remove bushes, and trees, and grass growing on said strips to such extent as in the judgment of the Grantee is necessary for any of the above purposes and to enter upon said strip at any and all times for any of the foregoing purposes; reserving to the Grantor, its successors and assigns, the use and enjoyment of said strip for such purposes as will not interfere with the perpetual use thereof by the Grantee, its successors and assigns, for the purposes above mentioned, provided that no building of any kind or permanent structure will be erected on said strip by the Grantor, its successors and assigns.

To have and to hold the same, together with all the privileges and appurtenances thereunto belonging, to the said **YARMOUTH WATER DISTRICT**, its successors and assigns forever.

In Witness Whereof, this instrument has been executed by the Trustees of North

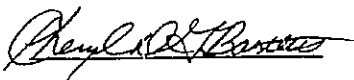


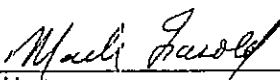
Yarmouth Academy this 18 day of the month of May, 1998.

Signed, Sealed and Delivered

in presence of

TRUSTEES OF  
NORTH YARMOUTH ACADEMY



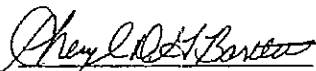
By:   
President  
Trustees of North Yarmouth Academy

State of Maine  
Cumberland, ss.

May 18, 1998

Then personally appeared the above named Mark Fasold, President of the Trustees of North Yarmouth Academy, and acknowledged the foregoing instrument to be his/her free act and deed in his/her said capacity, and the free act and deed of said Trustees of North Yarmouth Academy.

Before me,



Notary Public

Attorney at Law

CHERYL D.G. BARTLETT

NOTARY PUBLIC, MAINE

MY COMMISSION EXPIRES DECEMBER 30, 1999

Printed Name

SEAL



BK 13837 PG 214



**BRUCE R. BOWMAN, INC.**  
Professional Land Surveyors  
P.O. Box 12A  
Cumberland, Maine 04021  
OFFICE (207) 829-3959  
FAX (207) 829-3522

*SCHEDULE A*  
**WATERLINE EASEMENT**

A certain lot or parcel of land located on U.S. Route #1, Town of Yarmouth, County of Cumberland and State of Maine, further bounded and described as follows:

Beginning at a point on the Southeasterly side of U.S. Route #1, being N83°27'55"E a distance of 150.00' from a granite monument marking an angle point being N26°12'08"E from a capped rebar marked PLS #396 marking the Southwesterly corner of land of North Yarmouth Academy.

Thence, S56°15'09"E a distance of 200.00' to a point.

Said line being the center line of a 30.00' wide easement.

All references and bearings based upon an unrecorded ALTA/ACSM Land Title Survey for North Yarmouth Academy by William M. Coombs, PLS dated March 1996.

Bruce R. Bowman, PLS  
April 27, 1998  
98-007

RECEIVED  
RECORDED REGISTRY OF DEEDS

1998 MAY 21 AM 10:49

CUMBERLAND COUNTY

*John B. O'Brien*



Received, September 11, 1907, at 9 h. 55 m. A.M., and recorded according to the original.

Frank L. Clark Register.

813-  
156  
P-31-  
1907

Whereas, I Henry A. Mayo, of Hampden, in the County of Penobscot, and State of Maine, Trustee under the will of Barnabas Freeman, late of Yarmouth, in the County of Cumberland, and State of Maine, deceased, do Yarmouth having obtained a License from the Honorable William M. Ingraham, Judge of Academy Probate, within and for the County of Cumberland, at the February Term of said Court, A.D. 1907 to sell at public or private sale, and convey certain Real Estate of which said Barnabas Freeman was seized and possessed, and which is hereinafter described, and having elected to sell at private sale, have sold said following described Real Estate, it appearing to be for the interest of all concerned, to the Trustees of North Yarmouth Academy, a corporation existing by law and located at Yarmouth aforesaid, for the sum of eleven hundred thirty seven and 50/100 dollars.

Now Know all Men by these Presents, That I the said Henry A. Mayo, by virtue of the power and authority with which I am as aforesaid vested, and in consideration of the aforesaid sum, paid by said Trustees of North Yarmouth Academy the receipt whereof is hereby acknowledged, do hereby give, grant, sell, and convey unto the said Trustees of North Yarmouth Academy, their successors and assigns forever, one half, undivided, of a certain lot or parcel of land with the buildings thereon, situate in said Yarmouth and lying on the northerly side of the County road or Main Street, as called, and bounded, and described, as follows, to-wit: Beginning on the northerly side of said Main Street at the most northwesterly corner thereof of land of the Trustees of North Yarmouth Academy; thence northerly by said land of said Trustees to the most northerly corner thereof, and the most northwesterly corner of land of William P. Hutchinson; thence in a northwesterly direction upon a continuation northwesterly of the northerly or rear line of said Academy lot to the northwesterly side line of the Barnabas Freeman lot or homestead; thence southerly by the northwesterly line of said Freeman lot and by land either in whole or in part of James M. Bates to said Main Street; thence southerly by said Main Street to the point begun at. The lot hereby conveyed is the southerly portion of the homestead lot of the late Barnabas Freeman,



1000-220

Lindley M. Webb  
Justice of the Peace.

Received January 7, 1918, at 2h 30m P. M. and recorded according to the original

Berry  
to  
Davis  
Discharge

KNOW ALL MEN BY THESE PRESENTS, that I, Sarah J. Berry, of Brunswick, in the County of Cumberland and State of Maine, owner of a certain mortgage given by Wm. Howard Davis, of said Brunswick, to me dated February 4, A. D. 1902, and recorded in Cumberland Registry of Deeds, Book 713, Page 81, do hereby acknowledge that I have received full payment and satisfaction of the same and of the debt hereby secured, and in consideration thereof I do hereby cancel and discharge said mortgage, and release unto the said Wm. Howard Davis, his heirs and assigns forever the premises therein described.

IN WITNESS WHEREOF, I, the said Sarah J. Berry have hereunto set my hand and seal this fourth day of October A. D. 1917.

Signed, sealed and delivered in presence of

G. Allen Howe

Sarah J. Berry

Seal

State of Maine. County of Cumberland, ss. October 15, 1917. Then personally appeared the above named Sarah J. Berry and acknowledged the foregoing instrument to be her free act and deed.

Before me, G. Allen Howe,  
Notary Public, Notarial Seal.

Received January 7, 1918, at 3h 50m P. M. and recorded according to the original

Coombs  
to  
Trustees of  
N. Yarmouth  
Academy

See  
Book 3030  
Page 727  
See  
Book 3030  
Page 723  
See  
Book 3030  
Page 721  
See  
Book 3030  
Page 719  
See  
Book 3030  
Page 717  
See  
Book 3030  
Page 713  
See  
Book 3030  
Page 710

KNOW ALL MEN BY THESE PRESENTS, that I, George E. Coombs of Yarmouth, in the County of Cumberland and State of Maine, in consideration of one dollar and other good considerations paid by the Trustees of North Yarmouth Academy, a corporation incorporated under the laws of the Commonwealth of Massachusetts, and whose corporate existence has been recognized by the Legislature of the State of Maine, do hereby give, grant, bargain, sell and convey unto the Trustees of North Yarmouth Academy, its successors or assigns forever, a certain lot or parcel of land situated in said Yarmouth, on the northerly side of Main Street and bounded and described as follows: Beginning at the southerly corner of the Charles Barbour lot; thence along the southerly side of the said Barbour's lot John Coombs' House lot and the F. O. Wellcome lots, North 51 1/2° East, Five hundred fifty-nine feet and two inches (559' -2") to a rod and land conveyed by John Coombs to Samuel D. Warren et als by deed recorded in Cumberland Registry of Deeds, Book 764, Page 378; thence south 38 3/4° East, two hundred ninety-seven ft. (297') by land conveyed to Warren, et als as aforesaid, to a corner; thence south 46 3/4° West, two hundred forty-four feet and three inches (244' -3") to a corner; thence North 46 1/4° West, two hundred thirty-eight feet and eight inches (238' -8") to a corner; thence south 46 1/2° West, fifty-four feet and six inches (54' -6") to a corner; thence north 39 1/2° West, fifty-nine feet and eleven inches (59' -11") to a corner; thence along the northerly side of land formerly of



Dr. James M. Bates, South 51 1/2° West, two hundred eighteen feet (218') to said Main Street; thence in a northwesterly direction along said Main Street twenty-six feet and six inches (26' 6") to the point of beginning. The same to contain two and one-tenth acres more or less.

My title to the premises hereby conveyed is derived as heir at law of John Coombs, late of said Yarmouth, deceased, and under the deed of my brother, Albert H. Coombs, to me recorded in said Registry in Book 922, Page 463.

This conveyance, however, is made upon the express conditions following:- That said grantee, the Trustees of North Yarmouth Academy, shall not lease nor mortgage nor otherwise encumber the premises hereby conveyed but shall use and enjoy and occupy the same for its own purposes; That no building, nor buildings nor parts of buildings shall be erected upon the premises hereby conveyed except on the northwesterly side thereof within seventy-five (75) feet of the northwesterly side line or line of the F. O. Wellcome lots protracted southwesterly to a point one hundred fifty (150) feet northeasterly of said Main Street; that the premises hereby conveyed shall be forever known as "Coombs' Quadrangle" in memory of my father, John Coombs, late of said Yarmouth, deceased. All and singular said conditions shall be observed and fully performed by the grantee herein at any and all times subsequent to the delivery of this deed to, and its acceptance by said grantee,

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said the Trustees of North Yarmouth Academy, its successors or assigns to its and their use and behoof forever, subject, however, to the conditions hereinbefore expressed. And I do covenant with said grantee, its successors or assigns that I am lawfully seized in fee of the premises, that they are free of all incumbrances, that I have good right to sell and convey the same to the said grantee, to hold as aforesaid and that I and my heirs shall and will warrant and defend the same to said Grantee, its successors and assigns forever against the lawful claims and demands of all persons, subject, however, to said conditions.

IN WITNESS WHEREOF, I, the said George E. Coombs and I, Emma F. Coombs, wife of said George E. Coombs, joining in this deed as grantor, and relinquishing and conveying my right by descent and all other rights in the above described premises have hereunto set our hands and seals this thirty-first day of December, in the year of our Lord one thousand nine hundred and seventeen.

Signed, sealed and delivered in presence of

The figure 1/4 substituted for 1/2° in line 21 of page one and The figures 922 and 463 for 764 and 378 respectively before signing Dorothy Williams to both

George E. Coombs  
Emma F. Coombs

Seal  
Seal

State of Maine. Cumberland, ss. Yarmouth, Maine, December 31, 1917.

Personally appeared the above named George E. Coombs and acknowledged the foregoing instrument to be his free act and deed.



and part of the first parcel of land described in license issued to me as aforesaid.

To have and to hold the same, with all the privileges and appurtenances thereunto belonging, in manner as aforesaid to the said Trustees of North Yarmouth Academy, their successors and assigns forever.

And I the said Henry St. Mays in my said capacity do covenant to and with the said Academy its successors and assigns, that I have given the bonds and on all things compliant with the requirements of the law and the license aforesaid, in selling said estate, and have as legal right to sell and convey the same in manner as aforesaid.

In Witness Whereof I the said Henry St. Mays have hereunto set my hand and seal this thirty first day of August in the year of our Lord one thousand nine hundred and seven.

Signed sealed and delivered

in presence of  
Austin St. Squire

Henry St. Mays Seal  
Trustee

State of Maine

Tested at  
August 31, 1907. Personally appeared  
Henry St. Mays, aforesaid, and in said capacity, acknowledged the above instrument to be his free act and deed.

Before me

Austin St. Squire

Justice of the Peace

Received September 11, 1907, at 9.45 m. A.M., and recorded according to the original.

Attest

Frank L. Clark Register

Know all Men by these Presents that I, Mary Elizabeth Deane, of Bridgport, New Hampshire, in the County of Strafford and State of New Hampshire, in consideration of one thousand three hundred thirty seven and 50/100 dollars paid by the Trustees of North Yarmouth Academy, a corporation existing by law and located at North Yarmouth, in the County of Cumberland and State of Maine, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Trustees of North Yarmouth Academy, their successors and assigns forever, one half part undivided of a certain lot or parcel of land, with the buildings thereon, situate in said Yarmouth and lying on the westerly side of the County road or Main Street, and bounded and described as follows, viz. Beginning on the northerly side of said Main Street at the most northwesterly corner thereof of land of the Trustees of



to the Plymouth Academy; thence northerly by said land of said Trustees to the most northerly corner thereof and the most northwesterly corner of front of William B. Hutchinson; thence by an undivided line of said Trustees as a continuation and extension of the northerly or rear line of said Academy lot to the northerly side line of the Barnabas Freeman lot or homestead; thence southerly by the northerly line of said Freeman lot and by land either in whole or in part of James M. Dyer to said Main Street; thence easterly by said Main Street to the front of beginning. The lot hereby conveyed is the southerly portion of the homestead lot of the late Barnabas Freeman, which was conveyed to him by Newell Field by deed dated October 17, A.D. 1853, and recorded in Cumberland County Registry of Deeds, Vol. 25, Page 91, one half of which homestead place was devised by said Barnabas Freeman to the grantor.

To have and to hold the abovegranted premises, with all the privileges and appurtenances thereof to the said Trustees of said Plymouth Academy, their successors and assigns forever. And I do covenant with the said Trustees, their successors and assigns that I am lawfully seized in fee of the premises; that they are free of all incumbrances that I have good right to sell and convey the same to the said Trustees and that I and my heirs shall and will warrant and defend the same to the said Trustees, their successors and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I the said Mary Child DePew and John DePew, husband of the said Mary Child DePew, in token of his release of all right of Dower or title by descent, in the granted premises, have hereunto set our hands and seals this thirty-first day of August, in the year of our Lord one thousand nine hundred and seven.

Signed, sealed, and delivered

in presence of  
Edson D. Evans  
D. C. Shelton

Mary Child DePew Seal  
John DePew Seal

State of Connecticut

Fairfield County ss. September 4, 1907. Personally appeared the above named Mary Child DePew, and acknowledged the above instrument to be her free act and deed. Before me,

Charles D. Evans, Notary Public  
Notary Public for Fairfield County

State of Connecticut  
County of Fairfield

County Clerk's Office. I William D. Shelton, Clerk of said County and of the Superior Court, in and for said County, the same being a



Court of Record, having in law a seal, hereby certify that Isaac L. Evans whose name is subscribed to the certificate of proof, acknowledgments, or affidavits of the annexed instrument, and therein written, was, at the time of taking such proof, acknowledgment or affidavit, as Acting Clerk within and for said County, residing in said County, duly appointed, commissioned and sworn, and authorized by the laws of said State, to administer oaths, and take the acknowledgments and proofs of deeds or conveyances for lands, tenements and hereditaments, and other instruments to be recorded in said State, and to certify the same; that full faith and credit are and ought to be given to his official acts; and I further certify, that I am well acquainted with his hand writing, and verily believe that the signature to the attached certificate is his genuine signature, and that said instrument is executed and acknowledged in conformity with the laws of this State.

In testimony whereof, I have hereunto set my hand and affixed the seal of said Court at Bridgton, in said County and State, on the 4<sup>th</sup> day of September 1907.

Frank L. Clark  
Clerk

Mrs. J. Sheldon  
Sole.

Received, September 11, 1907 at 4 1/2, 55 m. B. B., and recorded according to the original.

Frank L. Clark, Register

Now all Men by these Presents, that I, James P. Mountfort of Cattand County in the County of Cumberland and State of Maine, in consideration of one dollar and other valuable considerations paid by Abigail F. Allen of Maine do hereby acknowledge, do hereby give, grant, bargain, sell and convey, Warranty unto the said Abigail F. Allen, her heirs and assigns forever, a certain lot or parcel of land with the buildings thereon, situated in Cumberland land in said County of Cumberland and State of Maine, in the one hundred and six lot numbered next - up 46 in said Cumberland and bounded as follows, to wit: Beginning at a stone post standing in a stone marked by on the northeast side of the range road; thence in a north westerly direction as the fence now stands, thirty and one quarter (30 1/4) rods; thence North forty nine and one quarter (49 1/4) degrees East to the end line of said lot; thence on said end line North west twenty five (25) rods, thence South forty nine and one quarter (49 1/4) degrees West by Donald M. Grier land to said range road; thence South east in the line of said range road to the place of beginning, containing twenty five (25) acres and ninety (90) square rods.

The said certain lot or parcel of land situated in said Cumberland in



the seal of Baltimore County sent on the 17 day  
of May - 1839

Whose full title of  
Baltimore County

Received June 6 - 1839 and recorded from the original  
By Samuel Small Register

Know all men by these presents that  
I of County of Northampton in the State  
of Massachusetts and State of Maine - your  
Honorable Court have given me by Adams Esq of the City  
and County of Baltimore and State of Maryland leave  
to make sale of two parcels of land belonging Adams Esq  
to him in the County of Cumberland aforesaid and in  
consideration of which hundred twenty eight dollars fifty cents  
and paid me by the Trustees of Northampton Academy  
to wit Adams Esq and the said Adams Esq the receipt whereof I do  
hereby acknowledge do hereby give grant bargain sell  
and convey unto the said Trustees of Northampton  
Academy and to their successors in office to have the  
following described real estate situate in said North  
ampton to wit the same lot which was conveyed  
to the said Adams Esq by Regd Esq the 17 day of  
October 1839 and recorded in the Cumberland Registry  
of deeds Book 155 page 116 beginning on the County road leading  
from Northampton Falls towards New Worcester at the  
northerly corner of the lot on which the Academy now  
stands thence Northwesterly by the Northwesterly line of the  
aforesaid lot aforesaid to the Northwesterly corner thereof  
on the same course to the two acre lot owned by W. H. Hook-  
bridge and others thence Northwesterly by said lot to the  
river thence up the river to the corner of Baker's land thence  
South 66th west by said Baker's land to the County road  
aforesaid thence Southwesterly by said road twenty rods  
twenty three and a half links the first mentioned being  
containing four acres and twenty rods more or less the  
said Trustees and their successors in office to make and  
to ever to maintain one half the fence between said lot  
and Baker's land aforesaid and as the fence adjoin-  
ing the land now owned by the said Trustees in regard to the  
corners of the paper will be a true pointing the following  
way from the two acre lot aforesaid to said County road  
to wit with the right of way and the privilege of



having an agreement as conveyed to them by Edward  
Sussex and others To have and to hold the premises  
and for mine premises with all the privileges appertaining  
to the said Thomas and their successors in office to their  
use and behoof forever And I by virtue of the power  
given me as aforesaid and in behoof of Adams say afo-  
said will warrant and defend the same premises to the  
said Thomas and their successors in office here against  
the lawful claims and demands of all persons On  
witness whereof the said Jeremiah Mitchell the  
lawful attorney of the said Adams has hereunto  
set my hand and seal the fourth day of June in the year of  
our Lord one thousand eight hundred and thirty nine  
signed sealed and delivered

in Presence of  
Samuel Sweetser  
W. H. Lockridge  
Jeremiah Mitchell  
Permanently appeared the above named Jeremiah Mitchell  
at the above instrument to be recorded and read  
\* brought into the Registry Room the Original Instrument  
Received June 5 - 1839 and recorded in the Original  
By Samuel Small Register

I Samuel P. Woodbury do hereby certify  
that I have appropriated and do hereby appropriate  
a certain piece of land parcel of my farm in the town of  
the County of Cumberland for a place of burial of my  
family burying ground pursuant to the statute in such  
cases made and provided bounded and described as  
follows viz being about four acres half rods square and  
fenced on three sides with boards and on the other side with  
posts and rails being the same spot which has been used for  
my family burying ground for some years whereon  
some of my friends have been buried Witness my hand  
the fourth day of June A.D. eighteen hundred and thirty  
nine

Samuel P. Woodbury  
Attest  
John B. Lane  
Quinlan June 7 1839 and recorded from the original  
By Samuel Small Register



KNOW ALL MEN BY THESE PRESENTS, THAT *we*,  
*Hannah Russell and Edward Russell*  
 both of North Yarmouth in the County of Cumberland  
 in consideration of the sum of *thirteen hundred* dollars  
 paid by *the Trustees of North Yarmouth Academy in said*  
*North Yarmouth*

the receipt whereof *we* do hereby acknowledge, do hereby give, grant, bargain,  
 sell, and convey unto the said *Trustees their successors*

heirs and assigns forever *seven* *seventeen* *the* of an acre of land in said  
 North Yarmouth bounded as follows, viz. beginning on the north-  
 easterly side of the County road leading from the lower falls in said  
 North Yarmouth to *St. John's* *Eight* *road* Northwesterly of the  
*property* coming of *Joseph Woods* *house* *lot* thence Northwesterly  
 at right angles with said road *seven* *road* thence Northwesterly  
 only parallel with said road *seven* *road* thence Southwesterly  
 parallel with the first mentioned line to the road aforesaid  
 by said road to the place first mentioned it being the same  
 lot now occupied by the Academy building

TO HAVE AND TO HOLD the aforegranted and bargained prem-  
 ises, with all the privileges and appurtenances thereof, to the said *Trustees their*  
*Successors* heirs and assigns, to their use and  
 behoof forever. And *we* do covenant with the said *Trustees their*  
*Successors* heirs and assigns, that *we* *are* lawfully seized  
 in fee of the premises; that they are free of all incumbrances; that *we* have good  
 right to sell and convey the same to the said *Trustees*  
 to hold as aforesaid; and that *we* and *our*  
 heirs, shall and will warrant and defend the same to the said *Trustees their*  
*Successors* heirs and assigns forever, against the lawful claims and  
 demands of all persons.

In Witness Whereof, *we* the said *Hannah Russell* *and*  
*Edward Russell*

have hereunto set *our* hands and seals this *thirteenth* day of *December*,  
 in the year of our Lord one thousand eight hundred and *eighty* *eight*

SIGNED, SEALED AND DELIVERED  
 IN PRESENCE OF

*Wm Swetlow Jr*  
*William Buxton*

*Hannah Russell* *and*  
*Edward Russell*

CUMBERLAND, ss. *August 30<sup>th</sup>* 1839. Personally appeared  
 the above named *Hannah and Edward Russell*  
 and acknowledged the above instrument to be *their* free act and deed... Before me,  
*William Buxton* Justice of the Peace.

RECEIVED *May 30* 1839 AND RECORDED FROM THE ORIGINAL BY  
*James Small* REGISTER.



Lawrence  
to  
North  
Yarmouth  
Academy  
Trs of  
--  
War

### Know All Men by These Presents,

**That** I, Clara L. Lawrence, of Yarmouth, County of Cumberland and State of Maine,

in consideration of one (\$1.00) dollar and other valuable considerations,

paid by The Trustees of North Yarmouth Academy, a corporation duly organized and existing by law, of Yarmouth, County of Cumberland and State of Maine,

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said The Trustees of North Yarmouth Academy its successors

hereby and assigns forever, a certain lot or parcel of land together with buildings thereon, situated on Main Street in said Yarmouth, and bounded and described as follows: Beginning at the southwesterly corner of the homestead lot now or formerly belonging to Barnabas Freeman and running northwesterly by said Main Street seventy (70) feet; thence running northeasterly two hundred fourteen (214) feet to a stake; thence southeasterly fifty-seven (57) feet to said Freeman's land; thence by said Freeman's land two hundred seven (207) feet to bounds first mentioned.

Being the same premises conveyed to James Bates and James M. Bates by deed of Paul S. Blanchard, et als., recorded in the Cumberland County Registry of Deeds in Book 302, Page 487 and 488, and the same referred to in a deed from James Bates to James M. Bates, dated May 31, 1865 and recorded in said Registry of Deeds in Book 334, Page 228 and the same which was devised to the mother of Frank Lawrence and the said Harriette L. Bates by the will and abstract of which is recorded in said Registry in Book 860, Page 164.

Reference is made to a first mortgage given by Harriette L. Bates to Frank L. Lawrence, dated January 6, 1932, and recorded in Cumberland County Registry of Deeds in Book 1391, Page 109 and a foreclosure being recorded in Cumberland County Registry of Deeds in Book 1593, Page 76, dated November 22, 1939.



to have and to hold the aforegranted and bargained premises with all the ~~221~~  
privileges and appurtenances thereof, to the said The Trustees of  
North Yarmouth Academy, its successors

and assigns, to it and their use and behoof forever.

And I do covenant with the said Grantees, its <sup>successors</sup> heirs and assigns,  
that, I am lawfully seized in fee of the premises, that they are  
free of all incumbrances;

that I have good right to sell and convey the same to the said  
Grantees to hold as aforesaid; and that I and my heirs  
shall and will warrant and defend the same to the said Grantees, its  
successors heirs and assigns forever, against the lawful claims and demands of  
all persons.

In Witness Whereof, I, the said Clara L. Lawrence, being unmarried,

and

~~notar~~ ~~of the said~~

~~joining in this deed as Grantee, and~~  
~~relinquishing and conveying~~ ~~with full power and authority~~  
~~rights in the above described premises,~~ have hereunto set my  
hand and seal this second day of December  
in the year of our Lord one thousand nine hundred and sixty.

Signed, Sealed and Delivered  
in presence of

*William C. L. Lawrence*

*Clara L. Lawrence*

State of Maine. Cumberland ss. December 2 1960.

Personally appeared the above named Clara L. Lawrence,

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

Before me,

*William C. L. Lawrence*  
Justice of the Peace  
Notary Public

DEC 5 1960

REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE

Received at 12 H 31 M P. M., and recorded in

BOOK 2579 PAGE 220 *William C. L. Lawrence* Register



0056625

BK16595PG274

WARRANTY DEED

VREELAND ASSOCIATES, LLP, a Maine Limited Liability Partnership with a place of business located in Yarmouth, County of Cumberland and State of Maine, for consideration paid, grant to

NORTH YARMOUTH ACADEMY


A Maine Institution for Learning, with a principal place of business located in Yarmouth, County of Cumberland and State of Maine, with WARRANTY COVENANTS, the following described land in Yarmouth, County of Cumberland, and State of Maine:

See Exhibit A attached hereto and made a part hereof

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

IN WITNESS WHEREOF, Vreeland Associates, LLP, has caused this instrument to be executed by Mary B. Vreeland, its Manager, therunto duly authorized this 1<sup>st</sup> day of August, 2001.

Vreeland Associates, LLP

  
By: Mary B. Vreeland  
Its: Manager

State of Maine,  
Cumberland, ss.

August 1, 2001

Personally appeared before me Mary B. Vreeland, and acknowledged the foregoing instrument to be her free act and deed in her said capacity and the free act and deed of Vreeland Associates, LLP.

  
Notary Public/Attorney-at-Law

Richard J. Abdonanza

G:\CLIENTS\NorthYarmouthAcademy\Deed158MainStreet.doc

MAINE REAL ESTATE TAX PAID



BK 16595 PG 275

EXHIBIT A

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

Beginning at the Northeasterly corner of the house lot now or formerly of Bertha M. Bibber on Main Street; thence Southwesterly by the said Bibber lot to land of the Trustees of North Yarmouth Academy; thence Southeasterly by the line of land of said Academy Trustees to the house lot now or formerly of Ella A. Woods, fifty-seven (57) feet; thence Northeasterly by said Woods house lot to the Main Street; thence by said Main Street to the bounds before mentioned at the point of beginning, being the same property conveyed to Effie M. Johnson by Evelyn J. Tolman by her warranty deed dated May 12, 1926, recorded in the Cumberland County Registry of Deeds in Book 1234, Page 243

The above described parcel of land is commonly known as 107 Main Street, Yarmouth, Maine, and is the same land and building as described in warranty deed from June Freeman Burrill (formerly June Freeman Long) and Geneva G. Freeman to William E. Freeman, Geneva G. Freeman and June Freeman Burrill as joint tenants, dated February 5, 1970 and recorded in the Cumberland County Registry of Deeds in Book 3117, Page 665. William E. Freeman having died September 17, 1977 and Geneva G. Freeman having died January 4, 1979.

RECEIVED  
RECORDED REGISTRY OF DEEDS

2001 AUG -2 PM 1:17

CUMBERLAND COUNTY

*John B. Austin*



0056629

BK16595 PG295

WARRANTY DEED

VREELAND REALTY ASSOCIATES, LLC, a Maine Limited Liability Company with a place of business located in Yarmouth, County of Cumberland and State of Maine, for consideration paid, grant to

NORTH YARMOUTH ACADEMY


A Maine Institution for Learning, with a principal place of business located in Yarmouth, County of Cumberland and State of Maine, with WARRANTY COVENANTS, the following described land in Yarmouth, County of Cumberland, and State of Maine:

See Exhibit A attached hereto and made a part hereof

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

IN WITNESS WHEREOF, Vreeland Realty Associates, LLC, has caused this instrument to be executed by Mary B. Vreeland, its Manager, thereunto duly authorized this 1<sup>st</sup> day of August, 2001.

MAINE REAL ESTATE TAX PAID



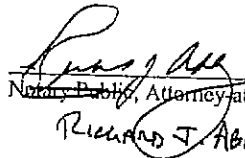
Vreeland Realty Associates, LLC

Mary B. Vreeland  
By: Mary B. Vreeland  
Its: Manager

State of Maine,  
Cumberland, ss.

August 1, 2001

Personally appeared before me Mary B. Vreeland and acknowledged the foregoing instrument to be her free act and deed in her said capacity and the free act and deed of Vreeland Realty Associates, LLC.

  
Notary Public, Attorney-at-Law  
Richard J. Abandon



BK 16595 PG 296

EXHIBIT A

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

Beginning on the southwesterly sideline of Main Street at the northerly corner of land conveyed by Leonora H. Baker to Evelyn J. Tolman by deed dated July 29, 1921 and recorded in Cumberland County Registry of Deeds in Book 1081, Page 359; thence southwesterly by the Tolman land two hundred ninety-seven (297) feet, more or less, to land of North Yarmouth Academy; thence northwesterly by the land of North Yarmouth Academy forty-seven (47) feet, more or less, to the southerly corner of land conveyed by Gardner L. Sturdivant to William A. McPherson, by deed dated January 28, 1924, and recorded in said Registry of Deeds in Book 1158, Page 482; thence northeasterly by the McPherson land two hundred ninety-seven (297) feet, more or less, to the southwesterly sideline of Main Street; thence southeasterly by Main Street to the point of beginning.

RECEIVED  
RECORDED REGISTRY OF DEEDS

2001 AUG -2 PM 1:20

CUMBERLAND COUNTY

*John B. Quinn*



049543

WARRANTY DEED  
(Maine Statutory Short Form)

KNOW ALL PERSONS BY THESE PRESENTS, that NYA Partners, a Maine general partnership, of Portland, County of Cumberland, and State of Maine, for consideration paid, grants to Trustees of North Yarmouth Academy, a corporation organized and existing under the laws of the State of Maine, and having its principal place of business at 148 Main Street, Yarmouth, in the County of Cumberland, and State of Maine, whose mailing address is 148 Main Street, Yarmouth, ME 04096, with WARRANTY COVENANTS, the land in Yarmouth, County of Cumberland, State of Maine, described as follows:

together with the buildings thereon  
A certain lot or parcel of land/situated on the southwesterly sideline of Main Street in the Town of Yarmouth, County of Cumberland, State of Maine, bounded and described as follows:

Beginning at a point on the southwesterly sideline of Main Street, said point being at the most northerly corner of land now or formerly of Stewart T. and Mary B. Vreeland as described in the Cumberland County Registry of Deeds in Book 6159, Page 219.

Thence:

1) S 44°23'06" W along land of Vreeland and through the center of an old well a distance of two hundred ninety-four and 67/100 (294.67) feet to a point at or near a 1" hollow pipe found on the easterly line of land now or formerly of North Yarmouth Academy as described in said Registry in Book 804, Page 140.

2) N 42°12'22" W along land of North Yarmouth Academy a distance of one hundred seventy-six and 05/100 (176.05) feet to an iron pin set (5/8" capped rebar) and the southeasterly sideline of land now or formerly of the Town of Yarmouth Skating Rink.

3) N 50°44'21" E along land of the Town of Yarmouth and land now or formerly of Canal National Bank as described in said Registry in Book 1895, Page 396 and Book 2448, Page 200, a distance of three hundred and 34/100 (300.34) feet to a drill hole set on the southwesterly sideline of Main Street.

4) S 39°53'10" E along the southwesterly sideline of Main Street a distance of one hundred forty-three and 21/100 (143.21) feet to the point of beginning.

The above-described parcel of land contains 47,398 square feet or 1.09 acres. Bearings are based on magnetic north 1968.

MAINE REAL ESTATE TAX PAID



The premises are subject to:

1. Rights and easements granted to Central Maine Power Company as set forth in deed dated July 21, 1961 and recorded in the Cumberland County Registry of Deeds in Book 2623, Page 342.
2. Rights and easements granted to the Yarmouth Water District as set forth in deed dated November 16, 1976 and recorded in the Cumberland County Registry of Deeds in Book 3941, Page 35.
3. Lease Agreement between NYA Partners, a Maine general partnership and Enterprise Engineering, Inc., a Maine corporation dated September 30, 1994, a Memorandum of which is recorded in the Cumberland County Registry of Deeds in Book 11744, Page 142.

IN WITNESS WHEREOF, it, the said NYA Partners, has caused this instrument to be signed and sealed in its corporate name by Patrick Coughlan and Stephen Anderson, its Managing Partners, thereunto duly authorized, this 27<sup>th</sup> day of July 1998.

WITNESS:

NYA PARTNERS

Gail C. Shubert

By: Patrick Coughlan  
Patrick Coughlan  
Its Managing Partner

Gail C. Shubert

By: Stephen Anderson  
Stephen Anderson  
Its Managing Partner

STATE OF MAINE  
COUNTY OF CUMBERLAND, ss.

July 27, 1998

Then personally appeared the above named Patrick Coughlan, Managing Partner, of said Partnership, as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Partnership.

Before me,

Michael D. Foster  
Attorney at Law/Notary Public

RAE/NYA/Documents/WARRANTY DEED (No. Yarmouth)

RECEIVED  
COUNTY OF DEEDS

1998 JUL 28 11:10:12

CUMBERLAND COUNTY

J. B. O'Brien



Steel  
To  
Tyler

Discharge

Know all Men by these Presents, That I, Thos. J. Steel of Maine Androscoggin County, Maine, mortgagee and owner of a certain mortgage given by Joseph Tyler of Portland, Cumberland County, Maine, to me, dated October 15th A.D. 1904, and recorded in Cumberland County Registry of Deeds Book 757, Page 271, do hereby acknowledge that I have received full payment and satisfaction of the same and of the debt thereby secured, and in consideration thereof do hereby cancel and discharge said mortgage, and release unto the said Joseph Tyler, his heirs and assigns forever the premises therein described.

In Witness Whereof, I the said Thos. J. Steel have hereunto set my hand and seal this twenty-seventh day of March A.D. 1907.

Signed, Sealed and Delivered

in Presence of  
Charles Steel

Thos. J. Steel Seal

State of Maine

Androscoggin ss March 27th, 1907. Then personally appeared the above named Thos. J. Steel and acknowledged the foregoing instrument to be her free act and deed, before me,

Chas. H. Jewell

Justice of the Peace

Received March 28, 1907, at 11 hrs. 55 min. A.M., and recorded according to the original.

Attest,

Frank L. Clark

Register.

Merrill

To  
North Yarmouth Academy  
Trustees of

Warranty

Know all Men by these Presents, That I, Joseph E. Merrill, of Newton, in the County of Middlesex and Commonwealth of Massachusetts, in consideration of the sum of one dollar, and other valuable considerations paid and to be paid by the Trustees of North Yarmouth Academy, a body politic incorporated under the laws of said Commonwealth and whose corporate existence has been recognized by the laws of the State of Maine, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto said the Trustees of North Yarmouth Academy, and its successors and assigns forever

First: A certain lot or parcel of land situated in Yarmouth, in the County of Cumberland and State of Maine, and bounded and described as follows, viz: Northwestly by saw extension Southwesterly to land now or formerly of Truman H. Leaves and Mary L. Leaves of the Northwesterly side line of the lot of land owned formerly by Addison Young and now or recently by Alexander L. Trumbly, (said Trumbly land lying on the Southwesterly side of Main Street) Southwesterly by said Trumbly



land, by land now or formerly of Henry Litchins; by land formerly of Paul H. Blanchard; by land of John M. Cobb and by land formerly of Charles T. Hunt; Southerly by said land of John M. Cobb by land formerly of Pegg B. Cutler, land now or formerly of Warren C. Mitchell and land formerly of Davis Moxey; Southwesterly by said land formerly of Davis Moxey and by said land now or formerly of Tristram B. Cleaveland and Henry C. Blasco, being the same lot of land conveyed to me by John C. Humphrey by his deed bearing date the twenty-fifth day of August, A.D. 1906, and recorded in the Registry of Deeds of said County of Cumberland in Book 791, Page 132, hereby granting and conveying together therewith any and all my right, title and interest in and to my and all land in said Sparmouth conveyed to me by said Humphrey by said deed however the same may be bounded or described.

Second: Also a certain lot or parcel of land, situated in said Sparmouth, and bounded and described as follows, viz: Beginning at the Southerly corner of the lot of land owned by John M. Cobb wherein his dwelling-house, now occupied by him, stands and upon the line of the lot of land first hereinbefore described; thence Southerly by land now or formerly of Charles T. Hunt and land of Georgia A. Freeman to the street laid out by Ammi Storer which extends from Portland Street Easterly towards said dwelling-house; thence Easterly twelve (12) feet by said street and an extension Easterly of the Southerly side of said street; thence Southerly-parallel with the first named course to said land of said Humphrey; thence Easterly by said land of said Humphrey to the point of beginning; reserving and excepting to said Cobb during his natural life the elm tree now standing on said lot.

Third: Also the right to pass and repass on foot and with teams and horses from said street laid out by Ammi Storer as aforesaid over and across a certain other lot or parcel of land in said Sparmouth bounded and described as follows: Southerly by the lot of land hereinbefore last described, Easterly by the Easterly side line of said lot of land last hereinbefore described extended Southerly to the Southerly side line of said lot of land owned by said John M. Cobb and to land now or formerly of Elias Loring; Northerly by said Northerly side line of said lot of land of said Cobb, and by said Loring land and Easterly by the South or Easterly terminus of said street laid out by Ammi Storer as aforesaid.

Fourth: And also a right of way through and over said street laid out by Ammi Storer as aforesaid to and from the lot of land second herein-described and the right of way last hereinbefore described.

Reference may be had for the source of my title to deed of John M. Cobb to me bearing date the twenty-seventh day of August, A.D. 1906, and of record in said Registry in Book 791, page 135.

To Have and To Hold the aforegranted and bargained premises.

John  
Cobb  
dub

Ammi  
Storer

Ammi  
Storer



with all the privileges and appurtenances thereof, to said the Trustees of North Yarmouth Academy and its successors, and assigns to its and their use and behoof forever: In Trust, nevertheless, for the following purposes and uses, and subject to the following conditions and restrictions in the management of the trust herein and hereby created: The lot of land first hereinbefore described shall forever be held, occupied, and used by said the Trustees of North Yarmouth Academy as, and for the purposes of, an athletic field for the students from time to time attending, and the teachers from time to time connected with North Yarmouth Academy and for no other purpose, and shall be forever known as Lewis Field in memory of Rev. John Lewis, late of said Yarmouth, deceased, and said the Trustees of North Yarmouth Academy shall forever reasonably and properly maintain and care for said lot as an athletic field, and shall forever maintain and keep in repair and, if needful, replace the seats therein erected by me and maintain and keep in repair the monument or memorial stone thereon to be erected by me and shall forever keep the lettering upon said stone distinctly cut, the inscription upon said stone being as follows:

North Yarmouth Academy  
Lewis Field

In memory of Rev. John Lewis  
1777 - 1804

Judge of the Court of Common Pleas  
1782 - 1804

The Gift of his great Grandson  
Joseph E. Merrill  
of the Class of 1850.

And in case said stone shall be injured or broken beyond repair either by time or accident or otherwise, said the Trustees of North Yarmouth Academy shall replace said stone by another stone of like dimensions, material and quality and bearing the same inscription, provided however, in the event that after the lapse of twenty five years from the date of these presents, said the Trustees of North Yarmouth Academy shall deem it for the best interest of said North Yarmouth Academy or of said Trustees as the governing body thereof, or in the event that at any time hereafter such portion of said lot of land first hereinbefore described be taken either for the laying out of public streets or ways or by right of eminent domain for other purposes, that in the judgment of said Trustees said lot of land is no longer suitable or adequate for the purposes of an athletic field, then in either of said events said Trustees may sell said lot of land upon fully observing the following conditions and requirements: Before making sale of said lot of land or of any portion thereof, said Trustees shall cause to have been conveyed to them said Trustees, in trust, with good and perfect



title in fee simple a lot of land in said township of at least equal area with said lot of land first herein described; (2) cause said memorial stone or any stone erected by said Trustees in place thereof to be removed to said lot of land so purchased and there placed upon a safe and secure foundation and (3) cause said seats erected by me or those substituted for them by said Trustees to be removed to, or like seats to be erected upon, said lot of land so purchased.

And in making sale of said lot first herein described, said The Trustees of North Yarmouth Academy shall lay out upon said lot and as near as may be, equidistant from the Southwesterly and Northwesterly side lines thereof, unless impracticable to do so by reason of streets and ways already laid out or by exercise of the right of eminent domain, a street or way extending from the Southwesterly side line thereof to the Northwesterly side line thereof, which street said Trustees shall dedicate to the public upon the condition that it be accepted as a public street or way by the town of Yarmouth or its successors, hereafter known as Lewis Street and be forever maintained and kept open by said town or its successors as a public street or way.

And said lot of land so purchased by said the Trustees of North Yarmouth Academy, together with said memorial stone and seats shall not be aliened nor conveyed by said Trustees but shall be forever held, occupied, used and cared for by said the Trustees of North Yarmouth Academy, in trust for the purposes of an athletic field for said students and teachers and shall be forever known as *Parris Field*, provided, however, in the event that such portion of any lot of land so purchased as herein directed in substitution for that first herein described, shall be taken either for the laying out of public streets or ways or by right of eminent domain for other purposes that said lot becomes in the judgment of said Trustees unsuitable or inadequate for the uses and tenets hereinbefore set forth, said Trustees may then, but not otherwise, sell said lot so becoming in the judgment of said Trustees unsuitable or inadequate upon observing before making sale thereof all conditions and requirements herein provided for and required to be observed before making sale of said lot of land first hereinbefore described;

And provided further, that the proceeds of the sale of said lot of land first hereinbefore described or of any lot of land purchased by virtue of the provisions hereof in substitution therefor and upon the trusts herein provided, after deducting the cost of the lot so purchased in substitution, shall be forever held by said the Trustees of North Yarmouth Academy separate and apart from its other invested funds and be known as the *Parris Fund* and the income thereof shall be used in payment in whole or in part of the salary of a professor of mathematics to be forever known as the *Parris Professor of Mathematics*; unless said income shall be more



than sufficient to pay said salary when in such event, the surplus or balance of said income not needed therefor may be used for the general purposes of said North Yarmouth Academy.

Provided also, that each and every deed of conveyance to said the Trustees of North Yarmouth Academy of any lot or lots of land purchased by said the Trustees of North Yarmouth Academy in accordance with the provisions hereof in substitution for the lot of land first hereinbefore described shall expressly declare the same to be made in trust and contain an express reference to these presents, both by date and by book and page of record; that each and every lot of land purchased by said the Trustees of North Yarmouth Academy in substitution for said lot of land first herein described and by virtue of the provisions hereof, shall, until it shall be sold in conformity to the provisions hereof, be known as 'Lewis Field' and be used and occupied for the purposes of an athletic field and for no other purpose; that no lot of land purchased under and in accordance with the provisions hereof, either immediately or remotely, in substitution for said lot of land first herein described, shall be aliened or conveyed over in the event that it becomes inadequate or insufficient in the judgment of said Trustees for said purposes by the taking thereof in whole or in part for the laying out of streets or ways or by the exercise of eminent domain for other purposes; and provided always, further, that said memorial stone on whatever lot of land so purchased it shall be located by virtue of the provisions hereof shall be maintained, repaired, replaced and kept lettered, as hereinbefore provided.

The lot of land second hereinbefore described, and the rights of way appurtenant thereto and hereby conveyed shall be forever held in trust by said the Trustees of North Yarmouth Academy for the purpose of providing and furnishing a passageway or mode of access to said Trustees, said teachers and students of said North Yarmouth Academy to said lot of land first hereinbefore described saving and excepting only, in the event of a sale by virtue of the provisions hereof of said lot of land first hereinbefore described when in such event, said passageway occupying said lot second hereinbefore described shall be extended of equal width of twelve feet to said street or way to be laid out and known as 'Lewis Street', or to a street or way, if any, laid out by said town or its successors before such sale; and said passageway and such extension thereof shall be dedicated to the public and forever kept open as a public way or lane.

And I do covenant with the said Grantor, its successors and assigns, that I am lawfully seized in fee of the premises; that they are free from all incumbrances; that I have good right to sell and convey the same to the said Grantor to hold as aforesaid and that I and my heirs will Chant and Defend the same to said Grantor and its



successors and assigns, against the lawful claims and demands of all persons subject, however, to all the conditions and restrictions hereinafter set forth.

In Witness Whereof, I, said Joseph E. Merrill, being unmarried, have hereunto set my hand, and seal this twenty-seventh day of February A.D. 1901.

Signed, sealed and delivered

in presence of  
Am. F. Garcelon

Chas. F. Carlson

Joseph E. Merrill Seal

Commonwealth of Massachusetts

County of Suffolk, ss.

Boston, Mass., Feb. 27, 1907.

Then personally appeared the above-named Joseph E. Merrill  
and acknowledged the above instrument to be his free act and deed.

44-38861-1000  
 APR 19 1934  
 NATIONAL BUREAU OF INVESTIGATION  
 DEPARTMENT OF JUSTICE

Before me,

William F. Marcelon

Notary Public

Received March 28, 1901, at 2<sup>h</sup>-m. P. M., and recorded according to the original

Attest,

Frank L. Leach's Register

Leave.

This Indenture made this twenty eighth day of March, A.D. 1907, between Fred O. Jeffords and Grenville Jeffords of Windham in the County of Cumberland and State of Maine, hereinafter called the lessors, which expression shall include their heirs and assigns where the context so requires or admits, of the one part, and Charles O. Dalton of Portland in said County and State, hereinafter called the lessee, which expression shall include his executors, administrators and assigns where the context so requires or admits, of the other part;

Witnesseth: that the said lessors do hereby lease and demise unto the said lessee, his executors, administrators and assigns, all that parcel of real estate with the buildings thereon situated at Woodford's Corner, so called, in said Ireland, and bounded and described as follows;

Beginning at the point of intersection of the Southernly side line of  
Hordford's street, so called, formerly known as the "old road to the plains"  
and the Westerly side line of Deering avenue, formerly known as the "old  
road to Onland"; thence Southerly along the Easterly side of said Deering  
avenue 106 feet more or less to the point where the Southerly side line of  
the lot of land conveyed by Emanuel Jordan to Charles C. Stevens by deed  
recorded in the Cumberland County Registry of Deeds, Book 283, page 520, and  
known as the "Bank Lot", intersects said Easterly side line of said Deering

Jefferson  
to  
Dalton

W. J. Dalton

Valion

Leaf

### Assignment

Book 838

Page 285

Sturbridge  
Mass.  
Nov. 1. 1845

Portland, April 25, 1916

Jack B. DeFord



## Know all Men by These Presents, That

I, Sylvanus B. Lawrence of Dorchester in the Commonwealth of Massachusetts, devisee under the will of Paul G. Blanchard, late of Yarmouth, in the County of Cumberland and State of Maine, deceased,

in consideration of one dollar and other valuable considerations, paid by the Trustees of North Yarmouth Academy, a corporation organized under the laws of the Commonwealth of Massachusetts, and having a place of business in said Yarmouth the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said the Trustees of North Yarmouth Academy, their successors and assigns forever, one ninth in common and undivided of a certain lot or parcel of land situated in said Yarmouth, with the buildings thereon, known as the Yarmouth Institute, bounded and described as follows, viz: Beginning on the County Road known as Main Street, at the northerly corner of house lot late of Paul G. Blanchard, and running northwesterly by said street to the house lot formerly of Elizabeth Woods, widow, and Elizabeth Woods, wife of Joseph Woods; thence southwesterly, following the line of said Elizabeth and Elizabeth Woods' land to the most southern corner thereof; thence northwesterly by said Elizabeth and Elizabeth Woods' land thirteen feet; thence southwesterly, parallel with the line of house lot formerly of Nathan Oakes, twenty-three and one half feet; thence northwesterly, parallel with the line of said Elizabeth and Elizabeth Woods' land to said Nathan Oakes' house lot; thence southwesterly, by said Oakes' lot, to land formerly of Samuel Baker; thence southeasterly by said Baker's land to said house late of Paul G. Blanchard, and by the same northeasterly, to the bounds first mentioned. Being the same premises conveyed to Paul G. Blanchard by Henry Newton, by deed dated March 30th, 1865, and recorded in Cumberland County Registry of Deeds, Book 333, Page 496.

On Here and in Hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to them the said Trustees of North Yarmouth Academy, their successors heirs and assigns, to their use and behoof forever. And I do covenant with the said Grantee, their successors heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all incumbrances;

that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs, shall and will warrant and defend the same to the said Grantee, their successors heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I, the said Grantor and Hattie Lawrence, wife of the said Sylvanus B. Lawrence, joining in this deed as Grantor, and relinquishing and conveying her rights by descent and all her other rights in the above described premises,

our hands and seal this fifth day of May have hereunto set one thousand nine hundred and thirteen.

Signed, Sealed and Delivered in presence of

Hollis H. Metcalf

Sylvanus B. Lawrence

Seal

Florence T. Metcalf

Hattie Lawrence

Seal

Commonwealth of Massachusetts, Suffolk ss.

~~State of Maine, Cumberland ss.~~

May 7th,

1913

Personally appeared

the above named

Sylvanus B. Lawrence and Hattie Lawrence

and acknowledged the above instrument to be their free act and deed.

Before me,

John B. Loring, Notary Public

Notarial Seal.

Justice of the Peace

Received

May 15,

1913,

at 10 o'clock 32 m. A. M.,

and recorded according to the original.



# Know all Men by These Presents, That 913-185

We, Lucy N. Blanchard, Alice B. Blanchard and Maria W. Blanchard, all of New York in the State of New York, devisees under the will of Paul G. Blanchard, late of Yarmouth, in the County of Cumberland and State of Maine, deceased,

in consideration of one dollar and other valuable considerations paid by the Trustees of North Yarmouth Academy, a corporation organized under the laws of the Commonwealth of Massachusetts, and having a place of business in said Yarmouth the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said the Trustees of North Yarmouth Academy, their successors and assigns forever, three ninths in common and undivided of a certain lot or parcel of land situated in said Yarmouth, with the buildings thereon, known as the Yarmouth Institute, bounded and described as follows, viz: Beginning on the County Road known as Main Street, at the northerly corner of house lot late of Paul G. Blanchard, and running northwest only by said street to the house lot formerly of Elizabeth Woods, widow, and Elizabeth Woods, wife of Joseph Woods; thence southwesterly, following the line of said Elizabeth and Elizabeth Woods' land to the most southern corner thereof; thence northwesterly by said Elizabeth and Elizabeth Woods' land thirteen feet; thence southwesterly, parallel with the line of house lot formerly of Nathan Oakes twenty-three and one half feet; thence northwesterly, parallel with the line of said Elizabeth and Elizabeth Woods' land to said Nathan Oakes' house lot; thence southwesterly, by said Oakes's lot to land formerly of Samuel Baker; thence southeasterly, by said Baker's land to said house lot late of Paul G. Blanchard, and by the same northeasterly to the bounds first mentioned. Being the same premises conveyed to Paul G. Blanchard by Henry Newton, by deed dated March 30th, 1885, and recorded in Cumberland County Registry of Deeds, Book 333, Page 496.

On Here and in Hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to them the said Trustees of North Yarmouth Academy, their successors heirs and assigns, to their use and behoof forever. And we do covenant with the said Grantees, their successors heirs and assigns, that we are lawfully seized in fee of the premises; that they are free of all incumbrances;

that we have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that we and our heirs, shall and will warrant and defend the same to the said Grantees, their successors heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, we, the said Grantors, being unmarried

Our hands and seals this fifth day of May have hereunto set in the year of our Lord one thousand nine hundred and thirteen.

Signed, Sealed and Delivered in presence of  
Emma G. Williams  
Harriet Lewis Bradley  
Emma G. Williams

Lucy N. Blanchard Seal  
Alice B. Blanchard Seal  
Maria W. Blanchard Seal

State of Maine, CUMBERLAND, SS. May 9th, 1913. Personally appeared the above named Alice B. Blanchard

and acknowledged the above instrument to be her free act and deed.

Before me, Thomas L. Talbot, Notary Public Justice of the Peace. Notarial Seal.

Received May 15, 1913, at 10 o'clock 32 m. A. M., and recorded according to the original.



## Know all Men by These Presents, That

We, Frances E. Oakes of Newton in the County of Middlesex and Commonwealth of Massachusetts, Cynthia E. Blanchard of Gardiner, in the County of Kennebec and State of Maine and Nathaniel W. Blanchard of Yarmouth in the County of Cumberland and State of Maine

in consideration of one dollar and other valuable considerations paid by the Trustees of North Yarmouth Academy, a corporation organized under the laws of the Commonwealth of Massachusetts and having a place of business in said Yarmouth,

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said Trustees of North Yarmouth Academy, their successors and assigns forever, five ninths (5/9) in common and undivided of a certain lot or parcel of land with the buildings thereon, situated in said Yarmouth known as the Yarmouth Institute, and bounded and described as follows, viz: Beginning on the County road known as Main Street at the northerly corner of house lot late of Paul G. Blanchard and running northwesterly by said street to the house lot formerly of Elizabeth Woods, widow, and Elizabeth Woods wife of Joseph Woods; thence southwesterly, following the line of said Elizabeth and Elizabeth Woods' land to the most southern corner thereof; thence northwesterly by said Elizabeth and Elizabeth Woods' land thirteen feet; thence southwesterly, parallel with the line of house lot formerly of Nathan Oakes, twenty-three and one-half feet; thence northwesterly parallel with the line of said Elizabeth and Elizabeth Woods' land to said Nathan Oakes' house lot; thence southwesterly by said Oakes' lot to land formerly of Samuel Baker; thence southeasterly by said Baker's land to said house late of Paul G. Blanchard, and by the same northeasterly to the bounds first mentioned. Being the same premises conveyed to Paul G. Blanchard by Henry Newton, by deed dated March 30th, 1865, and recorded in Cumberland County Registry of Deeds, Book 333, Page 496. Said five ninths (5/9) are held by said Grantors as follows: Frances E. Oakes one ninth (1/9) as devisee under the will of said Paul G. Blanchard late of said Yarmouth, deceased; Cynthia E. Blanchard one ninth (1/9) as devisee under the will of said Paul G. Blanchard; Nathaniel W. Blanchard three-ninths (3/9) acquired as follows: one-ninth as devisee under the will of said Paul G. Blanchard, one-ninth as grantee in deed-Joseph A. Lawrence to said Nathaniel W. Blanchard dated May 2, 1900 and recorded in said Cumberland County Registry of Deeds, Book 691, Page 97, whereby said Joseph A. Lawrence conveyed to said Nathaniel W. Blanchard his one-ninth interest in said premises as devisee under the will of said Paul G. Blanchard, one ninth which Abbie C. Blanchard took as devisee under the will of said Paul G. Blanchard and which, at her decease, vested in her son Sylvanus Blanchard as devisee thereof under the will of his mother, Abbie C. Blanchard; said Sylvanus Blanchard conveyed the same to Josie W. Dunn and John H. Humphrey by his deed dated August 27, 1892, recorded in said Cumberland County Registry of Deeds, Book 595, Page 35; and said Josie W. Dunn and John H. Humphrey conveyed the same to said Nathaniel W. Blanchard by deed dated August 27, 1894 and recorded in said Cumberland County Registry of Deeds in Book 612, Page 260.

On Have and to Hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Trustees of North Yarmouth Academy, their successors heirs and assigns, to their use and behoof forever. And we do covenant with the said Grantees, their successors in our respective interests as herein- heirs and assigns, that we are lawfully seized in fee of the premises, that they are free of all incumbrances; before stated; that they are free of all incumbrances;

that we have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that we and our heirs, shall and will warrant and defend the same to the said Grantees, their successors heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, we, the said Grantors (said Frances E. Oakes being a widow and the said Cynthia E. Blanchard unmarried) and Grace S. Blanchard, wife of said Nathaniel W. Blanchard, joining in this deed as Grantor and relinquishing and conveying her rights by descent and all her other rights in the above described premises,

our hand and seal this sixth day of May in the year of our Lord one thousand nine hundred and thirteen.

Signed, Sealed and Delivered  
in presence of

George E. Coombs  
George E. Coombs  
Agnes Niemann  
Nellie F. Springer

Nathaniel W. Blanchard Seal  
Grace S. Blanchard Seal  
Frances E. Oakes Seal  
Cynthia E. Blanchard Seal

State of Maine, CUMBERLAND, ss. May 14, 1913. Personally appeared the above named Nathaniel W. Blanchard

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

Before me, Charles A. Strout Justice of the Peace.

Received May 17, 1913, at 11 o'clock - m. A. M., and recorded according to the original.



# Know all Men by these Presents, That

I, Ella A. Woods, of Yarmouth, in the County of Cumberland, and State of Maine,

in consideration of one dollar and other valuable considerations, paid by the Trustees of North Yarmouth Academy, a corporation existing by law and having a place of business at Yarmouth, in the County of Cumberland, and State of Maine,

the receipt whereof I do hereby acknowledge, do hereby remise, release, bargain, sell and convey, and forever quit-claim unto the said Trustees of North Yarmouth Academy, its successors and assigns forever, a certain lot of land in said Yarmouth, lying in the rear of the Southwesterly side of Main Street, bounded and described as follows, viz: Beginning at a stone monument situated in the line between my land and land now or formerly of Henry Hutchins; thence Southeasterly seventy (70) feet, more or less, to the most Southwesterly corner of the lot of land conveyed to me by the grantee by deed of even date herewith; thence by land of the grantee Southwesterly three (3) feet, seven (7) inches, more or less, to the most Southerly corner of my land; thence Northwesterly by land of the grantee to said land now or formerly of Henry Hutchins; thence Northeasterly by land of said Hutchins three (3) feet, seven (7) inches to said stone monument and point of beginning.

To Have and to Hold the same, together with all the privileges and appurtenances therunto belonging, to the said Grantee, the Trustees of North Yarmouth Academy, its successors, heirs and assigns forever, And I do covenant with the said grantee, its successors, heirs and assigns, that I will warrant and defend the premises to it the said Grantee, its successors, heirs and assigns forever, against the lawful claims and demands of all persons claiming by, through or under me.

In Witness Whereof I, the said Ella A. Woods, being unmarried,

have hereunto set my hand and seal this Eighth day of December in the year of our Lord one thousand nine hundred and sixteen.

Signed, Sealed and Delivered in presence of

William H. Rowe,

Ella A. Woods, Seal

State of Maine, Cumberland, ss. December 8, 1916.

Personally appeared the above named Ella A. Woods, and acknowledged the above instrument to be her free act and deed.

BEFORE ME, William Hutchinson Rowe, Justice of the Peace.

RECEIVED December 21, 1916, at 9 o'clock 25 m. A. M., and recorded according to the original.



# Know all Men by these Presents, That

985-375

3875

the Trustees of North Yarmouth Academy, a corporation existing by law and having a place of business at Yarmouth, in the County of Cumberland, and State of Maine, in consideration of one dollar and other valuable considerations, paid by Ella A. Woods, of said Yarmouth,

## Trustees of North Yarmouth Academy

the receipt whereof said A do hereby acknowledge, do hereby remise, release, bargain, sell and convey, and forever quit-claim unto the said Ella A. Woods, her heirs and assigns forever, a lot of land in

said Yarmouth lying in the rear of the Southwesterly side of Main Street, and bounded and described as follows, viz: Beginning at the most Southerly corner of the lot of land of the grantee situated on said Southwesterly side of Main Street and at a point at the Southwesterly end of the boundary line extending Southwesterly from said Street in a straight line between land of the grantee and land of the grantor, which said point is one hundred twenty-nine (129) feet six (6) inches from said Southwesterly side of said Street; thence Southwesterly on a prolongation of said boundary line twenty-three (23) feet, eleven (11) inches, more or less, to a stone monument; thence in a Northwesterly direction on a line nearly at right angles with the course last described (which line, if extended Northwesterly will strike the center of a stone monument on the boundary line between land of the grantee and land now or formerly of Henry Hutchins) to the said land of said grantee; thence Northeasterly by land of said grantee and Southeasterly by land of said grantee to the point of beginning.

To Have and to Hold the same, together with all the privileges and appurtenances thereunto belonging, to the said Grantee, Ella A. Woods, her heirs and assigns forever, And said Trustees of North Yarmouth Academy grantee, her heirs and assigns, that it will warrant and defend the premises to her the said Grantee, her heirs and assigns forever, against the lawful claims and demands of all persons claiming by, through or under her it.

In Witness Whereof the said Trustees of North Yarmouth Academy have hereunto caused its corporate name to be subscribed and its corporate seal hereunto affixed by the hand of Irving F. True, its Treasurer, duly authorized hereto,

have hereunto set hand and seal this Eighth day of December in the year of our Lord one thousand nine hundred and sixteen.

Signed, Sealed and Delivered in presence of

William H. Rowe,

TRUSTEES OF NORTH YARMOUTH ACADEMY,  
Corporate Seal

By Irving F. True, Treasurer.

State of Maine, Cumberland, ss. December 9, 1916.

Personally appeared the above named Irving F. True, Treasurer as aforesaid, and acknowledged the above instrument to be his free act and deed, and the free act and deed of said Trustees of North Yarmouth Academy.

BEFORE ME, William Hutchinson Rowe, Justice of the Peace.

RECEIVED July 11, 1917, at 10 o'clock 30 m. A. M., and recorded according to the original.



# Know all Men by these Presents, That

1337-81 81

I, George F. Bates of Yarmouth in the County of Cumberland and State of Maine,

in consideration of one dollar and other valuable considerations, paid by the Trustees of North Yarmouth Academy, a corporation existing by law and having a place of business in said Yarmouth, the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said Trustees of North Yarmouth Academy, its successors and assigns forever, a certain lot or parcel of land in Yarmouth aforesaid lying on the southwesterly side of Main Street, bounded and described as follows: Beginning at a drill hole in a stone monument located on said southwesterly side line of said street; thence southwesterly one hundred eighteen (118) feet and ten (10) inches to a point on the old line heretofore existing between the property of said trustees and the property of the grantor; thence northeasterly sixty (60) feet and one and one-half (1½) inches on said old line to the most westerly corner of the main house of the grantor, which corner is three (3) feet seven and one-half (7½) inches from the first course herein described, said measurement being made at right angles to said first herein described course; Thence in a northeasterly direction by said old line dividing the property of the grantee from the property of the grantor, that is to say, by said house, the piazza of the same and the northwesterly side line of the granite curbing and a protraction thereof to said street, to said southwesterly side line of said street; thence northwesterly on said side line of said street two (2) feet four (4) inches, more or less, to the point of beginning.

The said property hereby conveyed being a strip of land of irregular shape lying on the southeasterly side of the property of the within grantee, said property being the same formerly owned and occupied by Paul G. Blanchard late of said Yarmouth, deceased, and conveyed to the grantee herein by certain devisees under the will of the said Paul G. Blanchard and the grantees of other devisees under said will by deeds recorded in the Registry of Deeds of said County of Cumberland, in Book 913, pages 184, 185 and 210 respectively, meaning and intending hereby to reconvey to the Trustees of North Yarmouth Academy the same property which was conveyed to me by them by deed dated August 28, 1919, which said deed was recorded in Cumberland County Registry of Deeds in Book 1030, page 355.

Reference is hereby made, in aid of the above description of the lot hereby conveyed to "Survey made by Geo. B. Merrill C.E. July 29th, 1916."

On Here and in Hold the foregoing and bargained premises, with all the privileges and appurtenances thereof, to the said Trustees of North Yarmouth Academy, its successors heirs and assigns, to its and their use and behoof forever. And I do covenant with the said Grantee, its successors heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all incumbrances;

that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs, shall and will warrant and defend the same to the said Grantee, its successors heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I the said George F. Bates and Annie W. Bates wife of the said George F. Bates joining in this deed as Grantor, and relinquishing and conveying my right by descent and all other rights in the above described premises

our hands and seals this twenty fourth day of December have hereunto set one thousand nine hundred and twenty nine. in the year of our Lord

Signed, Sealed and Delivered  
in presence of

William H. Rowe  
Stanley W. Hyde

George F. Bates Seal  
Annie W. Bates Seal

State of Maine, CUMBERLAND, ss. December 24, 1929. Personally appeared

the above named George F. Bates

and acknowledged the above instrument to be his

free act and deed.

Before me,

William H. Rowe,

Justice of the Peace.

Received December 30, 1929, at 9 o'clock 4 m. A.M., and recorded according to the original.



## Know all Men by these Presents, That

I, Annie W. Bates of Yarmouth in the County of Cumberland and State of Maine,

in consideration of one dollar and other valuable considerations, <sup>paid by</sup>  
 Trustees of North Yarmouth Academy, a corporation existing by law and having a place  
 of business in said Yarmouth,  
 the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said  
 Trustees of North Yarmouth Academy, its successors and assigns forever, a certain lot  
 or parcel of land with the buildings thereon, situate in said Yarmouth, being the  
 same formerly occupied by George Woods and purchased by him of James W. Converse, as  
 by his deed dated October 17, 1843, afterwards sold to Ammi Storer, and bounded and  
 -- follows, viz:

Beginning on the Northeastern corner of land now or formerly of William  
 Chandler on the road leading from Yarmouth to New Gloucester; thence northwesterly  
 by said road to lot now or formerly of Yarmouth Institute; thence southwesterly by  
 land now or formerly of said Yarmouth Institute and land now or formerly of Samuel  
 Baker to corner of fence:

Thence northeasterly by land now or formerly of said Samuel Baker, Ammi Storer  
 and William Chandler to first mentioned bounds, containing seven eighths of an acre  
 more or less.

Being the same premises conveyed by Katie Bucknam to George F. Bates November 10,  
 1915 and conveyed to me by said George F. Bates by deed dated December 18, 1926 and  
 recorded in Cumberland County Registry of Deeds in Book 1256, page 113.

On Have and to Hold the aforesaid and bargained premises, with all the privileges and appurtenances thereof, to  
 the said Trustees of North Yarmouth Academy, its successors  
 heirs and assigns, to its and their use and behoof forever. And I do covenant with the  
 said Grantee, its successors  
 heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all incumbrances;

that I have good right to sell and convey the same to the said Grantee  
 to hold as aforesaid; and that I and my heirs, shall and will warrant and defend the same to the said  
 Grantee, its successors  
 heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I the said Annie W. Bates and George F. Bates husband of the said  
 Annie W. Bates joining in this deed as Grantor, and relinquishing and conveying my  
 right by descent and all other rights in the above described premises

our hand and seal this twenty fourth day of December in the year of our Lord  
 one thousand nine hundred and twenty-nine.

Signed, Sealed and Delivered  
 in presence of

William H. Rowe  
 Stanley W. Hyde

Annie W. Bates Seal  
 George F. Bates Seal

State of Maine, CUMBERLAND, ss. December 24, 1929. Personally appeared  
 the above named Annie W. Bates

and acknowledged the above instrument to be her free act and deed.

Before me, William H. Rowe, Justice of the Peace.

Received December 30, 1929, at 9 o'clock 5 m. A. M., and recorded according to the original.



being the same formerly owned and occupied by Paul G. Blanchard late of said Yarmouth, deceased, and conveyed to the grantor herein by certain devisees under the will of the said Paul G. Blanchard and the grantees of other devisees under said will by deeds recorded in the Registry of Deeds of said County of Cumberland in Book 913, Page 184, 185, and 210 respectively. Reference is hereby made, in aid of the above description of the lot hereby conveyed, to "Survey made by Geo. B. Merrill, C. E. July 29th, 1916."

TO HAVE AND TO HOLD the above described premises to said the Trustees of North Yarmouth Academy, its successors and assigns to its and their use and behoof forever. And said the Trustees of North Yarmouth Academy and its successors and assigns do hereby covenant with said George F. Bates his heir and assigns, that the premises are free from all incumbrances made or suffered by said Trustees of North Yarmouth Academy and that said Trustees of North Yarmouth Academy, its successors and assigns shall and will warrant and defend the same to said Bates, his heirs and assigns forever against the lawful claims and demands of all persons claiming by, through or under said Trustees of North Yarmouth Academy but against none other.

IN WITNESS WHEREOF said Trustees of North Yarmouth Academy have hereunto caused its corporate name to be subscribed and its corporate seal to be affixed by the hand of Irving F. True, its Treasurer, thereunto duly authorized this twenty-eighth day of August in the year of our Lord one thousand nine hundred and nineteen.

Signed, Sealed and Delivered in presence of

William H. Rowe

Trustees of North Yarmouth Academy

Corporate Seal.

By Irving F. True, Treasurer

State of Maine.

Cumberland ss. August 28, A. D. 1919. Then personally appeared Irving F. True above named, known to me to be the Treasurer of said Trustees of North Yarmouth Academy and acknowledged that the foregoing instrument by him subscribed in behalf of the Trustees of North Yarmouth Academy, to be his free act and deed and the free act and deed of said Trustees of North Yarmouth Academy.

Before me, William H. Rowe, Justice of the Peace.

Received September 2, 1919, at 10h, 30m, A.M. and recorded according to the original

Bates

to

Trustees  
of No. Yar.  
Academy

Q.C.

KNOW ALL MEN BY THESE PRESENTS, That I, George F. Bates, of Yarmouth in the County of Cumberland and State of Maine, in consideration of the sum of one Dollar and other valuable considerations to me paid by the Trustees of North Yarmouth Academy, a corporation existing by law and having a place of business in said Yarmouth, the receipt whereof is hereby acknowledged, do hereby remise, release, bargain, sell and convey and forever quit-claim unto said the Trustees of North Yarmouth Academy, its successors and assigns, a certain lot or parcel of land in Yarmouth aforesaid, lying in the rear of the southwesterly side of Main Street and bounded and described as follows: Beginning at the point of intersection of the old and new boundary lines between the property of the grantor and the grantee, said point being

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situated one hundred eighteen (118) feet and ten (10) inches on a course south forty-eight (48) degrees and forty-five (45) minutes west from a drill hole in a stone monument located on the southwesterly side of said Main Street; thence from said point on a course south forty-eight (48) degrees and forty-five (45) minutes west two hundred eleven (211) feet and eleven (11) inches to a point ten (10) feet southeasterly of the most northwesterly corner of land of the grantor; thence northwesterly on the rear line of the property of the grantor ten (10) feet; thence northeasterly by land of the grantee forty (40) feet and three (3) inches to a wooden post; thence south fifty-two (52) degrees forty-seven (47) minutes west, one hundred seventy-one (171) feet and nine (9) inches to the point of beginning. Being an irregular strip of land situated on the northwesterly side of property of the grantor and the same property which was formerly owned and occupied by Paul G. Blanchard, late of said Yarmouth deceased, and the same conveyed by Katie Buoknam to the grantor herein by her deed recorded in the Registry of Deeds of said County of Cumberland, in Book 956, Page 449. Reference in aid of above description is hereby made to a plan marked "Survey made by Geo. B. Merrill, C. E. July 29th, 1916".

TO HAVE AND TO HOLD the above described premises to said the Trustees of North Yarmouth Academy, its successors and assigns to its and their use and behoof forever. And I, said George F. Bates, for myself and my heirs, executors and administrators, do covenant with said the Trustees of North Yarmouth Academy, its successors and assigns that the premises are free from all incumbrances made or suffered by me; and that I will and my heirs, executors and administrators shall warrant and defend the same to the said Trustees of North Yarmouth Academy, its successors and assigns forever, against the lawful claims and demands of all persons claiming by, through or under me.

IN WITNESS WHEREOF, I, said George F. Bates, and I, Annie A. Bates, wife of said George F. Bates, joining in this deed as grantor and relinquishing and conveying all my rights, by descent or otherwise, in the above described premises have hereunto set our hands and seals this twenty-eighth day of August in the year of our Lord one thousand nine hundred and nineteen.

Signed, Sealed and Delivered in presence of

Edith L. Curit to both

George F. Bates

Seal

Annie A. Bates

Seal

State of Maine. Cumberland ss. Yarmouth, Maine. August 28, A. D. 1919. Then personally appeared the above named George F. Bates and acknowledged the foregoing deed by him subscribed to be his free act and deed.

Before me, William H. Rowe, Justice of the Peace.

Received September 2, 1919, at 10h, 30m, A.M. and recorded according to the original.

KNOW ALL MEN BY THESE PRESENTS, That I, Cedell C. Case of Jersey City, N.J. in consideration of the sum of thirty dollars (\$30.00/100) to me in hand paid by Edwin H. Ellis of Medfield, Mass., the receipt of which is hereby acknowledged do hereby grant and convey to the said Edwin H. Ellis, his heirs and assigns, the

Case  
to  
Ellis  
Agree.



I, Samuel M. Kenney, as I am administrator of the estate of Benjamin N. Kenney, late of Boston, deceased, and as such administrator the holder of a certain mortgage given by Orville J. Guptill to said Benjamin N. Kenney (therein described as Benjamin N. Kenney) dated August 12, 1914 and recorded in the Cumberland Registry of Deeds in Book 936, Page 55, do hereby acknowledge that I have received payment of the debt secured by said mortgage and do hereby cancel and discharge the same and release and quitclaim to said Orville J. Guptill, his heirs and assigns, all interest acquired under said mortgage to the premises hereby conveyed.

WITNESS my hand and seal this 1st day of February 1918.

Witness to signature and seal of Samuel M. Kenney

Harry H. Ham

Samuel M. Kenney Seal  
Adm. Estate of Benjamin N. Kenney

Commonwealth of Massachusetts. Suffolk ss. Boston, February 1, 1918. Then personally appeared the above named Samuel M. Kenney, administrator as aforesaid, and acknowledged the foregoing instrument to be his free act and deed.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year above written.

My commission expires  
Nov. 22, 1922.

Harry H. Ham, Notary Public, Notarial Seal.

Received September 2, 1919, at 9h, 3m, A.M. and recorded according to the original.

KNOW ALL MEN BY THESE PRESENTS, That the Trustees of North Yarmouth Academy, a corporation existing by law and having a place of business in Yarmouth, in the County of Cumberland and State of Maine, in consideration of the sum of One Dollar and other valuable considerations to it paid by George E. Bates of said Yarmouth, the receipt whereof is hereby acknowledged, do hereby remise, release, bargain, sell and convey and forever quit-claim unto said Bates, his heirs and assigns, a certain lot or parcel of land in Yarmouth aforesaid lying on the southwesterly side of Main Street, bounded and described as follows: Beginning at a drill hole in a stone monument located on said southwesterly side line of said street; thence southwesterly one hundred eighteen (118) feet and ten (10) inches to a point on the old line heretofore existing between the property of said Trustees and the property of the Grantor; thence northeasterly sixty (60) feet and one and one half (1 1/2) inches on said old line to the most westerly corner of the main house of the grantor, which corner is three (3) feet seven and one half (7 1/2) inches from the first course herein described, said measurement being made at right angles to said first herein described course; thence in a northeasterly direction by said old line dividing the property of the grantee from the property of the grantor, that is to say, by said house, the piazza of the same and the northwesterly side line of the granite curbing and a protraction thereof to said street, to said southwesterly side line of said street. thence northwesterly on said side line of said street two (2) feet four (4) inches, more or less, to the point of beginning. The said property hereby conveyed being a strip of land of irregular shape lying on the southeasterly side of the property of the grantor, said property

Kenney, Ad  
to  
Guptill  
Disch.

Trustees  
No. Yar. Ac  
to  
Bates  
Q.C.



being the same formerly owned and occupied by Paul G. Blanchard late of said Yarmouth, deceased, and conveyed to the grantor herein by certain devisees under the will of the said Paul G. Blanchard and the grantees of other devisees under said will by deeds recorded in the Registry of Deeds of said County of Cumberland in Book 913, Page 184, 185, and 210 respectively. Reference is hereby made, in aid of the above description of the lot hereby conveyed, to "Survey made by Geo. B. Merrill, C. E. July 29th, 1918."

TO HAVE AND TO HOLD the above described premises to said the Trustees of North Yarmouth Academy, its successors and assigns to its and their use and behoof forever. And said the Trustees of North Yarmouth Academy and its successors and assigns do hereby covenant with said George F. Bates his heir and assigns, that the premises are free from all incumbrances made or suffered by said Trustees of North Yarmouth Academy and that said Trustees of North Yarmouth Academy, its successors and assigns shall and will warrant and defend the same to said Bates, his heirs and assigns forever against the lawful claims and demands of all persons claiming by, through or under said Trustees of North Yarmouth Academy but against none other.

IN WITNESS WHEREOF said Trustees of North Yarmouth Academy have hereunto caused its corporate name to be subscribed and its corporate seal to be affixed by the hand of Irving F. True, its Treasurer, thereunto duly authorized this twenty-eighth day of August in the year of our Lord one thousand nine hundred and nineteen.

Signed, Sealed and Delivered in presence of

William H. Rowe

Trustees of North Yarmouth Academy

Corporate Seal.

By Irving F. True, Treasurer

State of Maine.

Cumberland ss. August 28, A. D. 1919. Then personally appeared Irving F. True above named, known to me to be the Treasurer of said Trustees of North Yarmouth Academy and acknowledged that the foregoing instrument by him subscribed in behalf of the Trustees of North Yarmouth Academy, to be his free act and deed and the free act and deed of said Trustees of North Yarmouth Academy.

Before me, William H. Rowe, Justice of the Peace.

Received September 2, 1919, at 10h, 30m, A.M. and recorded according to the original.

Bates

to

Trustees  
of No. Yar.  
Academy

G.C.

KNOW ALL MEN BY THESE PRESENTS, That I, George F. Bates, of Yarmouth in the County of Cumberland and State of Maine, in consideration of the sum of one Dollar and other valuable considerations to me paid by the Trustees of North Yarmouth Academy, a corporation existing by law and having a place of business in said Yarmouth, the receipt whereof is hereby acknowledged, do hereby remise, release, bargain, sell and convey and forever quit-claim unto said the Trustees of North Yarmouth Academy, its successors and assigns, a certain lot or parcel of land in Yarmouth aforesaid, lying in the rear of the southwesterly side of Main Street and bounded and described as follows: Beginning at the point of intersection of the old and new boundary lines between the property of the grantor and the grantee, said point being

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# Know all Men by these Presents, That

I, Ella A. Woods of Yarmouth in the County of Cumberland and State of Maine,

in consideration of one dollar and other valuable considerations, paid by The Trustees of North Yarmouth Academy, an educational institution, duly incorporated and existing by law and located at said Yarmouth, the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said

The Trustees of North Yarmouth Academy, their successors and assigns forever, a certain lot or parcel of land with the buildings thereon, situated in said Yarmouth and bounded and described as follows: Beginning at a point on the southwesterly side of Main Street in said Yarmouth on the line between the properties of the within grantor and the within grantee, bounded and described as follows:

Northerly 48°58' east one hundred fifty-four and fifty-five hundredths (154.55) feet to a monument; thence north 43°51' west eighty-two and two-tenths (82.2) feet to a monument; thence north 44°29' east one hundred fifty-four and thirty-seven hundredths (154.37) feet to said Main Street; thence southeasterly by said Main Street ninety-four and three-tenths (94.3) feet to the point of beginning.

Also any interest that I may own in any of the land adjoining the above described property.

For source of title reference is hereby made to record of deed from Joseph Gooding to my father, Joseph Woods, dated October 1, 1847, recorded in Cumberland County Registry of Deeds, Book 206, page 110.

My father conveyed a two-fifths (2/5) interest in this property to his sister, Augusta Woods, who conveyed same to my sister, Sarah Woods. She died intestate November 27, 1892, leaving as her only heirs at law our father, Joseph Woods, our brother, Joseph G. Woods, our nephew, Joseph A. Woods, only heir at law of our deceased brother, William Woods, and myself.

On December 7, 1892, father, apparently believing that he was the sole heir at law of my deceased sister, Sarah, deeded two-fifths (2/5) of said property to me by deed recorded in Cumberland County Registry of Deeds, Book 598, page 250. My brother, Joseph G. Woods, and my nephew, Joseph A. Woods, have both quit-claimed their interests to me by deeds to be recorded herewith.

My aunt, Augusta Woods, who owned a three-fifths (3/5) interest in said property, devised same to me, as will appear by abstract of her will dated October 8, 1904, recorded in Cumberland County Registry of Deeds, Book 742, page 116.

To Have and to Hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said The Trustees of North Yarmouth Academy, their successors and assigns, to -- and their use and behoof forever. And I do covenant with the said Grantees, their successors and assigns, that I am lawfully seized in fee of the premises; that they are free of all incumbrances;

that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs, shall and will warrant and defend the same to the said Grantees, their successors and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I the said Ella A. Woods, being unmarried

my hand and seal this thirteenth day of October in the year of our Lord one thousand nine hundred and thirty.

Signed, Sealed and Delivered in presence of

Carroll B. Skillin  
Abbie A. Stubbs

Ella A. Woods Seal

State of Maine, CUMBERLAND, ss. Portland, October 13, 1930.  
the above named Ella A. Woods

and acknowledged the above instrument to be her free act and deed.  
Before me, Carroll B. Skillin, Justice of the Peace.

Received October 15, 1930, at 9 o'clock 27 m. A. M., and recorded according to the original



# Know all Men by these Presents, That

We, Joseph McLaughlin, and Margaret M. Dunn, both of Yarmouth, County of Cumberland and State of Maine, Administrators of the estate of Josie G. Seabury, late of said Yarmouth, deceased, intestate,

having on the Ninth day of March, A. D. 1939, obtained License from the Honorable Carroll S. Chaplin, Judge of Probate, within and for the County of Cumberland and State of Maine, to sell and convey at private sale the Real Estate hereinafter described of the said Josie G. Seabury, for the sum of Fifteen Hundred (\$1,500.00) dollars,

the same being an advantageous offer therefor, and having agreeably to the order and decree of said Court, given due notice upon the petition for license to make such sale, and having given the bond required by law, by virtue of the power and authority with which Joseph McLaughlin and Margaret M. Dunn are as aforesaid vested, and in consideration of the aforesaid sum of Fifteen hundred dollars, to us paid by North Yarmouth Academy, a corporation organized and existing by law and located at Yarmouth, in said County and State, the receipt whereof we do hereby acknowledge, have given, granted, and sold, and by these Presents do GIVE, GRANT, SELL and CONVEY to the said North Yarmouth Academy, its successors

-Heirs and Assigns forever, the following described Real Estate, viz.: A certain lot or parcel of land with the buildings thereon, situated in Yarmouth, in the County of Cumberland and State of Maine, and bounded and described as follows, to wit: Northeastly by Main Street; Southeastly by land now or formerly of Freeman G. Cleaves; Southwestly by land now or formerly of Giles Loring and Northwestly by land of Trustees of North Yarmouth Academy.

Reserving and excepting, however, from the above described premises a certain piece or parcel of land in said Yarmouth, adjoining the herein described lot, sold to Howard Davies, by deed recorded in Cumberland County Registry of Deeds, Book 791, Page 93.

U.S.I.R.  
\$1.50  
J.M.L.  
M.M.D.  
8-30-39

On Have and to Hold the same, with all the privileges and appurtenances to the same belonging, in manner as aforesaid, to the said North Yarmouth Academy, its successors

-Heirs and Assigns forever.

And we the said Joseph McLaughlin and Margaret M. Dunn, do COVENANT to and with the said North Yarmouth Academy, its successors -Heirs and Assigns, that we have in all things observed the rules and directions of law relative to the selling of said Estate, and have good right and lawful authority to sell and convey the same in manner aforesaid.

In Witness Whereof, we hereunto set our hand and seal in our said capacity, this thirtieth day of March in the year of our Lord one thousand nine hundred and thirty-nine.

Signed, Sealed and Delivered in presence of

Wallace E. Brown (to both)

Joseph McLaughlin Seal

State of Maine, Cumberland, ss.

Administrators of the Estate of Josie G. Seabury  
March 30th, 1939. Personally appeared

the above named Joseph McLaughlin and Margaret M. Dunn, Administrators of the estate of Josie G. Seabury and acknowledged the above instrument to be their free act and deed, in their said capacity.

Before me,

Wallace E. Brown,

Justice of the Peace.



133

North  
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IN WITNESS WHEREOF, the said Trustees of the North Yarmouth Academy, by  
Edgar A. Curtis, Jr., President of the Trustees,

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF

THE TOWN OF VERMOUTH

STATE OF MAINE

Cumberland

DEC 3 1964  
REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE

Received at 9 H - M A M, and recorded in

BOOK 2868 PAGE 133 *General P. H. Brown* - Register

Justice of the Peace



1840

KNOW ALL MEN BY THESE PRESENTS, That The President and Trustees of Bowdoin College, a Maine corporation having its principal place of business in Brunswick in the County of Cumberland and State of Maine, in consideration of one dollar and other valuable considerations paid by The Trustees of North Yarmouth Academy, a Maine corporation having its principal place of business in Yarmouth in said County and State, the receipt whereof it does hereby acknowledge, do hereby remise, release, bargain, sell and convey, and forever quit-claim unto the said The Trustees of North Yarmouth Academy, its successors and assigns forever,

First: A certain lot or parcel of land situated in Yarmouth, in the County of Cumberland and State of Maine and bounded and described as follows, viz: Northwesterly by an extension Southwesterly to land now or formerly of Tristram G. Cleaves and Henry C. Cleaves of the Northwesterly side line of the lot of land owned formerly by Addin Young and now or recently by Alexander H. Twombly (said Twombly land lying on the Southwesterly side of Main Street) Southeasterly by said Twombly land by land now or formerly of Henry Hutchins by land formerly of Paul G. Blanchard by land of John M. Cobb and by land formerly of Charles T. Grant; Southeasterly by said land of John M. Cobb by land formerly of Lucy Cutter land now or formerly of Warren H. Mitchell and land formerly of Davis Moxcey; Southwesterly by said land formerly of Davis Moxcey and by said land now or formerly of Tristram G. Cleaves and Henry C. Cleaves being the same lot of land conveyed to Joseph E. Merrill by John H. Humphrey by deed bearing date the twenty fifth day of August, A.D. 1906 and recorded in the Registry of Deeds of said County of Cumberland in Book 791, Page 132, hereby granting and conveying together therewith any and all right, title, and interest in and to any and all land in said Yarmouth conveyed to Joseph E. Merrill by said Humphrey by said deed however the same may be bounded or described.

Second: Also a certain lot or parcel of land situated in said Yarmouth and bounded and described as follows, viz: Beginning at the Southerly corner of the lot of land owned by John M. Cobb whereon his dwelling house now occupied by him stands and upon the line of the lot of land first hereinbefore described; thence Northerly by land now or formerly of Charles T. Grant and land of Georgia M. Freeman to the street laid out by Annie Storer which extends from Portland Street Westerly towards said dwelling house; thence Westerly twelve (12) feet by said street and an extension Westerly of the Southerly side of said street; thence Southerly parallel with the first named course to said land of said Humphrey; thence Easterly by said land of said Humphrey to the point of beginning; reserving and excepting to said Cobb during his natural life the elm tree now standing on said lot.

Third: Also the right to pass and repass on foot and with teams and horses from said street laid out by Annie Storer as aforesaid over and across a certain other lot or parcel of land in said Yarmouth bounded and described as follows: Southerly by the lot of land hereinbefore last described, Westerly by the Westerly side line of said lot of land last hereinbefore described extended Northerly to the Northerly



side line of said lot of land owned by said John M. Cobb and to land now or formerly of Giles Loring; Northerly by said Northerly side line of said lot of land of said Cobb and by said Loring Land and Easterly by the South or Westerly terminus of said street laid out by Annie Storer as aforesaid.

Fourth: And also a right of way through and over said street laid out by Annie Storer as aforesaid to and from the lot of land second herein described and the right of way last hereinbefore described.

This conveyance is made subject to the terms and conditions contained in the deed from Joseph E. Merrill to The Trustees of North Yarmouth Academy dated February 27, 1907 and recorded in Cumberland County Registry of Deeds, Book 804, Page 140. In the event that the Trust created by said deed shall fail, this conveyance shall be void and of no force and effect, provided, however, the use, as presently being made, of a portion of said premises for a field house shall not be deemed to constitute a failure of said Trust for purposes of this conveyance.

TO HAVE AND TO HOLD the same, together with all the privileges and appurtenances thereunto belonging, to the said The Trustees of North Yarmouth Academy, its successors and assigns forever.

IN WITNESS WHEREOF, the said The President and Trustees of Bowdoin College have caused this instrument to be executed in its corporate name and under its corporate seal, by Acheson H. Sawyer, its Treasurer, thereunto duly authorized, this 5th day of February, 1969.

Signed, Sealed and Delivered  
in presence of

The President and Trustees  
of Bowdoin College

Edmund F. Lane

By Acheson H. Sawyer  
its Treasurer

STATE OF MAINE  
CUMBERLAND, ss.

February 5, 1969.

Personally appeared the above named Acheson H. Sawyer, Treasurer of The President and Trustees of Bowdoin College, and acknowledged the above instrument to be the free act and deed of said corporations and his free act and deed in his said capacity,

Before me,

Edmund F. Lane  
Notary Public  
Justice of the Peace

FEB 6 1969

REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE

Received at 10 x 10 MCM, and recorded in

BOOK 3474 PAGE 847 Edmund F. Lane Registrar



8799

KNOW ALL MEN BY THESE PRESENTS, that we, ARTHUR N. PAUL of Yarmouth, County of Cumberland and State of Maine; VIRGINIA C. BARCHARD of Falmouth, County of Cumberland and State of Maine; ELEANOR J. HOUGH of Wayland, Middlesex County and Commonwealth of Massachusetts; PHYLLIS A. RHOADS of Old Town, County of Penobscot and State of Maine; and DORIS G. NICHOLS of Freeport, County of Cumberland and State of Maine, all of whom are successors in interest to The Northwood, a Maine corporation which was dissolved on August 16, 1963, in consideration of One Dollar (\$1.00) (but being less than One Hundred Dollars (\$100.00) ) paid by NORTH YARMOUTH ACADEMY, a/k/a TRUSTEES OF NORTH YARMOUTH ACADEMY, a non-profit educational and charitable corporation chartered under the laws of the Commonwealth of Massachusetts (now, State of Maine) and having a place of business in Yarmouth, County of Cumberland and State of Maine, the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey, unto the said NORTH YARMOUTH ACADEMY, a/k/a TRUSTEES OF NORTH YARMOUTH ACADEMY, its successors and assigns forever, a certain lot or parcel of land, together with buildings and improvements thereon, situated in Yarmouth, in the County of Cumberland and State of Maine, bounded and described as follows, viz:

Beginning at a stake in a stone wall on the easterly bounds of U. S. Highway #1 and at the most northerly corner of land now or formerly owned by Winfield G. Wentworth; thence North 28-1/2° east by said Highway bounds one hundred and forty (140) feet, more or less, to an iron hub; thence North 53-1/2° East by other land owned by the State of Maine four hundred forty-nine and seventy-five hundredths (449.75) feet, more or less, to an iron pipe in a swale; thence South 38-1/4° East by land owned by the North Yarmouth Academy two hundred and forty-eight (248) feet, more or less, to an iron pipe; thence South 51-3/4° West by other land of Lemuel Rich five hundred seventy-five (575) feet, more or less, to an iron pipe in a stone wall; thence North 38-1/4° West by land now or formerly owned by Winfield G. Wentworth two hundred (200) feet to the place of beginning. The same to contain three (3) acres, more or less, and being that portion of land that lies most Northwesterly of Lemuel Rich's remaining land which bounds on Portland Street in said Yarmouth.

The above described premises are a part of the same which were conveyed to the said Lemuel Rich by Norman W. Lindquist by Guardian's Deed dated February 21, 1945, recorded in the Cumberland County Registry of Deeds, Book 1777, at Page 2.

Also hereby conveying the privilege of running a water line as set forth in the deed recorded in said Registry in Book 2181, at page 166.

This conveyance is made subject to a fifteen (15) foot right of way described in said deed recorded in Book 2181, at Page 166.

Also a certain lot or parcel of land situated in said Yarmouth, bounded and described as follows:

Beginning at a stone right of way monument seventy (70) feet Southeasterly from and as measured along a line normal to a two degree, seven minute (2° 7') curve of the Survey Base Line at Station 417 + 60; thence Northeasterly by a direct course about



four hundred sixty-eight (468) feet to a stone right of way monument seventy-five (75) feet Southeasterly from and as measured along a line normal to said two degree, seven minute (2° 7') curve of the Survey Base Line at Station 422 + 38, said monument being at the westerly corner of land now or formerly of the Inhabitants of the Town of Yarmouth; thence Southeasterly along the Southwesterly line of land of the Inhabitants of the Town of Yarmouth about one hundred forty-seven (147) feet to the Northwesterly line of land now or formerly of Belle F. Bucknam; thence Southwesterly along the Northwesterly line of said Bucknam about four hundred forty-seven (447) feet to the point of beginning; being the same premises conveyed to The Northwood by deed recorded in said Registry of Deeds in Book 2182, Page 223. This conveyance is made subject to all of the restrictions and conditions set forth in said deed.

Also, all of the rights given to Raymond C. Nichols by virtue of a certain agreement between said Nichols and Lemuel Rich which is recorded in Book 2182, Page 143 in said Registry of Deeds.

The purpose of this deed is to confirm an unrecorded deed from the aforesaid The Northwood to the Grantee: herein, said deed being dated 1963. The Grantors herein derive their interest in the above described property as follows:

Upon dissolution of aforesaid The Northwood, S. Arthur Paul, Raymond C. Nichols, Arthur N. Paul and Virginia C. Barchard were the sole stockholders of said corporation. The Grantors Arthur N. Paul and Virginia C. Barchard acquired their interest through said stock and as beneficiaries under the Will of S. Arthur Paul, who died on December 8, 1973, whose estate was probated in the Cumberland County Registry of Probate in Docket No. 72600. The Grantors, Eleanor J. Hough and Phyllis A. Rhoads derived their interest as beneficiaries under the Will of the aforementioned S. Arthur Paul. The aforementioned Raymond C. Nichols died on October 20, 1970 and his estate has been duly probated in the Cumberland County Registry of Probate in Docket No. 68818. The Grantor, Doris G. Nichols, is the widow of said Raymond C. Nichols and derives her interest in the above-described property as the beneficiary under the Will of said Raymond C. Nichols.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said NORTH YARMOUTH ACADEMY, a/k/a TRUSTEES OF NORTH YARMOUTH ACADEMY, its successors and assigns, to them and their use and behoof forever.

And we do covenant with the said Grantee, its successors and assigns, that we are lawfully seized in fee of the premises that they are free of all encumbrances:

that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and our heirs shall and will warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons.



IN WITNESS WHEREOF, we, the said Arthur N. Paul and Margery Paul, wife of the said Arthur N. Paul; Virginia C. Barchard and Rex W. Barchard, husband of the said Virginia C. Barchard; Eleanor J. Hough and Howard O. Hough, Jr., husband of the said Eleanor J. Hough; Phyllis A. Rhoads and Robert Rhoads, husband of the said Phyllis A. Rhoads; and Doris G. Nichols, being a widow, joining in this deed as Grantors, and relinquishing and conveying all our right by descent and all other rights in the above described premises, have hereunto set our hands and seals this 15<sup>th</sup> day of May in the year of our Lord one thousand nine hundred and seventy-five.

SIGNED, SEALED and DELIVERED  
in the presence of

Clarence M. Van Blarcom

Arthur N. Paul  
Arthur N. Paul

Margaret H. Smith

Margery Paul  
Margery Paul

Albert R. Smith II

Virginia C. Barchard  
Virginia C. Barchard

Albert R. Smith II

Rex W. Barchard  
Rex W. Barchard

Albert R. Smith II

Eleanor J. Hough  
Eleanor J. Hough

Albert R. Smith II

Howard O. Hough, Jr.  
Howard O. Hough, Jr.

Phyllis A. Rhoads

Phyllis A. Rhoads  
Phyllis A. Rhoads

Robert Rhoads

Robert Rhoads  
Robert Rhoads

Doris G. Nichols

Doris G. Nichols  
Doris G. Nichols

STATE OF MAINE  
Cumberland, ss.

May 15, 1975

Personally appeared the above named Arthur N. Paul and acknowledged the above instrument to be his free act and deed.

Before me,

Clarence M. Van Blarcom  
Justice of the Peace  
Notary Public

My Commission Expires May 7, 1976

MAY 16 1975

REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE

Received at 10 H 48 AM, and recorded in

BOOK 3682 PAGE 233. Margaret L. Weber Acting Register



ADMINISTRATOR'S OR GUARDIAN'S DEED -- PRIVATE SALE -- MARY'S FORM NO. 48

9693

## Know All Men by These Presents,

That I, BERNARD W. CROUDIS, of Portland, County of Cumberland and State of Maine, Guardian of WILLIAM F. CROUDIS, JR., of Yarmouth, County of Cumberland and State of Maine,

having on the 2nd day of June A. D. 1970, obtained License from the Honorable Nathaniel M. Haskell, Judge of Probate within and for the County of Cumberland and State of Maine, to sell and convey at private sale the Real Estate herein-after described, of the said William F. Croudin, Jr.

for the

sum of Twelve Thousand (\$12,000.00)

dollars, the

same being an advantageous offer therefor, and having agreeably to the order and decree of said Court, given due notice upon the petition for license to make such sale, and having given the bond required by law, by virtue of the power and authority with which

I am as aforesaid vested, and in consideration of the aforesaid sum of Twelve Thousand dollars, to me paid by THE TRUSTEES OF NORTH YARMOUTH ACADEMY, a corporation existing under the laws of the State of Maine and having its principal place of business in Yarmouth, County of Cumberland and State of Maine,

the receipt whereof I do hereby acknowledge, have given, granted and sold, and by these Presents do give, grant, sell and convey to the said The Trustees of North Yarmouth Academy, its Successors

Have and Assigns forever, the following described Real Estate, viz:

(1) A certain lot or parcel of land with the buildings thereon, situated in said Yarmouth, and bounded and described as follows Viz: Beginning at the southerly corner of land now or formerly of heirs of William E. Bucknam; thence northeasterly by said Bucknam's heirs' land five rods and four links; thence southerly four rods and thirteen and one half links; thence westerly parallel with said Bucknam line five rods and four links; thence northerly four rods and thirteen and one half links to the place of beginning. Also a right of way twenty-eight feet wide from said lot to Portland Street, the same now being an accepted highway.

(2) Also another piece of land adjoining the preceding described lot and containing nine square rods of land, more or less, bounded southwesterly by land of the late John M. Cobb; southeasterly by the Bibber land; northwesterly by the above described premises and northeasterly by the town way leading to Portland Street.

(3) Also another certain piece of land situated in said Yarmouth and adjoining the two previously mentioned tracts of land and described as follows Viz: Beginning at the westerly corner of land now or formerly of Norman Grant; thence northwesterly along the line of land belonging to North Yarmouth Academy six rods and nine and one half links; thence northeasterly to the west corner of the lot



of land first described in this deed four rods; thence southeast on the southerly line of the first described tract of land to Norman Grant's land; thence southwest on said Grant's line to the place of beginning and containing twenty-five and one-half square rods of land, more or less.

(4) Also another place or parcel of land adjoining the last named tract of land and described as follows: Beginning at the most westerly corner of the first herein named place of land; thence running north 43½ degrees west six rods and twenty-two links to a stake; thence northeasterly three rods and twenty-four links to the westerly corner of land of the heirs of W. E. Bucknam's orchard lot; thence southeasterly by said Bucknam's land seven rods to said Cobb's lot; thence southwesterly by said Cobb's lot to the bound begun at and containing twenty-eight rods of land more or less.

Excepting and reserving from the above a certain narrow strip of land and the rights of way incident thereto as described in a deed from John M. Cobb to Joseph E. Merrill dated August 25, 1906 and recorded in the Registry of Deeds for Cumberland County in Book 791, Page 125.

Being the same premises conveyed to William F. Croudis, Jr. by Quit-Claim Deed of Bertha G. Hayes to William F. Croudis, Jr. dated June 3, 1915 and recorded in Cumberland County Registry of Deeds, Book 946, Page 362, and Administratrix Deed of the said Bertha G. Hayes, in her capacity as Administratrix of the Estate of John M. Cobb to William F. Croudis, Jr., dated June 6, 1915 and recorded in said County in Book 946, Page 361.

This conveyance is made subject to 1970 Real Estate taxes, which the Grantee herein named assumes and agrees to pay when due and payable to the Town of Yarmouth.



To have and to hold the same, with all the privileges and appurtenances to the same belonging, in manner as aforesaid to the said The

Trustees of North Yarmouth Academy, its Successors

Heirs and Assigns forever.

And I the said Bernard W. Croudis in my said capacity do covenant to and with the said The Trustees of North Yarmouth Academy, its Successors

Heirs and Assigns, that I have in all things observed the rules and directions of law relative to the selling of said Estate, and have good right and lawful authority to sell and convey the same in manner aforesaid.

In Witness Whereof, I hereunto set my hand and seal in my said capacity, this 3rd day of June in the year of our Lord one thousand nine hundred and seventy.

Signed, Sealed and Delivered  
in presence of

*Arthur Chapman*

*Bernard W. Croudis*

Guardian of William F. Croudis, Jr.

DTB 6/3/70

Recd 6/19/70

Merges  
in file



## WARRANTY DEED

23498  
Know all Men by these Presents,

That PETER N. SHEPLEY and DIANNE P. SHEPLEY of Albany,  
New York

in consideration of one dollar (\$1.00) and other valuable considerations

paid by THE TRUSTEES OF NORTH YARMOUTH ACADEMY, a corporation  
organized and existing under the laws of the State of Maine and  
located at Yarmouth in the County of Cumberland and State of Maine  
whose mailing address is Main Street, Yarmouth, Maine

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and  
convey unto the said THE TRUSTEES OF NORTH YARMOUTH ACADEMY,

their heirs and assigns forever,

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

Beginning on said southwesterly side of Main Street at a stake  
set in the southeasterly corner of the Lucy M. Baker lot, being  
that portion of the land formerly owned by Lucy M. Baker which  
remained to her after her conveyance of the herein described lot  
to Howard Davies, August 20, 1906; thence southwesterly by said  
Baker land ten (10) rods to a stake; thence southeasterly parallel  
with said Main Street sixty-one (61) feet, more or less, to a  
stake in the northwesterly corner of land formerly owned by Thomas  
Chase, Jr.; thence northeasterly parallel with the first course  
ten (10) rods to said Main Street; thence northwesterly by said  
Street to the point of beginning.

Being the same premises conveyed to the Grantors by Grantee by  
deed recorded on September 3, 1980 in the Cumberland County  
Registry of Deeds in Book 4655, Page 231.



To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said THE TRUSTEES OF NORTH YARMOUTH ACADEMY,

their/ <sup>successors</sup> ~~heirs~~ and assigns, to and their use and behoof forever. <sup>successors</sup>

And We do covenant with the said Grantee, their/ ~~heirs~~ and assigns, that we are lawfully seized in fee of the premises, that they are free of all encumbrances

that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and

that we and our heirs shall and will warrant and defend the same to the said <sup>successors</sup> Grantee, their/ ~~heirs~~ and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, we, the said PETER N. SHEPLEY and DIANNE P. SHEPLEY, being husband and wife

and

~~husband/wife~~ of the said

joining in this deed as Grantors, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set our hand and seals this 9th day of the month of July, A.D. 19 84.

Signed, Sealed and Delivered  
in presence of

..... *Karen J. Arsenault* .....

..... *Karen J. Arsenault* .....

.....

.....

*Peter N. Shepley*  
.....  
PETER N. SHEPLEY  
*Dianne P. Shepley*  
.....  
DIANNE P. SHEPLEY  
.....

State of Maine, County of Cumberland ss: July 9, 19 84.

Then personally appeared the above named PETER N. SHEPLEY and DIANNE P. SHEPLEY

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

Before me,

..... *Karen J. Arsenault* .....  
Karen J. Arsenault Notary Public  
MY COMMISSION EXPIRES Attorney at Law  
APRIL 14, 1985

RECEIVED

1984 JUL -9 AM 9:48

RECORDED REGISTRY OF DEEDS  
CUMBERLAND COUNTY

*James J. Walsh*

SEAL



## Known All Men by These Presents,

That I, Jane R. Rich, of Yarmouth, in the County of Cumberland,  
and State of Maine

in consideration of One Dollar and other valuable considerations

paid by North Yarmouth Academy, an educational institution, located  
in said Yarmouth in said County and State,

the receipt whereof I do hereby acknowledge, do hereby give, grant,  
convey, sell and assign unto the said North Yarmouth Academy its successors

hereby and assigns forever, a certain lot or parcel of land located in  
said Yarmouth and bounded and described as follows:

Beginning at an iron pipe set in 1965 on the South-  
westerly boundary line of said North Yarmouth Academy and  
the Northerly corner of land formerly of Maurice Bowers,  
now Fowler; thence Southwesterly one hundred thirty-two  
(132) feet, more or less, by the Northwestern line of  
said Fowler land to the Westerly corner of said Fowler  
land and the Northeasterly line of other land of the  
Grantor herein; thence Northwesterly by other land of  
the Grantor herein, one hundred ten (110) feet, more or  
less, to an iron rod; thence Southwesterly by land of  
the Grantor herein four hundred forty-three (443) feet,  
more or less, to an iron rod in the Northeasterly line  
of land now or formerly of Howard; thence Northwesterly  
by said Howard land eighty (80) feet, more or less, to  
an iron pipe set in 1965 at a point which is the Westerly  
corner of the land herein conveyed and the Southerly corner  
of land of North Yarmouth Academy, formerly of the North-  
wood; thence Northeasterly by land of said North Yarmouth  
Academy five hundred seventy-five (575) feet, more or less,  
to an iron pipe set in 1965 at a point which is the North-  
erly corner of the land herein conveyed; thence Southwesterly  
and continuing by land of said North Yarmouth Academy two  
hundred and twelve and six tenths (212.6) feet, more or less,  
to the point of beginning.

The Grantor reserves to herself and her heirs and  
assigns a right of way fifteen (15) feet in width and eighty  
(80) feet in length along the Southwesterly bounds of the  
land herein conveyed.

Being a portion of the premises conveyed by Norman W.  
Lindquist as guardian of Lillian L. Dexter to Lemuel Rich  
by deed dated March 22, 1945 and recorded in the Cumberland  
County Registry of Deeds in Book 1777, Page 2.



409

**SUCCESSORS**

1

5

211

2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 2043 2044 2045 2046 2047 2048 2049 2050 2051 2052 2053 2054 2055 2056 2057 2058 2059 2060 2061 2062 2063 2064 2065 2066 2067 2068 2069 2070 2071 2072 2073 2074 2075 2076 2077 2078 2079 2080 2081 2082 2083 2084 2085 2086 2087 2088 2089 2090 2091 2092 2093 2094 2095 2096 2097 2098 2099 2100 2101 2102 2103 2104 2105 2106 2107 2108 2109 2110 2111 2112 2113 2114 2115 2116 2117 2118 2119 2120 2121 2122 2123 2124 2125 2126 2127 2128 2129 2130 2131 2132 2133 2134 2135 2136 2137 2138 2139 2140 2141 2142 2143 2144 2145 2146 2147 2148 2149 2150 2151 2152 2153 2154 2155 2156 2157 2158 2159 2160 2161 2162 2163 2164 2165 2166 2167 2168 2169 2170 2171 2172 2173 2174 2175 2176 2177 2178 2179 2180 2181 2182 2183 2184 2185 2186 2187 2188 2189 2190 2191 2192 2193 2194 2195 2196 2197 2198 2199 2200 2201 2202 2203 2204 2205 2206 2207 2208 2209 2210 2211 2212 2213 2214 2215 2216 2217 2218 2219 2220 2221 2222 2223 2224 2225 2226 2227 2228 2229 2230 2231 2232 2233 2234 2235 2236 2237 2238 2239 2240 2241 2242 2243 2244 2245 2246 2247 2248 2249 2250 2251 2252 2253 2254 2255 2256 2257 2258 2259 2260 2261 2262 2263 2264 2265 2266 2267 2268 2269 2270 2271 2272 2273 2274 2275 2276 2277 2278 2279 2280 2281 2282 2283 2284 2285 2286 2287 2288 2289 2290 2291 2292 2293 2294 2295 2296 2297 2298 2299 2300 2301 2302 2303 2304 2305 2306 2307 2308 2309 2310 2311 2312 2313 2314 2315 2316 2317 2318 2319 2320 2321 2322 2323 2324 2325 2326 2327 2328 2329 2330 2331 2332 2333 2334 2335 2336 2337 2338 2339 2340 2341 2342 2343 2344 2345 2346 2347 2348 2349 2350 2351 2352 2353 2354 2355 2356 2357 2358 2359 2360 2361 2362 2363 2364 2365 2366 2367 2368 2369 2370 2371 2372 2373 2374 2375 2376 2377 2378 2379 2380 2381 2382 2383 2384 2385 2386 2387 2388 2389 2390 2391 2392 2393 2394 2395 2396 2397 2398 2399 2400 2401 2402 2403 2404 2405 2406 2407 2408 2409 2410 2411 2412 2413 2414 2415 2416 2417 2418 2419 2420 2421 2422 2423 2424 2425 2426 2427 2428 2429 2430 2431 2432 2433 2434 2435 2436 2437 2438 2439 2440 2441 2442 2443 2444 2445 2446 2447 2448 2449 2450 2451 2452 2453 2454 2455 2456 2457 2458 2459 2460 2461 2462 2463 2464 2465 2466 2467 2468 2469 2470 2471 2472 2473 2474 2475 2476 2477 2478 2479 2480 2481 2482 2483 2484 2485 2486 2487 2488 2489 2490 2491 2492 2493 2494 2495 2496 2497 2498 2499 2500 2501 2502 2503 2504 2505 2506 2507 2508 2509 2510 2511 2512 2513 2514 2515 2516 2517 2518 2519 2520 2521 2522 2523 2524 2525 2526 2527 2528 2529 2530 2531 2532 2533 2534 2535 2536 2537 2538 2539 2540 2541 2542 2543 2544 2545 2546 2547 2548 2549 2550 2551 2552 2553 2554 2555 2556 2557 2558 2559 2560 2561 2562 2563 2564 2565 2566 2567 2568 2569 2570 2571 2572 2573 2574 2575 2576 2577 2578 2579 2580 2581 2582 2583 2584 2585 2586 2587 2588 2589 2590 2591 2592 2593 2594 2595 2596 2597 2598 2599 2600 2601 2602 2603 2604 2605 2606 2607 2608 2609 2610 2611 2612 2613 2614 2615 2616 2617 2618 2619 2620 2621 2622 2623 2624 2625 2626 2627 2628 2629 2630 2631 2632 2633 2634 2635 2636 2637 2638 2639 2640 2641 2642 2643 2644 2645 2646 2647 2648 2649 2650 2651 2652 2653 2654 2655 2656 2657 2658 2659 2660 2661 2662 2663 2664 2665 2666 2667 2668 2669 2670 2671 2672 2673 2674 2675 2676 2677 2678 2679 2680 2681 2682 2683 2684 2685 2686 2687 2688 2689 2690 2691 2692 2693 2694 2695 2696 2697 2698 2699 2700 2701 2702 2703 2704 2705 2706 2707 2708 2709 2710 2711 2712 2713 2714 2715 2716 2717 2718 2719 2720 2721 2722 2723 2724 2725 2726 2727 2728 2729 2730 2731 2732 2733 2734 2735 2736 2737 2738 2739 2740 2741 2742 2743 2744 2745 2746 2747 2748 2749 2750 2751 2752 2753 2754 2755 2756 2757 2758 2759 2760 2761 2762 2763 2764 2765 2766 2767 2768 2769 2770 2771 2772 2773 2774 2775 2776 2777 2778 2779 2780 2781 2782 2783 2784 2785 2786 2787 2788 2789 2790 2791 2792 2793 2794 2795 2796 2797 2798 2799 2800 2801 2802 2803 2804 2805 2806 2807 2808 2809 2810 2811 2812 2813 2814 2815 2816 2817 2818



Stenotaphrum

James R. Rich



1

Before me,

Justice of the Peace  
Notary Public  
My Commission Expires April 12, 1962

NOV 4 1968  
REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE  
Received at 3:20 P.M. and recorded in  
BOOK 3064. PAGE 498 *Ames*

recorded in David P. Thompson Register





**EXHIBIT 6**

**EASEMENTS**

There are no existing or proposed easements within the proposed project area.



## **EXHIBIT 7**

### **HOMEOWNERS ASSOCIATION**

The Applicant does not propose a condominium, homeowners, or property owners association for this project.



**EXHIBIT 8**

**FINANCIAL CAPACITY**



PUBLIC DISCLOSURE COPY



Form **990**

Department of the Treasury  
Internal Revenue Service

# Return of Organization Exempt From Income Tax

Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except private foundations)

▶ Do not enter social security numbers on this form as it may be made public.

▶ Go to [www.irs.gov/Form990](http://www.irs.gov/Form990) for instructions and the latest information.

OMB No. 1545-0047

**2020**

Open to Public Inspection

**A** For the 2020 calendar year, or tax year beginning **JUL 1, 2020** and ending **JUN 30, 2021**

**B** Check if applicable:

- ☐ Address change  
☐ Name change  
☐ Initial return  
☐ Final return/terminated  
☐ Amended return  
☐ Application pending

**C** Name of organization

**North Yarmouth Academy**

Doing business as

Number and street (or P.O. box if mail is not delivered to street address)

**148 Main Street**

Room/suite

City or town, state or province, country, and ZIP or foreign postal code

**Yarmouth, ME 04096**

**F** Name and address of principal officer: **Ben Jackson**

**same as C above**

**D** Employer identification number

**01-0211536**

**E** Telephone number

**207-846-9051**

**G** Gross receipts \$ **14,023,156.**

**H(a)** Is this a group return

for subordinates? ..... ☐ Yes ☒ No

**H(b)** Are all subordinates included? ☐ Yes ☐ No

If "No," attach a list. See instructions

**H(c)** Group exemption number ▶

**I** Tax-exempt status: ☒ 501(c)(3) ☐ 501(c) ( ) ◀ (insert no.) ☐ 4947(a)(1) or ☐ 527

**J** Website: ▶ **www.nya.org**

**K** Form of organization: ☒ Corporation ☐ Trust ☐ Association ☐ Other ▶

**L** Year of formation: **1814** **M** State of legal domicile: **ME**

**Part I Summary**

<b>Activities &amp; Governance</b>	<b>1</b>	Briefly describe the organization's mission or most significant activities: <b>Education of grades toddler through 12</b>
	<b>2</b>	Check this box <input type="checkbox"/> if the organization discontinued its operations or disposed of more than 25% of its net assets.
	<b>3</b>	Number of voting members of the governing body (Part VI, line 1a) ..... <b>23</b>
	<b>4</b>	Number of independent voting members of the governing body (Part VI, line 1b) ..... <b>23</b>
	<b>5</b>	Total number of individuals employed in calendar year 2020 (Part V, line 2a) ..... <b>143</b>
	<b>6</b>	Total number of volunteers (estimate if necessary) ..... <b>30</b>
	<b>7a</b>	Total unrelated business revenue from Part VIII, column (C), line 12 ..... <b>27,590.</b>
<b>7b</b>	Net unrelated business taxable income from Form 990-T, Part I, line 11 ..... <b>0.</b>	
<b>Revenue</b>	<b>8</b>	Contributions and grants (Part VIII, line 1h) ..... <b>1,350,976.</b>
	<b>9</b>	Program service revenue (Part VIII, line 2g) ..... <b>10,126,301.</b>
	<b>10</b>	Investment income (Part VIII, column (A), lines 3, 4, and 7d) ..... <b>-87,341.</b>
	<b>11</b>	Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e) ..... <b>-1,954.</b>
	<b>12</b>	Total revenue - add lines 8 through 11 (must equal Part VIII, column (A), line 12) ..... <b>11,387,982.</b>
	<b>Expenses</b>	<b>13</b>
<b>14</b>		Benefits paid to or for members (Part IX, column (A), line 4) ..... <b>0.</b>
<b>15</b>		Salaries, other compensation, employee benefits (Part IX, column (A), lines 5-10) ..... <b>5,391,721.</b>
<b>16a</b>		Professional fundraising fees (Part IX, column (A), line 11e) ..... <b>20,251.</b>
<b>b</b>		Total fundraising expenses (Part IX, column (D), line 25) ▶ <b>329,087.</b>
<b>17</b>		Other expenses (Part IX, column (A), lines 11a-11d, 11f-24e) ..... <b>2,427,854.</b>
<b>18</b>		Total expenses. Add lines 13-17 (must equal Part IX, column (A), line 25) ..... <b>11,238,135.</b>
<b>19</b>	Revenue less expenses. Subtract line 18 from line 12 ..... <b>149,847.</b>	
<b>Net Assets or Fund Balances</b>	<b>20</b>	Total assets (Part X, line 16) ..... <b>14,976,962.</b>
	<b>21</b>	Total liabilities (Part X, line 26) ..... <b>4,007,485.</b>
	<b>22</b>	Net assets or fund balances. Subtract line 21 from line 20 ..... <b>10,969,477.</b>

**Part II Signature Block**

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.

<b>Sign Here</b>	Signature of officer	Date			
	<b>Linda Manchester, President</b> Type or print name and title				
<b>Paid Preparer Use Only</b>	Print/Type preparer's name <b>Melissa Magoon, CPA</b>	Preparer's signature <b>Melissa Magoon, CPA</b>	Date <b>10/28/21</b>	Check if self-employed <input type="checkbox"/>	PTIN <b>P01712842</b>
	Firm's name ▶ <b>Berry Dunn McNeil &amp; Parker, LLC</b>	Firm's EIN ▶ <b>01-0523282</b>	Phone no. (207) 775-2387		
Firm's address ▶ <b>PO BOX 1100 Portland, ME 04104-1100</b>					

May the IRS discuss this return with the preparer shown above? See instructions ..... ☒ Yes ☐ No



**Part III Statement of Program Service Accomplishments**

Check if Schedule O contains a response or note to any line in this Part III

☒**1** Briefly describe the organization's mission:

North Yarmouth Academy is an independent, college preparatory, coeducational day school serving students in toddler through grade twelve. The school offers a structured program that sets clear standards and high expectations in an environment that emphasizes

**2** Did the organization undertake any significant program services during the year which were not listed on the prior Form 990 or 990-EZ?☐ Yes ☒ No

If "Yes," describe these new services on Schedule O.

**3** Did the organization cease conducting, or make significant changes in how it conducts, any program services?☐ Yes ☒ No

If "Yes," describe these changes on Schedule O.

**4** Describe the organization's program service accomplishments for each of its three largest program services, as measured by expenses.

Section 501(c)(3) and 501(c)(4) organizations are required to report the amount of grants and allocations to others, the total expenses, and revenue, if any, for each program service reported.

**4a** (Code: ) (Expenses \$ 10,117,957. including grants of \$ 3,562,919. ) (Revenue \$ 10,687,234. )

The Academy operates a private day school in Yarmouth, Maine with approximately 380 students from toddler through twelfth grade.

The North Yarmouth Academy program encourages students to develop:

1. Problem-solving skills based on sound analytical and creative thought

2. Sophistication in writing, speaking and artistic expression

3. Appreciation for the importance of athletic activity, teamwork and cooperation

4. Self-confidence and self-respect through a breadth of experiences that extend beyond the classroom

**4b** (Code: ) (Expenses \$ including grants of \$ ) (Revenue \$ )

**4c** (Code: ) (Expenses \$ including grants of \$ ) (Revenue \$ )

**4d** Other program services (Describe on Schedule O.)

(Expenses \$ including grants of \$ ) (Revenue \$ )

**4e** Total program service expenses **10,117,957.**

Form 990 (2020)



**Part IV Checklist of Required Schedules**

	Yes	No
<b>1</b> Is the organization described in section 501(c)(3) or 4947(a)(1) (other than a private foundation)? <i>If "Yes," complete Schedule A</i>	<b>1</b> X	
<b>2</b> Is the organization required to complete <i>Schedule B, Schedule of Contributors</i> ?	<b>2</b> X	
<b>3</b> Did the organization engage in direct or indirect political campaign activities on behalf of or in opposition to candidates for public office? <i>If "Yes," complete Schedule C, Part I</i>	<b>3</b>	X
<b>4</b> <b>Section 501(c)(3) organizations.</b> Did the organization engage in lobbying activities, or have a section 501(h) election in effect during the tax year? <i>If "Yes," complete Schedule C, Part II</i>	<b>4</b>	X
<b>5</b> Is the organization a section 501(c)(4), 501(c)(5), or 501(c)(6) organization that receives membership dues, assessments, or similar amounts as defined in Revenue Procedure 98-19? <i>If "Yes," complete Schedule C, Part III</i>	<b>5</b>	X
<b>6</b> Did the organization maintain any donor advised funds or any similar funds or accounts for which donors have the right to provide advice on the distribution or investment of amounts in such funds or accounts? <i>If "Yes," complete Schedule D, Part I</i>	<b>6</b>	X
<b>7</b> Did the organization receive or hold a conservation easement, including easements to preserve open space, the environment, historic land areas, or historic structures? <i>If "Yes," complete Schedule D, Part II</i>	<b>7</b>	X
<b>8</b> Did the organization maintain collections of works of art, historical treasures, or other similar assets? <i>If "Yes," complete Schedule D, Part III</i>	<b>8</b>	X
<b>9</b> Did the organization report an amount in Part X, line 21, for escrow or custodial account liability, serve as a custodian for amounts not listed in Part X; or provide credit counseling, debt management, credit repair, or debt negotiation services? <i>If "Yes," complete Schedule D, Part IV</i>	<b>9</b>	X
<b>10</b> Did the organization, directly or through a related organization, hold assets in donor-restricted endowments or in quasi endowments? <i>If "Yes," complete Schedule D, Part V</i>	<b>10</b> X	
<b>11</b> If the organization's answer to any of the following questions is "Yes," then complete Schedule D, Parts VI, VII, VIII, IX, or X as applicable.		
<b>a</b> Did the organization report an amount for land, buildings, and equipment in Part X, line 10? <i>If "Yes," complete Schedule D, Part VI</i>	<b>11a</b> X	
<b>b</b> Did the organization report an amount for investments - other securities in Part X, line 12, that is 5% or more of its total assets reported in Part X, line 16? <i>If "Yes," complete Schedule D, Part VII</i>	<b>11b</b>	X
<b>c</b> Did the organization report an amount for investments - program related in Part X, line 13, that is 5% or more of its total assets reported in Part X, line 16? <i>If "Yes," complete Schedule D, Part VIII</i>	<b>11c</b>	X
<b>d</b> Did the organization report an amount for other assets in Part X, line 15, that is 5% or more of its total assets reported in Part X, line 16? <i>If "Yes," complete Schedule D, Part IX</i>	<b>11d</b>	X
<b>e</b> Did the organization report an amount for other liabilities in Part X, line 25? <i>If "Yes," complete Schedule D, Part X</i>	<b>11e</b>	X
<b>f</b> Did the organization's separate or consolidated financial statements for the tax year include a footnote that addresses the organization's liability for uncertain tax positions under FIN 48 (ASC 740)? <i>If "Yes," complete Schedule D, Part X</i>	<b>11f</b>	X
<b>12a</b> Did the organization obtain separate, independent audited financial statements for the tax year? <i>If "Yes," complete Schedule D, Parts XI and XII</i>	<b>12a</b> X	
<b>b</b> Was the organization included in consolidated, independent audited financial statements for the tax year? <i>If "Yes," and if the organization answered "No" to line 12a, then completing Schedule D, Parts XI and XII is optional</i>	<b>12b</b>	X
<b>13</b> Is the organization a school described in section 170(b)(1)(A)(ii)? <i>If "Yes," complete Schedule E</i>	<b>13</b> X	
<b>14a</b> Did the organization maintain an office, employees, or agents outside of the United States?	<b>14a</b>	X
<b>b</b> Did the organization have aggregate revenues or expenses of more than \$10,000 from grantmaking, fundraising, business, investment, and program service activities outside the United States, or aggregate foreign investments valued at \$100,000 or more? <i>If "Yes," complete Schedule F, Parts I and IV</i>	<b>14b</b>	X
<b>15</b> Did the organization report on Part IX, column (A), line 3, more than \$5,000 of grants or other assistance to or for any foreign organization? <i>If "Yes," complete Schedule F, Parts II and IV</i>	<b>15</b>	X
<b>16</b> Did the organization report on Part IX, column (A), line 3, more than \$5,000 of aggregate grants or other assistance to or for foreign individuals? <i>If "Yes," complete Schedule F, Parts III and IV</i>	<b>16</b>	X
<b>17</b> Did the organization report a total of more than \$15,000 of expenses for professional fundraising services on Part IX, column (A), lines 6 and 11e? <i>If "Yes," complete Schedule G, Part I</i>	<b>17</b> X	
<b>18</b> Did the organization report more than \$15,000 total of fundraising event gross income and contributions on Part VIII, lines 1c and 8a? <i>If "Yes," complete Schedule G, Part II</i>	<b>18</b> X	
<b>19</b> Did the organization report more than \$15,000 of gross income from gaming activities on Part VIII, line 9a? <i>If "Yes," complete Schedule G, Part III</i>	<b>19</b>	X
<b>20a</b> Did the organization operate one or more hospital facilities? <i>If "Yes," complete Schedule H</i>	<b>20a</b>	X
<b>b</b> If "Yes" to line 20a, did the organization attach a copy of its audited financial statements to this return?	<b>20b</b>	
<b>21</b> Did the organization report more than \$5,000 of grants or other assistance to any domestic organization or domestic government on Part IX, column (A), line 1? <i>If "Yes," complete Schedule I, Parts I and II</i>	<b>21</b>	X



**Part IV Checklist of Required Schedules** (continued)

	Yes	No
<b>22</b> Did the organization report more than \$5,000 of grants or other assistance to or for domestic individuals on Part IX, column (A), line 2? <i>If "Yes," complete Schedule I, Parts I and III</i> .....	<b>22</b> X	
<b>23</b> Did the organization answer "Yes" to Part VII, Section A, line 3, 4, or 5 about compensation of the organization's current and former officers, directors, trustees, key employees, and highest compensated employees? <i>If "Yes," complete Schedule J</i> .....	<b>23</b> X	
<b>24a</b> Did the organization have a tax-exempt bond issue with an outstanding principal amount of more than \$100,000 as of the last day of the year, that was issued after December 31, 2002? <i>If "Yes," answer lines 24b through 24d and complete Schedule K. If "No," go to line 25a</i> .....	<b>24a</b> X	
<b>b</b> Did the organization invest any proceeds of tax-exempt bonds beyond a temporary period exception? .....	<b>24b</b>	X
<b>c</b> Did the organization maintain an escrow account other than a refunding escrow at any time during the year to defease any tax-exempt bonds? .....	<b>24c</b>	X
<b>d</b> Did the organization act as an "on behalf of" issuer for bonds outstanding at any time during the year? .....	<b>24d</b>	X
<b>25a</b> <b>Section 501(c)(3), 501(c)(4), and 501(c)(29) organizations.</b> Did the organization engage in an excess benefit transaction with a disqualified person during the year? <i>If "Yes," complete Schedule L, Part I</i> .....	<b>25a</b>	X
<b>b</b> Is the organization aware that it engaged in an excess benefit transaction with a disqualified person in a prior year, and that the transaction has not been reported on any of the organization's prior Forms 990 or 990-EZ? <i>If "Yes," complete Schedule L, Part I</i> .....	<b>25b</b>	X
<b>26</b> Did the organization report any amount on Part X, line 5 or 22, for receivables from or payables to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons? <i>If "Yes," complete Schedule L, Part II</i> .....	<b>26</b>	X
<b>27</b> Did the organization provide a grant or other assistance to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor or employee thereof, a grant selection committee member, or to a 35% controlled entity (including an employee thereof) or family member of any of these persons? <i>If "Yes," complete Schedule L, Part III</i> .....	<b>27</b>	X
<b>28</b> Was the organization a party to a business transaction with one of the following parties (see Schedule L, Part IV instructions, for applicable filing thresholds, conditions, and exceptions):		
<b>a</b> A current or former officer, director, trustee, key employee, creator or founder, or substantial contributor? <i>If "Yes," complete Schedule L, Part IV</i> .....	<b>28a</b>	X
<b>b</b> A family member of any individual described in line 28a? <i>If "Yes," complete Schedule L, Part IV</i> .....	<b>28b</b>	X
<b>c</b> A 35% controlled entity of one or more individuals and/or organizations described in lines 28a or 28b? <i>If "Yes," complete Schedule L, Part IV</i> .....	<b>28c</b>	X
<b>29</b> Did the organization receive more than \$25,000 in non-cash contributions? <i>If "Yes," complete Schedule M</i> .....	<b>29</b> X	
<b>30</b> Did the organization receive contributions of art, historical treasures, or other similar assets, or qualified conservation contributions? <i>If "Yes," complete Schedule M</i> .....	<b>30</b>	X
<b>31</b> Did the organization liquidate, terminate, or dissolve and cease operations? <i>If "Yes," complete Schedule N, Part I</i> .....	<b>31</b>	X
<b>32</b> Did the organization sell, exchange, dispose of, or transfer more than 25% of its net assets? <i>If "Yes," complete Schedule N, Part II</i> .....	<b>32</b>	X
<b>33</b> Did the organization own 100% of an entity disregarded as separate from the organization under Regulations sections 301.7701-2 and 301.7701-3? <i>If "Yes," complete Schedule R, Part I</i> .....	<b>33</b>	X
<b>34</b> Was the organization related to any tax-exempt or taxable entity? <i>If "Yes," complete Schedule R, Part II, III, or IV, and Part V, line 1</i> .....	<b>34</b>	X
<b>35a</b> Did the organization have a controlled entity within the meaning of section 512(b)(13)? .....	<b>35a</b>	X
<b>b</b> If "Yes" to line 35a, did the organization receive any payment from or engage in any transaction with a controlled entity within the meaning of section 512(b)(13)? <i>If "Yes," complete Schedule R, Part V, line 2</i> .....	<b>35b</b>	
<b>36</b> <b>Section 501(c)(3) organizations.</b> Did the organization make any transfers to an exempt non-charitable related organization? <i>If "Yes," complete Schedule R, Part V, line 2</i> .....	<b>36</b>	X
<b>37</b> Did the organization conduct more than 5% of its activities through an entity that is not a related organization and that is treated as a partnership for federal income tax purposes? <i>If "Yes," complete Schedule R, Part VI</i> .....	<b>37</b>	X
<b>38</b> Did the organization complete Schedule O and provide explanations in Schedule O for Part VI, lines 11b and 19? .....	<b>38</b> X	

Note: All Form 990 filers are required to complete Schedule O

**Part V Statements Regarding Other IRS Filings and Tax Compliance**Check if Schedule O contains a response or note to any line in this Part V ☐

	Yes	No
<b>1a</b> Enter the number reported in Box 3 of Form 1096. Enter -0- if not applicable .....	<b>1a</b> 31	
<b>b</b> Enter the number of Forms W-2G included in line 1a. Enter -0- if not applicable .....	<b>1b</b> 0	
<b>c</b> Did the organization comply with backup withholding rules for reportable payments to vendors and reportable gaming (gambling) winnings to prize winners? .....	<b>1c</b> X	



**Part V** Statements Regarding Other IRS Filings and Tax Compliance (continued)

	Yes	No
<b>2a</b> Enter the number of employees reported on Form W-3, Transmittal of Wage and Tax Statements, filed for the calendar year ending with or within the year covered by this return	<b>2a</b>	143
<b>b</b> If at least one is reported on line 2a, did the organization file all required federal employment tax returns?	<b>2b</b>	X
<b>Note:</b> If the sum of lines 1a and 2a is greater than 250, you may be required to e-file (see instructions)		
<b>3a</b> Did the organization have unrelated business gross income of \$1,000 or more during the year?	<b>3a</b>	X
<b>b</b> If "Yes," has it filed a Form 990-T for this year? If "No" to line 3b, provide an explanation on Schedule O	<b>3b</b>	X
<b>4a</b> At any time during the calendar year, did the organization have an interest in, or a signature or other authority over, a financial account in a foreign country (such as a bank account, securities account, or other financial account)?	<b>4a</b>	X
<b>b</b> If "Yes," enter the name of the foreign country		
See instructions for filing requirements for FinCEN Form 114, Report of Foreign Bank and Financial Accounts (FBAR).		
<b>5a</b> Was the organization a party to a prohibited tax shelter transaction at any time during the tax year?	<b>5a</b>	X
<b>b</b> Did any taxable party notify the organization that it was or is a party to a prohibited tax shelter transaction?	<b>5b</b>	X
<b>c</b> If "Yes" to line 5a or 5b, did the organization file Form 8886-T?	<b>5c</b>	
<b>6a</b> Does the organization have annual gross receipts that are normally greater than \$100,000, and did the organization solicit any contributions that were not tax deductible as charitable contributions?	<b>6a</b>	X
<b>b</b> If "Yes," did the organization include with every solicitation an express statement that such contributions or gifts were not tax deductible?	<b>6b</b>	
<b>7 Organizations that may receive deductible contributions under section 170(c).</b>		
<b>a</b> Did the organization receive a payment in excess of \$75 made partly as a contribution and partly for goods and services provided to the payor?	<b>7a</b>	X
<b>b</b> If "Yes," did the organization notify the donor of the value of the goods or services provided?	<b>7b</b>	
<b>c</b> Did the organization sell, exchange, or otherwise dispose of tangible personal property for which it was required to file Form 8282?	<b>7c</b>	X
<b>d</b> If "Yes," indicate the number of Forms 8282 filed during the year	<b>7d</b>	
<b>e</b> Did the organization receive any funds, directly or indirectly, to pay premiums on a personal benefit contract?	<b>7e</b>	X
<b>f</b> Did the organization, during the year, pay premiums, directly or indirectly, on a personal benefit contract?	<b>7f</b>	X
<b>g</b> If the organization received a contribution of qualified intellectual property, did the organization file Form 8899 as required?	<b>7g</b>	
<b>h</b> If the organization received a contribution of cars, boats, airplanes, or other vehicles, did the organization file a Form 1098-C?	<b>7h</b>	
<b>8 Sponsoring organizations maintaining donor advised funds.</b> Did a donor advised fund maintained by the sponsoring organization have excess business holdings at any time during the year?	<b>8</b>	
<b>9 Sponsoring organizations maintaining donor advised funds.</b>		
<b>a</b> Did the sponsoring organization make any taxable distributions under section 4966?	<b>9a</b>	
<b>b</b> Did the sponsoring organization make a distribution to a donor, donor advisor, or related person?	<b>9b</b>	
<b>10 Section 501(c)(7) organizations.</b> Enter:		
<b>a</b> Initiation fees and capital contributions included on Part VIII, line 12	<b>10a</b>	
<b>b</b> Gross receipts, included on Form 990, Part VIII, line 12, for public use of club facilities	<b>10b</b>	
<b>11 Section 501(c)(12) organizations.</b> Enter:		
<b>a</b> Gross income from members or shareholders	<b>11a</b>	
<b>b</b> Gross income from other sources (Do not net amounts due or paid to other sources against amounts due or received from them.)	<b>11b</b>	
<b>12a Section 4947(a)(1) non-exempt charitable trusts.</b> Is the organization filing Form 990 in lieu of Form 1041?	<b>12a</b>	
<b>b</b> If "Yes," enter the amount of tax-exempt interest received or accrued during the year	<b>12b</b>	
<b>13 Section 501(c)(29) qualified nonprofit health insurance issuers.</b>		
<b>a</b> Is the organization licensed to issue qualified health plans in more than one state?	<b>13a</b>	
<b>Note:</b> See the instructions for additional information the organization must report on Schedule O.		
<b>b</b> Enter the amount of reserves the organization is required to maintain by the states in which the organization is licensed to issue qualified health plans	<b>13b</b>	
<b>c</b> Enter the amount of reserves on hand	<b>13c</b>	
<b>14a</b> Did the organization receive any payments for indoor tanning services during the tax year?	<b>14a</b>	X
<b>b</b> If "Yes," has it filed a Form 720 to report these payments? If "No," provide an explanation on Schedule O	<b>14b</b>	
<b>15</b> Is the organization subject to the section 4960 tax on payment(s) of more than \$1,000,000 in remuneration or excess parachute payment(s) during the year?	<b>15</b>	X
If "Yes," see instructions and file Form 4720, Schedule N.		
<b>16</b> Is the organization an educational institution subject to the section 4968 excise tax on net investment income?	<b>16</b>	X
If "Yes," complete Form 4720, Schedule O.		

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**Part VI Governance, Management, and Disclosure** For each "Yes" response to lines 2 through 7b below, and for a "No" response to line 8a, 8b, or 10b below, describe the circumstances, processes, or changes on Schedule O. See instructions.

Check if Schedule O contains a response or note to any line in this Part VI

☒ X

**Section A. Governing Body and Management**

	1a	1b	23	Yes	No
<b>1a</b> Enter the number of voting members of the governing body at the end of the tax year			23		
If there are material differences in voting rights among members of the governing body, or if the governing body delegated broad authority to an executive committee or similar committee, explain on Schedule O.					
<b>b</b> Enter the number of voting members included on line 1a, above, who are independent			23		
<b>2</b> Did any officer, director, trustee, or key employee have a family relationship or a business relationship with any other officer, director, trustee, or key employee?			2		X
<b>3</b> Did the organization delegate control over management duties customarily performed by or under the direct supervision of officers, directors, trustees, or key employees to a management company or other person?			3		X
<b>4</b> Did the organization make any significant changes to its governing documents since the prior Form 990 was filed?			4		X
<b>5</b> Did the organization become aware during the year of a significant diversion of the organization's assets?			5		X
<b>6</b> Did the organization have members or stockholders?			6		X
<b>7a</b> Did the organization have members, stockholders, or other persons who had the power to elect or appoint one or more members of the governing body?			7a		X
<b>b</b> Are any governance decisions of the organization reserved to (or subject to approval by) members, stockholders, or persons other than the governing body?			7b		X
<b>8</b> Did the organization contemporaneously document the meetings held or written actions undertaken during the year by the following:					
<b>a</b> The governing body?			8a	X	
<b>b</b> Each committee with authority to act on behalf of the governing body?			8b	X	
<b>9</b> Is there any officer, director, trustee, or key employee listed in Part VII, Section A, who cannot be reached at the organization's mailing address? If "Yes," provide the names and addresses on Schedule O			9		X

**Section B. Policies** (This Section B requests information about policies not required by the Internal Revenue Code.)

	Yes	No
<b>10a</b> Did the organization have local chapters, branches, or affiliates?		X
<b>b</b> If "Yes," did the organization have written policies and procedures governing the activities of such chapters, affiliates, and branches to ensure their operations are consistent with the organization's exempt purposes?		
<b>11a</b> Has the organization provided a complete copy of this Form 990 to all members of its governing body before filing the form?	X	
<b>b</b> Describe in Schedule O the process, if any, used by the organization to review this Form 990.		
<b>12a</b> Did the organization have a written conflict of interest policy? If "No," go to line 13	X	
<b>b</b> Were officers, directors, or trustees, and key employees required to disclose annually interests that could give rise to conflicts?	X	
<b>c</b> Did the organization regularly and consistently monitor and enforce compliance with the policy? If "Yes," describe in Schedule O how this was done	X	
<b>13</b> Did the organization have a written whistleblower policy?	X	
<b>14</b> Did the organization have a written document retention and destruction policy?		X
<b>15</b> Did the process for determining compensation of the following persons include a review and approval by independent persons, comparability data, and contemporaneous substantiation of the deliberation and decision?		
<b>a</b> The organization's CEO, Executive Director, or top management official	X	
<b>b</b> Other officers or key employees of the organization	X	
If "Yes" to line 15a or 15b, describe the process in Schedule O (see instructions).		
<b>16a</b> Did the organization invest in, contribute assets to, or participate in a joint venture or similar arrangement with a taxable entity during the year?		X
<b>b</b> If "Yes," did the organization follow a written policy or procedure requiring the organization to evaluate its participation in joint venture arrangements under applicable federal tax law, and take steps to safeguard the organization's exempt status with respect to such arrangements?		

**Section C. Disclosure**

**17** List the states with which a copy of this Form 990 is required to be filed **None**

**18** Section 6104 requires an organization to make its Forms 1023 (1024 or 1024-A, if applicable), 990, and 990-T (Section 501(c)(3)s only) available for public inspection. Indicate how you made these available. Check all that apply.  
☐ Own website ☐ Another's website ☒ Upon request ☐ Other (explain on Schedule O)

**19** Describe on Schedule O whether (and if so, how) the organization made its governing documents, conflict of interest policy, and financial statements available to the public during the tax year.

**20** State the name, address, and telephone number of the person who possesses the organization's books and records **Garrett Bowne - 207-847-5426**  
**148 Main Street, Yarmouth, ME 04096**



**Part VII Compensation of Officers, Directors, Trustees, Key Employees, Highest Compensated Employees, and Independent Contractors**Check if Schedule O contains a response or note to any line in this Part VII ☐**Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees****1a** Complete this table for all persons required to be listed. Report compensation for the calendar year ending with or within the organization's tax year.

- List all of the organization's **current** officers, directors, trustees (whether individuals or organizations), regardless of amount of compensation. Enter -0- in columns (D), (E), and (F) if no compensation was paid.
  - List all of the organization's **current** key employees, if any. See instructions for definition of "key employee."
  - List the organization's five **current** highest compensated employees (other than an officer, director, trustee, or key employee) who received reportable compensation (Box 5 of Form W-2 and/or Box 7 of Form 1099-MISC) of more than \$100,000 from the organization and any related organizations.
  - List all of the organization's **former** officers, key employees, and highest compensated employees who received more than \$100,000 of reportable compensation from the organization and any related organizations.
  - List all of the organization's **former directors or trustees** that received, in the capacity as a former director or trustee of the organization, more than \$10,000 of reportable compensation from the organization and any related organizations.
- See instructions for the order in which to list the persons above.

☐ Check this box if neither the organization nor any related organization compensated any current officer, director, or trustee.

(A) Name and title	(B) Average hours per week (list any hours for related organizations below line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W-2/1099-MISC)	(E) Reportable compensation from related organizations (W-2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional trustee	Officer	Key employee	Highest compensated employee	Former			
(1) Benjamin Jackson Head of School	50.00			X				208,246.	0.	25,162.
(2) Jennifer Richard Director of Development	50.00				X			119,789.	0.	6,186.
(3) Eric Austin Head of Upper School	50.00				X			107,980.	0.	3,145.
(4) Marissa Markonish Head of Lower and Middle Schools	50.00				X			104,596.	0.	3,364.
(5) Garrett Bowne Chief Financial Officer	50.00			X				84,693.	0.	12,018.
(6) Linda Manchester President	1.00	X		X				0.	0.	0.
(7) James Cabot Vice President	1.00	X		X				0.	0.	0.
(8) Richard Abbondanza Vice President	1.00	X		X				0.	0.	0.
(9) Barbara Marr Secretary	1.00	X		X				0.	0.	0.
(10) Diana Garcia Treasurer	1.00	X		X				0.	0.	0.
(11) Betsy Tod Trustee	1.00	X						0.	0.	0.
(12) Bob Hilscher Trustee	1.00	X						0.	0.	0.
(13) Catriona Logan Sangster Trustee	1.00	X						0.	0.	0.
(14) Caty Werner Trustee	1.00	X						0.	0.	0.
(15) Chris Lorenz Trustee	1.00	X						0.	0.	0.
(16) Drew Oestreicher Trustee	1.00	X						0.	0.	0.
(17) Eric Schaeffer Trustee	1.00	X						0.	0.	0.



**Part VII** Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees (continued)

(A) Name and title	(B) Average hours per week (list any hours for related organizations below line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W-2/1099-MISC)	(E) Reportable compensation from related organizations (W-2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional trustee	Officer	Key employee	Highest compensated employee	Former			
(18) Freddie Daniel Trustee	1.00	X						0.	0.	0.
(19) James Garrett Trustee	1.00	X						0.	0.	0.
(20) Jason Currier Trustee	1.00	X						0.	0.	0.
(21) Jessica Lynch Trustee	1.00	X						0.	0.	0.
(22) Linc Merrill Trustee	1.00	X						0.	0.	0.
(23) Lori Poulin Trustee	1.00	X						0.	0.	0.
(24) Nathan Isaacson Trustee	1.00	X						0.	0.	0.
(25) Nick Alberding Trustee	1.00	X						0.	0.	0.
(26) Sig Schutz Trustee	1.00	X						0.	0.	0.
<b>1b Subtotal</b>								625,304.	0.	49,875.
<b>c Total from continuation sheets to Part VII, Section A</b>								0.	0.	0.
<b>d Total (add lines 1b and 1c)</b>								625,304.	0.	49,875.

**2** Total number of individuals (including but not limited to those listed above) who received more than \$100,000 of reportable compensation from the organization **4**

**3** Did the organization list any **former** officer, director, trustee, key employee, or highest compensated employee on line 1a? If "Yes," complete Schedule J for such individual

	Yes	No
<b>3</b>		X
<b>4</b>	X	
<b>5</b>		X

**4** For any individual listed on line 1a, is the sum of reportable compensation and other compensation from the organization and related organizations greater than \$150,000? If "Yes," complete Schedule J for such individual

**5** Did any person listed on line 1a receive or accrue compensation from any unrelated organization or individual for services rendered to the organization? If "Yes," complete Schedule J for such person

**Section B. Independent Contractors**

**1** Complete this table for your five highest compensated independent contractors that received more than \$100,000 of compensation from the organization. Report compensation for the calendar year ending with or within the organization's tax year.

(A) Name and business address	(B) Description of services	(C) Compensation
NONE		
<b>2</b> Total number of independent contractors (including but not limited to those listed above) who received more than \$100,000 of compensation from the organization	0	

See Part VII, Section A Continuation sheets

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[illegible]



**Part VIII Statement of Revenue**Check if Schedule O contains a response or note to any line in this Part VIII ☐

				(A)	(B)	(C)	(D)
				Total revenue	Related or exempt function revenue	Unrelated business revenue	Revenue excluded from tax under sections 512 - 514
<b>Contributions, Gifts, Grants and Other Similar Amounts</b>	<b>1 a</b>	Federated campaigns .....	<b>1a</b>				
	<b>b</b>	Membership dues .....	<b>1b</b>				
	<b>c</b>	Fundraising events .....	<b>1c</b>				
	<b>d</b>	Related organizations .....	<b>1d</b>				
	<b>e</b>	Government grants (contributions) .....	<b>1e</b>	984,100.			
	<b>f</b>	All other contributions, gifts, grants, and similar amounts not included above ...	<b>1f</b>	1,035,233.			
	<b>g</b>	Noncash contributions included in lines 1a-1f	<b>1g</b>	\$ 260,022.			
	<b>h</b>	<b>Total.</b> Add lines 1a-1f .....		2,019,333.			
<b>Program Service Revenue</b>	<b>2 a</b>	Tuition & Fees	Business Code	611710	10,039,989.	10,039,989.	
	<b>b</b>	Arena Income	531120	300,456.	272,866.	27,590.	
	<b>c</b>	Auxiliary Income	611710	148,252.	148,252.		
	<b>d</b>	Other Program Revenue	611710	112,334.	112,334.		
	<b>e</b>	Summer Revenue	611710	86,203.	86,203.		
	<b>f</b>	All other program service revenue .....					
	<b>g</b>	<b>Total.</b> Add lines 2a-2f .....		10,687,234.			
	<b>Other Revenue</b>	<b>3</b>	Investment income (including dividends, interest, and other similar amounts) .....		38,655.		
<b>4</b>		Income from investment of tax-exempt bond proceeds .....					
<b>5</b>		Royalties .....					
<b>6 a</b>		Gross rents .....	(i) Real	29,225.			
<b>b</b>		Less: rental expenses ...	(ii) Personal	69,992.			
<b>c</b>		Rental income or (loss) .....		-40,767.			
<b>d</b>		Net rental income or (loss) .....		-40,767.			-40,767.
<b>7 a</b>		Gross amount from sales of assets other than inventory .....	(i) Securities	1,182,306.			
<b>b</b>		Less: cost or other basis and sales expenses .....	(ii) Other	976,582.			
<b>c</b>		Gain or (loss) .....		205,724.			
<b>d</b>		Net gain or (loss) .....		205,724.			205,724.
<b>8 a</b>		Gross income from fundraising events (not including \$ _____ of contributions reported on line 1c). See Part IV, line 18 .....		66,403.			
<b>b</b>		Less: direct expenses .....		36,227.			
<b>c</b>		Net income or (loss) from fundraising events .....		30,176.			30,176.
<b>9 a</b>	Gross income from gaming activities. See Part IV, line 19 .....						
<b>b</b>	Less: direct expenses .....						
<b>c</b>	Net income or (loss) from gaming activities .....						
<b>10 a</b>	Gross sales of inventory, less returns and allowances .....						
<b>b</b>	Less: cost of goods sold .....						
<b>c</b>	Net income or (loss) from sales of inventory .....						
<b>Miscellaneous Revenue</b>	<b>11 a</b>		Business Code				
	<b>b</b>						
	<b>c</b>						
	<b>d</b>	All other revenue .....					
	<b>e</b>	<b>Total.</b> Add lines 11a-11d .....					
	<b>12</b>	<b>Total revenue.</b> See instructions .....		12,940,355.	10,659,644.	27,590.	233,788.



**Part IX Statement of Functional Expenses**

Section 501(c)(3) and 501(c)(4) organizations must complete all columns. All other organizations must complete column (A).

Check if Schedule O contains a response or note to any line in this Part IX ☐

Do not include amounts reported on lines 6b, 7b, 8b, 9b, and 10b of Part VIII.	(A) Total expenses	(B) Program service expenses	(C) Management and general expenses	(D) Fundraising expenses
<b>1</b> Grants and other assistance to domestic organizations and domestic governments. See Part IV, line 21 ...				
<b>2</b> Grants and other assistance to domestic individuals. See Part IV, line 22 .....	3,562,919.	3,562,919.		
<b>3</b> Grants and other assistance to foreign organizations, foreign governments, and foreign individuals. See Part IV, lines 15 and 16 .....				
<b>4</b> Benefits paid to or for members .....				
<b>5</b> Compensation of current officers, directors, trustees, and key employees .....	330,119.		330,119.	
<b>6</b> Compensation not included above to disqualified persons (as defined under section 4958(f)(1)) and persons described in section 4958(c)(3)(B) .....				
<b>7</b> Other salaries and wages .....	4,390,913.	3,949,908.	258,563.	182,442.
<b>8</b> Pension plan accruals and contributions (include section 401(k) and 403(b) employer contributions) .....	10,214.	10,106.	108.	
<b>9</b> Other employee benefits .....	568,902.	489,433.	62,510.	16,959.
<b>10</b> Payroll taxes .....	352,547.	297,783.	42,178.	12,586.
<b>11</b> Fees for services (nonemployees):				
<b>a</b> Management .....				
<b>b</b> Legal .....	6,488.	1,622.	4,866.	
<b>c</b> Accounting .....	40,387.	7,418.	32,969.	
<b>d</b> Lobbying .....				
<b>e</b> Professional fundraising services. See Part IV, line 17 .....	75,191.			75,191.
<b>f</b> Investment management fees .....	4,192.		4,192.	
<b>g</b> Other. (If line 11g amount exceeds 10% of line 25, column (A) amount, list line 11g expenses on Sch. O.) .....	136,490.	53,378.	83,112.	
<b>12</b> Advertising and promotion .....	133,409.	30,286.	103,123.	
<b>13</b> Office expenses .....	441,389.	305,218.	114,267.	21,904.
<b>14</b> Information technology .....	82,330.	72,834.	4,933.	4,563.
<b>15</b> Royalties .....				
<b>16</b> Occupancy .....	433,316.	405,037.	28,279.	
<b>17</b> Travel .....	39,032.	39,012.	5.	15.
<b>18</b> Payments of travel or entertainment expenses for any federal, state, or local public officials ...				
<b>19</b> Conferences, conventions, and meetings .....	826.	756.	70.	
<b>20</b> Interest .....	61,429.	55,286.	6,143.	
<b>21</b> Payments to affiliates .....				
<b>22</b> Depreciation, depletion, and amortization .....	626,232.	562,435.	63,797.	
<b>23</b> Insurance .....	111,770.	41,226.	69,439.	1,105.
<b>24</b> Other expenses. Itemize expenses not covered above (List miscellaneous expenses on line 24e. If line 24e amount exceeds 10% of line 25, column (A) amount, list line 24e expenses on Schedule O.)				
<b>a</b> <b>Bad Debt Expense</b> .....	215,071.	53,768.	161,303.	
<b>b</b> <b>Education Expense</b> .....	177,397.	170,067.	6,011.	1,319.
<b>c</b> <b>Miscellaneous Expense</b> .....	27,541.	9,465.	5,073.	13,003.
<b>d</b> .....				
<b>e</b> All other expenses .....				
<b>25</b> <b>Total functional expenses.</b> Add lines 1 through 24e	11,828,104.	10,117,957.	1,381,060.	329,087.
<b>26</b> <b>Joint costs.</b> Complete this line only if the organization reported in column (B) joint costs from a combined educational campaign and fundraising solicitation.				

Check here ☐ if following SOP 98-2 (ASC 958-720)



**Part X Balance Sheet**

Check if Schedule O contains a response or note to any line in this Part X

☒

		(A) Beginning of year		(B) End of year
<b>Assets</b>	<b>1</b> Cash - non-interest-bearing .....	325.	<b>1</b>	325.
	<b>2</b> Savings and temporary cash investments .....	635,302.	<b>2</b>	1,280,712.
	<b>3</b> Pledges and grants receivable, net .....	187,354.	<b>3</b>	200,000.
	<b>4</b> Accounts receivable, net .....	120,361.	<b>4</b>	63,467.
	<b>5</b> Loans and other receivables from any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons .....		<b>5</b>	
	<b>6</b> Loans and other receivables from other disqualified persons (as defined under section 4958(f)(1)), and persons described in section 4958(c)(3)(B) .....		<b>6</b>	
	<b>7</b> Notes and loans receivable, net .....		<b>7</b>	
	<b>8</b> Inventories for sale or use .....		<b>8</b>	
	<b>9</b> Prepaid expenses and deferred charges .....	117,918.	<b>9</b>	134,421.
	<b>10a</b> Land, buildings, and equipment: cost or other basis. Complete Part VI of Schedule D .....	<b>10a</b> 22,400,854.		
	<b>b</b> Less: accumulated depreciation .....	<b>10b</b> 10,999,824.	<b>10c</b>	11,401,030.
	<b>11</b> Investments - publicly traded securities .....	1,802,688.	<b>11</b>	2,333,506.
	<b>12</b> Investments - other securities. See Part IV, line 11 .....		<b>12</b>	
	<b>13</b> Investments - program-related. See Part IV, line 11 .....		<b>13</b>	
	<b>14</b> Intangible assets .....		<b>14</b>	
	<b>15</b> Other assets. See Part IV, line 11 .....	316,845.	<b>15</b>	378,784.
<b>16</b> <b>Total assets.</b> Add lines 1 through 15 (must equal line 33) .....	14,976,962.	<b>16</b>	15,792,245.	
<b>Liabilities</b>	<b>17</b> Accounts payable and accrued expenses .....	668,955.	<b>17</b>	649,371.
	<b>18</b> Grants payable .....		<b>18</b>	
	<b>19</b> Deferred revenue .....	584,076.	<b>19</b>	1,005,531.
	<b>20</b> Tax-exempt bond liabilities .....	248,915.	<b>20</b>	213,356.
	<b>21</b> Escrow or custodial account liability. Complete Part IV of Schedule D .....		<b>21</b>	
	<b>22</b> Loans and other payables to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons .....		<b>22</b>	
	<b>23</b> Secured mortgages and notes payable to unrelated third parties .....	1,519,764.	<b>23</b>	1,445,748.
	<b>24</b> Unsecured notes and loans payable to unrelated third parties .....	984,100.	<b>24</b>	0.
	<b>25</b> Other liabilities (including federal income tax, payables to related third parties, and other liabilities not included on lines 17-24). Complete Part X of Schedule D .....	1,675.	<b>25</b>	0.
	<b>26</b> <b>Total liabilities.</b> Add lines 17 through 25 .....	4,007,485.	<b>26</b>	3,314,006.
<b>Net Assets or Fund Balances</b>	<b>Organizations that follow FASB ASC 958, check here</b> <input checked="" type="checkbox"/> <b>and complete lines 27, 28, 32, and 33.</b>			
	<b>27</b> Net assets without donor restrictions .....	7,490,485.	<b>27</b>	8,300,629.
	<b>28</b> Net assets with donor restrictions .....	3,478,992.	<b>28</b>	4,177,610.
	<b>Organizations that do not follow FASB ASC 958, check here</b> <input type="checkbox"/> <b>and complete lines 29 through 33.</b>			
	<b>29</b> Capital stock or trust principal, or current funds .....		<b>29</b>	
	<b>30</b> Paid-in or capital surplus, or land, building, or equipment fund .....		<b>30</b>	
	<b>31</b> Retained earnings, endowment, accumulated income, or other funds .....		<b>31</b>	
	<b>32</b> Total net assets or fund balances .....	10,969,477.	<b>32</b>	12,478,239.
	<b>33</b> Total liabilities and net assets/fund balances .....	14,976,962.	<b>33</b>	15,792,245.

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**Part XI Reconciliation of Net Assets**Check if Schedule O contains a response or note to any line in this Part XI ☒

<b>1</b>	Total revenue (must equal Part VIII, column (A), line 12)	<b>1</b>	12,940,355.
<b>2</b>	Total expenses (must equal Part IX, column (A), line 25)	<b>2</b>	11,828,104.
<b>3</b>	Revenue less expenses. Subtract line 2 from line 1	<b>3</b>	1,112,251.
<b>4</b>	Net assets or fund balances at beginning of year (must equal Part X, line 32, column (A))	<b>4</b>	10,969,477.
<b>5</b>	Net unrealized gains (losses) on investments	<b>5</b>	334,571.
<b>6</b>	Donated services and use of facilities	<b>6</b>	
<b>7</b>	Investment expenses	<b>7</b>	
<b>8</b>	Prior period adjustments	<b>8</b>	
<b>9</b>	Other changes in net assets or fund balances (explain on Schedule O)	<b>9</b>	61,940.
<b>10</b>	Net assets or fund balances at end of year. Combine lines 3 through 9 (must equal Part X, line 32, column (B))	<b>10</b>	12,478,239.

**Part XII Financial Statements and Reporting**Check if Schedule O contains a response or note to any line in this Part XII ☐

	Yes	No
<b>1</b> Accounting method used to prepare the Form 990: <input type="checkbox"/> Cash <input checked="" type="checkbox"/> Accrual <input type="checkbox"/> Other _____ If the organization changed its method of accounting from a prior year or checked "Other," explain in Schedule O.		
<b>2a</b> Were the organization's financial statements compiled or reviewed by an independent accountant? _____ If "Yes," check a box below to indicate whether the financial statements for the year were compiled or reviewed on a separate basis, consolidated basis, or both: <input type="checkbox"/> Separate basis <input type="checkbox"/> Consolidated basis <input type="checkbox"/> Both consolidated and separate basis		<b>X</b>
<b>b</b> Were the organization's financial statements audited by an independent accountant? _____ If "Yes," check a box below to indicate whether the financial statements for the year were audited on a separate basis, consolidated basis, or both: <input checked="" type="checkbox"/> Separate basis <input type="checkbox"/> Consolidated basis <input type="checkbox"/> Both consolidated and separate basis	<b>X</b>	
<b>c</b> If "Yes" to line 2a or 2b, does the organization have a committee that assumes responsibility for oversight of the audit, review, or compilation of its financial statements and selection of an independent accountant? _____ If the organization changed either its oversight process or selection process during the tax year, explain on Schedule O.	<b>X</b>	
<b>3a</b> As a result of a federal award, was the organization required to undergo an audit or audits as set forth in the Single Audit Act and OMB Circular A-133? _____		<b>X</b>
<b>b</b> If "Yes," did the organization undergo the required audit or audits? If the organization did not undergo the required audit or audits, explain why on Schedule O and describe any steps taken to undergo such audits _____		

Form 990 (2020)







**Part II Support Schedule for Organizations Described in Sections 170(b)(1)(A)(iv) and 170(b)(1)(A)(vi)**

(Complete only if you checked the box on line 5, 7, or 8 of Part I or if the organization failed to qualify under Part III. If the organization fails to qualify under the tests listed below, please complete Part III.)

**Section A. Public Support**

Calendar year (or fiscal year beginning in) ►	(a) 2016	(b) 2017	(c) 2018	(d) 2019	(e) 2020	(f) Total
<b>1</b> Gifts, grants, contributions, and membership fees received. (Do not include any "unusual grants.") .....						
<b>2</b> Tax revenues levied for the organization's benefit and either paid to or expended on its behalf .....						
<b>3</b> The value of services or facilities furnished by a governmental unit to the organization without charge .....						
<b>4 Total.</b> Add lines 1 through 3 .....						
<b>5</b> The portion of total contributions by each person (other than a governmental unit or publicly supported organization) included on line 1 that exceeds 2% of the amount shown on line 11, column (f) .....						
<b>6 Public support.</b> Subtract line 5 from line 4.						

**Section B. Total Support**

Calendar year (or fiscal year beginning in) ►	(a) 2016	(b) 2017	(c) 2018	(d) 2019	(e) 2020	(f) Total
<b>7</b> Amounts from line 4 .....						
<b>8</b> Gross income from interest, dividends, payments received on securities loans, rents, royalties, and income from similar sources .....						
<b>9</b> Net income from unrelated business activities, whether or not the business is regularly carried on .....						
<b>10</b> Other income. Do not include gain or loss from the sale of capital assets (Explain in Part VI.) .....						
<b>11 Total support.</b> Add lines 7 through 10						
<b>12</b> Gross receipts from related activities, etc. (see instructions) .....					12	
<b>13 First 5 years.</b> If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and <b>stop here</b> .....						<input type="checkbox"/>

**Section C. Computation of Public Support Percentage**

<b>14</b> Public support percentage for 2020 (line 6, column (f), divided by line 11, column (f)) .....	14	%
<b>15</b> Public support percentage from 2019 Schedule A, Part II, line 14 .....	15	%
<b>16a 33 1/3% support test - 2020.</b> If the organization did not check the box on line 13, and line 14 is 33 1/3% or more, check this box and <b>stop here.</b> The organization qualifies as a publicly supported organization .....		
<input type="checkbox"/>		
<b>b 33 1/3% support test - 2019.</b> If the organization did not check a box on line 13 or 16a, and line 15 is 33 1/3% or more, check this box and <b>stop here.</b> The organization qualifies as a publicly supported organization .....		
<input type="checkbox"/>		
<b>17a 10% -facts-and-circumstances test - 2020.</b> If the organization did not check a box on line 13, 16a, or 16b, and line 14 is 10% or more, and if the organization meets the facts-and-circumstances test, check this box and <b>stop here.</b> Explain in Part VI how the organization meets the facts-and-circumstances test. The organization qualifies as a publicly supported organization .....		
<input type="checkbox"/>		
<b>b 10% -facts-and-circumstances test - 2019.</b> If the organization did not check a box on line 13, 16a, 16b, or 17a, and line 15 is 10% or more, and if the organization meets the facts-and-circumstances test, check this box and <b>stop here.</b> Explain in Part VI how the organization meets the facts-and-circumstances test. The organization qualifies as a publicly supported organization .....		
<input type="checkbox"/>		
<b>18 Private foundation.</b> If the organization did not check a box on line 13, 16a, 16b, 17a, or 17b, check this box and see instructions .....		
<input type="checkbox"/>		

Schedule A (Form 990 or 990-EZ) 2020



**Part III Support Schedule for Organizations Described in Section 509(a)(2)**

(Complete only if you checked the box on line 10 of Part I or if the organization failed to qualify under Part II. If the organization fails to qualify under the tests listed below, please complete Part II.)

**Section A. Public Support**

Calendar year (or fiscal year beginning in) ►	(a) 2016	(b) 2017	(c) 2018	(d) 2019	(e) 2020	(f) Total
<b>1</b> Gifts, grants, contributions, and membership fees received. (Do not include any "unusual grants.") .....						
<b>2</b> Gross receipts from admissions, merchandise sold or services performed, or facilities furnished in any activity that is related to the organization's tax-exempt purpose .....						
<b>3</b> Gross receipts from activities that are not an unrelated trade or business under section 513 .....						
<b>4</b> Tax revenues levied for the organization's benefit and either paid to or expended on its behalf .....						
<b>5</b> The value of services or facilities furnished by a governmental unit to the organization without charge .....						
<b>6 Total.</b> Add lines 1 through 5 .....						
<b>7a</b> Amounts included on lines 1, 2, and 3 received from disqualified persons .....						
<b>b</b> Amounts included on lines 2 and 3 received from other than disqualified persons that exceed the greater of \$5,000 or 1% of the amount on line 13 for the year .....						
<b>c</b> Add lines 7a and 7b .....						
<b>8 Public support.</b> (Subtract line 7c from line 6.)						

**Section B. Total Support**

Calendar year (or fiscal year beginning in) ►	(a) 2016	(b) 2017	(c) 2018	(d) 2019	(e) 2020	(f) Total
<b>9</b> Amounts from line 6 .....						
<b>10a</b> Gross income from interest, dividends, payments received on securities loans, rents, royalties, and income from similar sources .....						
<b>b</b> Unrelated business taxable income (less section 511 taxes) from businesses acquired after June 30, 1975 .....						
<b>c</b> Add lines 10a and 10b .....						
<b>11</b> Net income from unrelated business activities not included in line 10b, whether or not the business is regularly carried on .....						
<b>12</b> Other income. Do not include gain or loss from the sale of capital assets (Explain in Part VI.) .....						
<b>13 Total support.</b> (Add lines 9, 10c, 11, and 12.)						

**14 First 5 years.** If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and **stop here** ..... ☐

**Section C. Computation of Public Support Percentage**

<b>15</b> Public support percentage for 2020 (line 8, column (f), divided by line 13, column (f)) .....	<b>15</b>	%
<b>16</b> Public support percentage from 2019 Schedule A, Part III, line 15 .....	<b>16</b>	%

**Section D. Computation of Investment Income Percentage**

<b>17</b> Investment income percentage for 2020 (line 10c, column (f), divided by line 13, column (f)) .....	<b>17</b>	%
<b>18</b> Investment income percentage from 2019 Schedule A, Part III, line 17 .....	<b>18</b>	%

**19a 33 1/3% support tests - 2020.** If the organization did not check the box on line 14, and line 15 is more than 33 1/3%, and line 17 is not more than 33 1/3%, check this box and **stop here**. The organization qualifies as a publicly supported organization ..... ☐

**b 33 1/3% support tests - 2019.** If the organization did not check a box on line 14 or line 19a, and line 16 is more than 33 1/3%, and line 18 is not more than 33 1/3%, check this box and **stop here**. The organization qualifies as a publicly supported organization ..... ☐

**20 Private foundation.** If the organization did not check a box on line 14, 19a, or 19b, check this box and see instructions ..... ☐



**Part IV Supporting Organizations**

(Complete only if you checked a box in line 12 on Part I. If you checked box 12a, Part I, complete Sections A and B. If you checked box 12b, Part I, complete Sections A and C. If you checked box 12c, Part I, complete Sections A, D, and E. If you checked box 12d, Part I, complete Sections A and D, and complete Part V.)

**Section A. All Supporting Organizations**

	Yes	No
<b>1</b> Are all of the organization's supported organizations listed by name in the organization's governing documents? <i>If "No," describe in Part VI how the supported organizations are designated. If designated by class or purpose, describe the designation. If historic and continuing relationship, explain.</i>		
<b>2</b> Did the organization have any supported organization that does not have an IRS determination of status under section 509(a)(1) or (2)? <i>If "Yes," explain in Part VI how the organization determined that the supported organization was described in section 509(a)(1) or (2).</i>		
<b>3a</b> Did the organization have a supported organization described in section 501(c)(4), (5), or (6)? <i>If "Yes," answer lines 3b and 3c below.</i>		
<b>b</b> Did the organization confirm that each supported organization qualified under section 501(c)(4), (5), or (6) and satisfied the public support tests under section 509(a)(2)? <i>If "Yes," describe in Part VI when and how the organization made the determination.</i>		
<b>c</b> Did the organization ensure that all support to such organizations was used exclusively for section 170(c)(2)(B) purposes? <i>If "Yes," explain in Part VI what controls the organization put in place to ensure such use.</i>		
<b>4a</b> Was any supported organization not organized in the United States ("foreign supported organization")? <i>If "Yes," and if you checked box 12a or 12b in Part I, answer lines 4b and 4c below.</i>		
<b>b</b> Did the organization have ultimate control and discretion in deciding whether to make grants to the foreign supported organization? <i>If "Yes," describe in Part VI how the organization had such control and discretion despite being controlled or supervised by or in connection with its supported organizations.</i>		
<b>c</b> Did the organization support any foreign supported organization that does not have an IRS determination under sections 501(c)(3) and 509(a)(1) or (2)? <i>If "Yes," explain in Part VI what controls the organization used to ensure that all support to the foreign supported organization was used exclusively for section 170(c)(2)(B) purposes.</i>		
<b>5a</b> Did the organization add, substitute, or remove any supported organizations during the tax year? <i>If "Yes," answer lines 5b and 5c below (if applicable). Also, provide detail in Part VI, including (i) the names and EIN numbers of the supported organizations added, substituted, or removed; (ii) the reasons for each such action; (iii) the authority under the organization's organizing document authorizing such action; and (iv) how the action was accomplished (such as by amendment to the organizing document).</i>		
<b>b</b> <b>Type I or Type II only.</b> Was any added or substituted supported organization part of a class already designated in the organization's organizing document?		
<b>c</b> <b>Substitutions only.</b> Was the substitution the result of an event beyond the organization's control?		
<b>6</b> Did the organization provide support (whether in the form of grants or the provision of services or facilities) to anyone other than (i) its supported organizations, (ii) individuals that are part of the charitable class benefited by one or more of its supported organizations, or (iii) other supporting organizations that also support or benefit one or more of the filing organization's supported organizations? <i>If "Yes," provide detail in Part VI.</i>		
<b>7</b> Did the organization provide a grant, loan, compensation, or other similar payment to a substantial contributor (as defined in section 4958(c)(3)(C)), a family member of a substantial contributor, or a 35% controlled entity with regard to a substantial contributor? <i>If "Yes," complete Part I of Schedule L (Form 990 or 990-EZ).</i>		
<b>8</b> Did the organization make a loan to a disqualified person (as defined in section 4958) not described in line 7? <i>If "Yes," complete Part I of Schedule L (Form 990 or 990-EZ).</i>		
<b>9a</b> Was the organization controlled directly or indirectly at any time during the tax year by one or more disqualified persons, as defined in section 4946 (other than foundation managers and organizations described in section 509(a)(1) or (2))? <i>If "Yes," provide detail in Part VI.</i>		
<b>b</b> Did one or more disqualified persons (as defined in line 9a) hold a controlling interest in any entity in which the supporting organization had an interest? <i>If "Yes," provide detail in Part VI.</i>		
<b>c</b> Did a disqualified person (as defined in line 9a) have an ownership interest in, or derive any personal benefit from, assets in which the supporting organization also had an interest? <i>If "Yes," provide detail in Part VI.</i>		
<b>10a</b> Was the organization subject to the excess business holdings rules of section 4943 because of section 4943(f) (regarding certain Type II supporting organizations, and all Type III non-functionally integrated supporting organizations)? <i>If "Yes," answer line 10b below.</i>		
<b>b</b> Did the organization have any excess business holdings in the tax year? <i>(Use Schedule C, Form 4720, to determine whether the organization had excess business holdings.)</i>		



**Part IV Supporting Organizations** (continued)

	Yes	No
<b>11</b> Has the organization accepted a gift or contribution from any of the following persons?		
<b>a</b> A person who directly or indirectly controls, either alone or together with persons described in lines 11b and 11c below, the governing body of a supported organization?		
<b>11a</b>		
<b>b</b> A family member of a person described in line 11a above?		
<b>11b</b>		
<b>c</b> A 35% controlled entity of a person described in line 11a or 11b above? If "Yes" to line 11a, 11b, or 11c, provide detail in <b>Part VI</b> .		
<b>11c</b>		

**Section B. Type I Supporting Organizations**

	Yes	No
<b>1</b> Did the governing body, members of the governing body, officers acting in their official capacity, or membership of one or more supported organizations have the power to regularly appoint or elect at least a majority of the organization's officers, directors, or trustees at all times during the tax year? If "No," describe in <b>Part VI</b> how the supported organization(s) effectively operated, supervised, or controlled the organization's activities. If the organization had more than one supported organization, describe how the powers to appoint and/or remove officers, directors, or trustees were allocated among the supported organizations and what conditions or restrictions, if any, applied to such powers during the tax year.		
<b>1</b>		
<b>2</b> Did the organization operate for the benefit of any supported organization other than the supported organization(s) that operated, supervised, or controlled the supporting organization? If "Yes," explain in <b>Part VI</b> how providing such benefit carried out the purposes of the supported organization(s) that operated, supervised, or controlled the supporting organization.		
<b>2</b>		

**Section C. Type II Supporting Organizations**

	Yes	No
<b>1</b> Were a majority of the organization's directors or trustees during the tax year also a majority of the directors or trustees of each of the organization's supported organization(s)? If "No," describe in <b>Part VI</b> how control or management of the supporting organization was vested in the same persons that controlled or managed the supported organization(s).		
<b>1</b>		

**Section D. All Type III Supporting Organizations**

	Yes	No
<b>1</b> Did the organization provide to each of its supported organizations, by the last day of the fifth month of the organization's tax year, (i) a written notice describing the type and amount of support provided during the prior tax year, (ii) a copy of the Form 990 that was most recently filed as of the date of notification, and (iii) copies of the organization's governing documents in effect on the date of notification, to the extent not previously provided?		
<b>1</b>		
<b>2</b> Were any of the organization's officers, directors, or trustees either (i) appointed or elected by the supported organization(s) or (ii) serving on the governing body of a supported organization? If "No," explain in <b>Part VI</b> how the organization maintained a close and continuous working relationship with the supported organization(s).		
<b>2</b>		
<b>3</b> By reason of the relationship described in line 2, above, did the organization's supported organizations have a significant voice in the organization's investment policies and in directing the use of the organization's income or assets at all times during the tax year? If "Yes," describe in <b>Part VI</b> the role the organization's supported organizations played in this regard.		
<b>3</b>		

**Section E. Type III Functionally Integrated Supporting Organizations**

	Yes	No
<b>1</b> Check the box next to the method that the organization used to satisfy the Integral Part Test during the year (see instructions).		
<b>a</b> <input type="checkbox"/> The organization satisfied the Activities Test. Complete line 2 below.		
<b>b</b> <input type="checkbox"/> The organization is the parent of each of its supported organizations. Complete line 3 below.		
<b>c</b> <input type="checkbox"/> The organization supported a governmental entity. Describe in <b>Part VI</b> how you supported a governmental entity (see instructions).		
<b>2</b> Activities Test. Answer lines 2a and 2b below.		
<b>a</b> Did substantially all of the organization's activities during the tax year directly further the exempt purposes of the supported organization(s) to which the organization was responsive? If "Yes," then in <b>Part VI</b> identify those supported organizations and explain how these activities directly furthered their exempt purposes, how the organization was responsive to those supported organizations, and how the organization determined that these activities constituted substantially all of its activities.		
<b>2a</b>		
<b>b</b> Did the activities described in line 2a, above, constitute activities that, but for the organization's involvement, one or more of the organization's supported organization(s) would have been engaged in? If "Yes," explain in <b>Part VI</b> the reasons for the organization's position that its supported organization(s) would have engaged in these activities but for the organization's involvement.		
<b>2b</b>		
<b>3</b> Parent of Supported Organizations. Answer lines 3a and 3b below.		
<b>a</b> Did the organization have the power to regularly appoint or elect a majority of the officers, directors, or trustees of each of the supported organizations? If "Yes" or "No" provide details in <b>Part VI</b> .		
<b>3a</b>		
<b>b</b> Did the organization exercise a substantial degree of direction over the policies, programs, and activities of each of its supported organizations? If "Yes," describe in <b>Part VI</b> the role played by the organization in this regard.		
<b>3b</b>		



**Part V Type III Non-Functionally Integrated 509(a)(3) Supporting Organizations**

- 1 ☐ Check here if the organization satisfied the Integral Part Test as a qualifying trust on Nov. 20, 1970 ( *explain in Part VI*). See instructions.  
All other Type III non-functionally integrated supporting organizations must complete Sections A through E.

Section A - Adjusted Net Income		(A) Prior Year	(B) Current Year (optional)
1	Net short-term capital gain	1	
2	Recoveries of prior-year distributions	2	
3	Other gross income (see instructions)	3	
4	Add lines 1 through 3.	4	
5	Depreciation and depletion	5	
6	Portion of operating expenses paid or incurred for production or collection of gross income or for management, conservation, or maintenance of property held for production of income (see instructions)	6	
7	Other expenses (see instructions)	7	
8	<b>Adjusted Net Income</b> (subtract lines 5, 6, and 7 from line 4)	8	

Section B - Minimum Asset Amount		(A) Prior Year	(B) Current Year (optional)
1	Aggregate fair market value of all non-exempt-use assets (see instructions for short tax year or assets held for part of year):		
a	Average monthly value of securities	1a	
b	Average monthly cash balances	1b	
c	Fair market value of other non-exempt-use assets	1c	
d	<b>Total</b> (add lines 1a, 1b, and 1c)	1d	
e	<b>Discount</b> claimed for blockage or other factors ( <i>explain in detail in Part VI</i> ):		
2	Acquisition indebtedness applicable to non-exempt-use assets	2	
3	Subtract line 2 from line 1d.	3	
4	Cash deemed held for exempt use. Enter 0.015 of line 3 (for greater amount, see instructions).	4	
5	Net value of non-exempt-use assets (subtract line 4 from line 3)	5	
6	Multiply line 5 by 0.035.	6	
7	Recoveries of prior-year distributions	7	
8	<b>Minimum Asset Amount</b> (add line 7 to line 6)	8	

Section C - Distributable Amount			Current Year
1	Adjusted net income for prior year (from Section A, line 8, column A)	1	
2	Enter 0.85 of line 1.	2	
3	Minimum asset amount for prior year (from Section B, line 8, column A)	3	
4	Enter greater of line 2 or line 3.	4	
5	Income tax imposed in prior year	5	
6	<b>Distributable Amount.</b> Subtract line 5 from line 4, unless subject to emergency temporary reduction (see instructions).	6	
7	<input type="checkbox"/> Check here if the current year is the organization's first as a non-functionally integrated Type III supporting organization (see instructions).		

Schedule A (Form 990 or 990-EZ) 2020



**Part V** Type III Non-Functionally Integrated 509(a)(3) Supporting Organizations (continued)

Section D - Distributions		Current Year
<b>1</b> Amounts paid to supported organizations to accomplish exempt purposes	<b>1</b>	
<b>2</b> Amounts paid to perform activity that directly furthers exempt purposes of supported organizations, in excess of income from activity	<b>2</b>	
<b>3</b> Administrative expenses paid to accomplish exempt purposes of supported organizations	<b>3</b>	
<b>4</b> Amounts paid to acquire exempt-use assets	<b>4</b>	
<b>5</b> Qualified set-aside amounts (prior IRS approval required - <i>provide details in Part VI</i> )	<b>5</b>	
<b>6</b> Other distributions ( <i>describe in Part VI</i> ). See instructions.	<b>6</b>	
<b>7</b> <b>Total annual distributions.</b> Add lines 1 through 6.	<b>7</b>	
<b>8</b> Distributions to attentive supported organizations to which the organization is responsive ( <i>provide details in Part VI</i> ). See instructions.	<b>8</b>	
<b>9</b> Distributable amount for 2020 from Section C, line 6	<b>9</b>	
<b>10</b> Line 8 amount divided by line 9 amount	<b>10</b>	

Section E - Distribution Allocations (see instructions)	(i) Excess Distributions	(ii) Underdistributions Pre-2020	(iii) Distributable Amount for 2020
<b>1</b> Distributable amount for 2020 from Section C, line 6			
<b>2</b> Underdistributions, if any, for years prior to 2020 (reasonable cause required - <i>explain in Part VI</i> ). See instructions.			
<b>3</b> Excess distributions carryover, if any, to 2020			
<b>a</b> From 2015			
<b>b</b> From 2016			
<b>c</b> From 2017			
<b>d</b> From 2018			
<b>e</b> From 2019			
<b>f</b> <b>Total</b> of lines 3a through 3e			
<b>g</b> Applied to underdistributions of prior years			
<b>h</b> Applied to 2020 distributable amount			
<b>i</b> Carryover from 2015 not applied (see instructions)			
<b>j</b> Remainder. Subtract lines 3g, 3h, and 3i from line 3f.			
<b>4</b> Distributions for 2020 from Section D, line 7: \$			
<b>a</b> Applied to underdistributions of prior years			
<b>b</b> Applied to 2020 distributable amount			
<b>c</b> Remainder. Subtract lines 4a and 4b from line 4.			
<b>5</b> Remaining underdistributions for years prior to 2020, if any. Subtract lines 3g and 4a from line 2. For result greater than zero, <i>explain in Part VI</i> . See instructions.			
<b>6</b> Remaining underdistributions for 2020. Subtract lines 3h and 4b from line 1. For result greater than zero, <i>explain in Part VI</i> . See instructions.			
<b>7</b> <b>Excess distributions carryover to 2021.</b> Add lines 3j and 4c.			
<b>8</b> Breakdown of line 7:			
<b>a</b> Excess from 2016			
<b>b</b> Excess from 2017			
<b>c</b> Excess from 2018			
<b>d</b> Excess from 2019			
<b>e</b> Excess from 2020			

Schedule A (Form 990 or 990-EZ) 2020



<b>Part VI</b>	<b>Supplemental Information.</b>
----------------	----------------------------------

**Supplemental Information.** Provide the explanations required by Part II, line 10; Part II, line 17a or 17b; Part III, line 12; Part IV, Section A, lines 1, 2, 3b, 3c, 4b, 4c, 5a, 6, 9a, 9b, 9c, 11a, 11b, and 11c; Part IV, Section B, lines 1 and 2; Part IV, Section C, line 1; Part IV, Section D, lines 2 and 3; Part IV, Section E, lines 1c, 2a, 2b, 3a, and 3b; Part V, line 1; Part V, Section B, line 1e; Part V, Section D, lines 5, 6, and 8; and Part V, Section E, lines 2, 5, and 6. Also complete this part for any additional information.  
(See instructions.)



## Schedule B

(Form 990, 990-EZ,  
or 990-PF)

Department of the Treasury  
Internal Revenue Service

## Schedule of Contributors

- ▶ Attach to Form 990, Form 990-EZ, or Form 990-PF.  
▶ Go to [www.irs.gov/Form990](http://www.irs.gov/Form990) for the latest information.

OMB No. 1545-0047

# 2020

Name of the organization

North Yarmouth Academy

Employer identification number

01-0211536

Organization type (check one):

Filers of:

Section:

Form 990 or 990-EZ

☒ 501(c)( 3 ) (enter number) organization

☐ 4947(a)(1) nonexempt charitable trust **not** treated as a private foundation

☐ 527 political organization

Form 990-PF

☐ 501(c)(3) exempt private foundation

☐ 4947(a)(1) nonexempt charitable trust treated as a private foundation

☐ 501(c)(3) taxable private foundation

Check if your organization is covered by the **General Rule** or a **Special Rule**.

**Note:** Only a section 501(c)(7), (8), or (10) organization can check boxes for both the General Rule and a Special Rule. See instructions.

### General Rule

- ☒ For an organization filing Form 990, 990-EZ, or 990-PF that received, during the year, contributions totaling \$5,000 or more (in money or property) from any one contributor. Complete Parts I and II. See instructions for determining a contributor's total contributions.

### Special Rules

- ☐ For an organization described in section 501(c)(3) filing Form 990 or 990-EZ that met the 33 1/3% support test of the regulations under sections 509(a)(1) and 170(b)(1)(A)(vi), that checked Schedule A (Form 990 or 990-EZ), Part II, line 13, 16a, or 16b, and that received from any one contributor, during the year, total contributions of the greater of **(1)** \$5,000; or **(2)** 2% of the amount on (i) Form 990, Part VIII, line 1h; or (ii) Form 990-EZ, line 1. Complete Parts I and II.
- ☐ For an organization described in section 501(c)(7), (8), or (10) filing Form 990 or 990-EZ that received from any one contributor, during the year, total contributions of more than \$1,000 exclusively for religious, charitable, scientific, literary, or educational purposes, or for the prevention of cruelty to children or animals. Complete Parts I (entering "N/A" in column (b) instead of the contributor name and address), II, and III.
- ☐ For an organization described in section 501(c)(7), (8), or (10) filing Form 990 or 990-EZ that received from any one contributor, during the year, contributions *exclusively* for religious, charitable, etc., purposes, but no such contributions totaled more than \$1,000. If this box is checked, enter here the total contributions that were received during the year for an *exclusively* religious, charitable, etc., purpose. Don't complete any of the parts unless the **General Rule** applies to this organization because it received *nonexclusively* religious, charitable, etc., contributions totaling \$5,000 or more during the year ..... ▶ \$ \_\_\_\_\_

**Caution:** An organization that isn't covered by the General Rule and/or the Special Rules doesn't file Schedule B (Form 990, 990-EZ, or 990-PF), but it **must** answer "No" on Part IV, line 2, of its Form 990; or check the box on line H of its Form 990-EZ or on its Form 990-PF, Part I, line 2, to certify that it doesn't meet the filing requirements of Schedule B (Form 990, 990-EZ, or 990-PF).



Name of organization

Employer identification number

North Yarmouth Academy

01-0211536

**Part I Contributors** (see instructions). Use duplicate copies of Part I if additional space is needed.

(a) No.	(b) Name, address, and ZIP + 4	(c) Total contributions	(d) Type of contribution
<u>1</u>		\$ <u>400,000.</u>	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input checked="" type="checkbox"/> (Complete Part II for noncash contributions.)
<u>2</u>		\$ <u>47,500.</u>	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
<u>3</u>		\$ <u>41,084.</u>	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input checked="" type="checkbox"/> (Complete Part II for noncash contributions.)
<u>4</u>		\$ <u>28,200.</u>	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
<u>5</u>		\$ <u>26,400.</u>	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
<u>6</u>		\$ <u>21,800.</u>	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)



Name of organization

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01-0211536

**Part I Contributors** (see instructions). Use duplicate copies of Part I if additional space is needed.

(a) No.	(b) Name, address, and ZIP + 4	(c) Total contributions	(d) Type of contribution
7		\$ 21,227.	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input checked="" type="checkbox"/> (Complete Part II for noncash contributions.)
8		\$ 21,000.	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
9		\$ 20,000.	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
10		\$ 15,470.	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
11		\$ 13,200.	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
12		\$ 12,925.	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)



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**Part I Contributors** (see instructions). Use duplicate copies of Part I if additional space is needed.

(a) No.	(b) Name, address, and ZIP + 4	(c) Total contributions	(d) Type of contribution
13		\$ 12,600.	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
14		\$ 11,050.	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
15		\$ 10,121.	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input checked="" type="checkbox"/> (Complete Part II for noncash contributions.)
16		\$ 10,057.	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input checked="" type="checkbox"/> (Complete Part II for noncash contributions.)
17		\$ 10,000.	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
18		\$ 9,000.	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)



Name of organization

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01-0211536

**Part I Contributors** (see instructions). Use duplicate copies of Part I if additional space is needed.

(a) No.	(b) Name, address, and ZIP + 4	(c) Total contributions	(d) Type of contribution
19		\$ 9,000.	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
20		\$ 7,725.	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
21		\$ 7,500.	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
22		\$ 6,525.	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
23		\$ 6,261.	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input checked="" type="checkbox"/> (Complete Part II for noncash contributions.)
24		\$ 6,050.	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)



Name of organization

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01-0211536

**Part I Contributors** (see instructions). Use duplicate copies of Part I if additional space is needed.

(a) No.	(b) Name, address, and ZIP + 4	(c) Total contributions	(d) Type of contribution
25		\$ 5,525.	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
26		\$ 5,367.	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
27		\$ 5,000.	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
28		\$ 5,000.	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
29		\$ 5,000.	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
30		\$ 984,100.	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)



Name of organization

Employer identification number

North Yarmouth Academy

01-0211536

**Part II Noncash Property** (see instructions). Use duplicate copies of Part II if additional space is needed.

(a) No. from Part I	(b) Description of noncash property given	(c) FMV (or estimate) (See instructions.)	(d) Date received
1	943 Shrs AFLAC, 730 Shrs CISCO, 350 Shrs Novartis, 1650 Shrs Pfizer	\$ 185,922.	06/24/21
3	120 Shrs Kansas City Southern	\$ 35,984.	06/01/21
7	156 Shrs Apple	\$ 21,127.	06/28/21
15	44 Shrs Medtronic	\$ 4,931.	12/11/20
16	18 Shrs Morgan Stanley	\$ 1,046.	11/27/20
16	14 Shrs Eli Lilly, 10 Shrs Vertex Pharmaceutical	\$ 5,011.	06/17/21



Name of organization

Employer identification number

North Yarmouth Academy

01-0211536

**Part II** **Noncash Property** (see instructions). Use duplicate copies of Part II if additional space is needed.

(a) No. from Part I	(b) Description of noncash property given	(c) FMV (or estimate) (See instructions.)	(d) Date received
23	115 Shrs Ahold Delaize	\$ 3,429.	09/10/20
23	86 Shrs Ahold Delhaize	\$ 2,572.	06/08/21
		\$	
		\$	
		\$	
		\$	
		\$	
		\$	



Name of organization

Employer identification number

**North Yarmouth Academy****01-0211536**

**Part III** Exclusively religious, charitable, etc., contributions to organizations described in section 501(c)(7), (8), or (10) that total more than \$1,000 for the year from any one contributor. Complete columns (a) through (e) and the following line entry. For organizations completing Part III, enter the total of exclusively religious, charitable, etc., contributions of **\$1,000 or less** for the year. (Enter this info. once.) ► \$ \_\_\_\_\_

Use duplicate copies of Part III if additional space is needed.

(a) No. from Part I	(b) Purpose of gift	(c) Use of gift	(d) Description of how gift is held
	(e) Transfer of gift		
	Transferee's name, address, and ZIP + 4		Relationship of transferor to transferee
	(e) Transfer of gift		
	Transferee's name, address, and ZIP + 4		Relationship of transferor to transferee
	(e) Transfer of gift		
	Transferee's name, address, and ZIP + 4		Relationship of transferor to transferee
	(e) Transfer of gift		
	Transferee's name, address, and ZIP + 4		Relationship of transferor to transferee
	(e) Transfer of gift		
	Transferee's name, address, and ZIP + 4		Relationship of transferor to transferee



**SCHEDULE D**  
**(Form 990)**Department of the Treasury  
Internal Revenue Service**Supplemental Financial Statements**▶ **Complete if the organization answered "Yes" on Form 990,  
Part IV, line 6, 7, 8, 9, 10, 11a, 11b, 11c, 11d, 11e, 11f, 12a, or 12b.**▶ **Attach to Form 990.**▶ **Go to [www.irs.gov/Form990](http://www.irs.gov/Form990) for instructions and the latest information.**

OMB No. 1545-0047

**2020****Open to Public  
Inspection****Name of the organization**

North Yarmouth Academy

**Employer identification number**

01-0211536

**Part I Organizations Maintaining Donor Advised Funds or Other Similar Funds or Accounts.** Complete if the organization answered "Yes" on Form 990, Part IV, line 6.

	(a) Donor advised funds	(b) Funds and other accounts
1 Total number at end of year .....		
2 Aggregate value of contributions to (during year) .....		
3 Aggregate value of grants from (during year) .....		
4 Aggregate value at end of year .....		
5 Did the organization inform all donors and donor advisors in writing that the assets held in donor advised funds are the organization's property, subject to the organization's exclusive legal control? .....	<input type="checkbox"/> Yes	<input type="checkbox"/> No
6 Did the organization inform all grantees, donors, and donor advisors in writing that grant funds can be used only for charitable purposes and not for the benefit of the donor or donor advisor, or for any other purpose conferring impermissible private benefit? .....	<input type="checkbox"/> Yes	<input type="checkbox"/> No

**Part II Conservation Easements.** Complete if the organization answered "Yes" on Form 990, Part IV, line 7.

1 Purpose(s) of conservation easements held by the organization (check all that apply).  
☐ Preservation of land for public use (for example, recreation or education) ☐ Preservation of a historically important land area  
☐ Protection of natural habitat ☐ Preservation of a certified historic structure  
☐ Preservation of open space

2 Complete lines 2a through 2d if the organization held a qualified conservation contribution in the form of a conservation easement on the last day of the tax year.

	Held at the End of the Tax Year
a Total number of conservation easements .....	2a
b Total acreage restricted by conservation easements .....	2b
c Number of conservation easements on a certified historic structure included in (a) .....	2c
d Number of conservation easements included in (c) acquired after 7/25/06, and not on a historic structure listed in the National Register .....	2d

3 Number of conservation easements modified, transferred, released, extinguished, or terminated by the organization during the tax year ▶ .....

4 Number of states where property subject to conservation easement is located ▶ .....

5 Does the organization have a written policy regarding the periodic monitoring, inspection, handling of violations, and enforcement of the conservation easements it holds? .....

☐ Yes ☐ No

6 Staff and volunteer hours devoted to monitoring, inspecting, handling of violations, and enforcing conservation easements during the year ▶ .....

7 Amount of expenses incurred in monitoring, inspecting, handling of violations, and enforcing conservation easements during the year ▶ \$ .....

8 Does each conservation easement reported on line 2(d) above satisfy the requirements of section 170(h)(4)(B)(i) and section 170(h)(4)(B)(ii)? .....

☐ Yes ☐ No

9 In Part XIII, describe how the organization reports conservation easements in its revenue and expense statement and balance sheet, and include, if applicable, the text of the footnote to the organization's financial statements that describes the organization's accounting for conservation easements.

**Part III Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets.**

Complete if the organization answered "Yes" on Form 990, Part IV, line 8.

1a If the organization elected, as permitted under FASB ASC 958, not to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide in Part XIII the text of the footnote to its financial statements that describes these items.

b If the organization elected, as permitted under FASB ASC 958, to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide the following amounts relating to these items:

(i) Revenue included on Form 990, Part VIII, line 1 .....

(ii) Assets included in Form 990, Part X .....

2 If the organization received or held works of art, historical treasures, or other similar assets for financial gain, provide the following amounts required to be reported under FASB ASC 958 relating to these items:

a Revenue included on Form 990, Part VIII, line 1 .....

b Assets included in Form 990, Part X .....

LHA For Paperwork Reduction Act Notice, see the Instructions for Form 990.

Schedule D (Form 990) 2020



**Part III Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets** (continued)

3 Using the organization's acquisition, accession, and other records, check any of the following that make significant use of its collection items (check all that apply):

- a ☐ Public exhibition  
 b ☐ Scholarly research  
 c ☐ Preservation for future generations  
 d ☐ Loan or exchange program  
 e ☐ Other \_\_\_\_\_

4 Provide a description of the organization's collections and explain how they further the organization's exempt purpose in Part XIII.

5 During the year, did the organization solicit or receive donations of art, historical treasures, or other similar assets

to be sold to raise funds rather than to be maintained as part of the organization's collection? ☐ Yes ☐ No

**Part IV Escrow and Custodial Arrangements.** Complete if the organization answered "Yes" on Form 990, Part IV, line 9, or reported an amount on Form 990, Part X, line 21.

1a Is the organization an agent, trustee, custodian or other intermediary for contributions or other assets not included on Form 990, Part X? ☐ Yes ☐ No

b If "Yes," explain the arrangement in Part XIII and complete the following table:

	Amount
c Beginning balance	1c
d Additions during the year	1d
e Distributions during the year	1e
f Ending balance	1f

2a Did the organization include an amount on Form 990, Part X, line 21, for escrow or custodial account liability? ☐ Yes ☐ No

b If "Yes," explain the arrangement in Part XIII. Check here if the explanation has been provided on Part XIII ☐

**Part V Endowment Funds.** Complete if the organization answered "Yes" on Form 990, Part IV, line 10.

	(a) Current year	(b) Prior year	(c) Two years back	(d) Three years back	(e) Four years back
1a Beginning of year balance	1,861,505.	1,737,185.	1,642,210.	1,815,685.	2,652,995.
b Contributions	92,764.	80,819.	82,656.	44,788.	1,890.
c Net investment earnings, gains, and losses	572,866.	98,501.	67,319.	20,579.	105,656.
d Grants or scholarships					
e Other expenditures for facilities and programs	60,000.	55,000.	55,000.	238,842.	944,856.
f Administrative expenses					
g End of year balance	2,467,135.	1,861,505.	1,737,185.	1,642,210.	1,815,685.

2 Provide the estimated percentage of the current year end balance (line 1g, column (a)) held as:

- a Board designated or quasi-endowment ☒ 4.4530 %  
 b Permanent endowment ☒ 68.5790 %  
 c Term endowment ☒ 26.9680 %

The percentages on lines 2a, 2b, and 2c should equal 100%.

3a Are there endowment funds not in the possession of the organization that are held and administered for the organization by:

- (i) Unrelated organizations  
 (ii) Related organizations

	Yes	No
3a(i)		X
3a(ii)		X
3b		

b If "Yes" on line 3a(ii), are the related organizations listed as required on Schedule R? ☐

4 Describe in Part XIII the intended uses of the organization's endowment funds.

**Part VI Land, Buildings, and Equipment.**

Complete if the organization answered "Yes" on Form 990, Part IV, line 11a. See Form 990, Part X, line 10.

Description of property	(a) Cost or other basis (investment)	(b) Cost or other basis (other)	(c) Accumulated depreciation	(d) Book value
1a Land		199,964.		199,964.
b Buildings		18,940,741.	8,386,106.	10,554,635.
c Leasehold improvements				
d Equipment		3,260,149.	2,613,718.	646,431.
e Other				
<b>Total.</b> Add lines 1a through 1e. (Column (d) must equal Form 990, Part X, column (B), line 10c.)				11,401,030.

Schedule D (Form 990) 2020



**Part VII Investments - Other Securities.**

Complete if the organization answered "Yes" on Form 990, Part IV, line 11b. See Form 990, Part X, line 12.

(a) Description of security or category (including name of security)	(b) Book value	(c) Method of valuation: Cost or end-of-year market value
(1) Financial derivatives .....		
(2) Closely held equity interests .....		
(3) Other .....		
(A) .....		
(B) .....		
(C) .....		
(D) .....		
(E) .....		
(F) .....		
(G) .....		
(H) .....		
<b>Total.</b> (Col. (b) must equal Form 990, Part X, col. (B) line 12.) ▶		

**Part VIII Investments - Program Related.**

Complete if the organization answered "Yes" on Form 990, Part IV, line 11c. See Form 990, Part X, line 13.

(a) Description of investment	(b) Book value	(c) Method of valuation: Cost or end-of-year market value
(1) .....		
(2) .....		
(3) .....		
(4) .....		
(5) .....		
(6) .....		
(7) .....		
(8) .....		
(9) .....		
<b>Total.</b> (Col. (b) must equal Form 990, Part X, col. (B) line 13.) ▶		

**Part IX Other Assets.**

Complete if the organization answered "Yes" on Form 990, Part IV, line 11d. See Form 990, Part X, line 15.

(a) Description	(b) Book value
(1) .....	
(2) .....	
(3) .....	
(4) .....	
(5) .....	
(6) .....	
(7) .....	
(8) .....	
(9) .....	
<b>Total.</b> (Column (b) must equal Form 990, Part X, col. (B) line 15.) ▶	

**Part X Other Liabilities.**

Complete if the organization answered "Yes" on Form 990, Part IV, line 11e or 11f. See Form 990, Part X, line 25.

1. (a) Description of liability	(b) Book value
(1) Federal income taxes	
(2) .....	
(3) .....	
(4) .....	
(5) .....	
(6) .....	
(7) .....	
(8) .....	
(9) .....	
<b>Total.</b> (Column (b) must equal Form 990, Part X, col. (B) line 25.) ▶	

2. Liability for uncertain tax positions. In Part XIII, provide the text of the footnote to the organization's financial statements that reports the organization's liability for uncertain tax positions under FASB ASC 740. Check here if the text of the footnote has been provided in Part XIII ... ☐

Schedule D (Form 990) 2020



**Part XI Reconciliation of Revenue per Audited Financial Statements With Revenue per Return.**

Complete if the organization answered "Yes" on Form 990, Part IV, line 12a.

<b>1</b>	Total revenue, gains, and other support per audited financial statements .....	<b>1</b>	9,860,810.
<b>2</b>	Amounts included on line 1 but not on Form 990, Part VIII, line 12:		
<b>a</b>	Net unrealized gains (losses) on investments .....	<b>2a</b>	334,571.
<b>b</b>	Donated services and use of facilities .....	<b>2b</b>	
<b>c</b>	Recoveries of prior year grants .....	<b>2c</b>	
<b>d</b>	Other (Describe in Part XIII.) .....	<b>2d</b>	152,995.
<b>e</b>	Add lines <b>2a</b> through <b>2d</b> .....	<b>2e</b>	487,566.
<b>3</b>	Subtract line <b>2e</b> from line <b>1</b> .....	<b>3</b>	9,373,244.
<b>4</b>	Amounts included on Form 990, Part VIII, line 12, but not on line 1:		
<b>a</b>	Investment expenses not included on Form 990, Part VIII, line 7b .....	<b>4a</b>	4,192.
<b>b</b>	Other (Describe in Part XIII.) .....	<b>4b</b>	3,562,919.
<b>c</b>	Add lines <b>4a</b> and <b>4b</b> .....	<b>4c</b>	3,567,111.
<b>5</b>	Total revenue. Add lines <b>3</b> and <b>4c</b> . (This must equal Form 990, Part I, line 12.) .....	<b>5</b>	12,940,355.

**Part XII Reconciliation of Expenses per Audited Financial Statements With Expenses per Return.**

Complete if the organization answered "Yes" on Form 990, Part IV, line 12a.

<b>1</b>	Total expenses and losses per audited financial statements .....	<b>1</b>	8,352,048.
<b>2</b>	Amounts included on line 1 but not on Form 990, Part IX, line 25:		
<b>a</b>	Donated services and use of facilities .....	<b>2a</b>	
<b>b</b>	Prior year adjustments .....	<b>2b</b>	
<b>c</b>	Other losses .....	<b>2c</b>	
<b>d</b>	Other (Describe in Part XIII.) .....	<b>2d</b>	91,055.
<b>e</b>	Add lines <b>2a</b> through <b>2d</b> .....	<b>2e</b>	91,055.
<b>3</b>	Subtract line <b>2e</b> from line <b>1</b> .....	<b>3</b>	8,260,993.
<b>4</b>	Amounts included on Form 990, Part IX, line 25, but not on line 1:		
<b>a</b>	Investment expenses not included on Form 990, Part VIII, line 7b .....	<b>4a</b>	4,192.
<b>b</b>	Other (Describe in Part XIII.) .....	<b>4b</b>	3,562,919.
<b>c</b>	Add lines <b>4a</b> and <b>4b</b> .....	<b>4c</b>	3,567,111.
<b>5</b>	Total expenses. Add lines <b>3</b> and <b>4c</b> . (This must equal Form 990, Part I, line 18.) .....	<b>5</b>	11,828,104.

**Part XIII Supplemental Information.**

Provide the descriptions required for Part II, lines 3, 5, and 9; Part III, lines 1a and 4; Part IV, lines 1b and 2b; Part V, line 4; Part X, line 2; Part XI, lines 2d and 4b; and Part XII, lines 2d and 4b. Also complete this part to provide any additional information.

Part V, line 4:

Intended uses of endowment funds include capital improvements,  
scholarships, faculty enrichment, diversity, and other various  
mission-related purposes.

Part XI, Line 2d - Other Adjustments:

Rental Expense	54,828.
Fundraising Expense	36,227.
Change in Value of Deferred Gifts	61,940.
Total to Schedule D, Part XI, Line 2d	152,995.

Part XI, Line 4b - Other Adjustments:



**Part XIII** Supplemental Information *(continued)*

Financial Aid	3,562,919.
---------------	------------

## Part XII, Line 2d - Other Adjustments:

Rental Expense	54,828.
----------------	---------

Fundraising Expense	36,227.
---------------------	---------

Total to Schedule D, Part XII, Line 2d	91,055.
--	---------

## Part XII, Line 4b - Other Adjustments:

Financial Aid	3,562,919.
---------------	------------



**SCHEDULE E**  
**(Form 990 or 990-EZ)**

Department of the Treasury  
Internal Revenue Service

**Schools**

- **Complete if the organization answered "Yes" on Form 990, Part IV, line 13, or Form 990-EZ, Part VI, line 48.**  
► **Attach to Form 990 or Form 990-EZ.**  
► **Go to [www.irs.gov/Form990](http://www.irs.gov/Form990) for the latest information.**

OMB No. 1545-0047

**2020**

**Open to Public Inspection**

Name of the organization

**North Yarmouth Academy**

Employer identification number

**01-0211536**

**Part I**

- 1** Does the organization have a racially nondiscriminatory policy toward students by statement in its charter, bylaws, other governing instrument, or in a resolution of its governing body? .....
  - 2** Does the organization include a statement of its racially nondiscriminatory policy toward students in all its brochures, catalogues, and other written communications with the public dealing with student admissions, programs, and scholarships? .....
  - 3** Has the organization publicized its racially nondiscriminatory policy on its primary publicly accessible Internet homepage at all times during its taxable year in a manner reasonably expected to be noticed by visitors to the homepage, or through newspaper or broadcast media during the period of solicitation for students, or during the registration period if it has no solicitation program, in a way that makes the policy known to all parts of the general community it serves? If "Yes," please describe. If "No," please explain. If you need more space, use Part II .....
- The racially nondiscriminatory policy is included on the Academy's website and in the Student and Parent Handbook and the Employee Handbook.**
- 
- 4** Does the organization maintain the following?
    - a** Records indicating the racial composition of the student body, faculty, and administrative staff? .....
    - b** Records documenting that scholarships and other financial assistance are awarded on a racially nondiscriminatory basis? .....
    - c** Copies of all catalogues, brochures, announcements, and other written communications to the public dealing with student admissions, programs, and scholarships? .....
    - d** Copies of all material used by the organization or on its behalf to solicit contributions? .....If you answered "No" to any of the above, please explain. If you need more space, use Part II.
- 
- 5** Does the organization discriminate by race in any way with respect to:
    - a** Students' rights or privileges? .....
    - b** Admissions policies? .....
    - c** Employment of faculty or administrative staff? .....
    - d** Scholarships or other financial assistance? .....
    - e** Educational policies? .....
    - f** Use of facilities? .....
    - g** Athletic programs? .....
    - h** Other extracurricular activities? .....If you answered "Yes" to any of the above, please explain. If you need more space, use Part II.
- 
- 6a** Does the organization receive any financial aid or assistance from a governmental agency? .....
  - b** Has the organization's right to such aid ever been revoked or suspended? .....
- If you answered "Yes" on either line 6a or line 6b, explain on Part II.
- 7** Does the organization certify that it has complied with the applicable requirements of sections 4.01 through 4.05 of Rev. Proc. 75-50, 1975-2 C.B. 587, covering racial nondiscrimination? If "No," explain on Part II .....

	YES	NO
<b>1</b>	<b>X</b>	
<b>2</b>	<b>X</b>	
<b>3</b>	<b>X</b>	
<b>4a</b>	<b>X</b>	
<b>4b</b>	<b>X</b>	
<b>4c</b>	<b>X</b>	
<b>4d</b>	<b>X</b>	
<b>5a</b>		<b>X</b>
<b>5b</b>		<b>X</b>
<b>5c</b>		<b>X</b>
<b>5d</b>		<b>X</b>
<b>5e</b>		<b>X</b>
<b>5f</b>		<b>X</b>
<b>5g</b>		<b>X</b>
<b>5h</b>		<b>X</b>
<b>6a</b>		<b>X</b>
<b>6b</b>		<b>X</b>
<b>7</b>	<b>X</b>	

LHA For Paperwork Reduction Act Notice, see the Instructions for Form 990 or Form 990-EZ.

Schedule E (Form 990 or 990-EZ) 2020



### Supplemental Information.

**Supplemental Information.** Provide the explanations required by Part I, lines 3, 4d, 5h, 6b, and 7, as applicable. Also provide any other additional information.







**Part II Fundraising Events.** Complete if the organization answered "Yes" on Form 990, Part IV, line 18, or reported more than \$15,000 of fundraising event contributions and gross income on Form 990-EZ, lines 1 and 6b. List events with gross receipts greater than \$5,000.

		(a) Event #1	(b) Event #2	(c) Other events None	(d) Total events (add col. (a) through col. (c))
		Auction (event type)	(event type)	(total number)	
Revenue	1 Gross receipts .....	66,403.			66,403.
	2 Less: Contributions .....				
	3 Gross income (line 1 minus line 2) .....	66,403.			66,403.
Direct Expenses	4 Cash prizes .....				
	5 Noncash prizes .....				
	6 Rent/facility costs .....	9,811.			9,811.
	7 Food and beverages .....	19,921.			19,921.
	8 Entertainment .....	4,251.			4,251.
	9 Other direct expenses .....	2,244.			2,244.
	10 Direct expense summary. Add lines 4 through 9 in column (d) .....				36,227.
	11 Net income summary. Subtract line 10 from line 3, column (d) .....				30,176.

**Part III Gaming.** Complete if the organization answered "Yes" on Form 990, Part IV, line 19, or reported more than \$15,000 on Form 990-EZ, line 6a.

		(a) Bingo	(b) Pull tabs/instant bingo/progressive bingo	(c) Other gaming	(d) Total gaming (add col. (a) through col. (c))
Revenue	1 Gross revenue .....				
Direct Expenses	2 Cash prizes .....				
	3 Noncash prizes .....				
	4 Rent/facility costs .....				
	5 Other direct expenses .....				
	6 Volunteer labor .....	<input type="checkbox"/> Yes _____ % <input type="checkbox"/> No	<input type="checkbox"/> Yes _____ % <input type="checkbox"/> No	<input type="checkbox"/> Yes _____ % <input type="checkbox"/> No	
7 Direct expense summary. Add lines 2 through 5 in column (d) .....					
8 Net gaming income summary. Subtract line 7 from line 1, column (d) .....					

9 Enter the state(s) in which the organization conducts gaming activities: \_\_\_\_\_

a Is the organization licensed to conduct gaming activities in each of these states? ☐ Yes ☐ No

b If "No," explain: \_\_\_\_\_

10a Were any of the organization's gaming licenses revoked, suspended, or terminated during the tax year? ☐ Yes ☐ No

b If "Yes," explain: \_\_\_\_\_



- 11** Does the organization conduct gaming activities with nonmembers? ☐ Yes ☐ No
- 12** Is the organization a grantor, beneficiary or trustee of a trust, or a member of a partnership or other entity formed to administer charitable gaming? ☐ Yes ☐ No
- 13** Indicate the percentage of gaming activity conducted in:
- |                                      |            |   |
|--------------------------------------|------------|---|
| <b>a</b> The organization's facility | <b>13a</b> | % |
| <b>b</b> An outside facility         | <b>13b</b> | % |
- 14** Enter the name and address of the person who prepares the organization's gaming/special events books and records:

Name ► \_\_\_\_\_

Address ► \_\_\_\_\_

- 15a** Does the organization have a contract with a third party from whom the organization receives gaming revenue? ☐ Yes ☐ No

**b** If "Yes," enter the amount of gaming revenue received by the organization ► \$ \_\_\_\_\_ and the amount of gaming revenue retained by the third party ► \$ \_\_\_\_\_

**c** If "Yes," enter name and address of the third party:

Name ► \_\_\_\_\_

Address ► \_\_\_\_\_

- 16** Gaming manager information:

Name ► \_\_\_\_\_

Gaming manager compensation ► \$ \_\_\_\_\_

Description of services provided ► \_\_\_\_\_

☐ Director/officer☐ Employee☐ Independent contractor

- 17** Mandatory distributions:

**a** Is the organization required under state law to make charitable distributions from the gaming proceeds to retain the state gaming license? ☐ Yes ☐ No

**b** Enter the amount of distributions required under state law to be distributed to other exempt organizations or spent in the organization's own exempt activities during the tax year ► \$ \_\_\_\_\_

**Part IV Supplemental Information.** Provide the explanations required by Part I, line 2b, columns (iii) and (v); and Part III, lines 9, 9b, 10b, 15b, 15c, 16, and 17b, as applicable. Also provide any additional information. See instructions.

**Schedule G, Part I, Line 2b, List of Ten Highest Paid Fundraisers:**

(i) Name of Fundraiser: Community Counseling Service Co., LLC

(i) Address of Fundraiser: 155 Federal Street, Boston, MA 02110



[illegible]



**SCHEDULE I**  
**(Form 990)**

Department of the Treasury  
Internal Revenue Service

**Grants and Other Assistance to Organizations,  
Governments, and Individuals in the United States**  
Complete if the organization answered "Yes" on Form 990, Part IV, line 21 or 22.

▶ **Attach to Form 990.**

▶ **Go to [www.irs.gov/Form990](http://www.irs.gov/Form990) for the latest information.**

OMB No. 1545-0047

**2020**

**Open to Public  
Inspection**

Name of the organization

**North Yarmouth Academy**

**Employer identification number**

**01-0211536**

**Part I General Information on Grants and Assistance**

**1** Does the organization maintain records to substantiate the amount of the grants or assistance, the grantees' eligibility for the grants or assistance, and the selection criteria used to award the grants or assistance? .....

☒ **Yes** ☐ **No**

**2** Describe in Part IV the organization's procedures for monitoring the use of grant funds in the United States.

**Part II Grants and Other Assistance to Domestic Organizations and Domestic Governments.** Complete if the organization answered "Yes" on Form 990, Part IV, line 21, for any recipient that received more than \$5,000. Part II can be duplicated if additional space is needed.

<b>1 (a)</b> Name and address of organization or government	<b>(b)</b> EIN	<b>(c)</b> IRC section (if applicable)	<b>(d)</b> Amount of cash grant	<b>(e)</b> Amount of non-cash assistance	<b>(f)</b> Method of valuation (book, FMV, appraisal, other)	<b>(g)</b> Description of noncash assistance	<b>(h)</b> Purpose of grant or assistance

**2** Enter total number of section 501(c)(3) and government organizations listed in the line 1 table .....

**3** Enter total number of other organizations listed in the line 1 table .....

**LHA For Paperwork Reduction Act Notice, see the Instructions for Form 990.**

**Schedule I (Form 990) 2020**



**Part III** **Grants and Other Assistance to Domestic Individuals.** Complete if the organization answered "Yes" on Form 990, Part IV, line 22.  
Part III can be duplicated if additional space is needed.

(a) Type of grant or assistance	(b) Number of recipients	(c) Amount of cash grant	(d) Amount of non-cash assistance	(e) Method of valuation (book, FMV, appraisal, other)	(f) Description of noncash assistance
Financial Aid	173	0.	2,766,002.	FMV	Tuition Discount
Tuition Remission	46	0.	796,917.	FMV	Tuition Discount

**Part IV** **Supplemental Information.** Provide the information required in Part I, line 2; Part III, column (b); and any other additional information.

Part I, Line 2:

All financial aid and tuition remissions are credited directly to the  
students account balances.



**SCHEDULE J  
(Form 990)**

Department of the Treasury  
Internal Revenue Service

**Compensation Information**

- For certain Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees  
 ▶ Complete if the organization answered "Yes" on Form 990, Part IV, line 23.  
 ▶ Attach to Form 990.  
 ▶ Go to [www.irs.gov/Form990](http://www.irs.gov/Form990) for instructions and the latest information.

OMB No. 1545-0047

**2020**

Open to Public  
Inspection

Name of the organization

North Yarmouth Academy

Employer identification number

01-0211536

**Part I Questions Regarding Compensation**

**1a** Check the appropriate box(es) if the organization provided any of the following to or for a person listed on Form 990, Part VII, Section A, line 1a. Complete Part III to provide any relevant information regarding these items.

- |  |   |
|--|---|
| <input type="checkbox"/> First-class or charter travel             | <input checked="" type="checkbox"/> Housing allowance or residence for personal use |
| <input type="checkbox"/> Travel for companions                     | <input type="checkbox"/> Payments for business use of personal residence            |
| <input type="checkbox"/> Tax indemnification and gross-up payments | <input type="checkbox"/> Health or social club dues or initiation fees              |
| <input type="checkbox"/> Discretionary spending account            | <input type="checkbox"/> Personal services (such as maid, chauffeur, chef)          |

**b** If any of the boxes on line 1a are checked, did the organization follow a written policy regarding payment or reimbursement or provision of all of the expenses described above? If "No," complete Part III to explain .....

**2** Did the organization require substantiation prior to reimbursing or allowing expenses incurred by all directors, trustees, and officers, including the CEO/Executive Director, regarding the items checked on line 1a? .....

**3** Indicate which, if any, of the following the organization used to establish the compensation of the organization's CEO/Executive Director. Check all that apply. Do not check any boxes for methods used by a related organization to establish compensation of the CEO/Executive Director, but explain in Part III.

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Compensation committee   | <input checked="" type="checkbox"/> Written employment contract                     |
| <input type="checkbox"/> Independent compensation consultant | <input checked="" type="checkbox"/> Compensation survey or study                    |
| <input type="checkbox"/> Form 990 of other organizations     | <input checked="" type="checkbox"/> Approval by the board or compensation committee |

**4** During the year, did any person listed on Form 990, Part VII, Section A, line 1a, with respect to the filing organization or a related organization:

**a** Receive a severance payment or change-of-control payment? .....

**b** Participate in or receive payment from a supplemental nonqualified retirement plan? .....

**c** Participate in or receive payment from an equity-based compensation arrangement? .....

If "Yes" to any of lines 4a-c, list the persons and provide the applicable amounts for each item in Part III.

**Only section 501(c)(3), 501(c)(4), and 501(c)(29) organizations must complete lines 5-9.**

**5** For persons listed on Form 990, Part VII, Section A, line 1a, did the organization pay or accrue any compensation contingent on the revenues of:

**a** The organization? .....

**b** Any related organization? .....

If "Yes" on line 5a or 5b, describe in Part III.

**6** For persons listed on Form 990, Part VII, Section A, line 1a, did the organization pay or accrue any compensation contingent on the net earnings of:

**a** The organization? .....

**b** Any related organization? .....

If "Yes" on line 6a or 6b, describe in Part III.

**7** For persons listed on Form 990, Part VII, Section A, line 1a, did the organization provide any nonfixed payments not described on lines 5 and 6? If "Yes," describe in Part III .....

**8** Were any amounts reported on Form 990, Part VII, paid or accrued pursuant to a contract that was subject to the initial contract exception described in Regulations section 53.4958-4(a)(3)? If "Yes," describe in Part III .....

**9** If "Yes" on line 8, did the organization also follow the rebuttable presumption procedure described in Regulations section 53.4958-6(c)? .....

Yes No

<b>1b</b>	X	
<b>2</b>	X	
<b>4a</b>		X
<b>4b</b>		X
<b>4c</b>		X
<b>5a</b>		X
<b>5b</b>		X
<b>6a</b>		X
<b>6b</b>		X
<b>7</b>	X	
<b>8</b>		X
<b>9</b>		

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Schedule J (Form 990) 2020



**Note:** The sum of columns (B)(i)-(iii) for each listed individual must equal the total amount of Form 990, Part VII, Section A, line 1a, applicable column (D) and (E) amounts for that individual.

[illegible]



**Part III** Supplemental Information

Provide the information, explanation, or descriptions required for Part I, lines 1a, 1b, 3, 4a, 4b, 4c, 5a, 5b, 6a, 6b, 7, and 8, and for Part II. Also complete this part for any additional information.

Part I, Line 1a:

Housing was provided to the Headmaster.

Part I, Line 7:

Benjamin Jackson received a bonus during 2020. The bonus is determined by  
the Board of Directors in its sole discretion based upon the performance of  
Benjamin Jackson, and the financial condition of North Yarmouth Academy.



**Supplemental Information on Tax-Exempt Bonds**

▶ **Complete if the organization answered "Yes" on Form 990, Part IV, line 24a. Provide descriptions, explanations, and any additional information in Part VI.**  
▶ **Attach to Form 990.** ▶ **Go to [www.irs.gov/Form990](http://www.irs.gov/Form990) for instructions and the latest information.**

OMB No. 1545-0047

**2020**  
**Open to Public Inspection**

Name of the organization

North Yarmouth Academy

Employer identification number  
01-0211536

Part I	Bond Issues See Part VI for Column (f) Continuations											
(a) Issuer name		(b) Issuer EIN	(c) CUSIP #	(d) Date issued	(e) Issue price	(f) Description of purpose	(g) Defeased		(h) On behalf of issuer		(i) Pooled financing	
							Yes	No	Yes	No	Yes	No
A Town of Yarmouth		01-6000459	None	01/06/03	2,305,000.	Refinance land and building purc		X		X		X
B												
C												
D												

<b>Part II Proceeds</b>									
		A	B		C		D		
1	Amount of bonds retired .....	2,091,644.							
2	Amount of bonds legally defeased .....								
3	Total proceeds of issue .....	2,305,000.							
4	Gross proceeds in reserve funds .....								
5	Capitalized interest from proceeds .....								
6	Proceeds in refunding escrows .....								
7	Issuance costs from proceeds .....	9,047.							
8	Credit enhancement from proceeds .....								
9	Working capital expenditures from proceeds .....								
10	Capital expenditures from proceeds .....	2,295,953.							
11	Other spent proceeds .....								
12	Other unspent proceeds .....								
13	Year of substantial completion .....	2004							
		Yes	No	Yes	No	Yes	No	Yes	No
14	Were the bonds issued as part of a refunding issue of tax-exempt bonds (or, if issued prior to 2018, a current refunding issue)? .....		X						
15	Were the bonds issued as part of a refunding issue of taxable bonds (or, if issued prior to 2018, an advance refunding issue)? .....		X						
16	Has the final allocation of proceeds been made? .....	X							
17	Does the organization maintain adequate books and records to support the final allocation of proceeds? .....	X							

LHA For Paperwork Reduction Act Notice, see the Instructions for Form 990.

Schedule K (Form 990) 2020



**Part III Private Business Use**

	A		B		C		D	
	Yes	No	Yes	No	Yes	No	Yes	No
<b>1</b> Was the organization a partner in a partnership, or a member of an LLC, which owned property financed by tax-exempt bonds? .....		X						
<b>2</b> Are there any lease arrangements that may result in private business use of bond-financed property? .....		X						
<b>3a</b> Are there any management or service contracts that may result in private business use of bond-financed property? .....		X						
<b>b</b> If "Yes" to line 3a, does the organization routinely engage bond counsel or other outside counsel to review any management or service contracts relating to the financed property?								
<b>c</b> Are there any research agreements that may result in private business use of bond-financed property? .....		X						
<b>d</b> If "Yes" to line 3c, does the organization routinely engage bond counsel or other outside counsel to review any research agreements relating to the financed property? ...								
<b>4</b> Enter the percentage of financed property used in a private business use by entities other than a section 501(c)(3) organization or a state or local government .....		%		%		%		%
<b>5</b> Enter the percentage of financed property used in a private business use as a result of unrelated trade or business activity carried on by your organization, another section 501(c)(3) organization, or a state or local government .....		%		%		%		%
<b>6</b> Total of lines 4 and 5 .....		%		%		%		%
<b>7</b> Does the bond issue meet the private security or payment test? .....		X						
<b>8a</b> Has there been a sale or disposition of any of the bond-financed property to a non-governmental person other than a 501(c)(3) organization since the bonds were issued?		X						
<b>b</b> If "Yes" to line 8a, enter the percentage of bond-financed property sold or disposed of .....		%		%		%		%
<b>c</b> If "Yes" to line 8a, was any remedial action taken pursuant to Regulations sections 1.141-12 and 1.145-2? .....								
<b>9</b> Has the organization established written procedures to ensure that all nonqualified bonds of the issue are remediated in accordance with the requirements under Regulations sections 1.141-12 and 1.145-2? .....		X						

**Part IV Arbitrage**

	A		B		C		D	
	Yes	No	Yes	No	Yes	No	Yes	No
<b>1</b> Has the issuer filed Form 8038-T, Arbitrage Rebate, Yield Reduction and Penalty in Lieu of Arbitrage Rebate? .....		X						
<b>2</b> If "No" to line 1, did the following apply?								
<b>a</b> Rebate not due yet? .....		X						
<b>b</b> Exception to rebate? .....	X							
<b>c</b> No rebate due? .....		X						
If "Yes" to line 2c, provide in Part VI the date the rebate computation was performed .....								
<b>3</b> Is the bond issue a variable rate issue? .....		X						



**Part IV Arbitrage** (continued)

	A		B		C		D	
	Yes	No	Yes	No	Yes	No	Yes	No
<b>4a</b> Has the organization or the governmental issuer entered into a qualified hedge with respect to the bond issue? .....		X						
<b>b</b> Name of provider .....								
<b>c</b> Term of hedge .....								
<b>d</b> Was the hedge superintegrated? .....								
<b>e</b> Was the hedge terminated? .....								
<b>5a</b> Were gross proceeds invested in a guaranteed investment contract (GIC)? .....		X						
<b>b</b> Name of provider .....								
<b>c</b> Term of GIC .....								
<b>d</b> Was the regulatory safe harbor for establishing the fair market value of the GIC satisfied? .....								
<b>6</b> Were any gross proceeds invested beyond an available temporary period? .....		X						
<b>7</b> Has the organization established written procedures to monitor the requirements of section 148? .....		X						

**Part V Procedures To Undertake Corrective Action**

	A		B		C		D	
	Yes	No	Yes	No	Yes	No	Yes	No
Has the organization established written procedures to ensure that violations of federal tax requirements are timely identified and corrected through the voluntary closing agreement program if self-remediation isn't available under applicable regulations? .....		X						

**Part VI Supplemental Information.** Provide additional information for responses to questions on Schedule K. See instructions.**Schedule K, Part I, Bond Issues:**

(a) Issuer Name: Town of Yarmouth

(f) Description of Purpose: Refinance land and building purchase



**SCHEDULE M  
(Form 990)**

Department of the Treasury  
Internal Revenue Service

**Noncash Contributions**

OMB No. 1545-0047

**2020**

Open to Public  
Inspection

- ▶ **Complete if the organizations answered "Yes" on Form 990, Part IV, lines 29 or 30.**  
▶ **Attach to Form 990.**  
▶ **Go to [www.irs.gov/Form990](http://www.irs.gov/Form990) for instructions and the latest information.**

Name of the organization

**North Yarmouth Academy**

Employer identification number

**01-0211536**

**Part I Types of Property**

	(a) Check if applicable	(b) Number of contributions or items contributed	(c) Noncash contribution amounts reported on Form 990, Part VIII, line 1g	(d) Method of determining noncash contribution amounts
1 Art - Works of art .....				
2 Art - Historical treasures .....				
3 Art - Fractional interests .....				
4 Books and publications .....				
5 Clothing and household goods .....				
6 Cars and other vehicles .....				
7 Boats and planes .....				
8 Intellectual property .....				
9 Securities - Publicly traded .....	<b>X</b>	<b>8</b>	<b>260,022.</b>	<b>FMV</b>
10 Securities - Closely held stock .....				
11 Securities - Partnership, LLC, or trust interests .....				
12 Securities - Miscellaneous .....				
13 Qualified conservation contribution - Historic structures .....				
14 Qualified conservation contribution - Other ...				
15 Real estate - Residential .....				
16 Real estate - Commercial .....				
17 Real estate - Other .....				
18 Collectibles .....				
19 Food inventory .....				
20 Drugs and medical supplies .....				
21 Taxidermy .....				
22 Historical artifacts .....				
23 Scientific specimens .....				
24 Archeological artifacts .....				
25 Other ▶ ( .....				
26 Other ▶ ( .....				
27 Other ▶ ( .....				
28 Other ▶ ( .....				

29 Number of Forms 8283 received by the organization during the tax year for contributions  
for which the organization completed Form 8283, Part V, Donee Acknowledgement .....

**29**

30a During the year, did the organization receive by contribution any property reported in Part I, lines 1 through 28, that it  
must hold for at least three years from the date of the initial contribution, and which isn't required to be used for  
exempt purposes for the entire holding period? .....

b If "Yes," describe the arrangement in Part II.

31 Does the organization have a gift acceptance policy that requires the review of any nonstandard contributions? .....

32a Does the organization hire or use third parties or related organizations to solicit, process, or sell noncash  
contributions? .....

b If "Yes," describe in Part II.

33 If the organization didn't report an amount in column (c) for a type of property for which column (a) is checked,  
describe in Part II.

	Yes	No
30a		<b>X</b>
31	<b>X</b>	
32a		<b>X</b>
33		

LHA **For Paperwork Reduction Act Notice, see the Instructions for Form 990.**

**Schedule M (Form 990) 2020**



## Supplemental Information.

**Supplemental Information.** Provide the information required by Part I, lines 30b, 32b, and 33, and whether the organization is reporting in Part I, column (b), the number of contributions, the number of items received, or a combination of both. Also complete this part for any additional information.



**SCHEDULE O**  
**(Form 990 or 990-EZ)**

Department of the Treasury  
Internal Revenue Service

**Supplemental Information to Form 990 or 990-EZ**

Complete to provide information for responses to specific questions on  
Form 990 or 990-EZ or to provide any additional information.

▶ Attach to Form 990 or 990-EZ.

▶ Go to [www.irs.gov/Form990](http://www.irs.gov/Form990) for the latest information.

OMB No. 1545-0047

**2020**

Open to Public  
Inspection

Name of the organization

North Yarmouth Academy

Employer identification number

01-0211536

Form 990, Part III, Line 1, Description of Organization Mission:

values of mutual respect, trust and community. North Yarmouth Academy  
is dedicated to fostering integrity, character and intellect in young  
adults.

Form 990, Part III, Line 4a, Program Service Accomplishments:

5. Concern for the larger community and an appreciation for the natural  
environment

6. Desire to continue the process of lifelong learning

Form 990, Part VI, Section B, line 11b:

The Form 990 is reviewed by the CFO, Treasurer, and Controller. Any  
changes/concerns are discussed with the school's audit firm and the 990 is  
edited as mutually agreed upon by both parties.

The Audit Chairman and CFO and Treasurer present a review of the 990 at an  
Audit Committee meeting. A copy of the 990 is made available for review by  
the Audit Committee at the meeting. Any changes/concerns are discussed and  
agreed upon by the committee. The Audit Committee votes to recommend the  
approval of the 990 to the full Board of Trustees, with the caveat that any  
required/desired changes to the 990 are made prior to full Board of Trustee  
review. Any required/desired changes discussed by the committee are then  
vetted with the school's audit firm and the mutually agreed upon changes  
are made to the 990.

The 990 is made available for the full Board of Trustees review at a board

LHA For Paperwork Reduction Act Notice, see the Instructions for Form 990 or 990-EZ.

Schedule O (Form 990 or 990-EZ) 2020

032211 11-20-20



Name of the organization

North Yarmouth Academy

Employer identification number

01-0211536

meeting. The Audit Chairman presents a summary of the 990 to the full Board of Trustees. Any changes/concerns are discussed by the board. The Board of Trustees votes to approve the 990 for filing. The vote may contain a caveat of a required/desired change prior to filing. Any required/desired changes discussed at the meeting are vetted with the school's audit firm and the mutually agreed upon changes are made to the 990.

Form 990, Part VI, Section B, Line 12c:

A conflict of interest form is distributed annually to all board members. Board members are asked to complete the form and submit it to the Organization on an annual basis. The board members are also asked at the beginning of each meeting if they have any conflicts of interest.

Form 990, Part VI, Section B, Line 15:

The Headmaster's compensation is determined by a compensation review committee (made up of the board's officers). They use comparative data supplied by NAIS and AISNE

Form 990, Part VI, Section C, Line 19:

North Yarmouth Academy makes its governing documents, conflict of interest policy and certain financial statements available to the public upon appropriate request.

Form 990, Part X, Line 10: Land, Buildings, and Equipment

Section 1.263(a)-3(n) Election:

North Yarmouth Academy

148 Main Street



Name of the organization

North Yarmouth Academy

Employer identification number

01-0211536

Yarmouth, ME 04096

EIN 01-0211536

North Yarmouth Academy is electing to capitalize repair and maintenance costs under Regulation Section 1.263(a)-3(n).

Form 990, Part XI, line 9, Changes in Net Assets:

Change in Value of Deferred Gifts

61,940.



# Exempt Organization Business Income Tax Return

(and proxy tax under section 6033(e))

OMB No. 1545-0047

## 2020

For calendar year 2020 or other tax year beginning JUL 1, 2020, and ending JUN 30, 2021.

Go to [www.irs.gov/Form990T](http://www.irs.gov/Form990T) for instructions and the latest information.

Do not enter SSN numbers on this form as it may be made public if your organization is a 501(c)(3).

Open to Public Inspection for 501(c)(3) Organizations Only

Department of the Treasury  
Internal Revenue ServiceA ☐ Check box if address changed.

B Exempt under section

☒ 501(c)(3)   
☐ 408(e) ☐ 220(e)   
☐ 408A ☐ 530(a)   
☐ 529(a) ☐ 529S

Print or Type

Name of organization ( ☐ Check box if name changed and see instructions.)

North Yarmouth Academy

Number, street, and room or suite no. If a P.O. box, see instructions.

148 Main Street

City or town, state or province, country, and ZIP or foreign postal code

Yarmouth, ME 04096

D Employer identification number

01-0211536

E Group exemption number (see instructions)

F ☐ Check box if an amended return.

C Book value of all assets at end of year 15,792,245.

G Check organization type ☒ 501(c) corporation ☐ 501(c) trust ☐ 401(a) trust ☐ Other trust ☐ Applicable reinsurance entityH Check if filing only to ☐ Claim credit from Form 8941 ☐ Claim a refund shown on Form 2439I Check if a 501(c)(3) organization filing a consolidated return with a 501(c)(2) titleholding corporation ☐

J Enter the number of attached Schedules A (Form 990-T) 1

K During the tax year, was the corporation a subsidiary in an affiliated group or a parent-subsidiary controlled group? ☐ Yes ☒ No  
If "Yes," enter the name and identifying number of the parent corporation.

L The books are in care of Garrett Bowne Telephone number 207-847-5426

### Part I Total Unrelated Business Taxable Income

1	Total of unrelated business taxable income computed from all unrelated trades or businesses (see instructions)	1	-14,350.
2	Reserved	2	
3	Add lines 1 and 2	3	-14,350.
4	Charitable contributions (see instructions for limitation rules)	4	0.
5	Total unrelated business taxable income before net operating losses. Subtract line 4 from line 3	5	-14,350.
6	Deduction for net operating loss. See instructions	6	0.
7	Total of unrelated business taxable income before specific deduction and section 199A deduction. Subtract line 6 from line 5	7	-14,350.
8	Specific deduction (generally \$1,000, but see instructions for exceptions)	8	1,000.
9	Trusts. Section 199A deduction. See instructions	9	
10	Total deductions. Add lines 8 and 9	10	1,000.
11	Unrelated business taxable income. Subtract line 10 from line 7. If line 10 is greater than line 7, enter zero	11	0.

### Part II Tax Computation

1	Organizations taxable as corporations. Multiply Part I, line 11 by 21% (0.21)	1	0.
2	Trusts taxable at trust rates. See instructions for tax computation. Income tax on the amount on Part I, line 11 from: <input type="checkbox"/> Tax rate schedule or <input type="checkbox"/> Schedule D (Form 1041)	2	
3	Proxy tax. See instructions	3	
4	Other tax amounts. See instructions	4	
5	Alternative minimum tax (trusts only)	5	
6	Tax on noncompliant facility income. See instructions	6	
7	Total. Add lines 3 through 6 to line 1 or 2, whichever applies	7	0.

LHA For Paperwork Reduction Act Notice, see instructions.

Form 990-T (2020)



**Part III Tax and Payments**

<b>1a</b>	Foreign tax credit (corporations attach Form 1118; trusts attach Form 1116) .....	<b>1a</b>		
<b>b</b>	Other credits (see instructions) .....	<b>1b</b>		
<b>c</b>	General business credit. Attach Form 3800 (see instructions) .....	<b>1c</b>		
<b>d</b>	Credit for prior year minimum tax (attach Form 8801 or 8827) .....	<b>1d</b>		
<b>e</b>	<b>Total credits.</b> Add lines 1a through 1d .....	<b>1e</b>		
<b>2</b>	Subtract line 1e from Part II, line 7 .....	<b>2</b>		0.
<b>3</b>	Other taxes. Check if from: <input type="checkbox"/> Form 4255 <input type="checkbox"/> Form 8611 <input type="checkbox"/> Form 8697 <input type="checkbox"/> Form 8866 <input type="checkbox"/> Other (attach statement) .....	<b>3</b>		
<b>4</b>	<b>Total tax.</b> Add lines 2 and 3 (see instructions). <input type="checkbox"/> Check if includes tax previously deferred under section 1294. Enter tax amount here .....	<b>4</b>		0.
<b>5</b>	2020 net 965 tax liability paid from Form 965-A or Form 965-B, Part II, column (k), line 4 .....	<b>5</b>		0.
<b>6a</b>	Payments: A 2019 overpayment credited to 2020 .....	<b>6a</b>		
<b>b</b>	2020 estimated tax payments. Check if section 643(g) election applies ..... <input type="checkbox"/>	<b>6b</b>		
<b>c</b>	Tax deposited with Form 8868 .....	<b>6c</b>		
<b>d</b>	Foreign organizations: Tax paid or withheld at source (see instructions) .....	<b>6d</b>		
<b>e</b>	Backup withholding (see instructions) .....	<b>6e</b>		
<b>f</b>	Credit for small employer health insurance premiums (attach Form 8941) .....	<b>6f</b>		
<b>g</b>	Other credits, adjustments, and payments: <input type="checkbox"/> Form 2439 ..... <input type="checkbox"/> Form 4136 ..... <input type="checkbox"/> Other ..... Total ▶	<b>6g</b>		
<b>7</b>	<b>Total payments.</b> Add lines 6a through 6g .....	<b>7</b>		
<b>8</b>	Estimated tax penalty (see instructions). Check if Form 2220 is attached ..... <input type="checkbox"/>	<b>8</b>		
<b>9</b>	<b>Tax due.</b> If line 7 is smaller than the total of lines 4, 5, and 8, enter amount owed .....	<b>9</b>		
<b>10</b>	<b>Overpayment.</b> If line 7 is larger than the total of lines 4, 5, and 8, enter amount overpaid .....	<b>10</b>		
<b>11</b>	Enter the amount of line 10 you want: <b>Credited to 2021 estimated tax</b> ▶ <b>Refunded</b> ▶	<b>11</b>		

**Part IV Statements Regarding Certain Activities and Other Information** (see instructions)

	Yes	No
<b>1</b> At any time during the 2020 calendar year, did the organization have an interest in or a signature or other authority over a financial account (bank, securities, or other) in a foreign country? If "Yes," the organization may have to file FinCEN Form 114, Report of Foreign Bank and Financial Accounts. If "Yes," enter the name of the foreign country here ▶ .....		X
<b>2</b> During the tax year, did the organization receive a distribution from, or was it the grantor of, or transferor to, a foreign trust? ..... If "Yes," see instructions for other forms the organization may have to file.		X
<b>3</b> Enter the amount of tax-exempt interest received or accrued during the tax year ..... ▶ \$ .....		
<b>4a</b> Did the organization change its method of accounting? (see instructions) .....		X
<b>b</b> If 4a is "Yes," has the organization described the change on Form 990, 990-EZ, 990-PF, or Form 1128? If "No," explain in Part V .....		

**Part V Supplemental Information**

Provide the explanation required by Part IV, line 4b. Also, provide any other additional information. See instructions.

<b>Sign Here</b>	Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than taxpayer) is based on all information of which preparer has any knowledge.				
	Signature of officer	Date	President	May the IRS discuss this return with the preparer shown below (see instructions)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Paid Preparer Use Only</b>	Print/Type preparer's name	Preparer's signature	Date	Check <input type="checkbox"/> if self-employed	PTIN
	Melissa Magoon, CPA	Melissa Magoon, CPA	10/28/21		P01712842
	Firm's name ▶ Berry Dunn McNeil & Parker, LLC	Firm's EIN ▶ 01-0523282			
	Firm's address ▶ PO BOX 1100 Portland, ME 04104-1100	Phone no. (207) 775-2387			

Form **990-T** (2020)



**SCHEDULE A**  
**(Form 990-T)**

Department of the Treasury  
Internal Revenue Service

**Unrelated Business Taxable Income**  
**From an Unrelated Trade or Business**

▶ Go to [www.irs.gov/Form990T](http://www.irs.gov/Form990T) for instructions and the latest information.  
▶ Do not enter SSN numbers on this form as it may be made public if your organization is a 501(c)(3).

Entity 1

OMB No. 1545-0047

**2020**

Open to Public Inspection for  
501(c)(3) Organizations Only

<b>A</b> Name of the organization <b>North Yarmouth Academy</b>	<b>B</b> Employer identification number <b>01-0211536</b>
<b>C</b> Unrelated business activity code (see instructions) ▶ <b>531120</b>	<b>D</b> Sequence: <b>1</b> of <b>1</b>

**E** Describe the unrelated trade or business ▶ **Rental of ice arena facilities**

<b>Part I Unrelated Trade or Business Income</b>		(A) Income	(B) Expenses	(C) Net
<b>1 a</b> Gross receipts or sales	<b>27,590.</b>			
<b>b</b> Less returns and allowances		<b>27,590.</b>		
<b>c</b> Balance ▶	<b>1c</b>			
<b>2</b> Cost of goods sold (Part III, line 8)	<b>2</b>			
<b>3</b> Gross profit. Subtract line 2 from line 1c	<b>3</b>	<b>27,590.</b>		<b>27,590.</b>
<b>4 a</b> Capital gain net income (attach Sch D (Form 1041 or Form 1120)) (see instructions)	<b>4a</b>			
<b>b</b> Net gain (loss) (Form 4797) (attach Form 4797) (see instructions)	<b>4b</b>			
<b>c</b> Capital loss deduction for trusts	<b>4c</b>			
<b>5</b> Income (loss) from a partnership or an S corporation (attach statement)	<b>5</b>			
<b>6</b> Rent income (Part IV)	<b>6</b>			
<b>7</b> Unrelated debt-financed income (Part V)	<b>7</b>			
<b>8</b> Interest, annuities, royalties, and rents from a controlled organization (Part VI)	<b>8</b>			
<b>9</b> Investment income of section 501(c)(7), (9), or (17) organizations (Part VII)	<b>9</b>			
<b>10</b> Exploited exempt activity income (Part VIII)	<b>10</b>			
<b>11</b> Advertising income (Part IX)	<b>11</b>			
<b>12</b> Other income (see instructions; attach statement)	<b>12</b>			
<b>13 Total.</b> Combine lines 3 through 12	<b>13</b>	<b>27,590.</b>		<b>27,590.</b>

**Part II Deductions Not Taken Elsewhere** (See instructions for limitations on deductions) Deductions must be directly connected with the unrelated business income

<b>1</b> Compensation of officers, directors, and trustees (Part X)	<b>1</b>	
<b>2</b> Salaries and wages	<b>2</b>	<b>16,634.</b>
<b>3</b> Repairs and maintenance	<b>3</b>	
<b>4</b> Bad debts	<b>4</b>	
<b>5</b> Interest (attach statement) (see instructions)	<b>5</b>	<b>See Statement 1 393.</b>
<b>6</b> Taxes and licenses	<b>6</b>	<b>1,208.</b>
<b>7</b> Depreciation (attach Form 4562) (see instructions)	<b>7</b>	<b>4,075.</b>
<b>8</b> Less depreciation claimed in Part III and elsewhere on return	<b>8a</b>	<b>8b 4,075.</b>
<b>9</b> Depletion	<b>9</b>	
<b>10</b> Contributions to deferred compensation plans	<b>10</b>	
<b>11</b> Employee benefit programs	<b>11</b>	<b>2,571.</b>
<b>12</b> Excess exempt expenses (Part VIII)	<b>12</b>	
<b>13</b> Excess readership costs (Part IX)	<b>13</b>	
<b>14</b> Other deductions (attach statement)	<b>14</b>	<b>See Statement 2 17,059.</b>
<b>15 Total deductions.</b> Add lines 1 through 14	<b>15</b>	<b>41,940.</b>
<b>16</b> Unrelated business income before net operating loss deduction. Subtract line 15 from Part I, line 13, column (C)	<b>16</b>	<b>-14,350.</b>
<b>17</b> Deduction for net operating loss (see instructions)	<b>17</b>	<b>0.</b>
<b>18 Unrelated business taxable income.</b> Subtract line 17 from line 16	<b>18</b>	<b>-14,350.</b>

LHA For Paperwork Reduction Act Notice, see instructions.

Schedule A (Form 990-T) 2020



**Part III Cost of Goods Sold**

Enter method of inventory valuation ▶

1	Inventory at beginning of year .....	1	
2	Purchases .....	2	
3	Cost of labor .....	3	
4	Additional section 263A costs (attach statement) .....	4	
5	Other costs (attach statement) .....	5	
6	<b>Total.</b> Add lines 1 through 5 .....	6	
7	Inventory at end of year .....	7	
8	<b>Cost of goods sold.</b> Subtract line 7 from line 6. Enter here and in Part I, line 2 .....	8	
9	Do the rules of section 263A (with respect to property produced or acquired for resale) apply to the organization? .....		<input type="checkbox"/> Yes <input type="checkbox"/> No

**Part IV Rent Income (From Real Property and Personal Property Leased with Real Property)**

1 Description of property (property street address, city, state, ZIP code). Check if a dual-use (see instructions)					
A	<input type="checkbox"/>				
B	<input type="checkbox"/>				
C	<input type="checkbox"/>				
D	<input type="checkbox"/>				
2	Rent received or accrued	A	B	C	D
a	From personal property (if the percentage of rent for personal property is more than 10% but not more than 50%) .....				
b	From real and personal property (if the percentage of rent for personal property exceeds 50% or if the rent is based on profit or income) .....				
c	Total rents received or accrued by property. Add lines 2a and 2b, columns A through D .....				
3	Total rents received or accrued. Add line 2c columns A through D. Enter here and on Part I, line 6, column (A) .....	0.			
4	Deductions directly connected with the income in lines 2(a) and 2(b) (attach statement) .....				
5	<b>Total deductions.</b> Add line 4 columns A through D. Enter here and on Part I, line 6, column (B) .....	0.			

**Part V Unrelated Debt-Financed Income** (see instructions)

1 Description of debt-financed property (street address, city, state, ZIP code). Check if a dual-use (see instructions)					
A	<input type="checkbox"/>				
B	<input type="checkbox"/>				
C	<input type="checkbox"/>				
D	<input type="checkbox"/>				
2	Gross income from or allocable to debt-financed property .....	A	B	C	D
3	Deductions directly connected with or allocable to debt-financed property				
a	Straight line depreciation (attach statement) .....				
b	Other deductions (attach statement) .....				
c	Total deductions (add lines 3a and 3b, columns A through D) .....				
4	Amount of average acquisition debt on or allocable to debt-financed property (attach statement) .....				
5	Average adjusted basis of or allocable to debt-financed property (attach statement) .....				
6	Divide line 4 by line 5 .....	%	%	%	%
7	Gross income reportable. Multiply line 2 by line 6 .....				
8	<b>Total gross income</b> (add line 7, columns A through D). Enter here and on Part I, line 7, column (A) .....	0.			
9	Allocable deductions. Multiply line 3c by line 6 .....				
10	<b>Total allocable deductions.</b> Add line 9, columns A through D. Enter here and on Part I, line 7, column (B) .....	0.			
11	<b>Total dividends-received deductions</b> included in line 10 .....	0.			



**Part VI Interest, Annuities, Royalties, and Rents from Controlled Organizations** (see instructions)

1. Name of controlled organization		2. Employer identification number	Exempt Controlled Organizations			6. Deductions directly connected with income in column 5
			3. Net unrelated income (loss) (see instructions)	4. Total of specified payments made	5. Part of column 4 that is included in the controlling organization's gross income	
(1)						
(2)						
(3)						
(4)						

Nonexempt Controlled Organizations				
7. Taxable Income	8. Net unrelated income (loss) (see instructions)	9. Total of specified payments made	10. Part of column 9 that is included in the controlling organization's gross income	11. Deductions directly connected with income in column 10
(1)				
(2)				
(3)				
(4)				
			Add columns 5 and 10. Enter here and on Part I, line 8, column (A)	Add columns 6 and 11. Enter here and on Part I, line 8, column (B)
<b>Totals</b>			0.	0.

**Part VII Investment Income of a Section 501(c)(7), (9), or (17) Organization** (see instructions)

1. Description of income	2. Amount of income	3. Deductions directly connected (attach statement)	4. Set-asides (attach statement)	5. Total deductions and set-asides (add cols 3 and 4)
(1)				
(2)				
(3)				
(4)				
	Add amounts in column 2. Enter here and on Part I, line 9, column (A)			Add amounts in column 5. Enter here and on Part I, line 9, column (B)
<b>Totals</b>	0.			0.

**Part VIII Exploited Exempt Activity Income, Other Than Advertising Income** (see instructions)

1	Description of exploited activity:		
2	Gross unrelated business income from trade or business. Enter here and on Part I, line 10, column (A)	2	
3	Expenses directly connected with production of unrelated business income. Enter here and on Part I, line 10, column (B)	3	
4	Net income (loss) from unrelated trade or business. Subtract line 3 from line 2. If a gain, complete lines 5 through 7	4	
5	Gross income from activity that is not unrelated business income	5	
6	Expenses attributable to income entered on line 5	6	
7	Excess exempt expenses. Subtract line 5 from line 6, but do not enter more than the amount on line 4. Enter here and on Part II, line 12	7	

Schedule A (Form 990-T) 2020



**Part IX Advertising Income**

1 Name(s) of periodical(s). Check box if reporting two or more periodicals on a consolidated basis.

A ☐B ☐C ☐D ☐

Enter amounts for each periodical listed above in the corresponding column.

2 Gross advertising income

Add columns A through D. Enter here and on Part I, line 11, column (A)

0.

a

3 Direct advertising costs by periodical

a Add columns A through D. Enter here and on Part I, line 11, column (B)

0.

4 Advertising gain (loss). Subtract line 3 from line

2. For any column in line 4 showing a gain, complete lines 5 through 8. For any column in line 4 showing a loss or zero, do not complete lines 5 through 7, and enter zero on line 8

5 Readership costs

6 Circulation income

7 Excess readership costs. If line 6 is less than line 5, subtract line 6 from line 5. If line 5 is less than line 6, enter zero

8 Excess readership costs allowed as a deduction. For each column showing a gain on line 4, enter the lesser of line 4 or line 7

a Add line 8, columns A through D. Enter the greater of the line 8a, columns total or zero here and on

Part II, line 13

0.

**Part X Compensation of Officers, Directors, and Trustees** (see instructions)

1. Name	2. Title	3. Percentage of time devoted to business	4. Compensation attributable to unrelated business
(1)		%	
(2)		%	
(3)		%	
(4)		%	

Total. Enter here and on Part II, line 1

0.

**Part XI Supplemental Information** (see instructions)

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Form 990-T (A)	Interest Paid	Statement 1
Description		Amount
Interest		393.
Total to Schedule A, Part II, line 5		393.

Form 990-T (A)	Other Deductions	Statement 2
Description		Amount
Miscellaneous		630.
Occupancy		13,323.
Professional Fees		164.
Insurance		800.
Office Expense		2,142.
Total to Schedule A, Part II, line 14		17,059.



## **EXHIBIT 9**

### **CONSULTANTS**

North Yarmouth Academy has assembled a project team consisting of Simons Architects and Gorrill-Palmer to prepare plans and permit applications for the proposed project. William C. Haskell, P.E. represents Gorrill-Palmer as the project manager for this project.

#### **Consultant**

Simons Architects  
Thornton Tomasetti  
Bennett Engineering  
Hebert Construction

#### **Responsibility**

Lead Project Consultant, Building Architect  
Structural Design  
MEP Design  
Building Contractor



## **EXHIBIT 10**

### **SOLID WASTE**

The proposed project is not anticipated to increase solid waste generation above current levels. The Applicant will remove solid waste from the site utilizing the currently contracted waste removal firm.



**EXHIBIT II**

**WATER**



January 25, 2022

Eric Gagnon, Superintendant  
Yarmouth Water District  
P.O. Box 419  
Yarmouth, Maine 04096

Re: Travis Roy Ice Arena  
Route 1, Yarmouth  
Letter of Ability to Serve

Mr. Gagnon:

North Yarmouth Academy (NYA) has retained Gorrill Palmer as part of a design team with Scott Simons Architects to prepare plans and permit applications for a proposed expansion to the Travis Roy Ice Arena in Yarmouth. The site is shown on Assessor's Map 32 Lot 125. Figure 1 is a map showing the project location. As required by the reviewing authorities, we are writing to request a letter indicating the ability of the Yarmouth Water Pollution Control Department to serve this project. A preliminary Utility Plan is enclosed for your review.

### **Description of Development Site**

The site is located off Route 1 and contains the existing ice arena. An existing 6" water service connects to the water main in Route 1.

### **Service**

The project will include a 2,741 sf footprint expansion to the existing arena. Based on Yarmouth Water District water use records, the average daily water use varies substantially between 300 and 3,200 gpd with lower flows from March to June of each year. We don't anticipate that the usage will exceed that range in the future. The proposed locker room improvements will include fixtures with water saving design that should result in lower domestic usage. It is difficult to estimate the daily water use for making and maintaining the ice surface. We are willing to meet with the Town Engineer to review water use/sewer flow calculations, if a more refined estimate is required.

### **Ability to Serve**

In support of the applications to the reviewing authorities, we are writing to request a letter indicating the ability of Yarmouth Water District to serve the proposed project. In addition, we are interested in receiving:

- Information as to any easements that Yarmouth Water District may require on-site.
- Any other information that you believe would be useful as this project proceeds.





Please contact me if you have any questions relative to this matter.

Sincerely,

A handwritten signature in blue ink that reads 'James Attianese'. The signature is fluid and cursive, with a long horizontal stroke at the end.

James Attianese

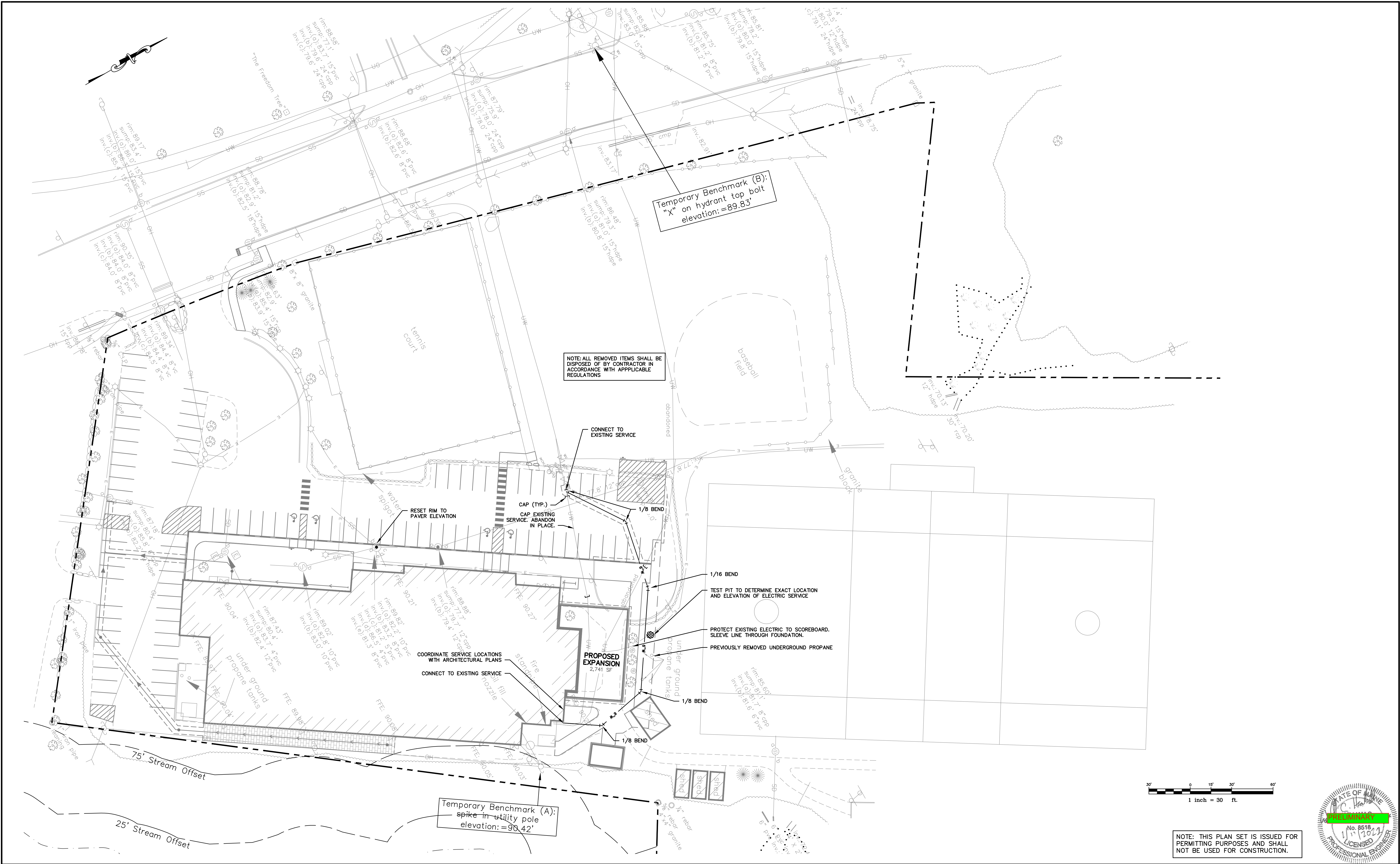
JWA/jwa/U:\2048.05\_NYA\_Ater the Fact SLODA\H Utilities\Yarmouth Water District I-25-22.docx







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Rev.	Date	Revision

CLIENT REVIEW AND PRICING	01.07.22	WCH
TOWN OF YARMOUTH CONCEPTUAL REVIEW	12.14.21	WCH
Issued For	Date	By

Design: JWA	Draft: LAN	Date: NOV 2021
Checked: WCH	Scale: 1"=30'	Job No.: 2048.04
File Name: 2048.03-UTIL	This plan shall not be modified without written permission from Gorrill Palmer. Any alterations, authorized or otherwise, shall be at the user's sole risk and without liability to Gorrill Palmer.	



Relationships. Responsiveness. Results.  
www.gorrillpalmer.com  
207.772.2515

Drawing Name:	Utility Plan
Project:	North Yarmouth Academy Yarmouth, Maine
Client:	North Yarmouth Academy 148 Main Street - Yarmouth, ME 04096

Drawing No.	C102
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## **EXHIBIT 12**

### **TRAFFIC**

The proposed expansion is not anticipated to increase traffic to the facility and, therefore, is not anticipated to cause congestion or unsafe conditions and will not result in unsafe conditions.



## **EXHIBIT 13**

### **SURFACE DRAINAGE**

In the opinion of the Applicant, there are no drainage or topography problems within the proposed project area.



**EXHIBIT 14**

**STORMWATER MANAGEMENT**



## **SECTION 12**

### **STORMWATER MANAGEMENT REPORT**

#### **NORTH YARMOUTH ACADEMY YARMOUTH, MAINE**

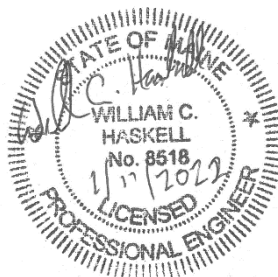
**Prepared for**

**NORTH YARMOUTH ACADEMY  
148 Main Street  
Yarmouth, ME 04096**

**Prepared by**

**Gorrill Palmer  
707 Sable Oaks Drive – Suite 30  
South Portland, Maine 04106  
207.772.2515**

**January 2022**





# STORMWATER MANAGEMENT REPORT

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### **Figure**

- I USGS Project Location Map

### **Attachments**

- A Watershed Maps:
  - W1 Existing Land Cover Plan
  - W2 Proposed Land Cover Plan
  - W3 Predevelopment Watershed Map
  - W4 Post Development Watershed Map
  - WQ Water Quality Map
- B Pre and Post Development HydroCAD Model
- C Operation & Maintenance Manual



## **12.0 INTRODUCTION**

North Yarmouth Academy (NYA) proposes to add an extension to the existing Travis Roy Ice Arena. The proposed construction includes an approximately 2,741 sf footprint building addition, reconstruction/repaving of the sidewalk at the front of the building, and construction of stormwater treatment facilities. The cumulative impervious area on the site since 1975 is greater than three acres; therefore, an after-the-fact Site Location of Development permit application will be filed for the cumulative impact. Figure 1 is a map showing the project location.

NYA is currently seeking a Site Plan Permit from the City of Yarmouth and an after-the-fact Site Location of Development Permit from the MDEP. A stormwater permit was received for construction on the NYA campus in 2003. See Section 1 of the SLDA application for a discussion of the permitting on the campus. A conversion of a grassed athletic field to an artificial turf playing field in 2006 was not adequately permitted. Based on a discussion with Ken Libbey from MDEP, it was determined that the stormwater quantity analysis be based upon the condition of the field area prior to 1975, and the current site conditions for the remainder of the campus as the existing condition for the analysis. The post-development condition will include the conversion of the field to an artificial turf field and analysis of the currently proposed ice arena expansion.

The ice arena expansion will be a redevelopment project for the purposes of stormwater quality control. The proposed project is subject to the standards of MaineDEP's Chapter 500 Rules for Stormwater Management. The plans prepared by Gorrill Palmer include the infrastructure necessary to serve the project and to comply with current local and state stormwater standards. Erosion and Sedimentation Controls (Basic Standards) will be employed during the construction of this project and are summarized in the Erosion and Sedimentation Control Plans provided in the plan set.

## **12.1 EXISTING SITE CONDITIONS**

The NYA Campus is located between US Route 1 and Route 115 in Yarmouth. The campus is approximately 16.2 acres in size. The campus area is mostly developed with small areas of undeveloped land adjacent to drainageways and the site boundaries.

Stormwater runoff from the site adjacent to Route 115 is tributary to the infrastructure within Route 115.

The stormwater runoff from the ice arena and surrounding athletic fields is tributary to the Town ice skating pond adjacent to the site. All runoff is ultimately tributary to the Royal River. Runoff from the site is not tributary to a lake or urban impaired stream.

Topography in the area of the proposed expansion is relatively flat with slopes from 1% to 4%. The soils on the site are shown on the watershed maps and are from the Maine GIS Mapping. The soils range from hydrologic soil group C to D, with areas of made land and cut land. An unnamed stream is adjacent to the easterly side of the ice arena and is conveyed across the site through a 30" diameter culvert installed and permitted in 1995. The stream is tributary to the Town skating pond. The overall watershed for the stream is shown on the watershed maps and includes soils with hydrologic ratings of A to D.

There are no current stormwater controls onsite. This stormwater analysis will analyze the tributary area encompassing the artificial turf field and the area proposed for disturbance for the ice arena expansion.







## 12.2 **DEVELOPMENT DESCRIPTION**

The proposed development includes an expansion of the ice arena with a footprint of approximately 2,741sf. Reconstruction of the parking lot adjacent to the expansion, sidewalk reconstruction, and construction of stormwater treatment facilities.

Abutting land uses include:

- North – Residential/Commercial
- East – Residential
- South – Residential/Commercial
- West – Commercial

Runoff from the site is tributary to the Royal River. The river is not currently listed as an “Urban Impaired Stream”, therefore, the development will not be required to meet the Chapter 500 Urban Impaired Stream Standard.

Changes in land cover will include removal of paved surfaces and grassed areas, and the addition of roof, paved surfaces, and lawn areas. The site will require an after-the-fact Site Location of Development permit due to cumulative impervious surface greater than three acres since 1975.

## 12.3 **REFERENCES**

The following reference sources were reviewed during preparation of the stormwater analysis:

1. Maine Erosion and Sedimentation Control Handbook for Construction: Best Management Practices, MaineDEP, current edition.
2. Stormwater Management for Maine, Volume III BMPS Technical Design Manual, MeDEP, January 2006.

The following sources were used for preparation of the stormwater quality analysis:

1. Stormwater Management for Maine, Volume III BMPS Technical Design Manual, MaineDEP, May 2016
2. MeDEP Chapter 500, Stormwater Management Rules.

Computer programs used to assist in the various components of this analysis include:

1. HydroCAD 10.00, HydroCAD Software Solutions LLC – used for modeling watersheds for pre and post development conditions.
2. Microsoft Excel, Microsoft Corporation – used for spreadsheet computations.
3. AutoCAD Civil 3D 2010, 2011, and 2019, Autodesk - used to determine areas and graphical representation of design.

Data resources used to obtain the hydrologic input data for the stormwater models are identified later in this report.



## **12.4 OVERVIEW OF STORMWATER RUNOFF MODELING**

The stormwater analysis evaluates the following elements:

- Pre-development and post-development stormwater runoff and peak discharge rates; The Pre-development analysis is based upon the existing condition of the “turf field” prior to 1975, and the remainder of the site as it exists today. The post-development condition is based upon the current “turf field” condition and the proposed ice arena development.
- The impacts of the proposed development and subsequent modification to site discharge rates and locations;
- The effect of land cover modifications within the site, especially those that are expected to increase site runoff rates;
- Requirements for water quality measures based upon redevelopment compared to current conditions.

## **12.5 METHODS OF ANALYSIS – STORMWATER QUANTITY**

The hydrologic analyses for pre-development and post-development conditions have been 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) as modified for special site conditions. For this section of Cumberland County, Maine, a 24-hour SCS Type III Storm distribution was used for the analysis using the following storm frequencies and rainfall amounts:

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

The SCS TR-20 methodology, using the HydroCAD computer program, was employed by Gorrill Palmer to analyze the pre- and post-development watersheds.

Land use, cover, delineation of watershed subcatchments, hydraulic flow paths, and hydrologic soil types were obtained using the following data:

1. Yarmouth, Maine USGS 7.5-minute Quadrangle Maps.
2. State of Maine GIS Soil Mapping Information.
3. Onsite Topographic Survey with 1-foot contour intervals prepared by Titcomb Associates.
4. Field reconnaissance.

## **12.6 DESCRIPTION OF SITE WATERSHED MODEL**

The watershed model was developed to predict peak discharge rates at the Points of Interest (POI) depicted on the watershed maps. The following sections describe the pre-development and the post-development conditions.



## **12.7 PRE-DEVELOPMENT CONDITIONS**

The pre-development condition for the area encompassing the turf field is an approximation of the existing conditions as they were prior to 1975. The 1995 NRPA permit application contained an existing conditions map that showed the field consisting of a grassed athletic field and a tennis court. A 1982 aerial photograph of the site shows what appears to be a tennis court and grass field as depicted on the 1995 plans, therefore, it has been assumed that the grassed athletic field and tennis court were existing in 1975. The project involving the culvert installation in 1995 also included the installation of underdrains within the grassed athletic fields. The athletic field is assumed to not have an underdrain system for the existing condition analysis. Further improvements on the NYA campus up to 2003 were covered by the MDEP Stormwater Permit issued at that time. Therefore, the current conditions for the areas outside of the field are considered as existing conditions for this analysis. Tributary area outside of the NYA campus site are modeled as they are depicted on the watershed map aerial photo for both the pre- and post-development condition. Attachment A includes the pre-development watershed plan.

The project areas are tributary to the adjacent Town skating pond. As requested by MDEP, the runoff was analyzed at two points of interest representing the stormdrain outlets on the NYA campus property at the edge of the Town skating pond.

The pre-development condition was analyzed as five subcatchments with two points of interest (POI). The tributary areas to the POI which are affected by the proposed redevelopment are analyzed for this stormwater report.

Subcatchment 1S consists of area tributary to POI #2 which is the outlet of the 30" culvert and the outlet of the ice arena stormdrain system at the same rip-rap apron. The subcatchment contains the ice arena site tributary to the stormdrain outlet. The subcatchment is developed with pavement, roof, and grassed areas.

Subcatchment 2S is the stream watershed tributary to the stream culvert inlet. The subcatchment contains roof, pavement, and lawn area on the NYA campus.

Subcatchment 3S is the representation of the pre 1975 athletic field. The subcatchment contains the grassed field and pavement for the tennis court. Based on the 1995 NRPA permit plans, it appears that the entire field/tennis court area was tributary to the inlet to an existing culvert at the stream. See plan titled Exhibit 3A prepared by Engineering Assistance and Design dated March 1995, in Attachment A. In order to differentiate the assumed pre-development runoff from the post-development runoff, a time of concentration along the surface of the field was used. As noted in the post-development description below, an assumed post time of concentration of 6 minutes was used to represent the quicker draining of the newer turf field. The pre-development field runoff is routed through Reach 10 to the stream culvert inlet. The cut land and made land are assumed to have a hydrologic soil group C designation.

Pond 3P represents the inlet of the stream culvert. The pond size is based on the GIS contours depicted on the watershed map. The outlet of the pond is the 30" diameter culvert. The outflow of the pond is tributary to POI #2.

Subcatchment 4S is an athletic field tributary to POI #1



Subcatchment 5S is an area containing school buildings, parking, and lawn which is tributary to a stormdrain system with an outlet at POI #1. The catch basin on the stormdrain system is modelled as pond 6P.

A watershed map for the pre-development condition is attached to this section as drawing number W3 in Attachment A. Attachment B contains the TR-20 calculations.

Table I presents the peak flow rates at the POI for the design storms.

Table I– Pre 1975 Peak Flow Rates (cfs)			
Point of Interest	Peak Flow (cfs)		
	2 Year	10 Year	25 Year
POI # 1	2.43	4.41	6.05
POI # 2	34.07	48.39	55.82

## 12.8 POST-DEVELOPMENT CONDITION

The post-development condition includes the proposed redevelopment of the ice arena as well as the conversion of the grassed athletic field to an underdrained artificial turf field.

Analysis for the post-development condition consists of determining post-development peak flows and limiting the post-development flows to pre-development levels.

The five pre-development subcatchments have been modified to reflect the proposed project, the post-development condition contains five subcatchments tributary to two points of interest. The post-development points of interest are the same as the pre-development points of interest. The overall watershed area remains the same as in the pre-development condition.

Subcatchment 1S is the ice arena site tributary to the stormdrain system which conveys runoff to POI #2. The cover and area quantities have changed from the pre-development model to reflect the proposed expansion to the arena. Additional roof and pavement area has been added to this subcatchment to account for the addition of permeable pavers at the rear of the arena.

Subcatchment 2S is the stream watershed with slightly less tributary area that has been shifted to subcatchment 1S.

Subcatchment 3S is the turf field with an assumed 6 minute time of concentration to represent the quicker runoff as compared to a grass field. The runoff is tributary to pond 7P.

Subcatchment 4S is an athletic field tributary to POI #1

Subcatchment 5S is an area containing school buildings, parking, and lawn. The stormdrain system around the Turf Field was modified during construction of the Turf Field. The stormdrain system that received runoff from Subcatchment 5S was combined with the field underdrain system, therefore, Subcatchment 5 is shown as tributary to pond 7P.



Pond 7P is a representation of the gravel base and underdrain system of the artificial turf field. The addition of the artificial turf field also resulted in a reconfiguration of the stormdrain system tributary to POI #1. Subcatchment 5S is now tributary to the stormdrain system connected to the field underdrain system. The underdrain system has two outlets. One outlet is tributary to the stream culvert inlet. The second outlet is tributary to POI #1. The outlet inverts and sizes were taken from the 2006 plans for the turf field construction. The gravel elevations are from the same plans. The gravel is assumed to have a 40% void ratio. The outlet conveying runoff to the stream culvert inlet is a daylight outlet at the bank of the stream. The runoff has been routed through reach 3R. See Plan labelled Phase I, prepared by Engineering Assistance and Design, revision date October 1995 for the grass field underdrain system. See plan labelled Layout and Utility plan C1.2, prepared by Pinkham and Greer, dated January 2006, for the artificial turf field underdrain outlets, and the plan labelled Construction Details C3.2, prepared by Pinkham and Greer, dated January 2006 for the artificial turf detail. All referenced plans are included in Attachment A.

Pond 3P remains unchanged from the pre development condition.

A watershed map for the post-development condition is attached as drawing number W4 in Attachment A. Attachment B contains the TR-20 calculations.

A comparison of pre-development and post-development peak flow at the POI without detention is presented in the following table.

<b>Table 2 – Comparison of Peak flows without detention (cfs)</b>						
<b>Point of Interest</b>	<b>Peak Flow (cfs)</b>					
	<b>2 Year</b>		<b>10 Year</b>		<b>25 Year</b>	
	<b>Pre</b>	<b>Post</b>	<b>Pre</b>	<b>Post</b>	<b>Pre</b>	<b>Post</b>
POI #1	2.43	2.68	4.41	5.87	6.05	7.63
POI #2	34.07	33.94	48.39	48.24	55.82	55.68

As shown in Table 2, detention is required to reduce the peak flow at POI #1 to predevelopment levels.

Restricting the outflow of the Turf field underdrains tributary to POI #1 will be used to provide detention of stormwater runoff for this project.

### **Artificial Turf Field**

The artificial turf field was installed over an existing sand and underdrain layer of the grassed athletic field. Based on the design plans for the grassed field underdrains, the bottom of the sand layer is elevation 84.15. The sand is assumed to have a 40% void ratio. The underdrain layer is set at 80.05 based on the Turf Field design plans. The underdrain system consists of 4" diameter underdrains connected to 8" diameter outlets. The 8" diameter piping is modeled as the outlet of the Turf Field system. The outlet pipe discharging to POI #2 daylights on the bank adjacent to the stream and will remain unchanged. Two 8" diameter pipes convey the field runoff to the 12" stormdrain system tributary to POI #1. The two 8" diameter pipes are connected to the stormdrain system at existing catch basins. It is proposed to add caps to the two 8" outlets inside the catch basins with 5" diameter holes cut in each cap to attenuate flow to POI #1 to predevelopment levels. The Turf Field has been



analyzed to determine its performance for the 2-, 10-, and 25-year storms. The following table presents the pond performance.

<b>Table 3– Turf Field</b>			
	Storm Event		
	2 Year	10 Year	25 Year
Peak Inflow (cfs)	4.22	8.31	11.81
Peak Outflow (cfs) to POI #1	1.57	2.38	2.40
Peak Outflow (cfs) to POI #2	2.33	3.26	3.29
Stage (Max. Elevation)	82.30	84.15	84.21
Storage (cf)	432	1,525	3,716
Depth above base (ft)	2.25	4.10	4.16
Lowest Finished Grade at Field	85.85	85.85	85.85

The outflow designated as Primary in the HydroCad model is tributary to POI #2 and the outflow designated as secondary is tributary to POI #1. The depth of storage within the sand layer increases by 0.79', 0.90', and 0.06' for the 2 year, 10 year, and 25 year storms respectively from the current condition.

The following table presents a comparison of peak flow with detention at POI #1.

<b>Table 4 – Comparison of Peak flows with detention (cfs)</b>						
Point of Interest	Peak Flow (cfs)					
	2 Year		10 Year		25 Year	
	Pre	Post	Pre	Post	Pre	Post
POI #1	2.43	1.93	4.41	3.98	6.05	4.84

As shown in Table 4 above, the peak post-development flow is at or below predevelopment levels at POI #1.

### **Conclusion – Overall Water Quantity**

The stormwater quantity analysis was performed to determine the effect of modifying the grassed athletic field to an artificial turf athletic field. A pre 1975 existing condition was modeled based upon the best available information for the field area, and it was compared to the current condition of an artificial turf field. The model resulted in an increase to the peak flow at POI #1 for the current condition. The increase in peak flow is proposed to be attenuated to pre 1975 levels through the installation of orifice caps on the underdrain outlets. The changes to landcover due to the proposed ice arena expansion have been accounted for in the analysis.

## **12.9 APPROACH AND ANALYSIS FOR QUALITY**

The proposed development will be required to meet the BMP Standard under the General Standards for a Site Law project. Pervious pavers over a soil filter and a roof drip strip are proposed for stormwater quality treatment.



As mentioned in a stormwater meeting for this project with MDEP's Ken Libbey, Gorriil Palmer proposes that the approximately 17" of gravel and sand below the Artificial Turf Field be accepted as runoff treatment for the field area. The field has not been included in the redevelopment pollution ranking since the pre-development ranking and the post-development ranking would be the same and the entire field is treated by the subsurface gravels.

The proposed project has been analyzed as a redevelopment project. Chapter 500 uses a pollutant ranking to determine the required treatment for a redevelopment project. The required treatment has been calculated based upon the pollutant ranking system presented in Section 4.C.d.1 of Chapter 500. A redevelopment boundary encompassing 0.8 acres was used to determine the pre- and post-development pollutant ranking as shown on the Watershed Maps included in Attachment A. The proposed condition has been compared with the current condition for this analysis.

The following tables present the pollutant ranking calculation as outlined in Section 4.C.2.d of Chapter 500.

<b>TABLE 5 PRE-DEVELOPMENT POLLUTANT</b>				
<b>Type</b>	<b>SF</b>	<b>Acres</b>	<b>Pollutant Ranking</b>	<b>Total (acres x pollutant)</b>
Roads/High Use Parking	0	0	5	0.00
Other Roads/Medium Use Parking	13,857	0.32	4	1.27
Other Parking/Driveways	3,267	0.08	3	0.23
Other Roof/Walkways/Grassed Areas mowed more than twice per year	16,954	0.39	2	0.78
Non-Grassed Landscape/Stormwater	0	0	1	0.00
Forest/Meadow mowed no more than twice per year	344	0.01	0	0.00
			Total	2.28
			Redevelopment Area (ac)	0.80
			Total/Redevelopment	2.88

<b>TABLE 6 POST-DEVELOPMENT POLLUTANT</b>				
<b>Type</b>	<b>SF</b>	<b>Acres</b>	<b>Pollutant Ranking</b>	<b>Total (acres x pollutant)</b>
Roads/High Use Parking	0	0	5	0.00
Other Roads/Medium Use Parking	10,397	2.02	4	0.95
Other Parking/Driveways	1,199	0	3	0.08
Other Roof/Walkways/Grassed Areas mowed more than twice per year	20,227	9.36	2	0.93
Non-Grassed Landscape/Stormwater	2,630	1.25	1	0.06
Forest/Meadow mowed no more than twice per year	0	0.41	0	0.00
			Total	2.03
			Redevelopment Area (ac)	0.80
			Total/Redevelopment	2.56



The impact change =  $2.56 - 2.88 = -0.3$ . From Table 3 of Chapter 500 Section 4.C.2.d the Percentage of Developed Area that must be treated for a site law project is **50%**.

Watershed Maps W1 and W2 depict the cover type used for the pollutant ranking calculation and are included in Attachment A of this report.

## **12.10 STORMWATER TREATMENT SUMMARY**

Under the General Standard, the project is required to meet the BMP Standards, as the development site is not tributary to a lake watershed. The project is a redevelopment and will be required to meet the treatment standards based upon the pollutant impact ratings for redeveloped areas as presented in Chapter 500. The following section summarizes the treatment methods for the proposed development.

### **12.10.1 Permeable pavers over underdrained soil filter**

Permeable pavers are defined in Volume III, Section 7.7 of the Stormwater Management Best Management Practices Manual published by the Maine Department of Environmental Protection. The development will be required to provide the treatment volume for 1.0 inch times the subcatchment's impervious area. The pavers are located at the rear of the ice arena on an access drive that does not get salted or sanded during the winter. Runoff from the pavers and roof runoff will be treated by the soil filter below the pavers. The soil filter has an underdrain that will convey the filtered runoff to the existing stormdrain system. Based on the geotechnical borings adjacent to the building the soil filter will be greater than 3' above the seasonal high water table. The reservoir layer has been designed to hold 1" of runoff from the tributary area assuming a 40% void ratio. The filter soil depth has been set at 18" to accommodate the added runoff from the roof. Geotextile fabric is specified to separate the layers while allowing for water flow through the system.

The following table presents the pervious paver information:

<b>Table 7</b>		
<b>Permeable Paver and Soil Filter</b>		
	<b>Required</b>	<b>Provided</b>
Impervious Area		7,840 sq. ft.
Developed Area (non-impervious)		0 sq. ft.
Treatment Volume	654 cu. ft.	667 cu. ft.
Total Paver Surface Area		1,820 sq. ft.
20% of Tributary Area	1,568	1,820 sq. ft.

### **12.10.2 Roof Drip Strip**

Roof Dripline Filters are defined in Volume III, Section 7.5 of the Stormwater Management Best Management Practices Manual published by the Maine Department of Environmental Protection. The development will be required to provide the treatment volume for 1.0 inch times the subcatchment's impervious area. The soil filter has an underdrain that will convey the filtered runoff to the existing stormdrain system. Based on the geotechnical borings



adjacent to the building the soil filter will be greater than 3' above the seasonal high water table. The reservoir layer has been designed to hold 1" of runoff from the tributary area assuming a 40% void ratio.

The following table presents the roof drip strip information:

<b>Table 8</b>		
<b>Roof Drip Strip</b>		
	<b>Required</b>	<b>Provided</b>
Impervious Area (including drip strip)		5,720 sq. ft.
Developed Area (non-impervious)		0 sq. ft.
Treatment Volume	477 cu. ft.	493 cu. ft.
Drip Strip Surface Area		528 sq. ft.

The Water Quality map depicting the treated area is included in Attachment A.

The project is a redevelopment that is required to treat 50% of the developed area. A permeable paver/soil filter and a roof drip strip have been proposed to treat stormwater runoff for this site. The treated area is compared to the proposed disturbed area for the ice arena expansion as shown on the WQ map contained in Attachment A.

The following table summarizes the proposed treatment for the project.

<b>TABLE 9 – REDEVELOPMENT PROJECT</b>		
	<b>IMPERVIOUS</b>	<b>DEVELOPED</b> (Impervious + Landscaped)
Area treated by Permeable pavers (sf)	7,840	7,840
Area treated by Roof drip strip (sf)	5,720	5,720
Total Area Treated (sf)	13,560	13,560
Area Untreated (sf)	1,604	6,680
Total Redevelopment Area (sf)	15,164	20,240
Percent Treated	89%	67%

The project is required to treat 50% of the developed area. As shown above, the project treats 67% of the developed area within the disturbed area and 89% of the impervious area which meets or exceeds the required control.

## **12.11 MAINTENANCE OF FACILITIES**

The stormwater management facilities will be maintained by the Applicant or their assigns after construction is completed. The general contractor will be responsible for maintenance during construction. The contract documents will require that the contractor designate a person for maintenance of the facilities during construction as required by this application. Long-term



operation/maintenance schedules for the facilities are provided in the O&M Manual included in Attachment C of this report.

## **12.12 CONCLUSION**

The Stormwater Management Plan for this project is anticipated to mitigate any impacts of development on stormwater runoff rates and to provide treatment of pollutants in the runoff. The peak stormwater runoff from the site has been limited to the pre 1975 conditions for the turf field and has addressed new impervious area as a result of the proposed ice arena expansion. Provisions for treatment of stormwater runoff quality have been provided to treat the required percentage of redeveloped area.

Based on the proposed design, the runoff from the proposed development will be captured and conveyed in a manner that will not have an adverse impact to the surrounding stormwater systems or the environment.



## **ATTACHMENT A**

### **PLANS/WATERSHED MAPS**

---





EXHIBIT 3-A.

[illegible]

NORTH YARMOUTH ACADEMY  
YARMOUTH, MAINE

EXISTING CONDITIONS

NRPA PERMIT APPLICATION



**ESD** PO BOX 338, SOUTH FREEPORT, MAINE 04078  
207 - 864 - 3398

**ENGINEERING ASSISTANCE & DESIGN**

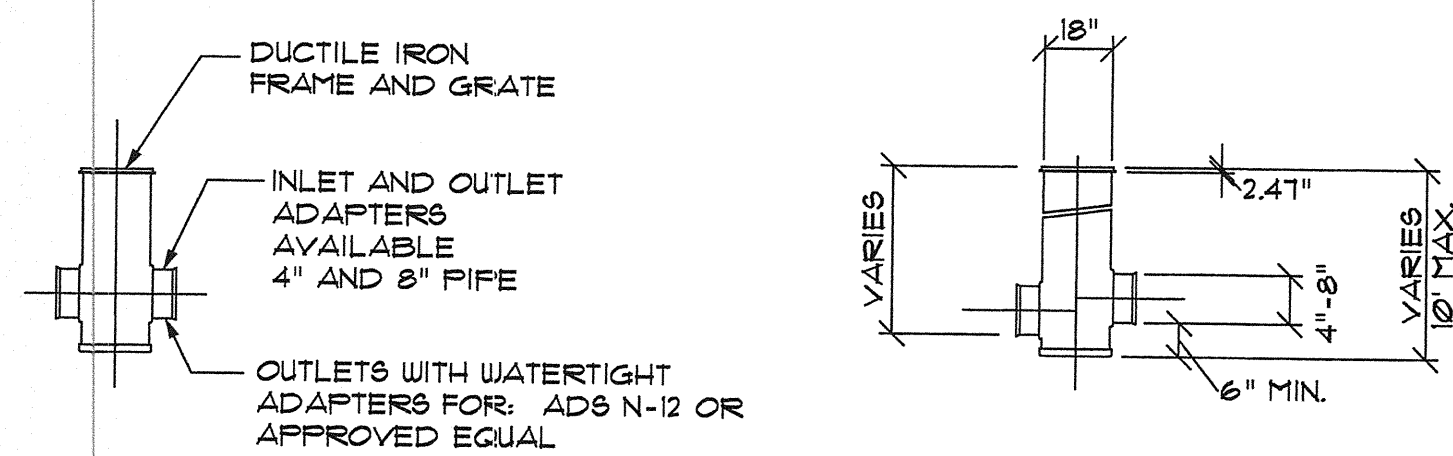




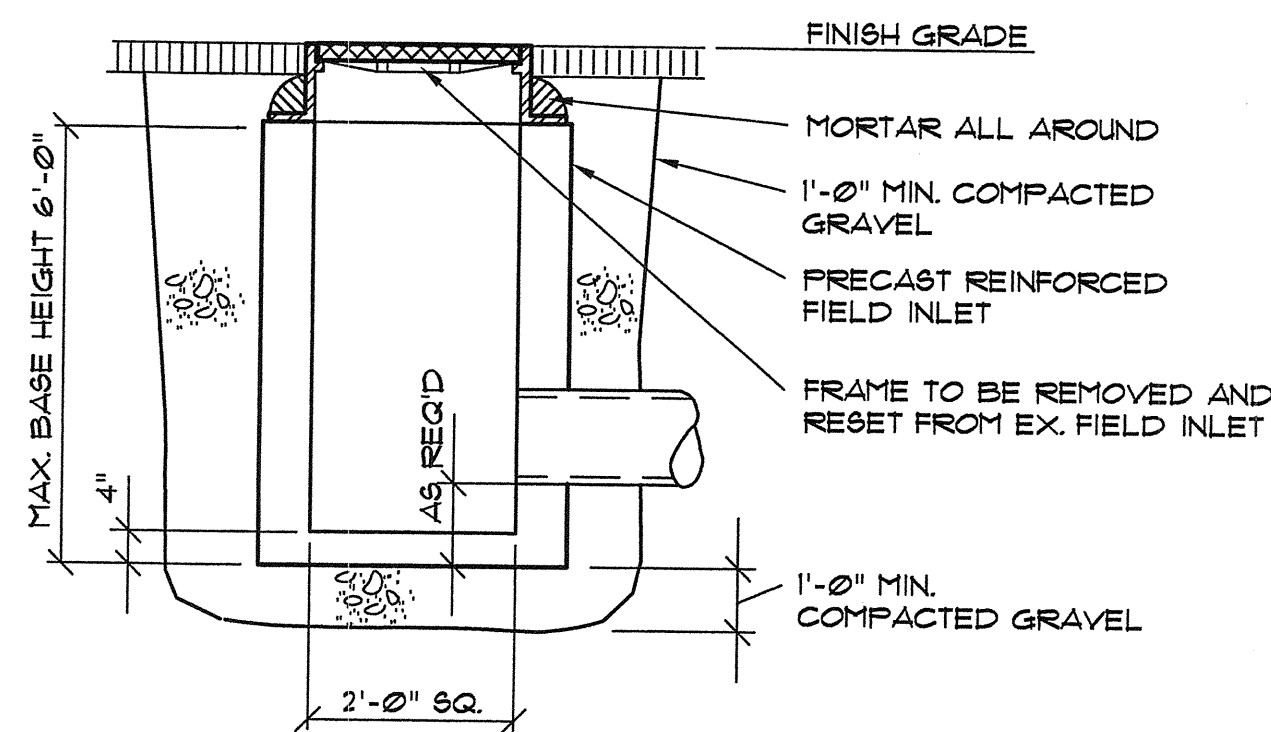




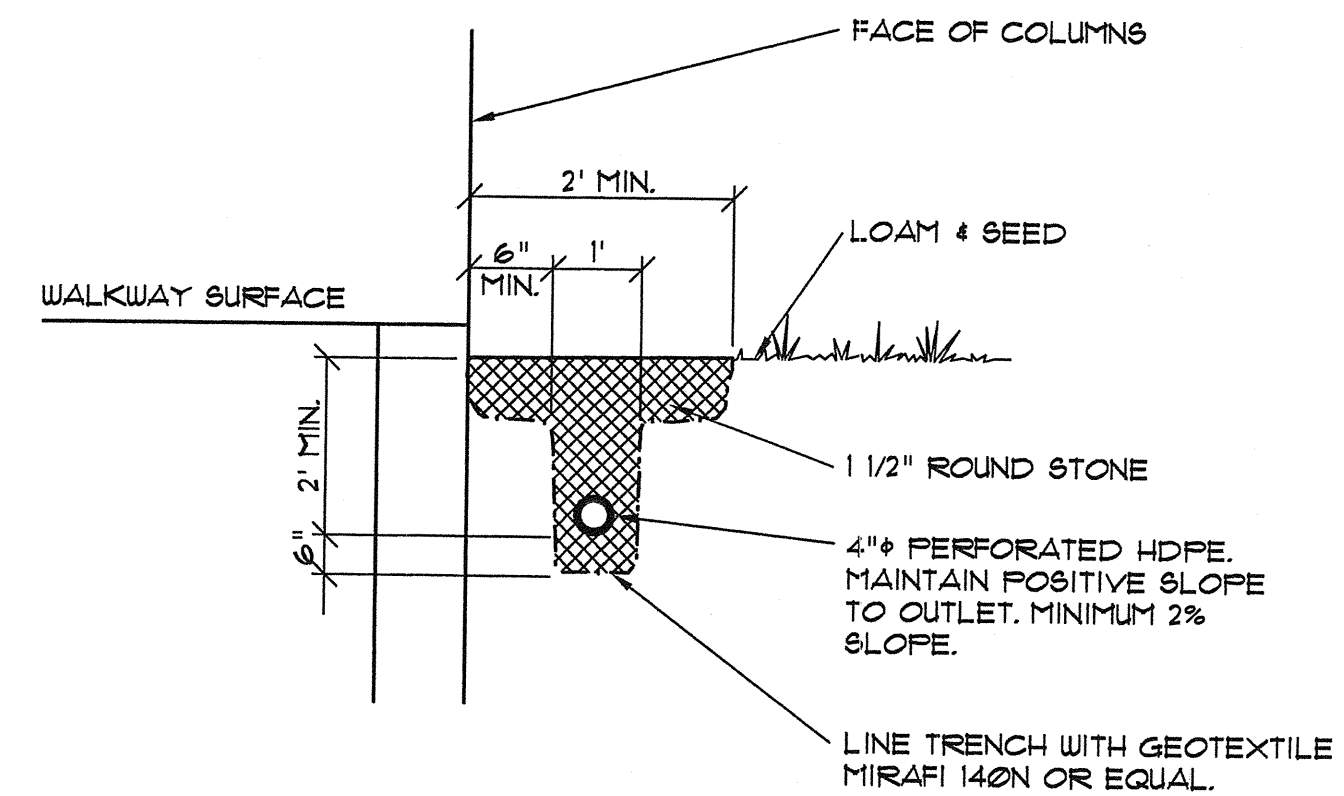




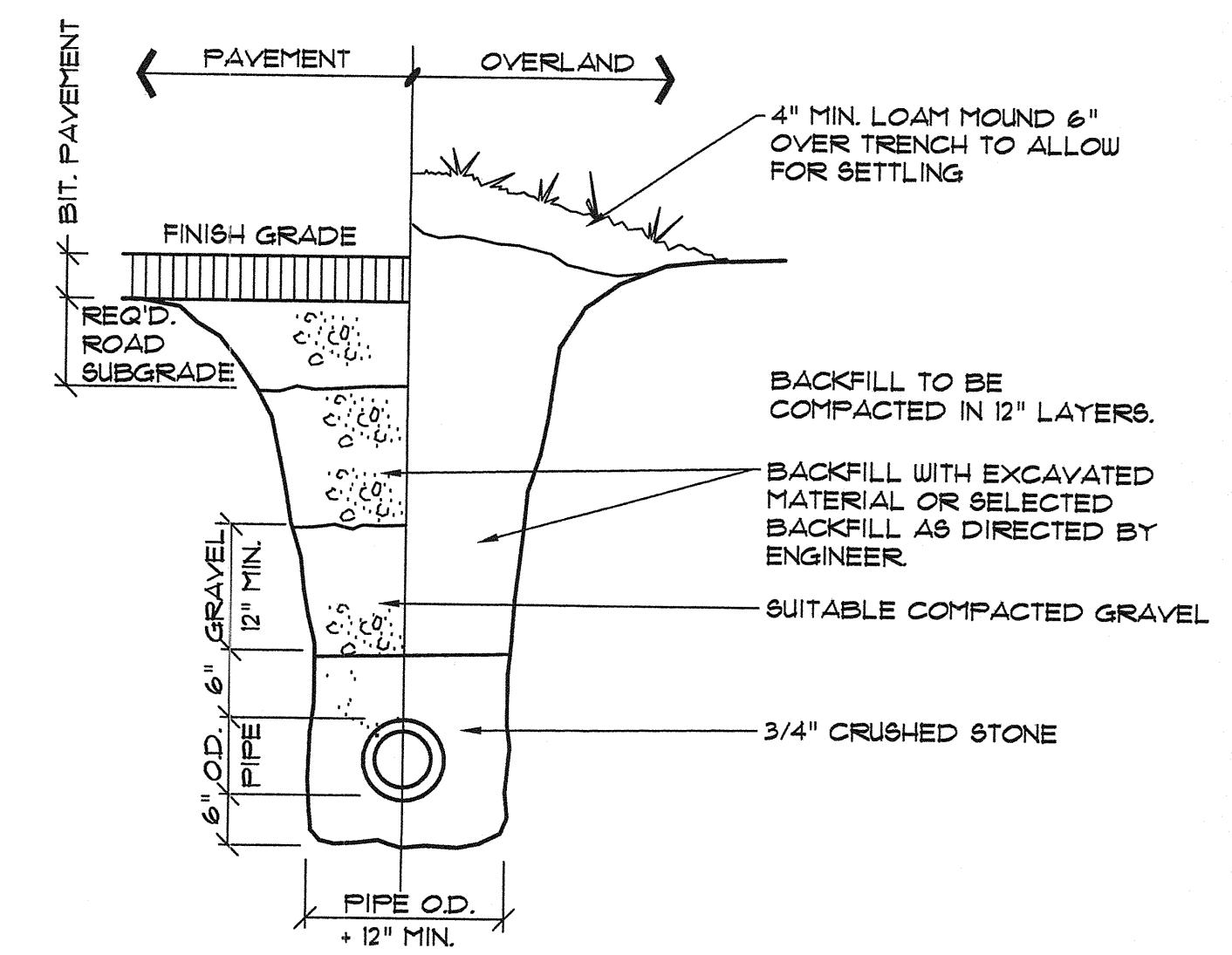
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NOT TO SCALE



4 FIELD INLET DETAIL  
NOT TO SCALE



3 STONE DRIPSTRIP SECTION  
NOT TO SCALE

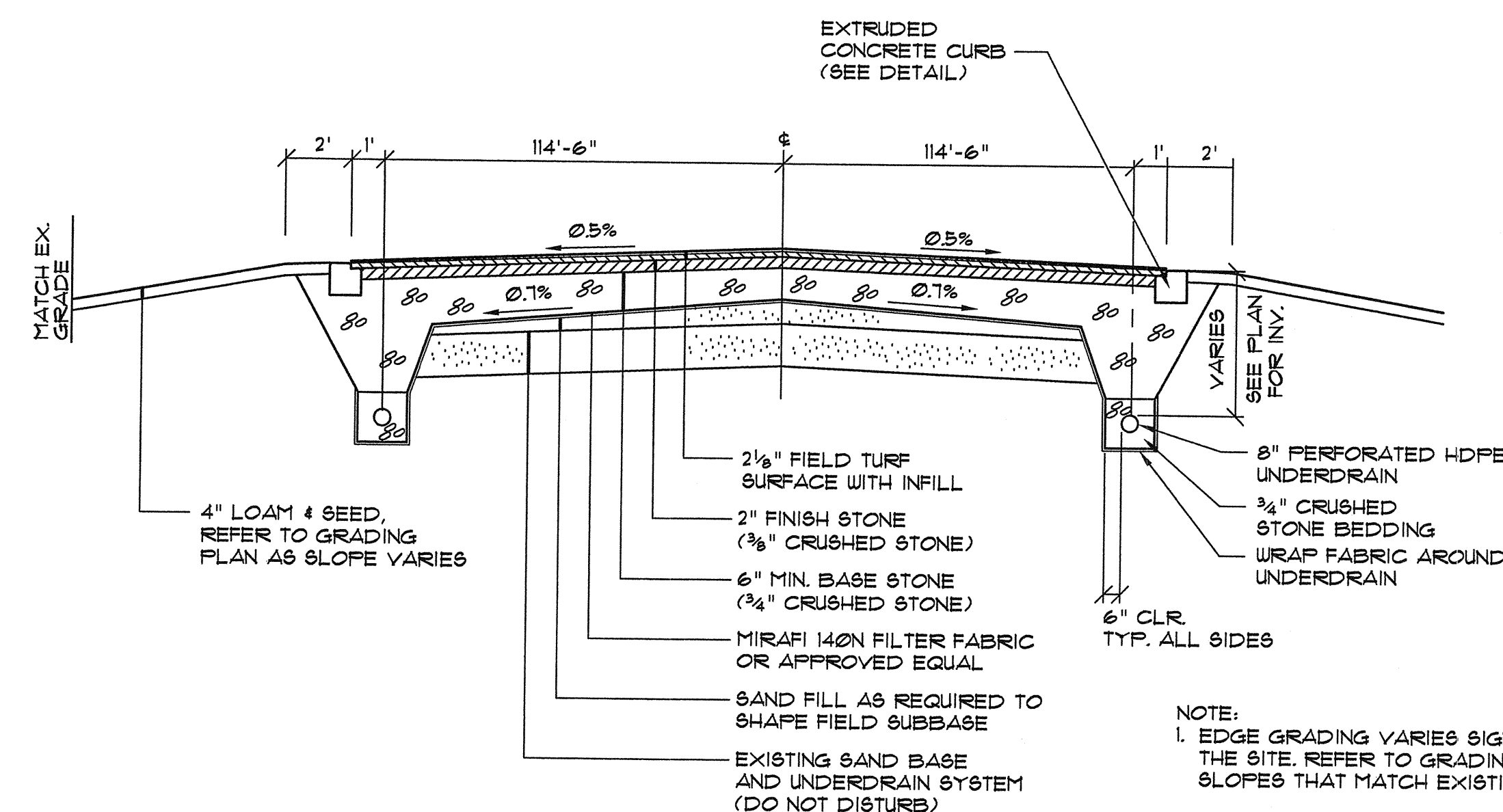


1 TYPICAL TRENCH SECTION  
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TYPE	CONSTRUCTION	USE
BITUMINOUS PAVEMENT		SIDEWALKS
GRAVEL PATH		ACCESS ROAD
LOAM AND SEED		LAWN AREA

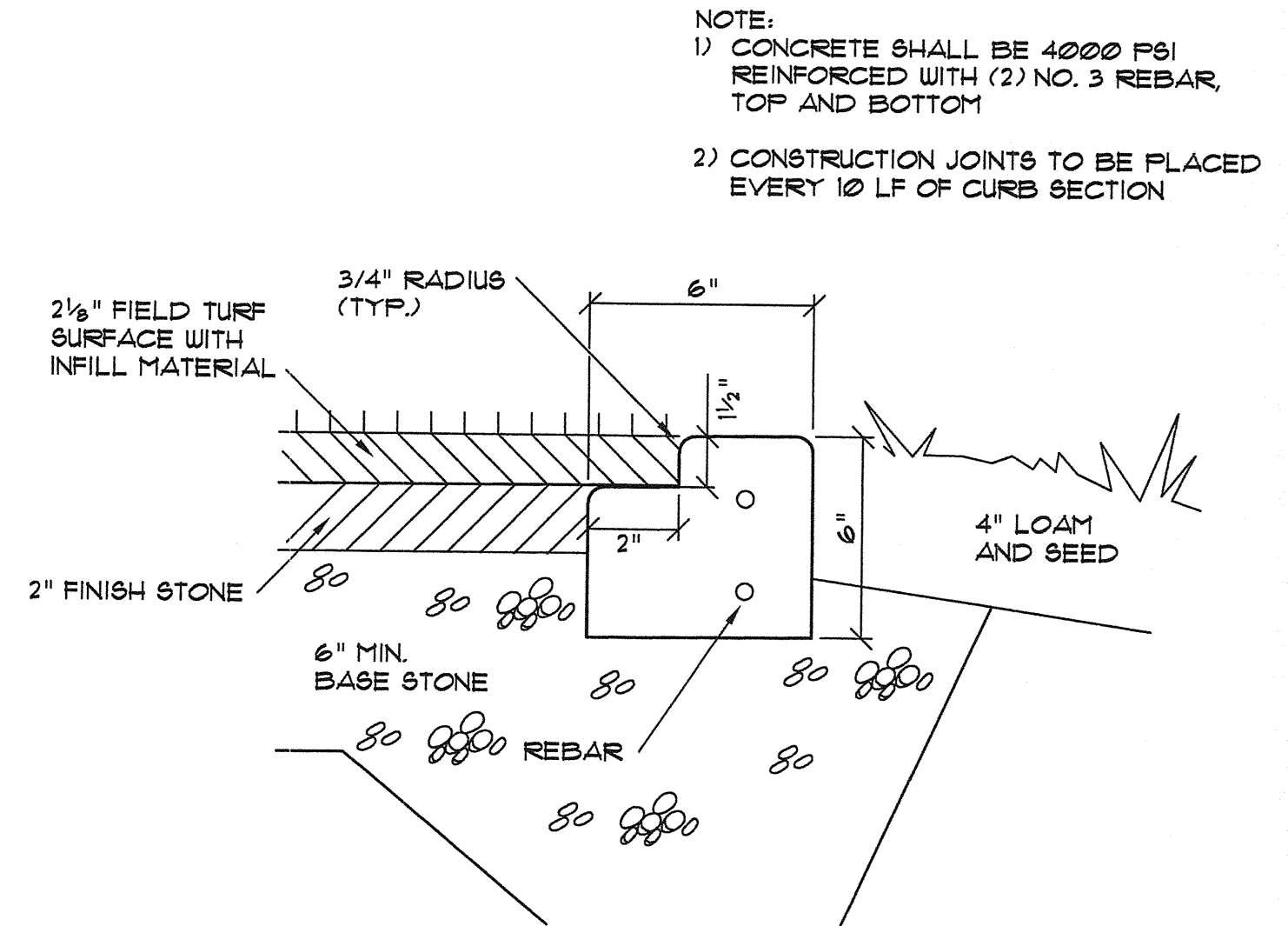
NOTE: ALL COURSE THICKNESSES AFTER FINAL COMPACTION.

7 SCHEDULE OF SURFACE FINISHES  
NOT TO SCALE



NOTE:  
1. EDGE GRADING VARIES SIGNIFICANTLY AROUND THE SITE. REFER TO GRADING PLAN FOR ALL SLOPES THAT MATCH EXISTING GRADE.  
2. ALL MATERIAL LAYERS ABOVE THE EXISTING SAND LAYER SHALL BE LASER-GRADED AND INSPECTED BY FIELD TURF INSTALLER.  
3. SECTION SHOWN IS LOOKING NORTHWEST.

5 TYPICAL FIELD TURF SECTION  
NOT TO SCALE



2 EXTRUDED CONCRETE CURB  
NOT TO SCALE

ISSUED FOR PRICING – NOT FOR CONSTRUCTION

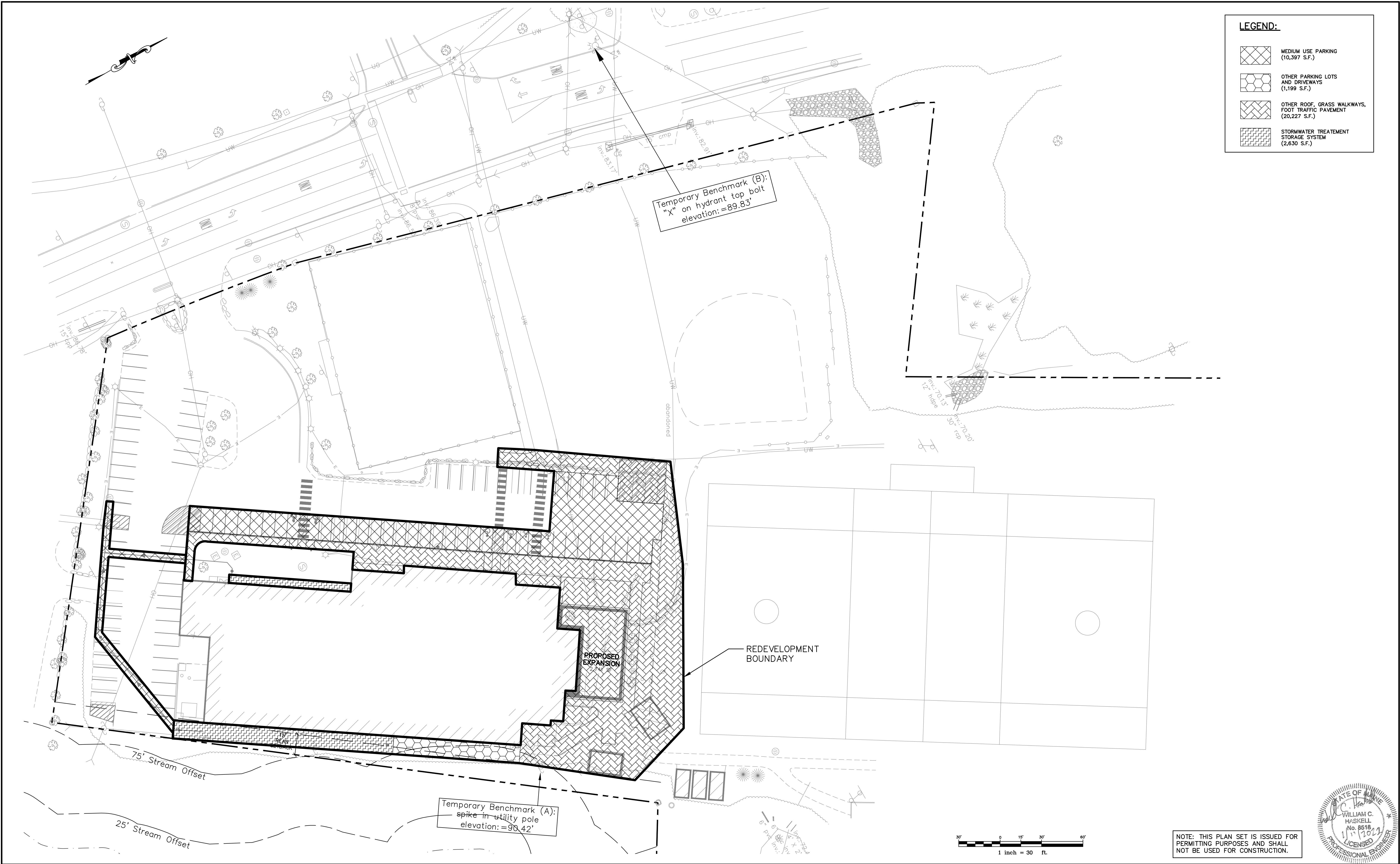
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	PINKHAM & GREER CONSULTING ENGINEERS, INC. FALMOUTH, MAINE		
	CONSTRUCTION DETAILS		
	SCALE: AS SHOWN DATE: JANUARY 20, 2006 PROJECT: 05418	DRN BY: ATM DESG BY: ATM CHK BY:	C3.2







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Rev.	Date	Revision

CLIENT REVIEW AND PRICING	01.07.22	WCH
TOWN OF YARMOUTH CONCEPTUAL REVIEW	12.14.21	WCH
Issued For	Date	By

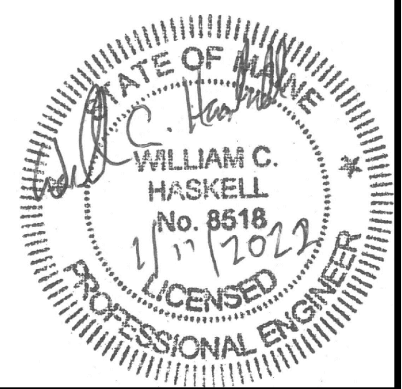
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File Name: 2048.03-POST-COV		
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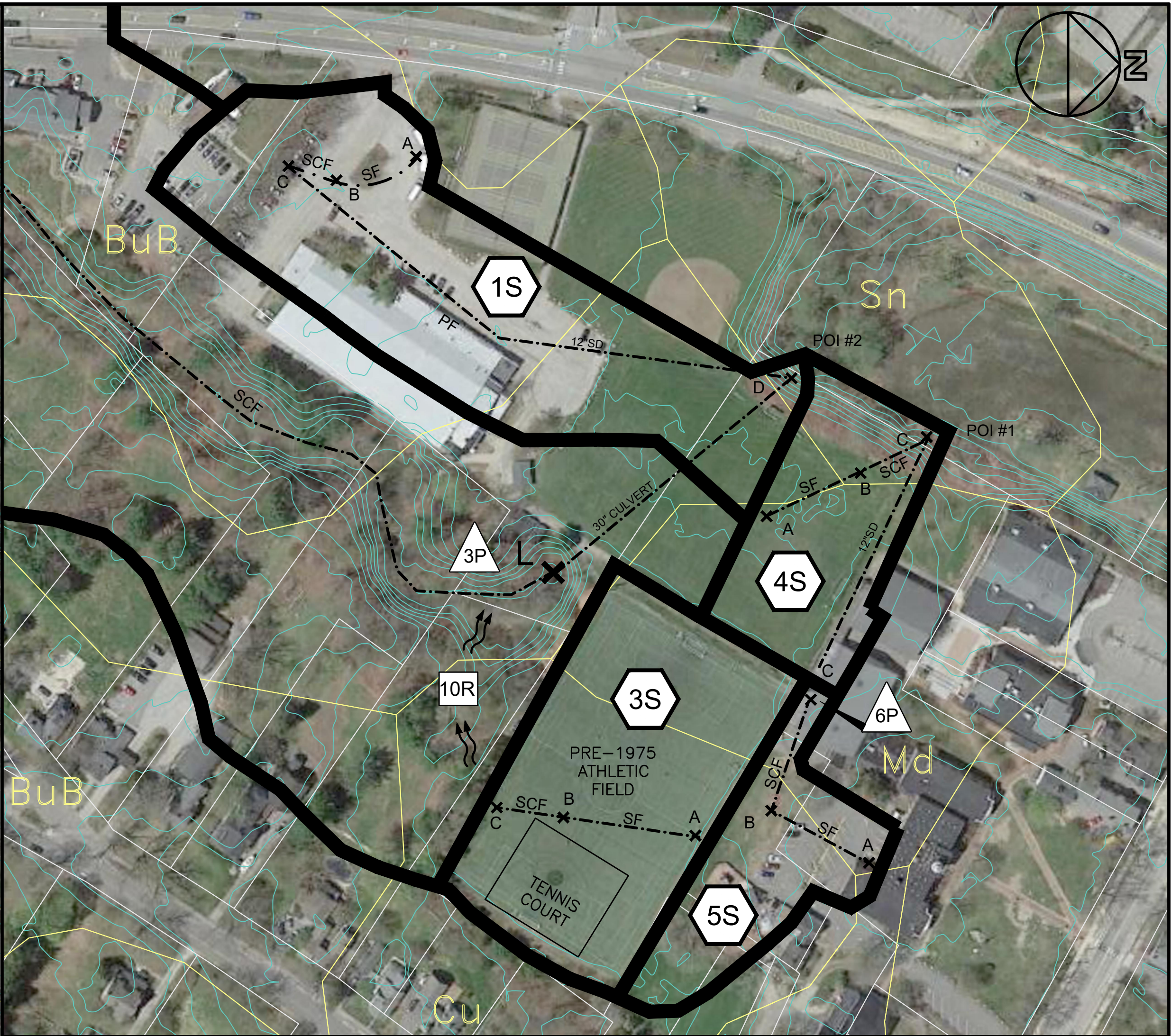
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Project:	North Yarmouth Academy Yarmouth, Maine
Client:	North Yarmouth Academy 148 Main Street - Yarmouth, ME 04096

Drawing No.
W2

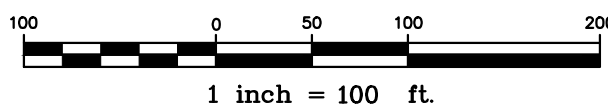




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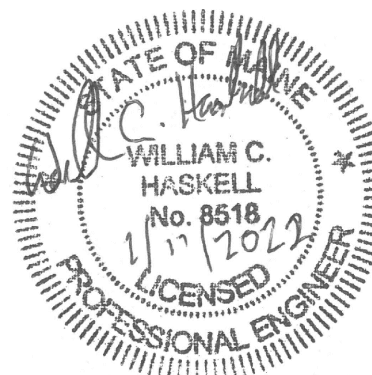


#### LEGEND

- 1 SUBCATCHMENT AREA
- TIME OF CONCENTRATION FLOW PATH
- WATERSHED BOUNDARY
- WETLAND BOUNDARY
- SF SHEET FLOW
- PF PIPE FLOW
- SCF SHALLOW CONCENTRATED FLOW
- CF CHANNEL FLOW
- POI POINT OF INTEREST
- 1 REACH
- 2P POND

SOIL TYPES		
SYMBOL	NAME	HSG
Bg	NICHOLVILLE	C
Bu	LAMOINE	C/D
Cu	CUT AND FILL	-
De	DEERFIELD	A
Em	ELMWOOD	B
Hf	HARTLAND	B
Hr	LYMAN/TUNBRIDGE	D
Md	MADE LAND	-
Pb	PAXTON	C
Sn	SCANTIC	D
Su	SUFFIELD	C
Wm	WINDSOR	A

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Rev.	Date	Revision


Design: JWA	Draft: LAN	Date: NOV 2021
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TOWN OF YARMOUTH CONCEPTUAL REVIEW	12.14.21	WCH
Issued For	Date	By



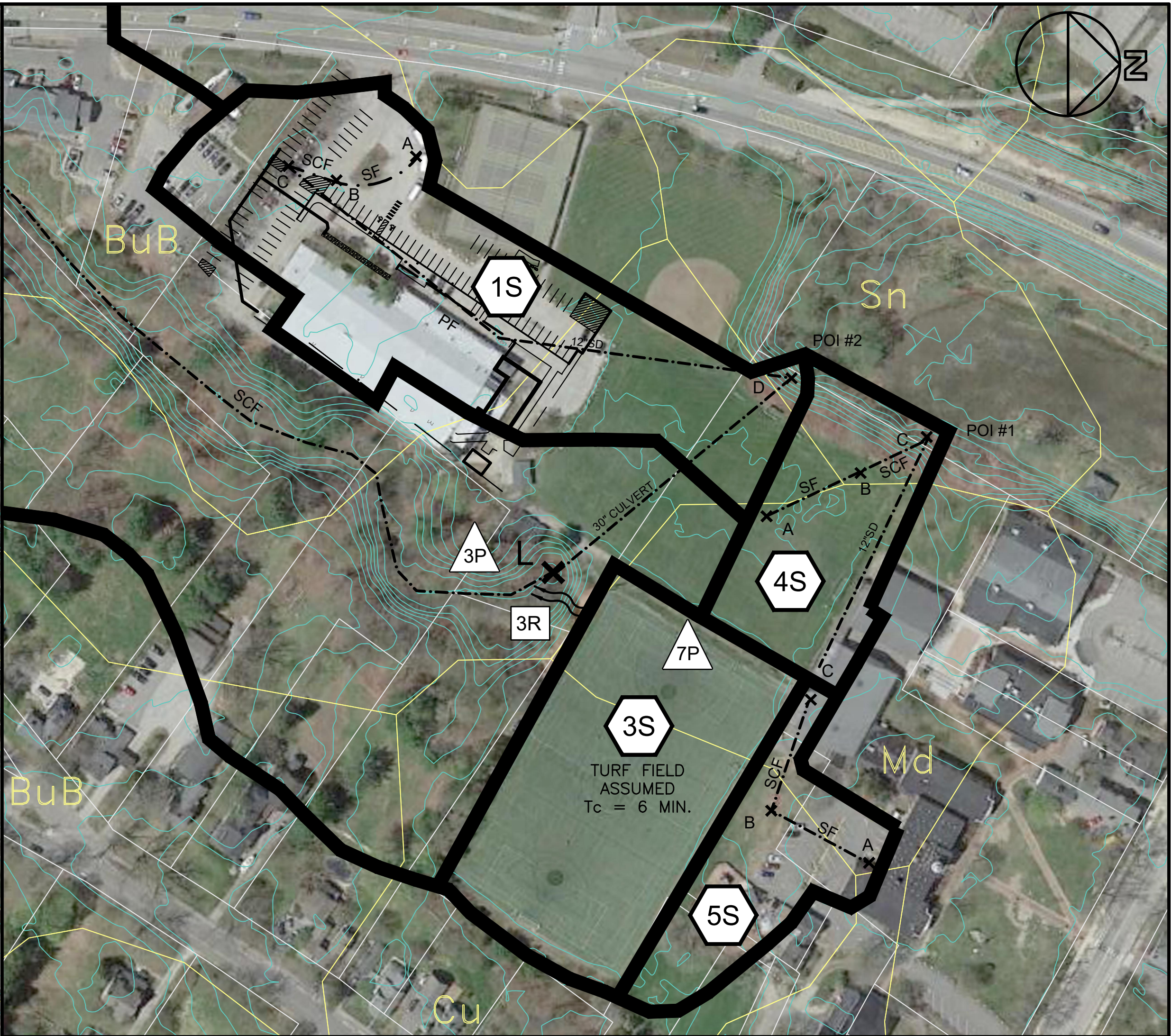
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Drawing Name:	Pre Development Watershed Map
Project:	North Yarmouth Academy Yarmouth, Maine
Client:	North Yarmouth Academy 148 Main Street - Yarmouth, ME 04096

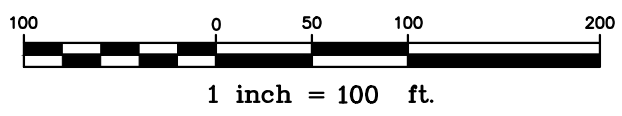
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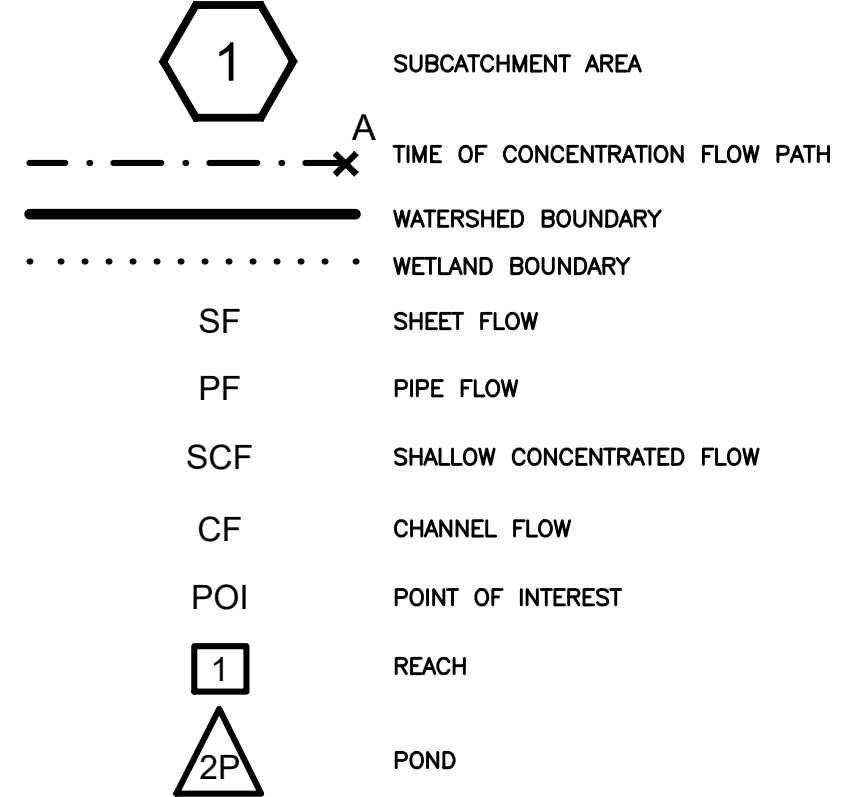
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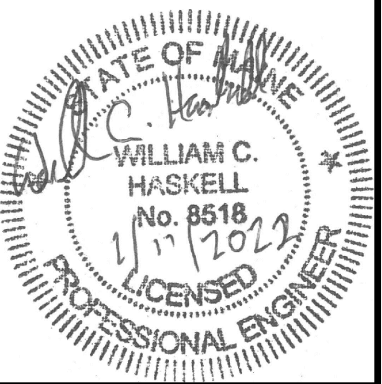


#### LEGEND



SOIL TYPES		
SYMBOL	NAME	HSG
Bg	NICHOLVILLE	C
Bu	LAMOINE	C/D
Cu	CUT AND FILL	-
De	DEERFIELD	A
Em	ELMWOOD	B
Hf	HARTLAND	B
Hr	LYMAN/TUNBRIDGE	D
Md	MADE LAND	-
Pb	PAXTON	C
Sn	SCANTIC	D
Su	SUFFIELD	C
Wm	WINDSOR	A

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Rev.	Date	Revision

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TOWN OF YARMOUTH CONCEPTUAL REVIEW	01.07.22	WCH
Issued For	12.14.21	WCH

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Drawing Name:	Post Development Watershed Map
Project:	North Yarmouth Academy Yarmouth, Maine
Client:	North Yarmouth Academy 148 Main Street - Yarmouth, ME 04096

Drawing No.
W4





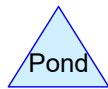
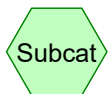
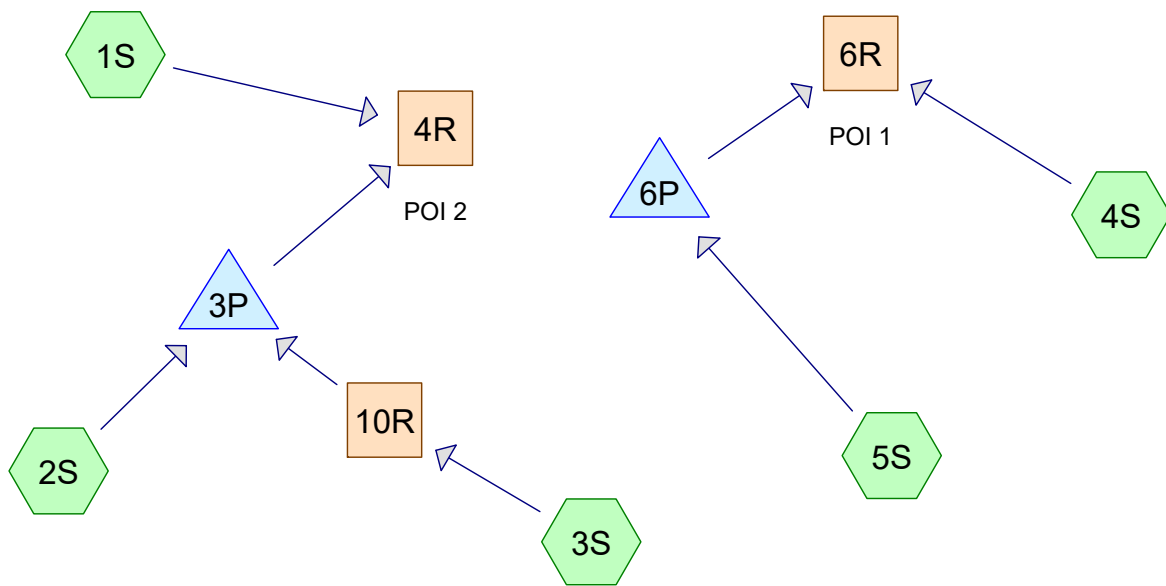


## **ATTACHMENT B**

### **PRE AND POST DEVELOPMENT HYDROCAD MODEL**

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**Pre December 2021**

Prepared by Gorrill Palmer

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

Printed 1/12/2022

Page 1

Time span=0.00-30.00 hrs, dt=0.01 hrs, 3001 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

**Subcatchment1S:** Runoff Area=135,600 sf 66.67% Impervious Runoff Depth=2.08"  
Tc=6.0 min CN=90 Runoff=7.51 cfs 0.539 af

**Subcatchment2S:** Runoff Area=3,551,158 sf 32.52% Impervious Runoff Depth=1.14"  
Flow Length=3,560' Tc=52.3 min CN=77 Runoff=44.83 cfs 7.751 af

**Subcatchment3S:** Runoff Area=84,546 sf 14.90% Impervious Runoff Depth=1.20"  
Flow Length=250' Slope=0.0100 '/' Tc=28.9 min CN=78 Runoff=1.53 cfs 0.194 af

**Subcatchment4S:** Runoff Area=47,600 sf 7.56% Impervious Runoff Depth=1.08"  
Flow Length=230' Tc=27.0 min CN=76 Runoff=0.79 cfs 0.099 af

**Subcatchment5S:** Runoff Area=43,600 sf 55.96% Impervious Runoff Depth=1.83"  
Tc=6.0 min CN=87 Runoff=2.14 cfs 0.152 af

**Reach 4R: POI 2** Inflow=34.07 cfs 8.481 af  
Outflow=34.07 cfs 8.481 af

**Reach 6R: POI 1** Inflow=2.43 cfs 0.251 af  
Outflow=2.43 cfs 0.251 af

**Reach 10R:** Avg. Flow Depth=0.20' Max Vel=2.55 fps Inflow=1.53 cfs 0.194 af  
n=0.030 L=280.0' S=0.0391 '/' Capacity=48.97 cfs Outflow=1.52 cfs 0.194 af

**Pond 3P:** Peak Elev=77.52' Storage=35,276 cf Inflow=45.88 cfs 7.945 af  
30.0" Round Culvert n=0.013 L=340.0' S=0.0084 '/' Outflow=33.44 cfs 7.942 af

**Pond 6P:** Peak Elev=78.97' Storage=11 cf Inflow=2.14 cfs 0.152 af  
12.0" Round Culvert n=0.013 L=293.0' S=0.0108 '/' Outflow=2.14 cfs 0.152 af

**Total Runoff Area = 88.671 ac Runoff Volume = 8.734 af Average Runoff Depth = 1.18"**  
**66.71% Pervious = 59.151 ac 33.29% Impervious = 29.520 ac**



**Pre December 2021**

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*Type III 24-hr 10Yr Rainfall=4.60"*

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Page 2

Time span=0.00-30.00 hrs, dt=0.01 hrs, 3001 points  
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN  
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

**Subcatchment1S:** Runoff Area=135,600 sf 66.67% Impervious Runoff Depth=3.49"  
Tc=6.0 min CN=90 Runoff=12.36 cfs 0.906 af

**Subcatchment2S:** Runoff Area=3,551,158 sf 32.52% Impervious Runoff Depth=2.29"  
Flow Length=3,560' Tc=52.3 min CN=77 Runoff=93.25 cfs 15.572 af

**Subcatchment3S:** Runoff Area=84,546 sf 14.90% Impervious Runoff Depth=2.38"  
Flow Length=250' Slope=0.0100 '/' Tc=28.9 min CN=78 Runoff=3.10 cfs 0.384 af

**Subcatchment4S:** Runoff Area=47,600 sf 7.56% Impervious Runoff Depth=2.21"  
Flow Length=230' Tc=27.0 min CN=76 Runoff=1.67 cfs 0.201 af

**Subcatchment5S:** Runoff Area=43,600 sf 55.96% Impervious Runoff Depth=3.19"  
Tc=6.0 min CN=87 Runoff=3.69 cfs 0.266 af

**Reach 4R: POI 2** Inflow=48.39 cfs 16.859 af  
Outflow=48.39 cfs 16.859 af

**Reach 6R: POI 1** Inflow=4.41 cfs 0.467 af  
Outflow=4.41 cfs 0.467 af

**Reach 10R:** Avg. Flow Depth=0.28' Max Vel=3.17 fps Inflow=3.10 cfs 0.384 af  
n=0.030 L=280.0' S=0.0391 '/' Capacity=48.97 cfs Outflow=3.09 cfs 0.384 af

**Pond 3P:** Peak Elev=80.78' Storage=142,567 cf Inflow=95.28 cfs 15.956 af  
30.0" Round Culvert n=0.013 L=340.0' S=0.0084 '/' Outflow=47.48 cfs 15.953 af

**Pond 6P:** Peak Elev=79.65' Storage=20 cf Inflow=3.69 cfs 0.266 af  
12.0" Round Culvert n=0.013 L=293.0' S=0.0108 '/' Outflow=3.68 cfs 0.266 af

**Total Runoff Area = 88.671 ac Runoff Volume = 17.329 af Average Runoff Depth = 2.35"**  
**66.71% Pervious = 59.151 ac 33.29% Impervious = 29.520 ac**



**Pre December 2021**

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*Type III 24-hr 25Yr Rainfall=5.80"*

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Page 2

Time span=0.00-30.00 hrs, dt=0.01 hrs, 3001 points  
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN  
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

**Subcatchment1S:** Runoff Area=135,600 sf 66.67% Impervious Runoff Depth=4.65"  
Tc=6.0 min CN=90 Runoff=16.22 cfs 1.207 af

**Subcatchment2S:** Runoff Area=3,551,158 sf 32.52% Impervious Runoff Depth=3.31"  
Flow Length=3,560' Tc=52.3 min CN=77 Runoff=135.03 cfs 22.453 af

**Subcatchment3S:** Runoff Area=84,546 sf 14.90% Impervious Runoff Depth=3.40"  
Flow Length=250' Slope=0.0100 '/' Tc=28.9 min CN=78 Runoff=4.45 cfs 0.550 af

**Subcatchment4S:** Runoff Area=47,600 sf 7.56% Impervious Runoff Depth=3.21"  
Flow Length=230' Tc=27.0 min CN=76 Runoff=2.44 cfs 0.292 af

**Subcatchment5S:** Runoff Area=43,600 sf 55.96% Impervious Runoff Depth=4.33"  
Tc=6.0 min CN=87 Runoff=4.94 cfs 0.361 af

**Reach 4R: POI 2** Inflow=55.82 cfs 24.207 af  
Outflow=55.82 cfs 24.207 af

**Reach 6R: POI 1** Inflow=6.05 cfs 0.653 af  
Outflow=6.05 cfs 0.653 af

**Reach 10R:** Avg. Flow Depth=0.33' Max Vel=3.54 fps Inflow=4.45 cfs 0.550 af  
n=0.030 L=280.0' S=0.0391 '/' Capacity=48.97 cfs Outflow=4.44 cfs 0.550 af

**Pond 3P:** Peak Elev=82.90' Storage=262,912 cf Inflow=137.88 cfs 23.004 af  
30.0" Round Culvert n=0.013 L=340.0' S=0.0084 '/' Outflow=54.70 cfs 23.001 af

**Pond 6P:** Peak Elev=82.49' Storage=56 cf Inflow=4.94 cfs 0.361 af  
12.0" Round Culvert n=0.013 L=293.0' S=0.0108 '/' Outflow=4.91 cfs 0.361 af

**Total Runoff Area = 88.671 ac Runoff Volume = 24.863 af Average Runoff Depth = 3.36"**  
**66.71% Pervious = 59.151 ac 33.29% Impervious = 29.520 ac**



Pre December 2021

Prepared by Gorrill Palmer

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Type III 24-hr 25Yr Rainfall=5.80"

Printed 1/12/2022

Page 3

### Summary for Subcatchment 1S:

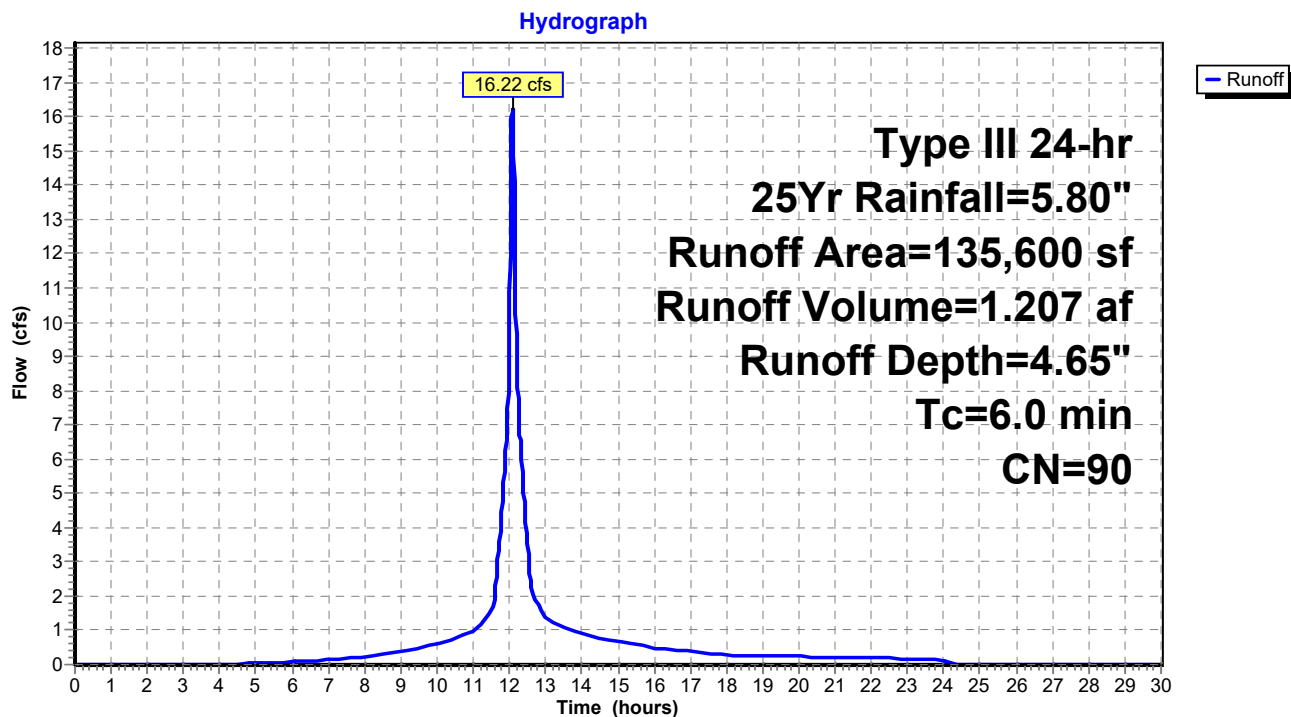
Runoff = 16.22 cfs @ 12.08 hrs, Volume= 1.207 af, Depth= 4.65"  
Routed to Reach 4R : POI 2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs  
Type III 24-hr 25Yr Rainfall=5.80"

Area (sf)	CN	Description
90,400	98	Paved parking, HSG C
44,000	74	>75% Grass cover, Good, HSG C
1,200	65	Brush, Good, HSG C
135,600	90	Weighted Average
45,200		33.33% Pervious Area
90,400		66.67% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

### Subcatchment 1S:





**Summary for Subcatchment 2S:**

Runoff = 135.03 cfs @ 12.72 hrs, Volume= 22.453 af, Depth= 3.31"  
 Routed to Pond 3P :

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs  
 Type III 24-hr 25Yr Rainfall=5.80"

Area (sf)	CN	Description
107,158	39	>75% Grass cover, Good, HSG A
77,900	61	>75% Grass cover, Good, HSG B
467,200	74	>75% Grass cover, Good, HSG C
24,000	80	>75% Grass cover, Good, HSG D
204,400	30	Woods, Good, HSG A
894,000	70	Woods, Good, HSG C
92,000	77	Woods, Good, HSG D
60,400	70	1/2 acre lots, 25% imp, HSG B
495,600	80	1/2 acre lots, 25% imp, HSG C
181,600	87	1/4 acre lots, 38% imp, HSG D
946,900	98	Paved parking, HSG C
3,551,158	77	Weighted Average
2,396,250		67.48% Pervious Area
1,154,908		32.52% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
19.4	150	0.0600	0.13		<b>Sheet Flow, A-B</b> Woods: Light underbrush n= 0.400 P2= 3.10"
4.2	250	0.0400	1.00		<b>Shallow Concentrated Flow, B-C</b> Woodland Kv= 5.0 fps
0.8	150	0.0480	3.29		<b>Shallow Concentrated Flow, C-D</b> Grassed Waterway Kv= 15.0 fps
0.4	230	0.0430	10.92	13.40	<b>Pipe Channel, D-E</b> 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.013
0.8	100	0.0200	2.12		<b>Shallow Concentrated Flow, E-F</b> Grassed Waterway Kv= 15.0 fps
0.2	100	0.0100	7.20	22.62	<b>Pipe Channel, F-G</b> 24.0" Round Area= 3.1 sf Perim= 6.3' r= 0.50' n= 0.013 Corrugated PE, smooth interior
10.0	900	0.0100	1.50		<b>Shallow Concentrated Flow, G-H</b> Grassed Waterway Kv= 15.0 fps
0.3	100	0.0100	5.31	106.28	<b>Pipe Channel, H-I</b> 48.0" x 60.0" Box Area= 20.0 sf Perim= 18.0' r= 1.11' n= 0.030 Stream, clean & straight
2.6	230	0.0100	1.50		<b>Shallow Concentrated Flow, I-J</b> Grassed Waterway Kv= 15.0 fps
0.3	150	0.0100	9.44	66.70	<b>Pipe Channel, J-K</b> 36.0" Round Area= 7.1 sf Perim= 9.4' r= 0.75' n= 0.013
13.3	1,200	0.0100	1.50		<b>Shallow Concentrated Flow, K-L</b> Grassed Waterway Kv= 15.0 fps



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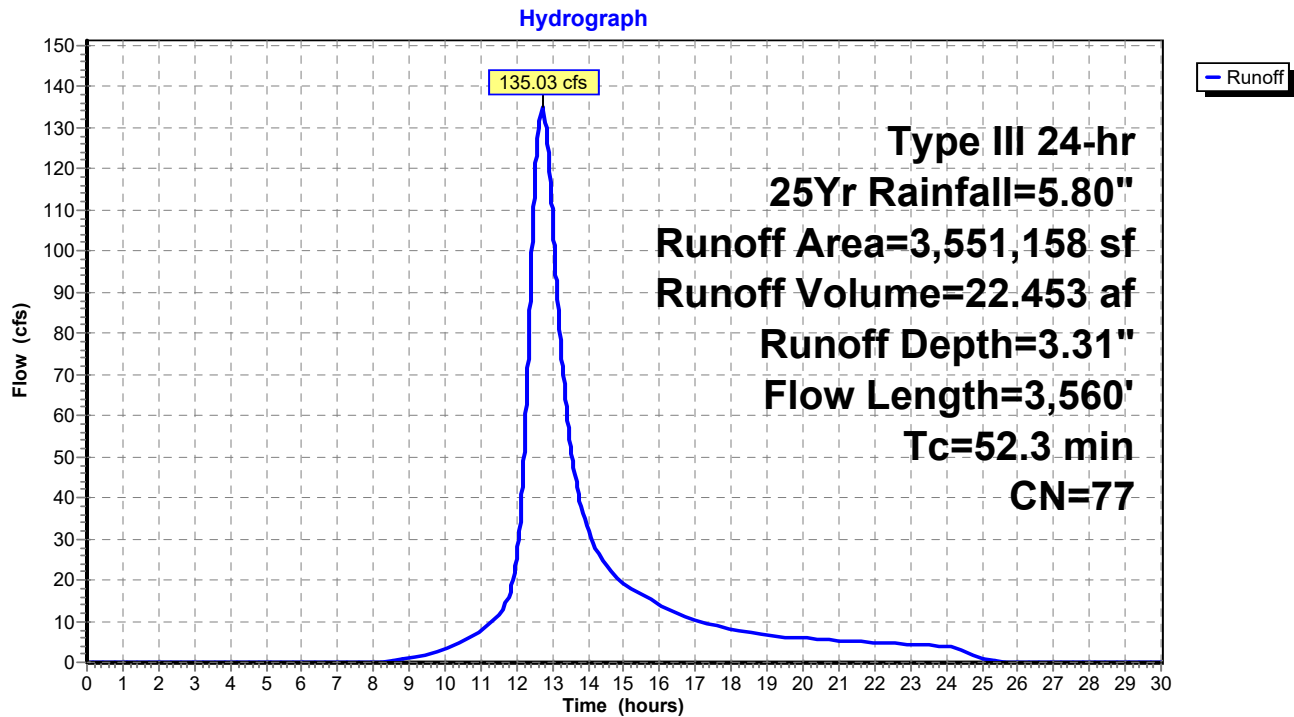
Type III 24-hr 25Yr Rainfall=5.80"

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52.3 3,560 Total

### Subcatchment 2S:





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Type III 24-hr 25Yr Rainfall=5.80"

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### Summary for Subcatchment 3S:

Runoff = 4.45 cfs @ 12.40 hrs, Volume= 0.550 af, Depth= 3.40"  
Routed to Reach 10R :

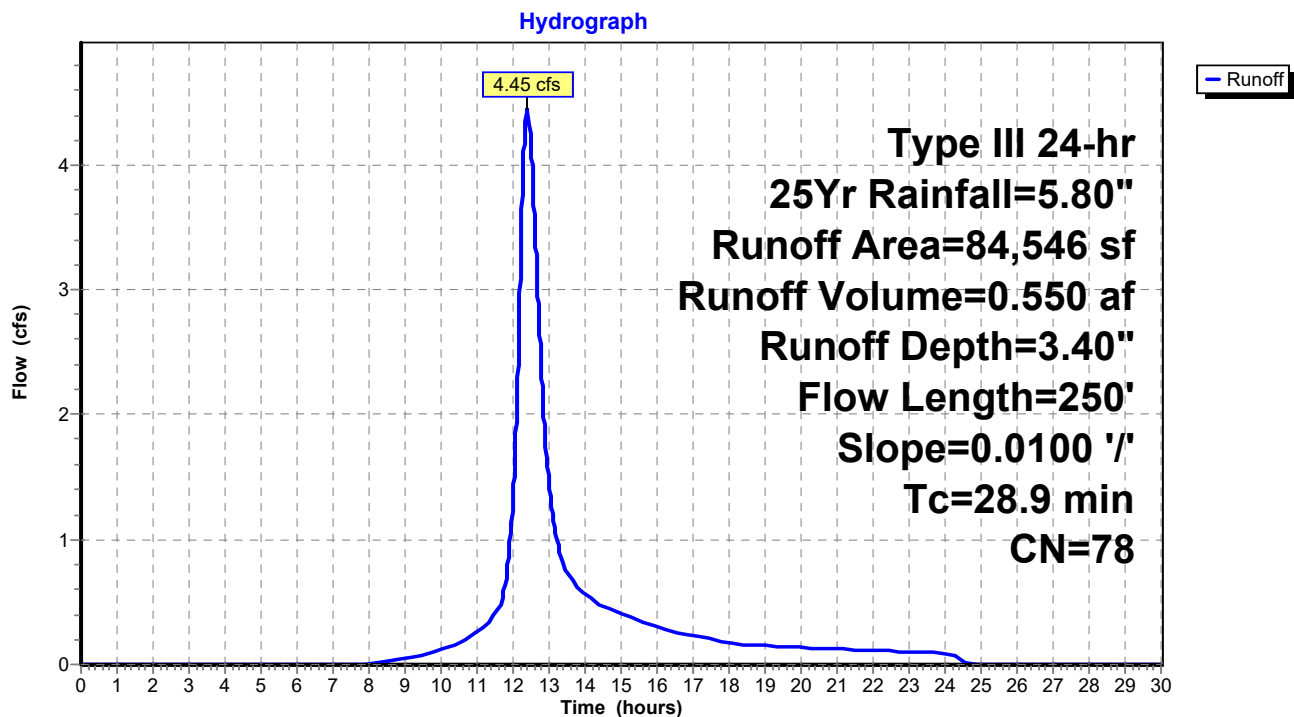
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs  
Type III 24-hr 25Yr Rainfall=5.80"

Area (sf)	CN	Description
12,600	98	Paved parking, HSG D
71,946	74	>75% Grass cover, Good, HSG C
84,546	78	Weighted Average
71,946		85.10% Pervious Area
12,600		14.90% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
26.5	150	0.0100	0.09		<b>Sheet Flow, A-B</b> Grass: Dense n= 0.240 P2= 3.10"
2.4	100	0.0100	0.70		<b>Shallow Concentrated Flow, B-C</b> Short Grass Pasture Kv= 7.0 fps
28.9	250	Total			

### Subcatchment 3S:





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Type III 24-hr 25Yr Rainfall=5.80"

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### Summary for Subcatchment 4S:

Runoff = 2.44 cfs @ 12.39 hrs, Volume= 0.292 af, Depth= 3.21"  
Routed to Reach 6R : POI 1

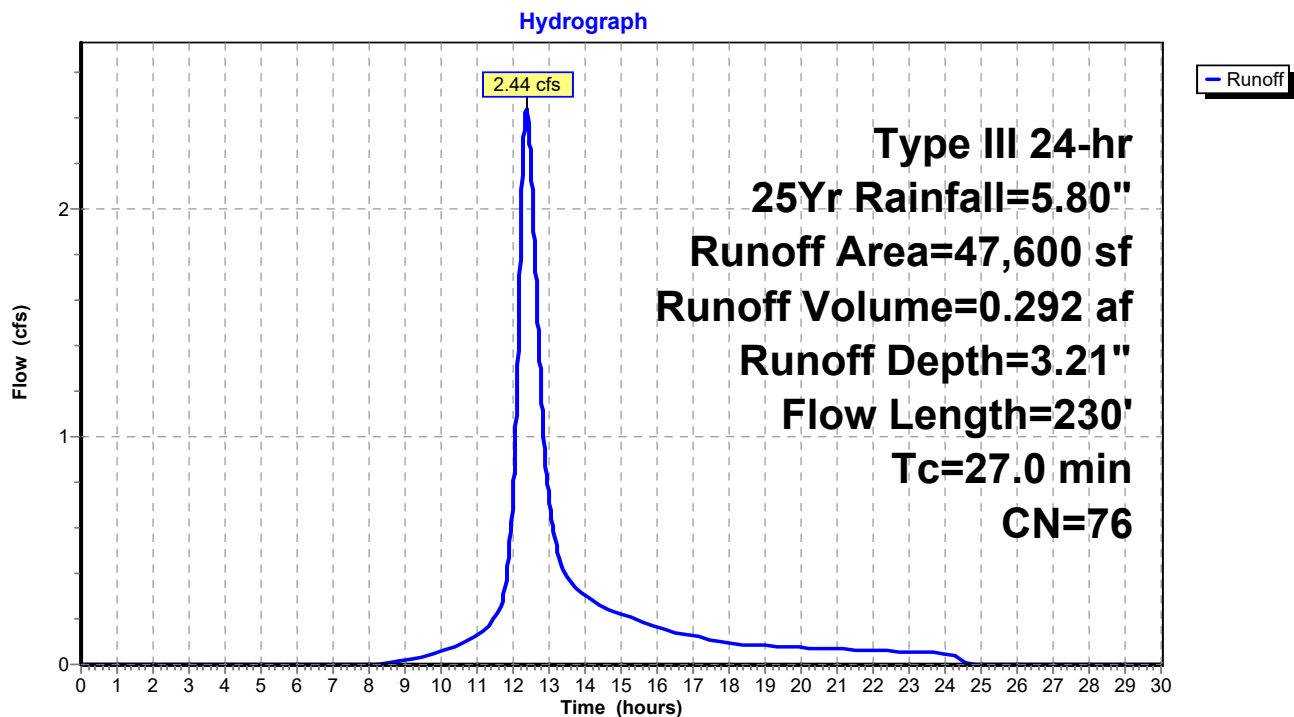
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs  
Type III 24-hr 25Yr Rainfall=5.80"

Area (sf)	CN	Description
3,600	98	Paved parking, HSG C
44,000	74	>75% Grass cover, Good, HSG C
47,600	76	Weighted Average
44,000		92.44% Pervious Area
3,600		7.56% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
26.5	150	0.0100	0.09		<b>Sheet Flow, A-B</b> Grass: Dense n= 0.240 P2= 3.10"
0.5	80	0.3300	2.87		<b>Shallow Concentrated Flow, B-C</b> Woodland Kv= 5.0 fps
27.0	230	Total			

### Subcatchment 4S:





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Type III 24-hr 25Yr Rainfall=5.80"

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### Summary for Subcatchment 5S:

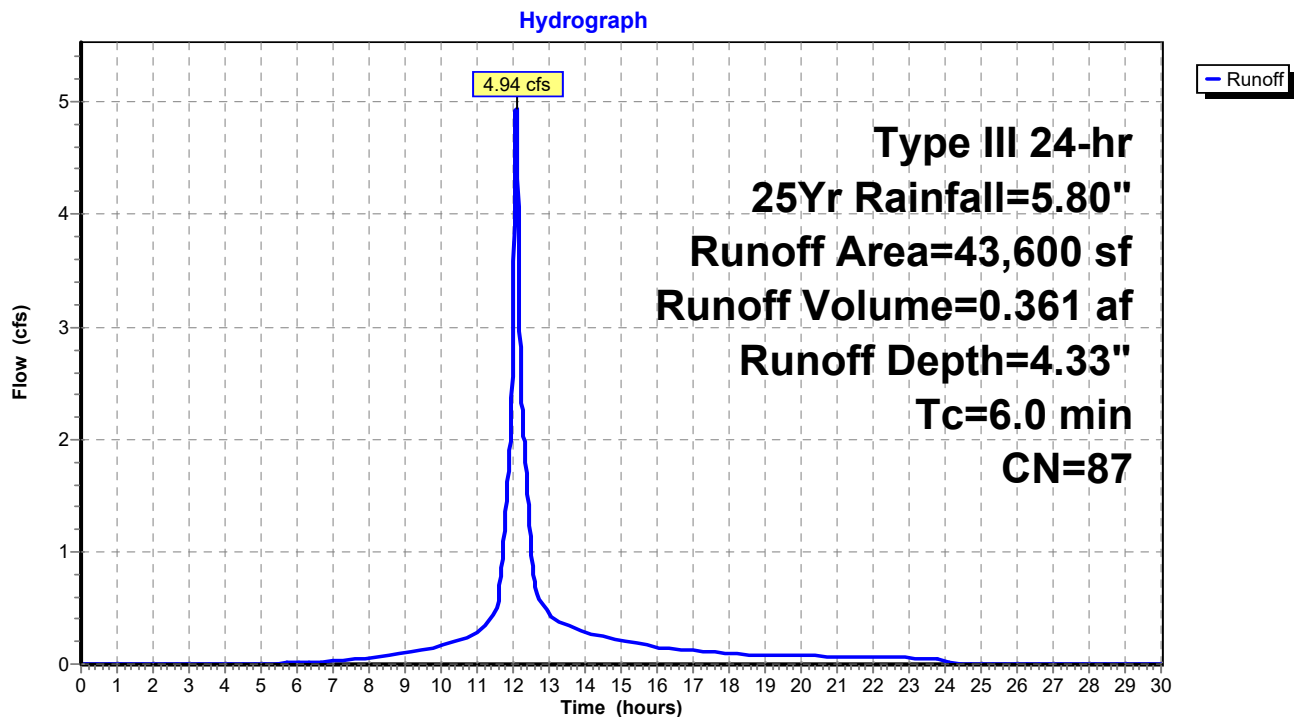
Runoff = 4.94 cfs @ 12.09 hrs, Volume= 0.361 af, Depth= 4.33"  
Routed to Pond 6P :

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs  
Type III 24-hr 25Yr Rainfall=5.80"

Area (sf)	CN	Description
24,400	98	Paved parking, HSG C
19,200	74	>75% Grass cover, Good, HSG C
43,600	87	Weighted Average
19,200		44.04% Pervious Area
24,400		55.96% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

### Subcatchment 5S:





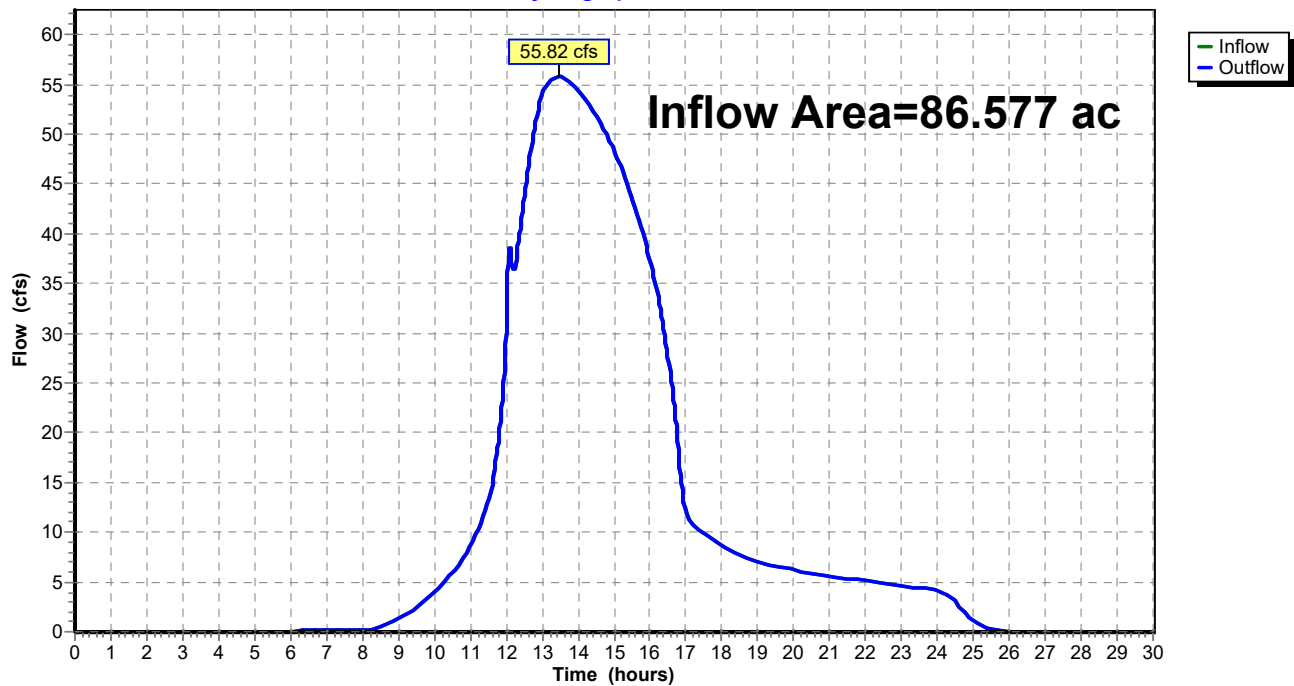
### Summary for Reach 4R: POI 2

Inflow Area = 86.577 ac, 33.35% Impervious, Inflow Depth = 3.36" for 25Yr event  
Inflow = 55.82 cfs @ 13.46 hrs, Volume= 24.207 af  
Outflow = 55.82 cfs @ 13.46 hrs, Volume= 24.207 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs

### Reach 4R: POI 2

Hydrograph





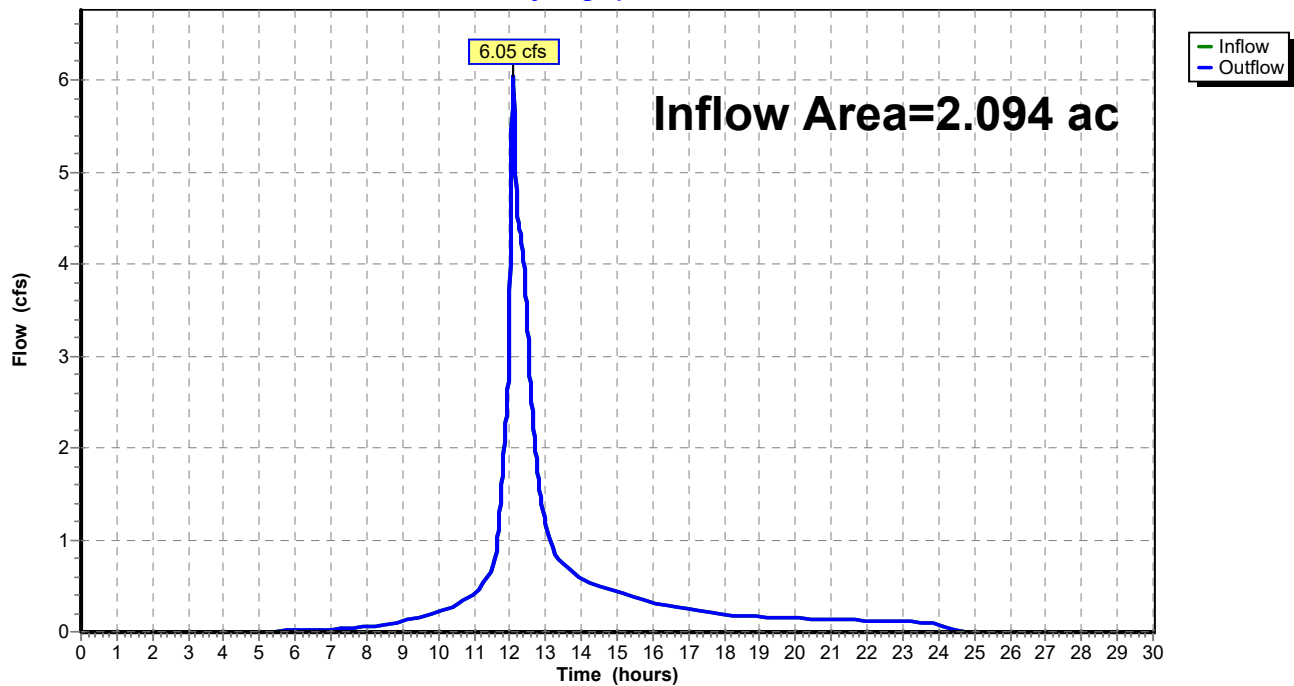
**Summary for Reach 6R: POI 1**

Inflow Area = 2.094 ac, 30.70% Impervious, Inflow Depth = 3.74" for 25Yr event  
Inflow = 6.05 cfs @ 12.10 hrs, Volume= 0.653 af  
Outflow = 6.05 cfs @ 12.10 hrs, Volume= 0.653 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs

**Reach 6R: POI 1**

Hydrograph





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Type III 24-hr 25Yr Rainfall=5.80"

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### Summary for Reach 10R:

Inflow Area = 1.941 ac, 14.90% Impervious, Inflow Depth = 3.40" for 25Yr event  
Inflow = 4.45 cfs @ 12.40 hrs, Volume= 0.550 af  
Outflow = 4.44 cfs @ 12.42 hrs, Volume= 0.550 af, Atten= 0%, Lag= 1.1 min  
Routed to Pond 3P :

Routing by Dyn-Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs  
Max. Velocity= 3.54 fps, Min. Travel Time= 1.3 min  
Avg. Velocity = 1.33 fps, Avg. Travel Time= 3.5 min

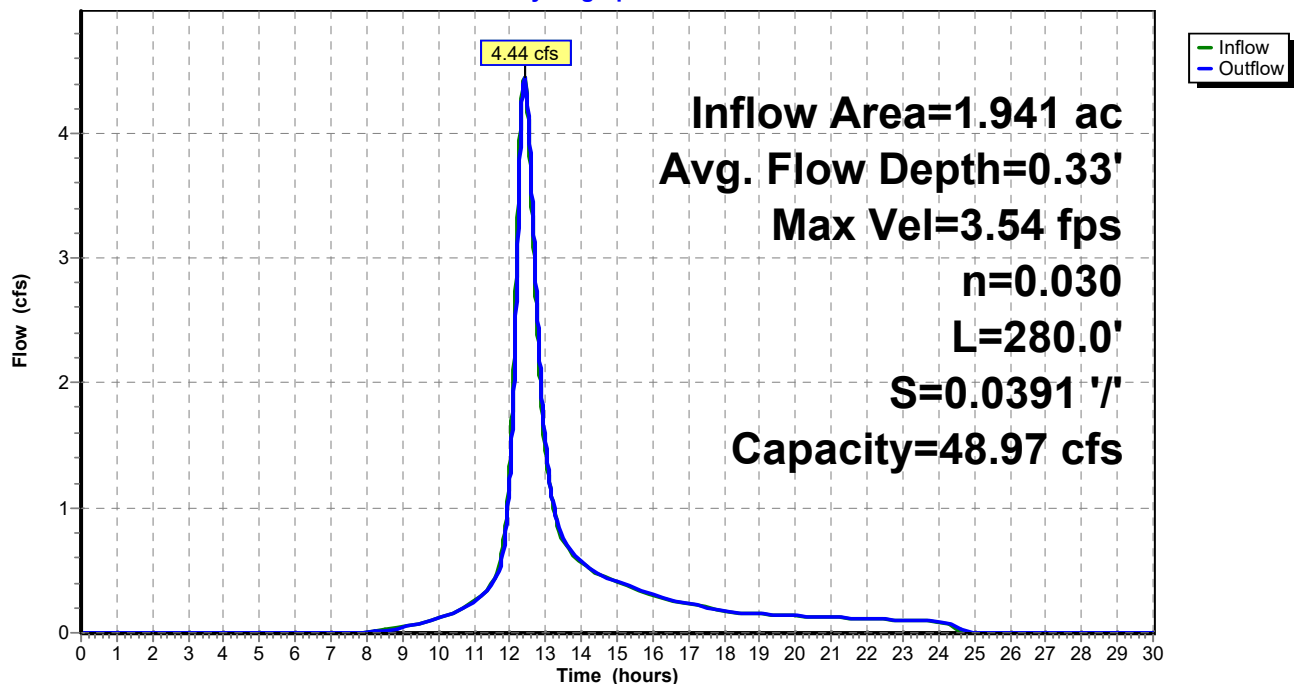
Peak Storage= 351 cf @ 12.42 hrs  
Average Depth at Peak Storage= 0.33' , Surface Width= 5.73'  
Bank-Full Depth= 1.00' Flow Area= 6.7 sf, Capacity= 48.97 cfs

10.00' x 1.00' deep Parabolic Channel, n= 0.030  
Length= 280.0' Slope= 0.0391 '/'  
Inlet Invert= 84.00', Outlet Invert= 73.06'



### Reach 10R:

Hydrograph





**Summary for Pond 3P:**

Inflow Area = 83.464 ac, 32.11% Impervious, Inflow Depth = 3.31" for 25Yr event  
 Inflow = 137.88 cfs @ 12.72 hrs, Volume= 23.004 af  
 Outflow = 54.70 cfs @ 13.49 hrs, Volume= 23.001 af, Atten= 60%, Lag= 46.1 min  
 Primary = 54.70 cfs @ 13.49 hrs, Volume= 23.001 af  
 Routed to Reach 4R : POI 2

Routing by Dyn-Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs  
 Peak Elev= 82.90' @ 13.49 hrs Surf.Area= 68,892 sf Storage= 262,912 cf

Plug-Flow detention time= 39.7 min calculated for 23.001 af (100% of inflow)  
 Center-of-Mass det. time= 39.6 min ( 905.1 - 865.5 )

Volume	Invert	Avail.Storage	Storage Description
#1	72.47'	346,255 cf	<b>Custom Stage Data (Irregular)</b> Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
72.47	100	40.0	0	0	100
74.00	1,008	320.0	727	727	8,126
76.00	11,328	680.0	10,477	11,204	36,791
78.00	24,320	1,110.0	34,831	46,034	98,068
82.00	57,872	1,920.0	159,611	205,645	293,469
84.00	83,520	2,120.0	140,610	346,255	357,895

Device	Routing	Invert	Outlet Devices
#1	Primary	73.06'	<b>30.0" Round Culvert</b> L= 340.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 73.06' / 70.20' S= 0.0084 '/' Cc= 0.900 n= 0.013, Flow Area= 4.91 sf

**Primary OutFlow** Max=54.70 cfs @ 13.49 hrs HW=82.90' TW=0.00' (Dynamic Tailwater)  
 1=Culvert (Inlet Controls 54.70 cfs @ 11.14 fps)



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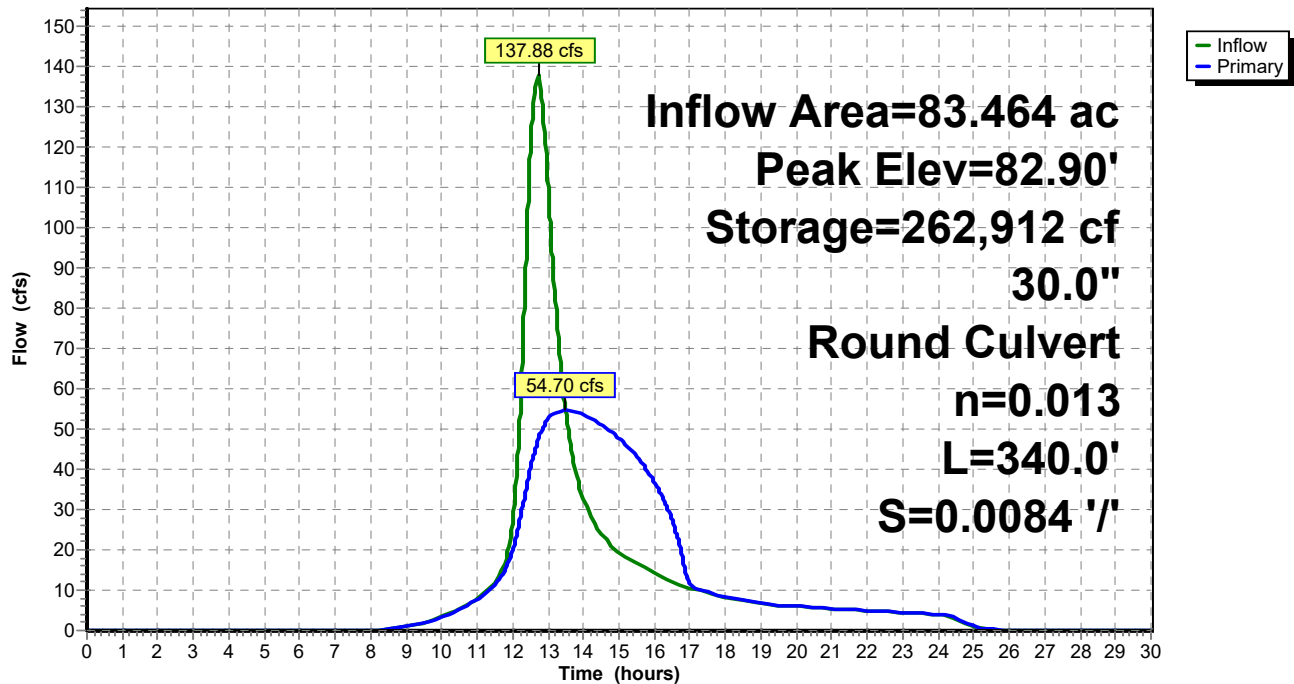
Type III 24-hr 25Yr Rainfall=5.80"

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### Pond 3P:

#### Hydrograph





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Type III 24-hr 25Yr Rainfall=5.80"

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### Summary for Pond 6P:

Inflow Area = 1.001 ac, 55.96% Impervious, Inflow Depth = 4.33" for 25Yr event  
Inflow = 4.94 cfs @ 12.09 hrs, Volume= 0.361 af  
Outflow = 4.91 cfs @ 12.09 hrs, Volume= 0.361 af, Atten= 1%, Lag= 0.6 min  
Primary = 4.91 cfs @ 12.09 hrs, Volume= 0.361 af  
Routed to Reach 6R : POI 1

Routing by Dyn-Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs  
Peak Elev= 82.49' @ 12.09 hrs Surf.Area= 13 sf Storage= 56 cf

Plug-Flow detention time= 0.2 min calculated for 0.361 af (100% of inflow)  
Center-of-Mass det. time= 0.2 min ( 796.0 - 795.9 )

Volume	Invert	Avail.Storage	Storage Description
#1	78.15'	212 cf	<b>Custom Stage Data (Prismatic)</b> Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
78.15	13	0	0
85.00	13	89	89
85.50	480	123	212

Device	Routing	Invert	Outlet Devices
#1	Primary	78.15'	<b>12.0" Round Culvert</b> L= 293.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 78.15' / 75.00' S= 0.0108 ' / ' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf

**Primary OutFlow** Max=4.90 cfs @ 12.09 hrs HW=82.47' TW=0.00' (Dynamic Tailwater)

↑**1=Culvert** (Barrel Controls 4.90 cfs @ 6.24 fps)



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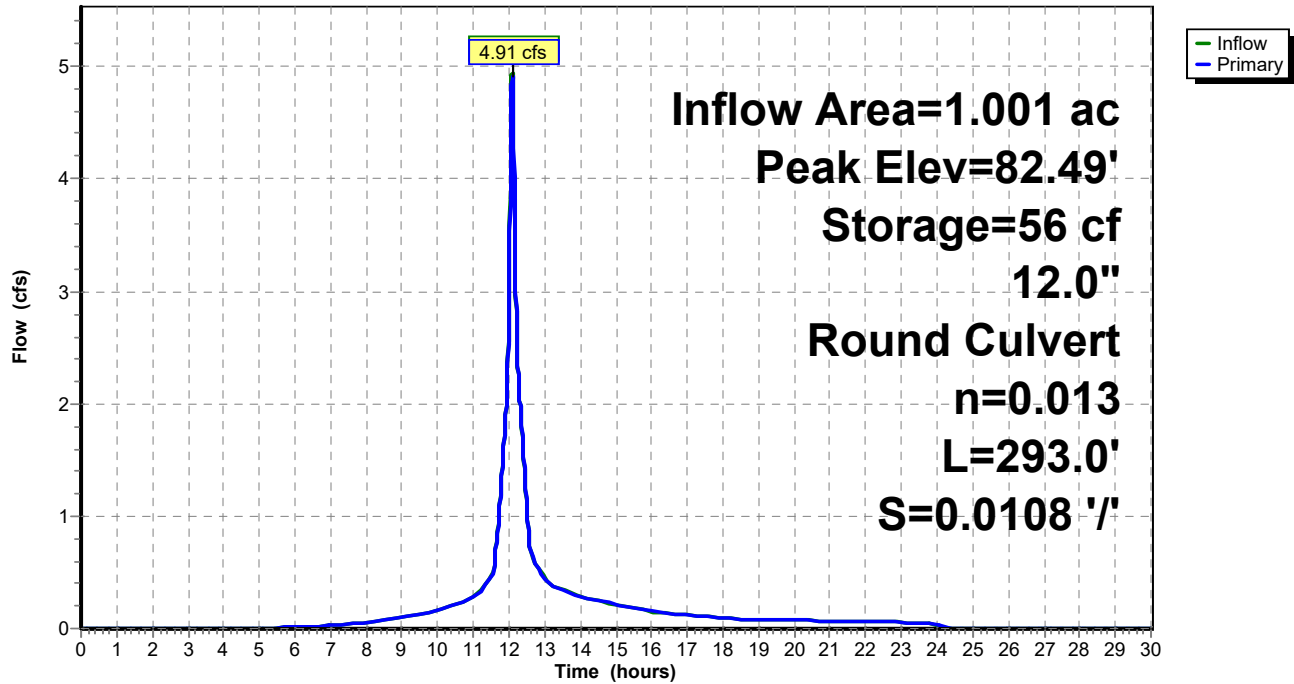
Type III 24-hr 25Yr Rainfall=5.80"

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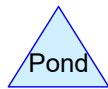
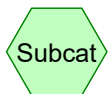
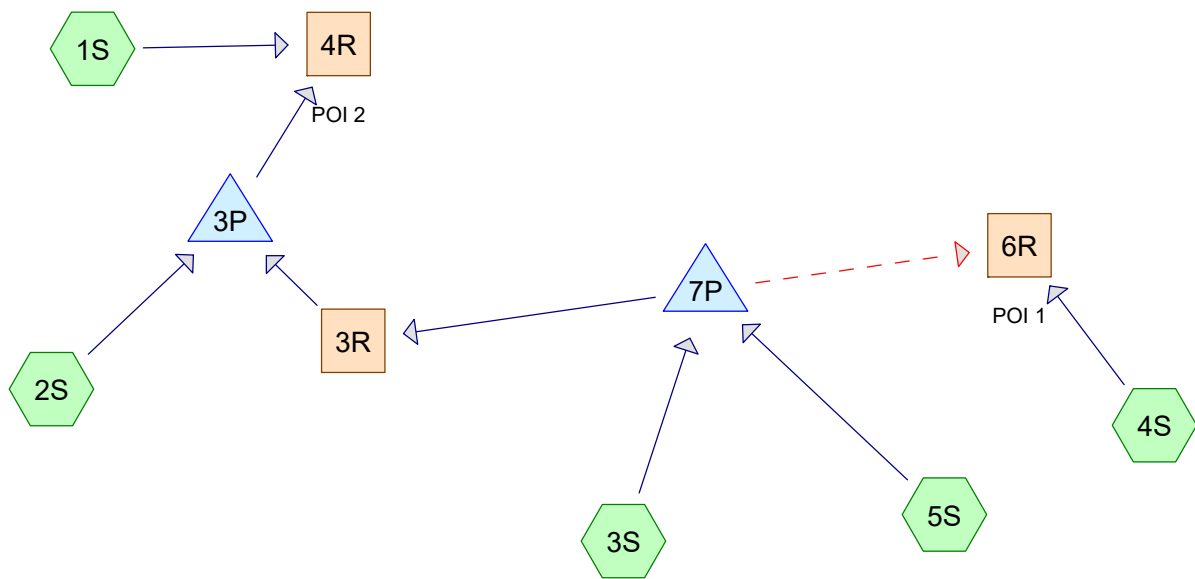
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### Pond 6P:

Hydrograph









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Type III 24-hr 2Yr Rainfall=3.10"

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Time span=0.00-30.00 hrs, dt=0.01 hrs, 3001 points x 3

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

**Subcatchment1S:** Runoff Area=143,440 sf 70.18% Impervious Runoff Depth=2.16"  
Tc=6.0 min CN=91 Runoff=8.23 cfs 0.594 af

**Subcatchment2S:** Runoff Area=3,543,318 sf 33.66% Impervious Runoff Depth=1.14"  
Flow Length=3,560' Tc=52.3 min CN=77 Runoff=44.73 cfs 7.734 af

**Subcatchment3S:** Runoff Area=84,546 sf 0.00% Impervious Runoff Depth=0.97"  
Tc=6.0 min CN=74 Runoff=2.08 cfs 0.157 af

**Subcatchment4S:** Runoff Area=47,600 sf 7.56% Impervious Runoff Depth=1.08"  
Flow Length=230' Tc=27.0 min CN=76 Runoff=0.79 cfs 0.099 af

**Subcatchment5S:** Runoff Area=43,600 sf 55.96% Impervious Runoff Depth=1.83"  
Tc=6.0 min CN=87 Runoff=2.14 cfs 0.152 af

**Reach 3R:** Avg. Flow Depth=0.23' Max Vel=3.24 fps Inflow=2.33 cfs 0.269 af  
n=0.030 L=120.0' S=0.0537 ' /' Capacity=57.39 cfs Outflow=2.32 cfs 0.269 af

**Reach 4R: POI 2** Inflow=33.96 cfs 8.593 af  
Outflow=33.96 cfs 8.593 af

**Reach 6R: POI 1** Inflow=1.93 cfs 0.140 af  
Outflow=1.93 cfs 0.140 af

**Pond 3P:** Peak Elev=77.49' Storage=34,613 cf Inflow=45.32 cfs 8.002 af  
30.0" Round Culvert n=0.013 L=340.0' S=0.0084 ' /' Outflow=33.28 cfs 7.999 af

**Pond 7P:** Peak Elev=82.30' Storage=432 cf Inflow=4.22 cfs 0.310 af  
Primary=2.33 cfs 0.269 af Secondary=1.57 cfs 0.041 af Outflow=3.90 cfs 0.310 af

**Total Runoff Area = 88.671 ac Runoff Volume = 8.736 af Average Runoff Depth = 1.18"**  
**65.79% Pervious = 58.336 ac 34.21% Impervious = 30.335 ac**



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Type III 24-hr 10Yr Rainfall=4.60"

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Time span=0.00-30.00 hrs, dt=0.01 hrs, 3001 points x 3

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

**Subcatchment1S:** Runoff Area=143,440 sf 70.18% Impervious Runoff Depth=3.59"  
Tc=6.0 min CN=91 Runoff=13.36 cfs 0.986 af

**Subcatchment2S:** Runoff Area=3,543,318 sf 33.66% Impervious Runoff Depth=2.29"  
Flow Length=3,560' Tc=52.3 min CN=77 Runoff=93.05 cfs 15.537 af

**Subcatchment3S:** Runoff Area=84,546 sf 0.00% Impervious Runoff Depth=2.05"  
Tc=6.0 min CN=74 Runoff=4.62 cfs 0.332 af

**Subcatchment4S:** Runoff Area=47,600 sf 7.56% Impervious Runoff Depth=2.21"  
Flow Length=230' Tc=27.0 min CN=76 Runoff=1.67 cfs 0.201 af

**Subcatchment5S:** Runoff Area=43,600 sf 55.96% Impervious Runoff Depth=3.19"  
Tc=6.0 min CN=87 Runoff=3.69 cfs 0.266 af

**Reach 3R:** Avg. Flow Depth=0.26' Max Vel=3.59 fps Inflow=3.26 cfs 0.483 af  
n=0.030 L=120.0' S=0.0537 '/' Capacity=57.39 cfs Outflow=3.26 cfs 0.483 af

**Reach 4R: POI 2** Inflow=48.31 cfs 17.003 af  
Outflow=48.31 cfs 17.003 af

**Reach 6R: POI 1** Inflow=3.98 cfs 0.316 af  
Outflow=3.98 cfs 0.316 af

**Pond 3P:** Peak Elev=80.74' Storage=140,735 cf Inflow=93.99 cfs 16.020 af  
30.0" Round Culvert n=0.013 L=340.0' S=0.0084 '/' Outflow=47.33 cfs 16.017 af

**Pond 7P:** Peak Elev=84.15' Storage=1,525 cf Inflow=8.31 cfs 0.598 af  
Primary=3.26 cfs 0.483 af Secondary=2.38 cfs 0.115 af Outflow=5.64 cfs 0.598 af

**Total Runoff Area = 88.671 ac Runoff Volume = 17.323 af Average Runoff Depth = 2.34"**  
**65.79% Pervious = 58.336 ac 34.21% Impervious = 30.335 ac**



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Type III 24-hr 25Yr Rainfall=5.80"

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Time span=0.00-30.00 hrs, dt=0.01 hrs, 3001 points x 3

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

**Subcatchment1S:** Runoff Area=143,440 sf 70.18% Impervious Runoff Depth=4.76"  
Tc=6.0 min CN=91 Runoff=17.42 cfs 1.307 af

**Subcatchment2S:** Runoff Area=3,543,318 sf 33.66% Impervious Runoff Depth=3.31"  
Flow Length=3,560' Tc=52.3 min CN=77 Runoff=134.73 cfs 22.404 af

**Subcatchment3S:** Runoff Area=84,546 sf 0.00% Impervious Runoff Depth=3.02"  
Tc=6.0 min CN=74 Runoff=6.87 cfs 0.488 af

**Subcatchment4S:** Runoff Area=47,600 sf 7.56% Impervious Runoff Depth=3.21"  
Flow Length=230' Tc=27.0 min CN=76 Runoff=2.44 cfs 0.292 af

**Subcatchment5S:** Runoff Area=43,600 sf 55.96% Impervious Runoff Depth=4.33"  
Tc=6.0 min CN=87 Runoff=4.94 cfs 0.361 af

**Reach 3R:** Avg. Flow Depth=0.27' Max Vel=3.60 fps Inflow=3.29 cfs 0.660 af  
n=0.030 L=120.0' S=0.0537 '/' Capacity=57.39 cfs Outflow=3.29 cfs 0.660 af

**Reach 4R: POI 2** Inflow=55.77 cfs 24.367 af  
Outflow=55.77 cfs 24.367 af

**Reach 6R: POI 1** Inflow=4.84 cfs 0.481 af  
Outflow=4.84 cfs 0.481 af

**Pond 3P:** Peak Elev=82.87' Storage=260,388 cf Inflow=136.11 cfs 23.063 af  
30.0" Round Culvert n=0.013 L=340.0' S=0.0084 '/' Outflow=54.59 cfs 23.060 af

**Pond 7P:** Peak Elev=84.21' Storage=3,716 cf Inflow=11.81 cfs 0.849 af  
Primary=3.29 cfs 0.660 af Secondary=2.40 cfs 0.189 af Outflow=5.69 cfs 0.849 af

**Total Runoff Area = 88.671 ac Runoff Volume = 24.851 af Average Runoff Depth = 3.36"**  
**65.79% Pervious = 58.336 ac 34.21% Impervious = 30.335 ac**



### Summary for Subcatchment 1S:

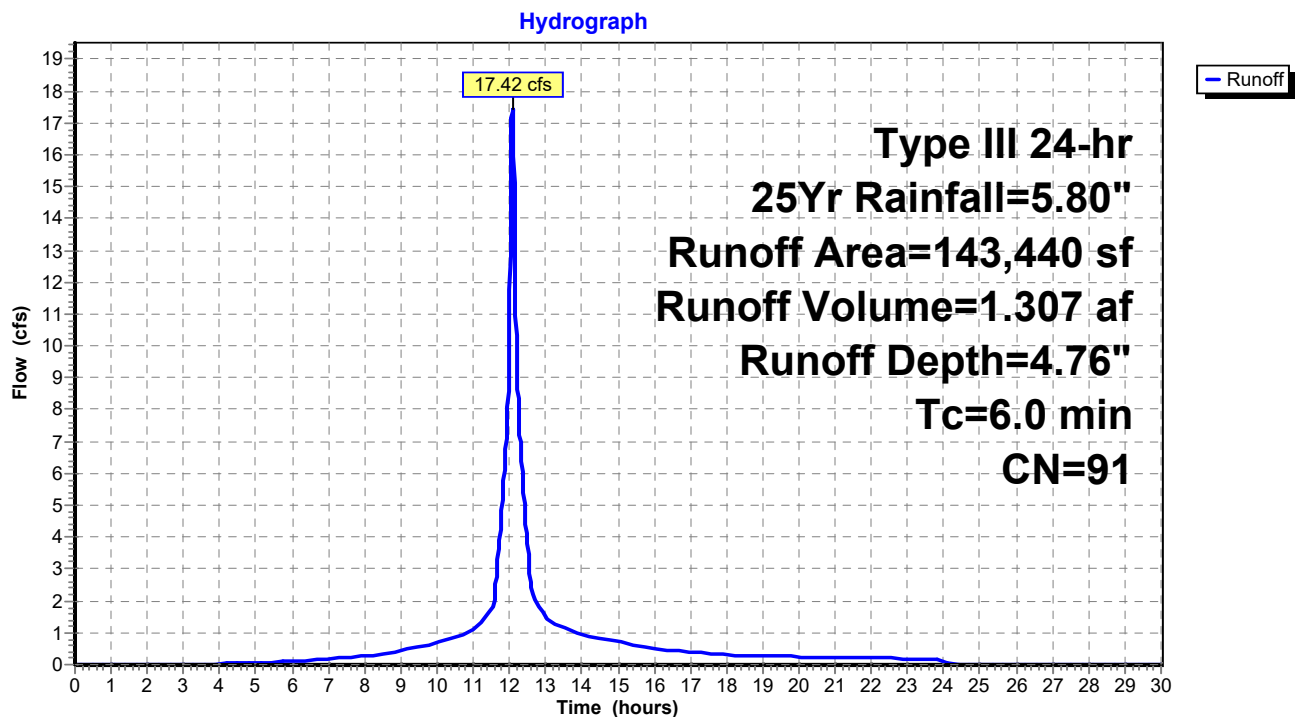
Runoff = 17.42 cfs @ 12.08 hrs, Volume= 1.307 af, Depth= 4.76"  
Routed to Reach 4R : POI 2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs  
Type III 24-hr 25Yr Rainfall=5.80"

Area (sf)	CN	Description
100,673	98	Paved parking, HSG C
41,567	74	>75% Grass cover, Good, HSG C
1,200	65	Brush, Good, HSG C
143,440	91	Weighted Average
42,767		29.82% Pervious Area
100,673		70.18% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

### Subcatchment 1S:





**Summary for Subcatchment 2S:**

Runoff = 134.73 cfs @ 12.72 hrs, Volume= 22.404 af, Depth= 3.31"  
 Routed to Pond 3P :

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs  
 Type III 24-hr 25Yr Rainfall=5.80"

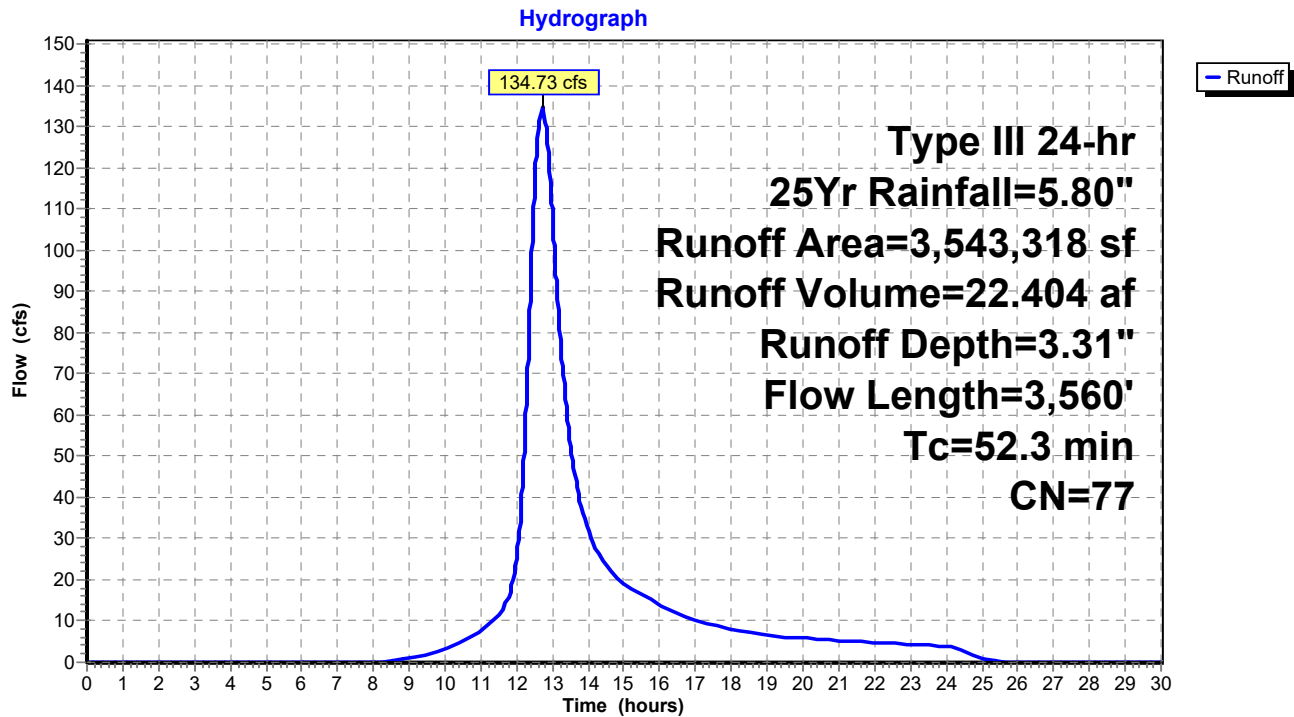
Area (sf)	CN	Description
107,158	39	>75% Grass cover, Good, HSG A
77,900	61	>75% Grass cover, Good, HSG B
421,553	74	>75% Grass cover, Good, HSG C
24,000	80	>75% Grass cover, Good, HSG D
204,400	30	Woods, Good, HSG A
894,000	70	Woods, Good, HSG C
92,000	77	Woods, Good, HSG D
60,400	70	1/2 acre lots, 25% imp, HSG B
495,600	80	1/2 acre lots, 25% imp, HSG C
181,600	87	1/4 acre lots, 38% imp, HSG D
984,707	98	Paved parking, HSG C
3,543,318	77	Weighted Average
2,350,603		66.34% Pervious Area
1,192,715		33.66% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
19.4	150	0.0600	0.13		<b>Sheet Flow, A-B</b> Woods: Light underbrush n= 0.400 P2= 3.10"
4.2	250	0.0400	1.00		<b>Shallow Concentrated Flow, B-C</b> Woodland Kv= 5.0 fps
0.8	150	0.0480	3.29		<b>Shallow Concentrated Flow, C-D</b> Grassed Waterway Kv= 15.0 fps
0.4	230	0.0430	10.92	13.40	<b>Pipe Channel, D-E</b> 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.013
0.8	100	0.0200	2.12		<b>Shallow Concentrated Flow, E-F</b> Grassed Waterway Kv= 15.0 fps
0.2	100	0.0100	7.20	22.62	<b>Pipe Channel, F-G</b> 24.0" Round Area= 3.1 sf Perim= 6.3' r= 0.50' n= 0.013 Corrugated PE, smooth interior
10.0	900	0.0100	1.50		<b>Shallow Concentrated Flow, G-H</b> Grassed Waterway Kv= 15.0 fps
0.3	100	0.0100	5.31	106.28	<b>Pipe Channel, H-I</b> 48.0" x 60.0" Box Area= 20.0 sf Perim= 18.0' r= 1.11' n= 0.030 Stream, clean & straight
2.6	230	0.0100	1.50		<b>Shallow Concentrated Flow, I-J</b> Grassed Waterway Kv= 15.0 fps
0.3	150	0.0100	9.44	66.70	<b>Pipe Channel, J-K</b> 36.0" Round Area= 7.1 sf Perim= 9.4' r= 0.75' n= 0.013
13.3	1,200	0.0100	1.50		<b>Shallow Concentrated Flow, K-L</b> Grassed Waterway Kv= 15.0 fps



52.3 3,560 Total

**Subcatchment 2S:**





Post December 2021

Prepared by Gorrill Palmer

HydroCAD® 10.10-7a s/n 01265 © 2021 HydroCAD Software Solutions LLC

Type III 24-hr 25Yr Rainfall=5.80"

Printed 1/12/2022

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### Summary for Subcatchment 3S:

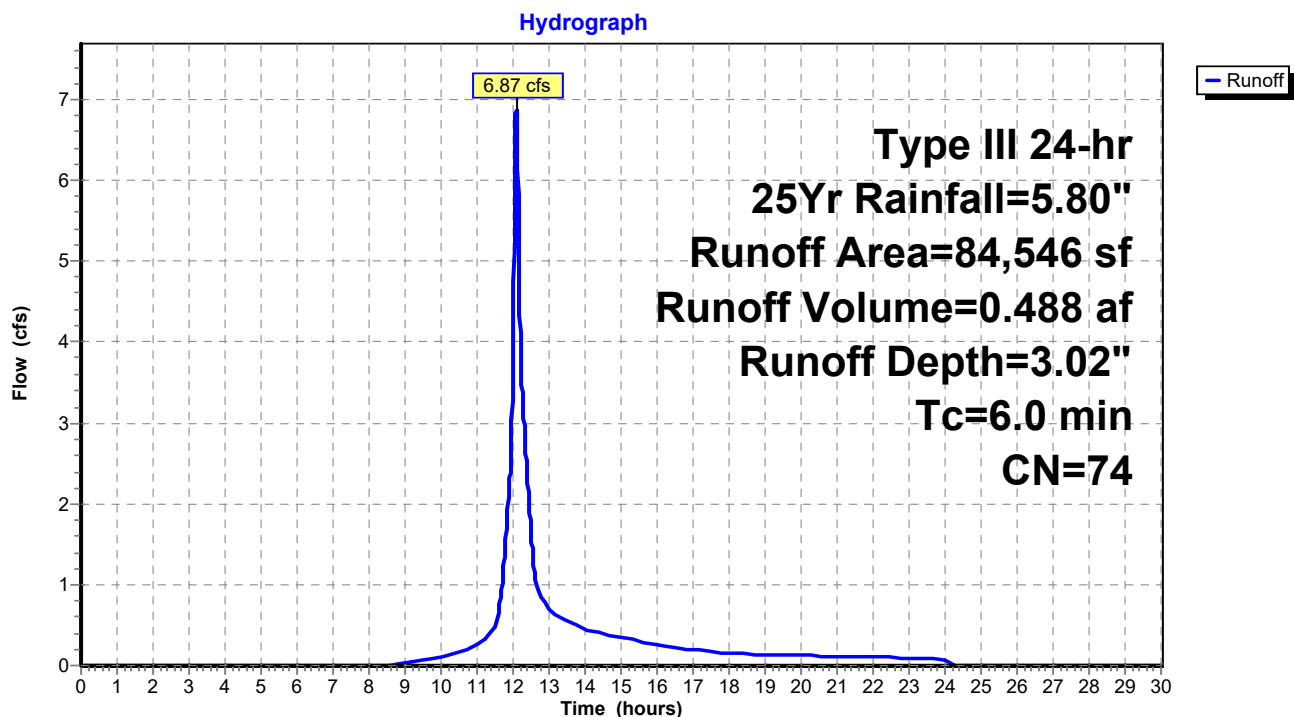
Runoff = 6.87 cfs @ 12.09 hrs, Volume= 0.488 af, Depth= 3.02"  
Routed to Pond 7P :

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs  
Type III 24-hr 25Yr Rainfall=5.80"

Area (sf)	CN	Description
84,546	74	>75% Grass cover, Good, HSG C
84,546		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

### Subcatchment 3S:





### Summary for Subcatchment 4S:

Runoff = 2.44 cfs @ 12.39 hrs, Volume= 0.292 af, Depth= 3.21"  
Routed to Reach 6R : POI 1

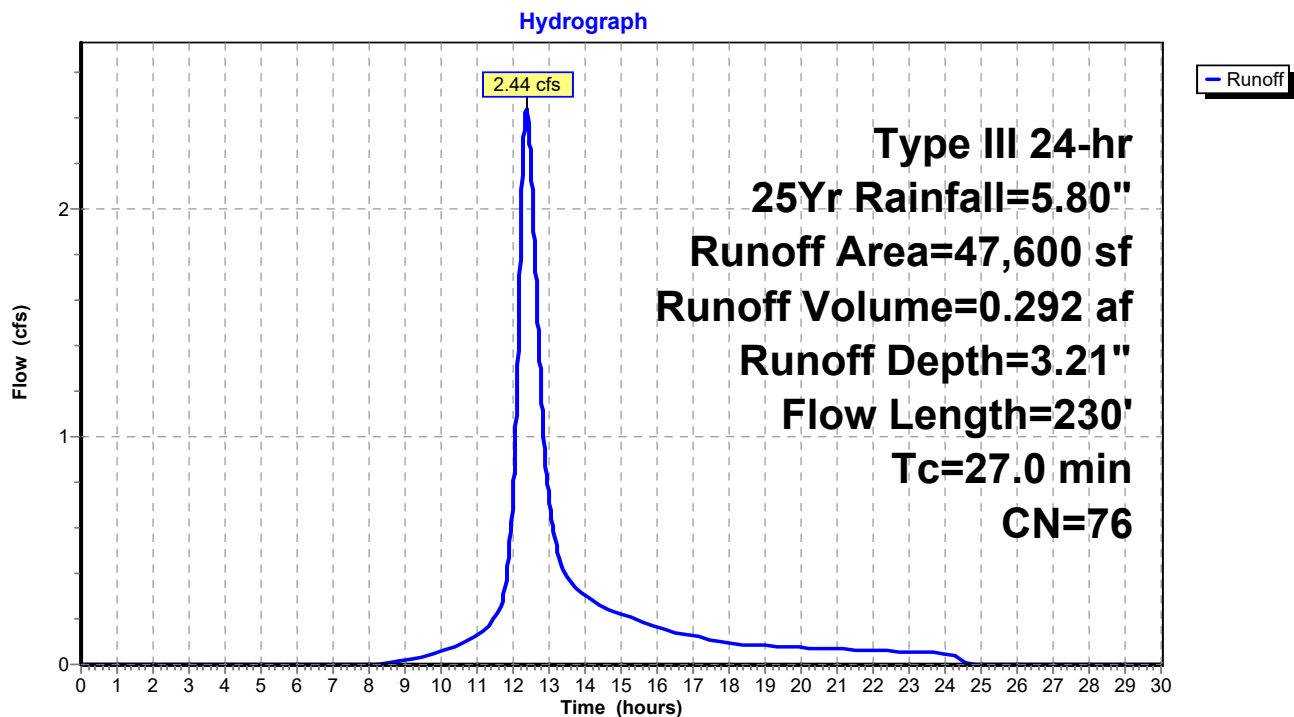
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs  
Type III 24-hr 25Yr Rainfall=5.80"

Area (sf)	CN	Description
3,600	98	Paved parking, HSG C
44,000	74	>75% Grass cover, Good, HSG C
47,600	76	Weighted Average
44,000		92.44% Pervious Area
3,600		7.56% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
26.5	150	0.0100	0.09		<b>Sheet Flow, A-B</b>
					Grass: Dense n= 0.240 P2= 3.10"
0.5	80	0.3300	2.87		<b>Shallow Concentrated Flow, B-C</b>
					Woodland Kv= 5.0 fps
27.0	230	Total			

### Subcatchment 4S:





### Summary for Subcatchment 5S:

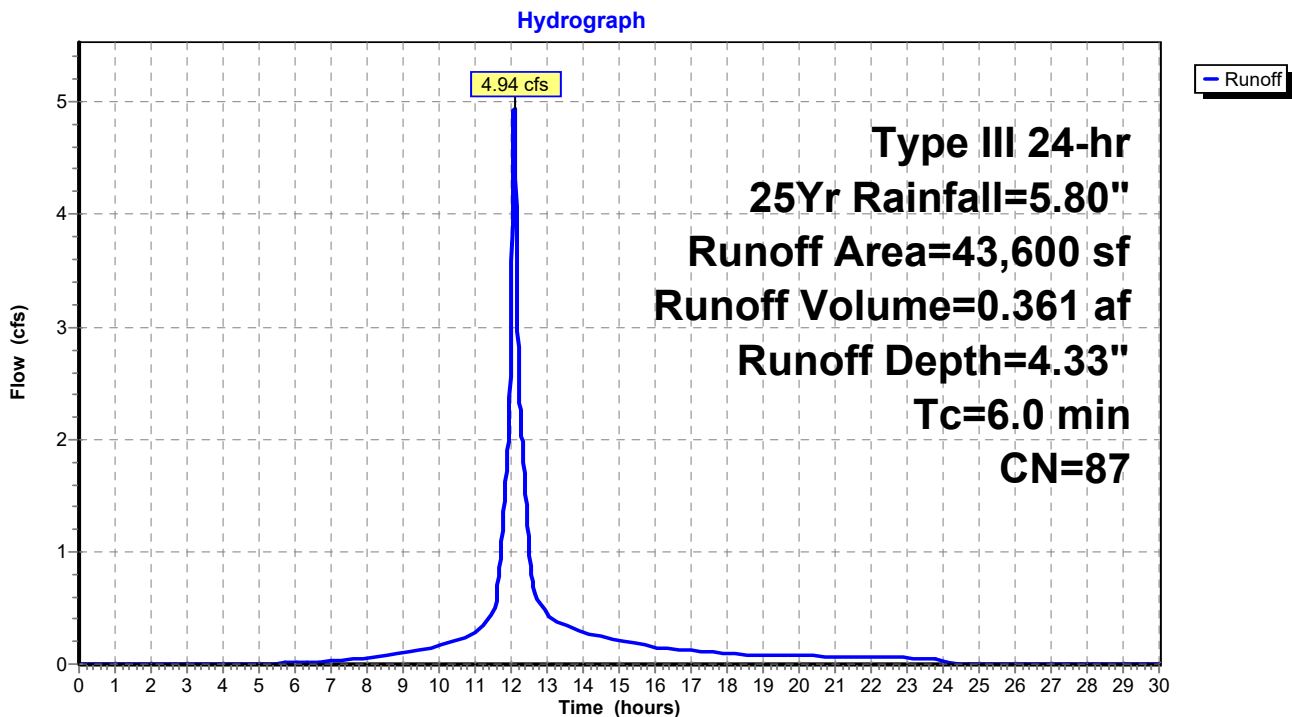
Runoff = 4.94 cfs @ 12.09 hrs, Volume= 0.361 af, Depth= 4.33"  
Routed to Pond 7P :

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs  
Type III 24-hr 25Yr Rainfall=5.80"

Area (sf)	CN	Description
24,400	98	Paved parking, HSG C
19,200	74	>75% Grass cover, Good, HSG C
43,600	87	Weighted Average
19,200		44.04% Pervious Area
24,400		55.96% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

### Subcatchment 5S:





**Summary for Reach 3R:**

Inflow Area = 2.942 ac, 19.04% Impervious, Inflow Depth = 2.69" for 25Yr event  
Inflow = 3.29 cfs @ 12.26 hrs, Volume= 0.660 af  
Outflow = 3.29 cfs @ 12.26 hrs, Volume= 0.660 af, Atten= 0%, Lag= 0.4 min  
Routed to Pond 3P :

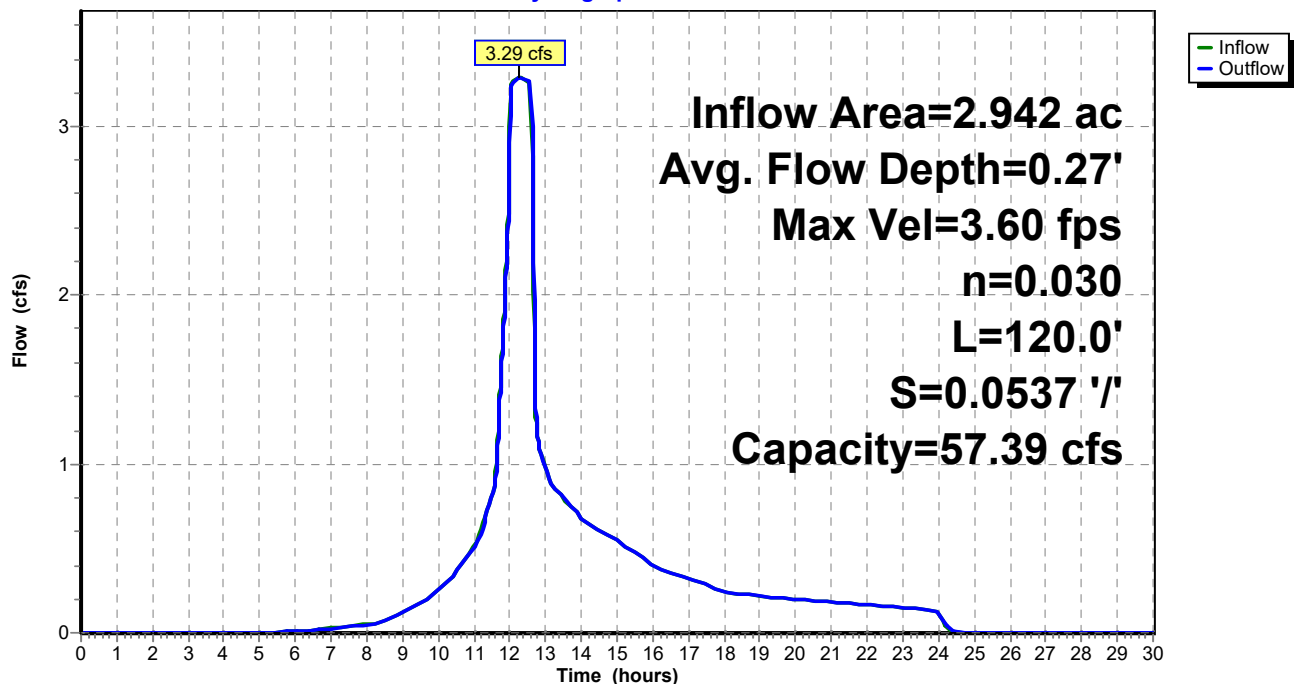
Routing by Dyn-Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs / 3  
Max. Velocity= 3.60 fps, Min. Travel Time= 0.6 min  
Avg. Velocity = 1.41 fps, Avg. Travel Time= 1.4 min

Peak Storage= 110 cf @ 12.26 hrs  
Average Depth at Peak Storage= 0.27' , Surface Width= 5.15'  
Bank-Full Depth= 1.00' Flow Area= 6.7 sf, Capacity= 57.39 cfs

10.00' x 1.00' deep Parabolic Channel, n= 0.030  
Length= 120.0' Slope= 0.0537 '/'  
Inlet Invert= 79.50', Outlet Invert= 73.06'

**Reach 3R:**

Hydrograph





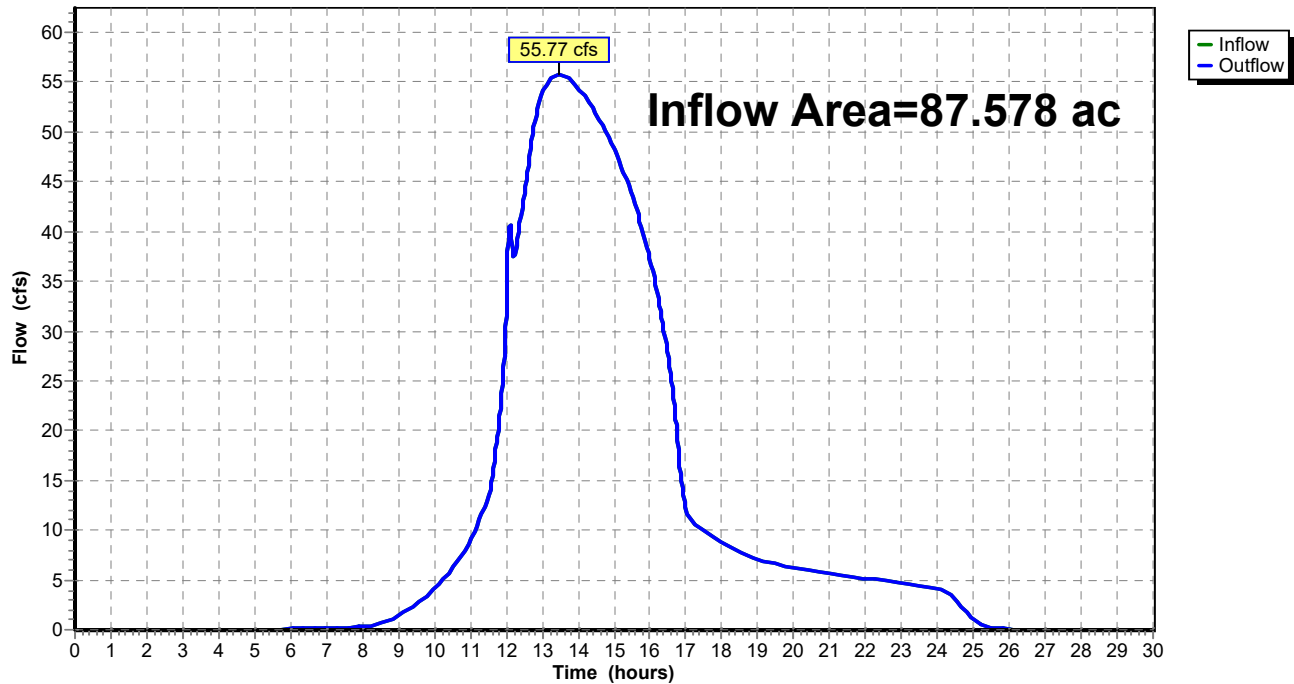
### Summary for Reach 4R: POI 2

Inflow Area = 87.578 ac, 34.54% Impervious, Inflow Depth = 3.34" for 25Yr event  
Inflow = 55.77 cfs @ 13.46 hrs, Volume= 24.367 af  
Outflow = 55.77 cfs @ 13.46 hrs, Volume= 24.367 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs / 3

### Reach 4R: POI 2

Hydrograph





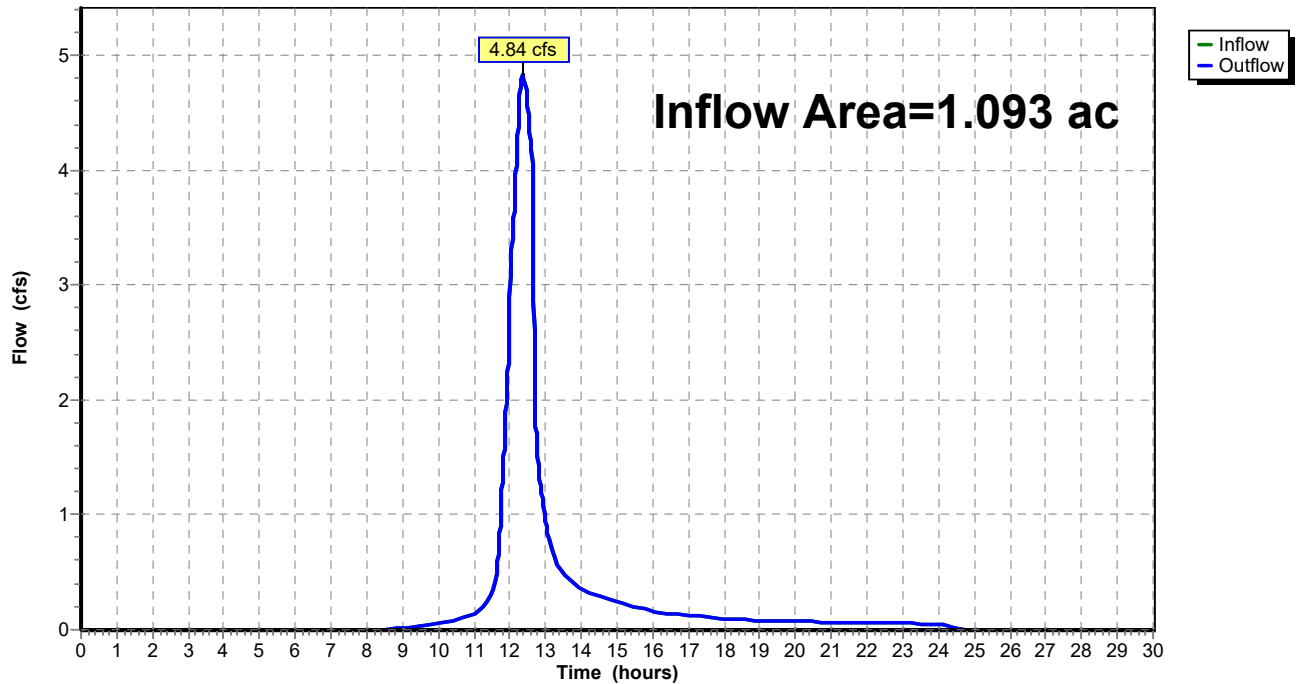
### Summary for Reach 6R: POI 1

Inflow Area = 1.093 ac, 7.56% Impervious, Inflow Depth = 5.29" for 25Yr event  
 Inflow = 4.84 cfs @ 12.39 hrs, Volume= 0.481 af  
 Outflow = 4.84 cfs @ 12.39 hrs, Volume= 0.481 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs / 3

### Reach 6R: POI 1

#### Hydrograph





### Summary for Pond 3P:

Inflow Area = 84.285 ac, 33.15% Impervious, Inflow Depth = 3.28" for 25Yr event  
 Inflow = 136.11 cfs @ 12.72 hrs, Volume= 23.063 af  
 Outflow = 54.59 cfs @ 13.49 hrs, Volume= 23.060 af, Atten= 60%, Lag= 46.1 min  
 Primary = 54.59 cfs @ 13.49 hrs, Volume= 23.060 af  
 Routed to Reach 4R : POI 2

Routing by Dyn-Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs / 3  
 Peak Elev= 82.87' @ 13.49 hrs Surf.Area= 68,426 sf Storage= 260,388 cf

Plug-Flow detention time= 39.3 min calculated for 23.060 af (100% of inflow)  
 Center-of-Mass det. time= 39.2 min ( 904.5 - 865.4 )

Volume	Invert	Avail.Storage	Storage Description		
#1	72.47'	346,255 cf	<b>Custom Stage Data (Irregular)</b> Listed below (Recalc)		
Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
72.47	100	40.0	0	0	100
74.00	1,008	320.0	727	727	8,126
76.00	11,328	680.0	10,477	11,204	36,791
78.00	24,320	1,110.0	34,831	46,034	98,068
82.00	57,872	1,920.0	159,611	205,645	293,469
84.00	83,520	2,120.0	140,610	346,255	357,895

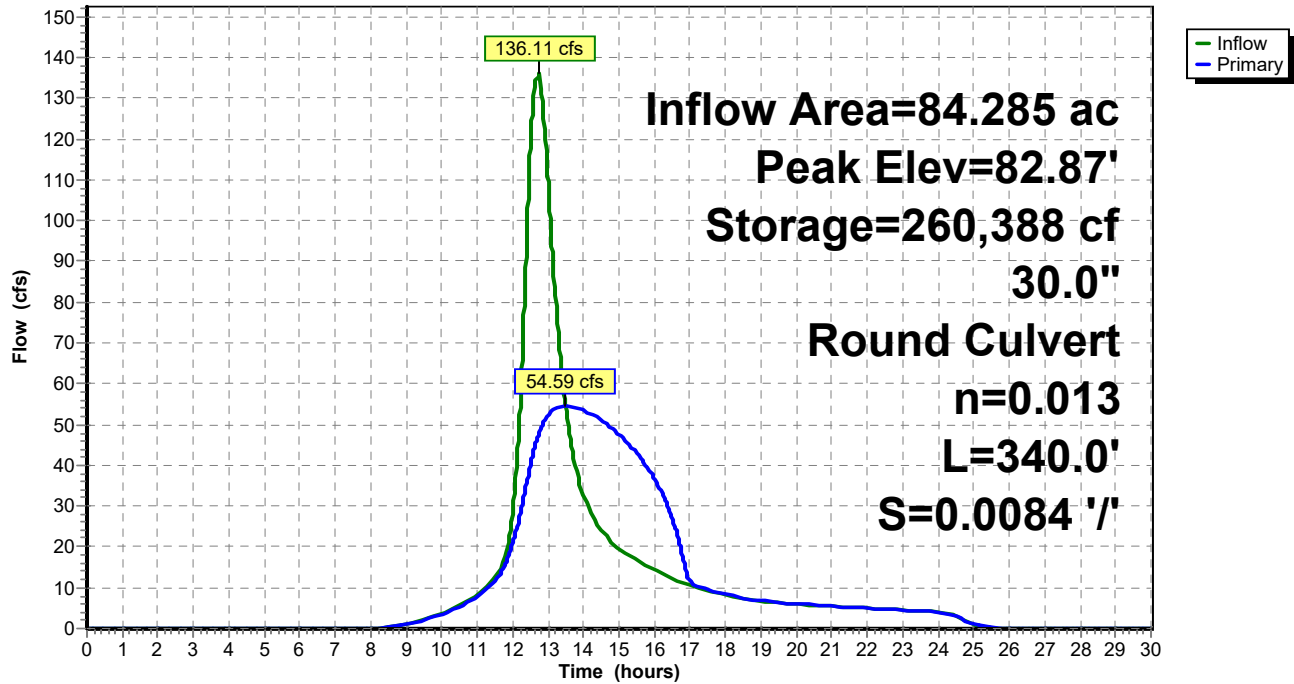
Device	Routing	Invert	Outlet Devices
#1	Primary	73.06'	<b>30.0" Round Culvert</b> L= 340.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 73.06' / 70.20' S= 0.0084 '/' Cc= 0.900 n= 0.013, Flow Area= 4.91 sf

**Primary OutFlow** Max=54.59 cfs @ 13.49 hrs HW=82.87' TW=0.00' (Dynamic Tailwater)  
 1=Culvert (Inlet Controls 54.59 cfs @ 11.12 fps)



Pond 3P:

Hydrograph





**Summary for Pond 7P:**

Inflow Area = 2.942 ac, 19.04% Impervious, Inflow Depth = 3.46" for 25Yr event  
 Inflow = 11.81 cfs @ 12.09 hrs, Volume= 0.849 af  
 Outflow = 5.69 cfs @ 12.26 hrs, Volume= 0.849 af, Atten= 52%, Lag= 10.1 min  
 Primary = 3.29 cfs @ 12.26 hrs, Volume= 0.660 af  
 Routed to Reach 3R :  
 Secondary = 2.40 cfs @ 12.26 hrs, Volume= 0.189 af  
 Routed to Reach 6R : POI 1

Routing by Dyn-Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs / 3  
 Peak Elev= 84.21' @ 12.26 hrs Surf.Area= 84,546 sf Storage= 3,716 cf

Plug-Flow detention time= 4.5 min calculated for 0.849 af (100% of inflow)  
 Center-of-Mass det. time= 4.5 min ( 820.2 - 815.7 )

Volume	Invert	Avail.Storage	Storage Description	
#1	80.05'	47,283 cf	<b>Custom Stage Data (Prismatic)</b> Listed below (Recalc)	
Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
80.05	480	0.0	0	0
84.10	480	40.0	778	778
84.15	84,546	40.0	850	1,628
85.00	84,546	40.0	28,746	30,374
85.50	84,546	40.0	16,909	47,283

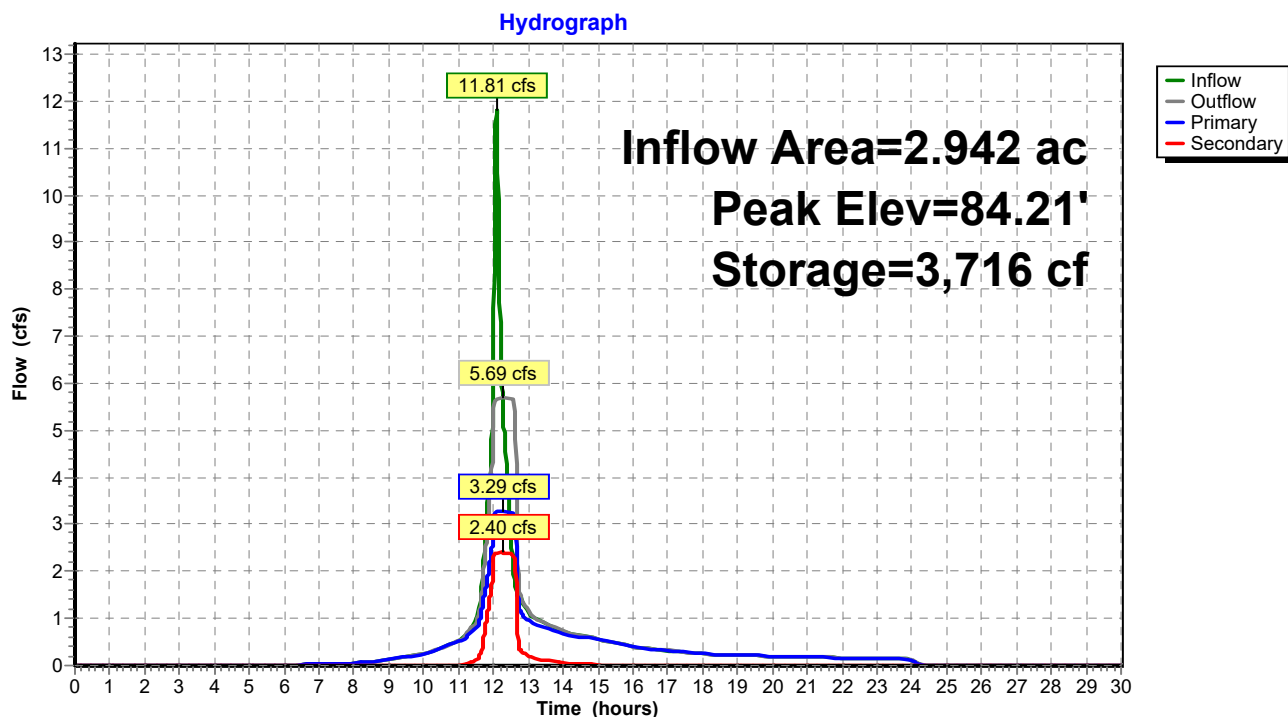
Device	Routing	Invert	Outlet Devices	
#1	Primary	80.05'	<b>8.0" Vert. Orifice/Grate</b>	C= 0.600 Limited to weir flow at low heads
#2	Secondary	78.15'	<b>12.0" Round Culvert</b>	
			L= 293.0' CPP, square edge headwall, Ke= 0.500	
			Inlet / Outlet Invert= 78.15' / 75.00' S= 0.0108 '/' Cc= 0.900	
			n= 0.013, Flow Area= 0.79 sf	
#3	Device 2	80.40'	<b>5.0" Vert. Orifice/Grate</b>	C= 0.600 Limited to weir flow at low heads
#4	Device 2	80.90'	<b>5.0" Vert. Orifice/Grate</b>	C= 0.600 Limited to weir flow at low heads

**Primary OutFlow** Max=3.29 cfs @ 12.26 hrs HW=84.21' TW=79.77' (Dynamic Tailwater)  
 ↑ **1=Orifice/Grate** (Orifice Controls 3.29 cfs @ 9.42 fps)

**Secondary OutFlow** Max=2.40 cfs @ 12.26 hrs HW=84.21' TW=0.00' (Dynamic Tailwater)  
 ↑ **2=Culvert** (Passes 2.40 cfs of 5.52 cfs potential flow)  
 ↑ **3=Orifice/Grate** (Orifice Controls 1.25 cfs @ 9.14 fps)  
 ↑ **4=Orifice/Grate** (Orifice Controls 1.16 cfs @ 8.48 fps)



Pond 7P:





## **ATTACHMENT C**

### **OPERATION & MAINTENANCE MANUAL**

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**NORTH YARMOUTH ACADEMY  
TRAVIS ROY ARENA  
YARMOUTH, MAINE**

**STORMWATER MANAGEMENT SYSTEM  
OPERATION AND MAINTENANCE MANUAL FOR  
STORMWATER FACILITIES**

**Prepared for**

**NORTH YARMOUTH ACADEMY  
148 Main Street  
Yarmouth, ME 04096**

**Prepared by**

**Gorrill Palmer  
707 Sable Oaks Drive – Suite 30  
South Portland, Maine 04106  
207.772.2515**

**January 2022**



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## **APPENDICES**

Appendix A – Summary Checklist for Inspection and Maintenance

Appendix B – Inspection Logs

Appendix C – Stormwater Management Report and Permits for Project



## **I. INTRODUCTION**

Runoff from developed areas may contain a number of contaminants especially when emanating from rooftops, pavement or lawn areas. This runoff can contain a significant amount of non-point contaminants, which can have an adverse impact on the receiving waters.

The effectiveness of ponds and other components of the system are dependent on their upkeep and maintenance to assure they meet their design function over an extended period of years. It is critical that the stormwater management facilities are inspected on a regularly scheduled basis, and that maintenance is performed on an as needed basis. It must also be recognized that the effectiveness of these facilities, and their maintenance requirements, are related to the stormwater drainage facilities that transport the flow to the ponds or treatment measures. Thus, maintenance should be directed to the total system.

The purpose of this document is to define in detail the inspection and maintenance requirements deemed necessary to assure that the stormwater management facilities function as intended on a long-term basis for the Travis Roy Arena. This Operations and Maintenance Manual is specific to the existing and proposed stormwater measures utilized to execute a successful stormwater management plan. Subsequent sections identify individual maintenance items; give a brief commentary of the function and need of the item, a description of the work required, and a suggested frequency of accomplishment. While the suggested programs and schedules must be adapted to specific projects, the material presented should provide guidance for a successful long-term program.

### **A. Guidelines Overview**

A summary of the individual components of stormwater management facilities for this project has been prepared. The format used in the summary is as follows:

Preface: A general description of what function/benefit the element is intended to provide. This is a short summary and not intended to provide the design basis, which can be found in other sources.

Inspection: This section provides the inspection requirements for the individual component.

Maintenance: The section provides general information on the routine maintenance requirements of this element.

Frequency: This section outlines the best judgment of the designer on the system to the frequency of maintenance.

Comments: This section provides any particular comment on the site-specific features of this element. This is a summary only. The owner/operator should review the design drawings and documents carefully to understand the particular elements of the project. The end of this section should allow the owner/operator to make notes on the specific program. This may include the selected maintenance procedure, cross-references to applicable design drawings, etc.



A list of the individual inspection/maintenance elements is provided in the table of contents. The guidelines are proposed for initial use with adjustments made as appropriate based upon specific project experience.

This report includes the Operation and Maintenance requirements for any potential BMP identified in the Stormwater Management Report for this project.

## **B. Responsible Party**

The responsible party for operation and maintenance of the stormwater and other site infrastructure will be the Applicant (North Yarmouth Academy) or their agents or assigns.

## **II. PROJECT OVERVIEW**

Key permits issued (or applied for) on the project include:

- Town of Yarmouth Site Plan Approval
- MaineDEP After the Fact Site Location of Development Permit

A copy of the permits and Stormwater Management Report should be appended to this manual as Appendix C. The Owner/Operator of the stormwater management system should review these permits for a general description and background of the project, as well as any specific permit conditions or requirements of the project.

The applicant has retained Gorrill Palmer for civil engineering for the development project. Gorrill Palmer has prepared the design for the stormwater management facilities and may be contacted at:

Gorrill Palmer  
707 Sable Oaks Drive – Suite 30  
South Portland, Maine 04106  
207.772.2515

The applicable plans and design documents which apply to the project are:

1. Civil Site Plans Prepared by Gorrill Palmer
2. The Erosion Control/Sedimentation Control Plan for the project
3. The Stormwater Management Plan for the project

A copy of these documents should be retained with this manual.

The proposed design includes inlets, stormwater conveyance lines, and pervious pavers.

The key receiving water for this project is the Royal River that is located northeast of the project site.

The manual is intended for general guidance; however, any substituted deviations from the manual should be reviewed with respect to provisions of Appendix C.



### III. **STANDARD INSPECTION/MAINTENANCE DESCRIPTIONS**

The following narratives describe the inspection/maintenance provisions for the Stormwater Management system. Proper O&M is necessary to make sure the system will provide its intended purpose of conveying runoff, removing a substantial amount of the suspended solids, and other contaminants in the stormwater runoff.

#### **A. Stormwater Inlets**

Preface: The success of any stormwater facility relies on the ability to intercept stormwater runoff at the design locations. Stormwater inlets include catch basins, open culverts, and field inlets. Inlets exist throughout the Ice Arena property.

Inspection: The inspection of inlet points will need to be coordinated with other maintenance items, these include:

- Building maintenance areas
- Grounds maintenance

The key elements of the inspection are to assure the inlet entry point is clear of debris and will allow the intended water entry.

Maintenance: The key maintenance is the removal of any blockage which restricts the entry of stormwater to the inlet. The removed material should be taken out of the area of the inlet and placed where it will not reenter the runoff collection system. Snow should be removed from inlets on parking lots. Grass clippings and leaves should be bagged and removed particularly near the yard inlets near the buildings.

Frequency: All inlets should be inspected on a quarterly basis, and after/during significant storm events i.e. >1" rainfall).

Maintenance Personnel: The maintenance personnel will perform the normal maintenance/inspections of the inlets and tributary drainage system.

Comments: Maintenance of inlets is critical on this project.

#### **B. Tributary Drainage System**

Preface: Stormwater from most of the project will be directed through a conveyance (tributary) system which transports the flow and ultimately to the Royal River. This conveyance system will be principally overland flow discharging to piped drain systems. Most of the sediment carried by the drainage system is intended to be trapped in structures. Maintenance of this system can play a major role in the long-term maintenance costs and the effectiveness of the onsite systems. The primary pretreatment measure for the site will be through deep sumped catch basins.

Inspection: The tributary drainage system should be periodically inspected to assure that it is operating as intended, and that the carrying capacity has not been diminished by accumulations of debris and sediment or other hydraulic impediments. On piped systems, the inlets must be



inspected to ensure the rims are set at the proper elevation to optimize flow entry and are not clogged with debris.

The level of sediment in the sumps should be checked to assure their effectiveness. Pipelines connecting the inlets should be checked to determine if siltation is occurring. This will be most critical on drain lines laid at minimal slopes. This can usually be accomplished by a light and mirror procedure.

**Maintenance:** Maintenance of the storm drainage system must assure that it continues to serve its design function on a long-term basis, and that its operation does not transport excessive sediments to any downstream treatment device or the receiving waters. Elevations on the rim of catch basins should be adjusted as needed to assure optimal water entry. Depending on the frost susceptibility of the soil, the rims may become elevated over time causing flow to circumvent the inlet. If a temporary filter bag has been designated for the inlet during construction, silt or other deleterious materials, can significantly reduce capacity and the bags should be removed with the sediment and replaced during construction. Catch basin cleaning would normally be accomplished with vacuum trucks contracted as a maintenance service for the Development. The removed material must be disposed of at an approved site for such materials.

If sediment in the pipeline is observed, it should be removed. This may be accomplished by hydraulic flushing, or by mechanical means. If hydraulic flushing is used the downstream conditions should be analyzed.

**Frequency:** The tributary drainage system should be inspected on an annual basis. Adjustment of inlet rim elevations should be on an as needed basis. Cleaning catch basin sumps and pipelines will depend on the rate of accumulation.

### **C. Roof Line Drip Edge Filter**

**Preface:** The roof line drip edge filters collect stormwater runoff from the roof areas before passing it through a treatment section and allowing infiltration.

**Inspection/Monitoring:** The drip edge filters should be inspected regularly to ensure that the surface is not clogged, and that runoff can pass freely through the stone and filter section.

**Maintenance:** Any debris should be removed from the reservoir surface. If the drip edge area is holding water in excess of 48-72 hours, corrective action is needed. Weeding and collection of leaves and debris should be performed on a regular basis.

**Frequency:** The roof drip edge filter should be inspected semi-annually and maintained as necessary.

**Maintenance/Inspection Responsibility:** The Owner or an outside agent is responsible for inspection and maintenance of the drip edge areas.



Comments: Proper maintenance is critical for the drip edge filters as they play a large role in the overall stormwater management plan for the development.

#### **D. Pervious Pavers**

Preface: The pervious pavers collect stormwater runoff from the surface before passing it through a treatment section and discharging into a closed drainage system.

Inspection/Monitoring: The pavers should be inspected regularly to ensure that the surface is not clogged, and that runoff can pass freely through the pervious section. The pervious pavers must be inspected for integrity and to ensure rutting or deformation of the surface is minimized.

Maintenance: Any debris should be removed from the paver surface. If the pervious paver area is holding water in excess of 48-72 hours, corrective action is needed. To correct a standing water problem, the following remedial actions are recommended.

1. Vacuum any sediment or debris from the paver surface on a semi-annual basis. The vacuuming shall be by a regenerative air vacuum sweeper. Mechanical and traditional vacuum sweepers are not acceptable.
2. Ensure the underdrain system or outlet pipe orifice is not clogged with any silt or other materials.
3. Ensure that the pervious pavers can pass water freely or drain quickly while handling large amounts of water. If infiltration is diminished, remove pavers and clean or replace reservoir stone.

Frequency: The pervious pavers should be inspected and vacuumed semi-annually and maintained as necessary.

Maintenance/Inspection Responsibility: The Owner or an outside agent is responsible for inspection and maintenance of the pervious paver areas.

Comments: Proper maintenance is critical for the pervious pavers as it plays a large role in the overall stormwater management plan for the development. Plowing, with the plow blade raised up to 1 inch to avoid damaging pavers, shall be performed as necessary to maintain vehicular traffic safety. As a condition of permit approval, salt and sand use for snow and ice control is prohibited at the pavers and for areas that contribute runoff to the pavers.

#### **E. Ditches, Swales, and Other Open Stormwater Channels**

Inspect 2 times per year (preferably in Spring and Fall) to ensure they are working in their intended fashion and that they are free of sediment and debris. Remove any obstructions to flow, including accumulated sediments and debris and vegetated growth. Repair any erosion of the ditch lining. Vegetated ditches will 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.



Correct any erosion of the channel's bottom or side slopes. The facilities shall be inspected after major storms and any identified deficiencies shall be corrected.

#### **F. Roadways and Parking Surfaces**

Clear accumulations of winter sand in parking lots and 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. Repair potholes and other roadway obstructions and hazards. Plowing and sanding of paved areas shall be performed as necessary to maintain vehicular traffic safety.

#### **G. Litter**

Litter should be removed as a matter of course by workers and as part of the ground's maintenance contract.

### **IV. PROGRAM ADMINISTRATION**

#### **A. General**

A reliable administrative structure must be established to assure implementation of the maintenance programs described in the foregoing section. Key factors that must be considered in establishing a responsive administrative structure include:

1. Administrative body must be responsible for long-term operation and maintenance of the facilities. (Maintenance continues for the lifespan of the development in accordance with this document)
2. Administrative body must have the financial resources to accomplish the inspection and maintenance program over the life of the facility.
3. The administrative body must have a responsible administrator to manage the inspection and maintenance programs.
4. The administrative body must have the staff to accomplish the inspection and maintenance programs or must have authority to contract for the required services.
5. The administrative body must have a management information system sufficient to file, retain, and retrieve all inspection and maintenance records associated with the inspection and maintenance programs.
6. A qualified post construction inspector shall be retained by the Owner. The Inspector's duties shall include preparing schedules for the Owner's maintenance, summarizing the results of this maintenance and preparing an annual report on the operation, maintenance, and repair of the stormwater system which must be copied to the Town of Yarmouth. (The Owner shall be responsible for retaining a separate entity to perform maintenance which cannot be performed by the management of building and property



grounds.) This person shall also participate in troubleshooting of the stormwater management system if a problem develops.

If any of the above criteria cannot be met by the entity assigned inspection and maintenance responsibilities, it is likely that the system will fail to meet its water quality objectives at some point during its life. While each of the above criteria may be met by a variety of formats, it is critical to clearly establish the assigned administrative body in a responsible and sustainable manner.

7. The Owner shall comply with the Town of Yarmouth's Chapter 330 Post Construction Stormwater Management ordinance, including annual certification to the Town Manager.

## **B. Record Keeping**

Records of all inspections and maintenance work accomplished must be kept and maintained to document facility operations. These records should be filed and retained for a minimum 5-year time span. The filing system should be capable of ready retrieval of data for periodic reviews by appropriate regulatory bodies. Where possible, copies of such records should also be filed with the designated primary regulatory agency for their review for compliance with permit conditions. Typical inspection and maintenance record forms are attached hereto as Appendix B.

Beyond the initial 5-year time span of the original approval and maintenance plan, the stormwater management system will need to be recertified through the Maine Department of Environmental Protection every 5 years to confirm that there is conformance with the original permit documents. This process will ensure all systems function properly over time. This document will remain valid throughout any subsequent recertification processes.

## **C. Contract Services**

In some instances, or at specific times, the Maintenance Personnel may not have the staff to conduct the required inspection and/or maintenance programs as outlined in this document. In such cases, the work should be accomplished on a contractual basis with a firm or organization that has the staff and equipment to accomplish the required work.

The service contract for inspection and maintenance should be formal, well written legal document which clearly defines the services to be provided, the contractual conditions that will apply, and detailed payment schedules. Liability insurance should be required in all contracts.



## **APPENDIX A**

### **Summary Checklist Inspection and Maintenance**



<p align="center"><b>Stormwater Management System Maintenance Program Summary Checklist</b></p>	
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[illegible]



## **APPENDIX B**

### **Sample Inspection Logs**



**TRAVIS ROY ARENA  
YARMOUTH, MAINE**

**STORMWATER MANAGEMENT  
SAMPLE STORMWATER INSPECTION & MAINTENANCE LOG**

This log is intended to accompany the Operation and Maintenance Manual for Stormwater Management and Related Facilities. All stormwater BMPs shall be maintained in effective operating condition. A person with knowledge of erosion and stormwater control, including the standards and conditions of the DEP Stormwater Permit and the Town of Yarmouth's Post Construction Stormwater Management Monitoring Ordinance, shall conduct inspections of the facilities as described in the O&M Manual and on this form, and identified deficiencies must be corrected. This log shall be kept on file for a minimum of five (5) years.

<b>A. General Information</b>			
<b>Project Name:</b>		<b>Inspection Date:</b>	
<b>Parcel/Lot:</b>		<b>Current Weather:</b>	
<b>BMP Owner:</b>		<b>Date/Amount Last Precip.:</b>	
<b>Owner Mailing Address:</b>		<b>Inspection Company:</b>	
<b>Owner Phone #:</b>		<b>Inspection Co. Mailing Address:</b>	
<b>Owner Email:</b>		<b>Inspector Name:</b>	
		<b>Inspector Phone #:</b>	
		<b>Inspector Email:</b>	
<b>B. Stormwater Inlets (Catchbasins)</b>		<b>Observations</b>	
<b>Frequency: Annually in the spring</b>			
Accumulated sediments from inflow channels and pipes between basins have been removed and legally disposed of		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA	
Floating debris and large sediment particles have been removed from inlets.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA	
<b>Stormwater Inlet Notes:</b>			
<b>C. Tributary Drainage System</b>		<b>Observations</b>	
<b>Frequency: Annually spring or late fall and after heavy rains</b>			
Remove and legally dispose of sediments		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA	
Remove floatables and other objects		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA	
Check for overgrown vegetation impeding flow		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA	
Check pipelines for siltation and clogging		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA	
Repair any slumping side slopes or erosion		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA	
Replace any riprap on areas where any underlying fabric or underlying gravel is exposed.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA	
<b>Tributary Drainage System Notes:</b>			



D. Roof Line Drip Edge Filters	Observations
<b>Frequency: Semi-Annually</b>	
Clear debris from reservoir surface area	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Check that the underdrain system is functioning properly.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Check for signs of clogging, or water not draining within 48-72 hours	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
<b>Roof Line Drip Edge Filter Notes:</b>	
E. Pervious Pavers	Observations
<b>Frequency: Semi-Annually</b>	
Vacuum any sediment and debris from paver surface.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Check that the underdrain system is functioning properly.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Check for ponding or signs that pavers are clogged and don't convey runoff to soil filter.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
<b>Pervious Paver Notes:</b>	
F. Ditches, Swales, and Other Open Stormwater Channels	Observations
Frequency: Semi Annually spring and late fall and after heavy rains	
Remove and legally dispose of sediments	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Remove floatables and other objects	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Check for overgrown vegetation impeding flow.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Mow to control growth and maintain flow capacity.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Repair any slumping side slopes or erosion	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Replace any riprap on areas where any underlying fabric or underlying gravel is exposed.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
<b>Ditches Swales and Other Channel Notes:</b>	
G. Roadways and Parking Surfaces	Observations
<b>Frequency: Annually preferably in spring</b>	
Remove and legally dispose of accumulated winter sand	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Repair potholes and other roadway obstructions and hazards.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
<b>Roadways and Parking Surfaces Notes:</b>	



## **APPENDIX C**

### **Stormwater Management Report and Permits for Project**



**EXHIBIT 15**

**EROSION AND SEDIMENTATION CONTROL**



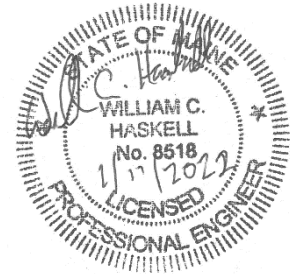
## **SECTION 14**

### **EROSION AND SEDIMENTATION CONTROL**

### **BASIC STANDARDS**

#### **I.1 Overview**

This Exhibit demonstrates the developer has made adequate provision for controlling erosion and sedimentation.



#### **I.2 Introduction**

Gorrill Palmer has been retained by North Yarmouth Academy (NYA) to prepare an Erosion and Sedimentation Control Report for the construction of an addition to the Travis Roy Ice Arena in Yarmouth Maine. Figure I is a map showing the project location. NYA is currently seeking an after-the-fact SLDA permit from MDEP and a Site Plan Permit from the Town of Yarmouth. Gorrill Palmer has prepared an Erosion and Sedimentation Control Plan for the proposed development. This narrative contains the general erosion and sedimentation control measures, which are appropriate for the construction of the project.

#### **I.3 Narrative**

##### **I.3.1 Existing Conditions and Soil Types**

The proposed development includes a 2,741 sf addition to the existing ice arena reconstruction of part of the parking lot and repaving of the existing sidewalk. The site is currently developed with the existing ice arena, associated parking, and playing fields. Abutting land uses include:

- North – Residential/Commercial
- East – Residential
- South – Residential/Commercial
- West – Commercial

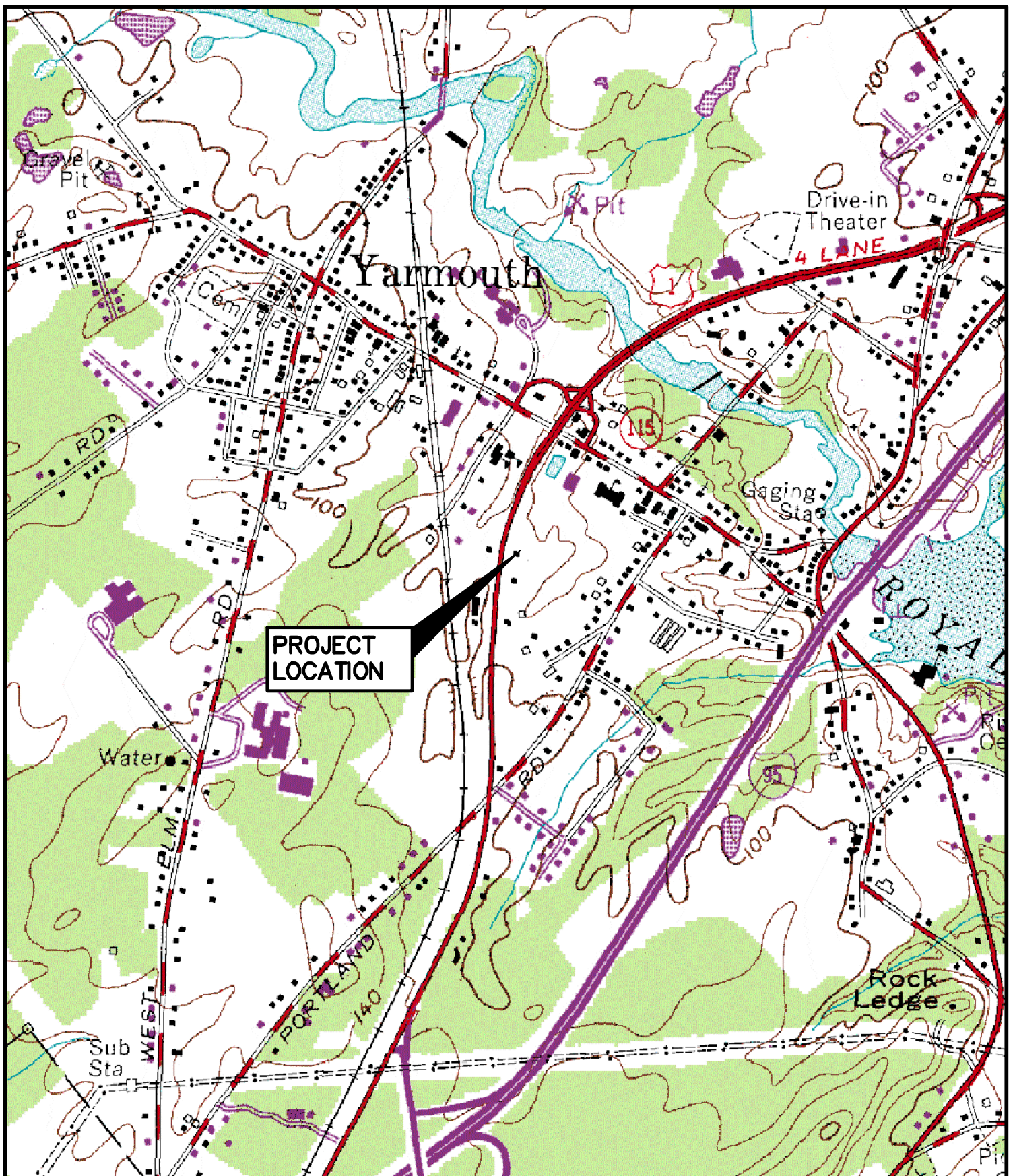
Topography in the area of the proposed construction is relatively flat with slopes of approximately 1% to 4%.

The State of Maine GIS was utilized in identifying the on-site soils. The soils are shown on the predevelopment and post development watershed plans contained in the stormwater report for this project. The susceptibility of soils to erosion is indicated on a relative "K" scale of values over a range of 0.02 to 0.69. The higher values are indicative of the more erodible soils. The following table lists the soils found on site and their K values:

<b>K VALUE</b>		
<b>Type</b>	<b>Subsurface</b>	<b>Substratum</b>
Lamoine	0.32	0.49
Suffield	0.49	0.49

Based on a review of the K Values, the on-site soils have low to high susceptibility to erosion.





U.S.G.S. Location Map  
 NYA Ice Areana - North Yarmouth, Maine  
 U.S.G.S. Yarmouth , State-7.5 Minute Series (Topographic)

Design: JWA	Date: FEBRUARY 2021
Draft: LAN	Job No.: 2048.03
Checked: WCH	Scale: None
File Name: 2048.03-LocMap.dwg	



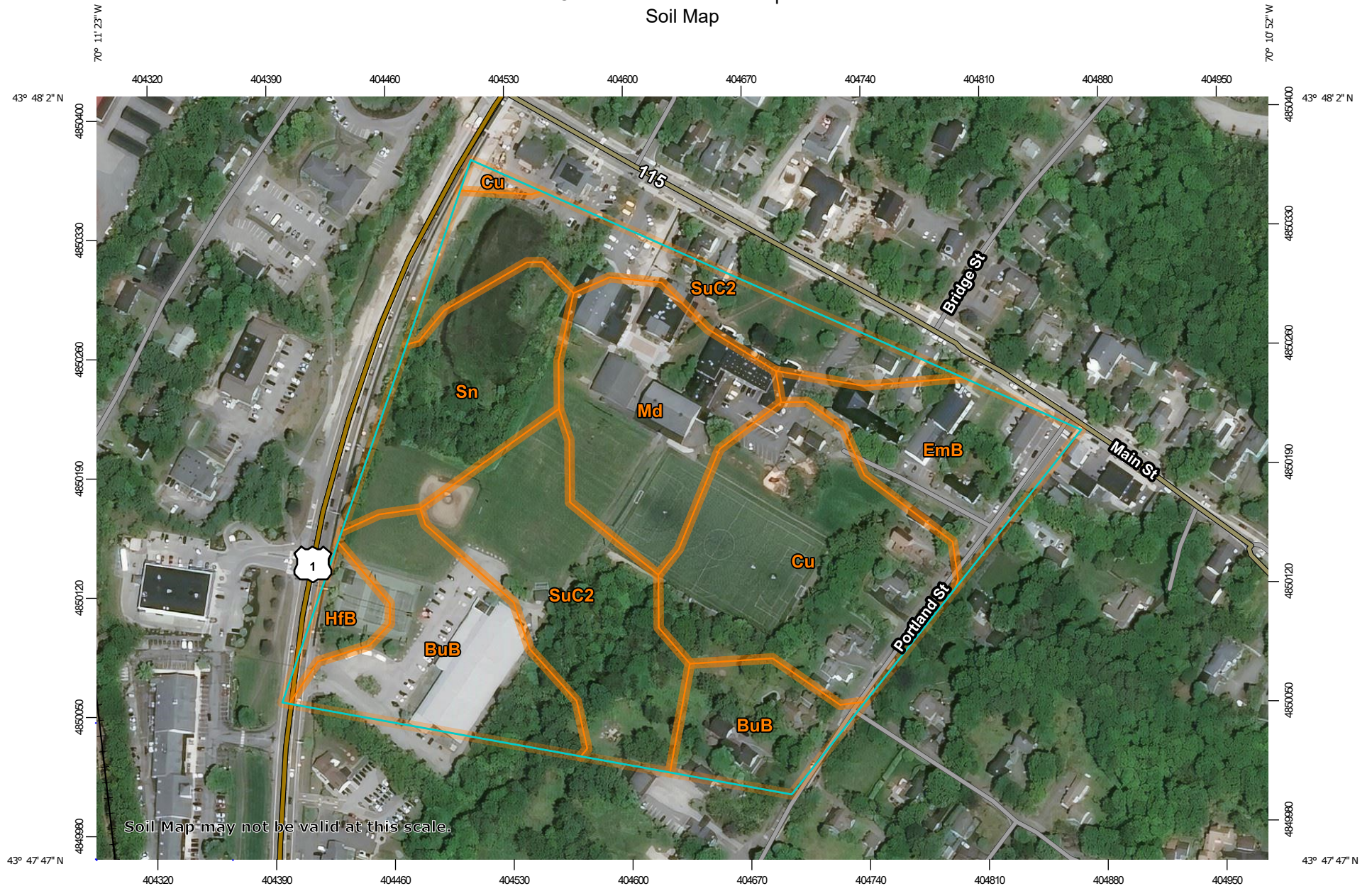
Relationships. Responsiveness. Results.  
[www.gorrillpalmer.com](http://www.gorrillpalmer.com)  
 207.772.2515

Figure

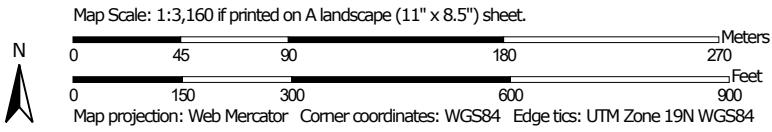
1



# Custom Soil Resource Report Soil Map



Soil Map may not be valid at this scale.






# Custom Soil Resource Report

## 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

 Spoil Area

 Stony Spot


 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

### Water Features

 Streams and Canals

### Transportation

 Rails


 Interstate Highways

 US Routes

 Major Roads

 Local Roads

### Background

 Aerial Photography

## 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 18, Aug 31, 2021

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

Date(s) aerial images were photographed: Jun 7, 2019—Jul 2, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background



## MAP LEGEND

## MAP INFORMATION

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
BuB	Lamoine silt loam, 3 to 8 percent slopes	4.7	18.4%
Cu	Cut and fill land	5.1	19.8%
EmB	Elmwood fine sandy loam, 0 to 8 percent slopes	2.5	9.6%
HfB	Hartland very fine sandy loam, 3 to 8 percent slopes	0.6	2.3%
Md	Made land	3.5	13.7%
Sn	Scantic silt loam, 0 to 3 percent slopes	2.7	10.7%
SuC2	Suffield silt loam, 8 to 15 percent slopes, eroded	6.5	25.6%
<b>Totals for Area of Interest</b>		<b>25.5</b>	<b>100.0%</b>

## Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not



### **I.3.2 Existing Erosion Problems**

Gorrill-Palmer Consulting Engineers, Inc. is not aware of any existing erosion problems on site.

### **I.3.3 Critical Areas**

Critical areas that would require special attention during construction would be side slopes adjacent to wetlands and the stream.

### **I.3.4 Protected Natural Resources**

Wetlands on-site have been delineated by Flycatcher of Yarmouth, Maine, and located by gps and are shown on project plans. Wetland impacts are not anticipated for this redevelopment.

Based upon the FEMA maps, the site is not located within a Zone A 100-year floodplain.

### **I.3.5 Erosion Control Measures and Site Stabilization**

The primary emphasis of the erosion/sedimentation control plan, which will be implemented for this project, is as follows:

- ◆ Development of a careful construction sequence.
- ◆ Rapid revegetation of denuded areas to minimize the period of soil exposure.
- ◆ Rapid stabilization of drainage paths to avoid rill and gully erosion.
- ◆ The use of on-site measures to capture sediment (hay bales/ stone check dams/silt fence, etc.)

The following temporary and permanent erosion and sediment control devices will be implemented as part of the site development. These devices shall be installed as indicated on the plans or as described within this report. For further reference, see the latest edition of the Maine Erosion and Sediment Control Practices Field Guide for Contractors.

#### **A. Dewatering**

Water from construction trench dewatering shall pass first through a filter bag or secondary containment structure (e.g. hay bale lined pool) prior to discharge. The discharge site shall be selected to avoid flooding, icing, and sediment discharges to a protected resource. In no case shall the filter bag or containment structure be located within 50 feet of a protected natural resource. Dewatering discharge shall not be directed across adjacent properties in a concentrated manner.



## **B. Inspection and Monitoring**

Maintenance measures shall be applied as needed during the entire construction season. After each rainfall, snow storm or period of thawing and runoff, the site contractor shall perform a visual inspection of all installed erosion control measures and perform repairs as needed to insure their continuous function. Following the temporary and/or final seeding and mulching, the contractor shall in the spring inspect and repair any damages and/or unestablished spots. Established vegetative cover means a minimum of 90% of areas vegetated with vigorous growth.

The following standards must be met during construction.

(a) **Inspection and corrective action.** Inspect disturbed and impervious areas, erosion control measures, materials storage areas that are exposed to precipitation, and locations where vehicles enter or exit the site. Inspect these areas at least once a week as well as before and within 24 hours after a storm event (rainfall), and prior to completing permanent stabilization measures. A person with knowledge of erosion and stormwater control, including the standards and conditions in the permit, shall conduct the inspections.

(b) **Maintenance.** If best management practices (BMPs) need to be repaired, the repair work should be initiated upon discovery of the problem but no later than the end of the next workday. If additional BMPs or significant repair of BMPs are necessary, implementation must be completed within 7 calendar days and prior to any storm event (rainfall). All measures must be maintained in effective operating condition until areas are permanently stabilized.

(c) **Documentation.** Keep a log (report) summarizing the inspections and any corrective action taken. The log must include the name(s) and qualifications of the person making the inspections, the date(s) of the inspections, and major observations about the operation and maintenance of erosion and sedimentation controls, materials storage areas, and vehicles access points to the parcel. Major observations must include BMPs that need maintenance, BMPs that failed to operate as designed or proved inadequate for a particular location, and location(s) where additional BMPs are needed. For each BMP requiring maintenance, BMP needing replacement, and location needing additional BMPs, note in the log the corrective action taken and when it was taken.

The log must be made accessible to Department staff and a copy must be provided upon request. The permittee shall retain a copy of the log for a period of at least three years from the completion of permanent stabilization.

## **C. Temporary Erosion Control Measures**

Temporary erosion control measures shall be installed by the Contractor as required by this report and as shown on the plan set for the project. Additional erosion control measures shall be installed if deemed necessary by on-site inspections of the Owner, the Town of Yarmouth, MDEP, or their representatives at no additional cost to the owner.

The following measures are planned as temporary erosion/sedimentation control measures during construction:



1. Due to the limited disturbance of soil, and the paved parking lot which will be used for access, a construction entrance is not proposed.

2. Siltation fence or wood waste compost berms shall be installed downstream of any disturbed areas to trap runoff-borne sediments until grass areas are revegetated. The silt fence and/or wood waste compost berms shall be installed per the details provided in this package and inspected at least once a week and before and immediately after a storm event of 0.5 inches or greater, and at least daily during prolonged rainfall. Repairs shall be made if there are any signs of erosion or sedimentation below the fence or berm line. If there are signs of undercutting at the center or the edges, or impounding of large volumes of water behind the fence or berm, the barrier shall be replaced with a stone check dam. Wood waste compost berms are not to be used adjacent to wetland areas that are not to be disturbed.

3. Straw or hay mulch including hydroseeding is intended to provide cover for denuded or seeded areas until revegetation is established. Mulch placed between April 15th and October 15th on slopes of less than 15 percent shall be anchored by applying water; mulch placed on slopes of equal to or steeper than 15 percent shall be covered by a fabric netting and anchored with staples in accordance with manufacturer's recommendation. Fabric netting and staples shall be used on disturbed areas within 50' of lakes, streams, and wetlands regardless of the upstream slope. Mulch placed between October 15th and April 15th on slopes equal to or steeper than 8 percent shall be covered with a fabric netting and anchored with staples in accordance with the manufacturer's recommendations. Slopes steeper than 3:1 and equal to or flatter than 2:1, which are to be revegetated, shall receive curlex blankets by American Excelsior or equal. Slopes steeper than 2:1 shall receive riprap as noted on the plans. The mulch application rate for both temporary and permanent seeding is 75 lbs per 1000 sf as identified in Attachment A of this section. Mulch shall not be placed over snow.

4. Temporary stockpiles of stumps, grubblings, or common excavation will be protected as follows:

a) Temporary stockpiles shall not be located within 100 feet of any wetlands which will not be disturbed and shall be located away from drainage swales.

b) Stockpiles shall be stabilized within 7 days by either temporarily seeding the stockpile by a hydroseed method containing an emulsified mulch tackifier or by covering the stockpile with mulch, such as hay, straw, or erosion control mix.

c) Stockpiles shall be surrounded by sedimentation barrier at the time of formation.

5. All denuded areas that are within 100 feet of an undisturbed wetland, which have been rough graded and are not located within a building pad, parking area, or access drive subbase area, shall receive mulch or erosion control mesh fabric within 48 hours of initial disturbance of soil. All areas within 100 feet of an undisturbed wetland shall be mulched prior to any predicted rain event regardless of the 48 hour window. In other areas, the time period may be extended to 7 days.



6. For work, which is conducted between October 15<sup>th</sup> and April 15<sup>th</sup> of any calendar year, all denuded areas, shall be covered with hay mulch or erosion control mix, applied at twice the normal application rate and anchored with a fabric netting. The time period for applying mulch shall be limited to 2 days for all areas.
7. The parking lot shall be swept to control mud and dust as necessary. Tracking of soil to Route 1 is prohibited.
8. During grubbing operations stone check dams shall be installed at any evident concentrated flow discharge points and as directed on the Erosion Control Plans.
9. Silt fencing with a minimum stake spacing of 6 feet shall be used, unless the fence is supported by wire fence reinforcement of minimum 14 gauge and with a maximum mesh spacing of 6 inches, in which case stakes may be spaced a maximum of 10 feet apart. The bottom of the fence shall be anchored. A double row of silt fence shall be used adjacent to wetlands.
10. Wood waste compost/bark berms may be used in lieu of siltation fencing. Berms shall be removed and spread in a layer not to exceed 3" thick once upstream areas are completed and a 90% catch of vegetation is attained.
11. Storm drain catch basin inlet protection shall be provided through the use of stone sediment barriers or approved sediment bags (such as Silt Sack). Installation details are provided in the plan set. The barriers shall be inspected after each rainfall and repairs made as necessary. Sediment shall be removed and the barrier restored to its original dimensions when the sediment has accumulated to 1/2 the design depth of the barrier. The barrier shall be removed when the tributary drainage area has been stabilized.
12. Water and/or calcium chloride shall be furnished and applied in accordance with MDOT specifications – Section 637 – Dust Control.
13. Loam and seed is intended to serve, as the primary permanent revegetative measure for all denuded areas not provided with other erosion control measures, such as riprap. Application rates are provided in Attachment A of this section. Seeding shall not occur over snow.

#### **D. Permanent Erosion Control Measures**

The following permanent erosion control measures have been designed as part of the Erosion/Sedimentation Control Plan:

1. All areas disturbed during construction, but not subject to other restoration (paving, riprap, etc.) will be loamed, limed, fertilized, mulched, and seeded. Fabric netting, anchored with staples, shall be placed over the mulch in areas as noted in **Temporary Erosion Control Measures** paragraph 3 of this report. All areas within 100 feet of an undisturbed wetland shall be mulched prior to any predicted rain event regardless of the 48 hour window. Native topsoil shall be stockpiled and reused for final restoration when it is of sufficient quality.



2. All storm drain pipe outlets shall have riprap aprons at their outlet to protect the outlet and receiving channel from scour and deterioration. Installation details are provided in the plan set. The aprons shall be installed and stabilized to the extent practicable prior to directing runoff to the tributary pipe or culvert.

#### **I.4 Implementation Schedule**

**The following construction sequence shall be required to ensure the effectiveness of the erosion and sedimentation control measures are optimized:**

It is anticipated that construction of the ice arena expansion will commence in Spring of 2022 and be completed by Winter of 2022.

Note: For all grading activities, the contractor shall exercise extreme caution not to overexpose the site, this shall be accomplished by limiting the disturbed area.

1. Install perimeter silt fence and/or wood waste berms prior to grubbing respective areas.
2. Clear and grub site. Install stone check dams at any evident concentrated flow discharge points.
3. Foundation preparation area shall be excavated for installation of the building footings. Building work will be on going through the remainder of the project.
4. Commence installation of drainage appurtenances.
5. Commence earthwork and grading to subgrade.
6. Commence relocation of subsurface utilities as necessary.
7. Complete remaining earthwork operations.
8. Complete installation of drainage appurtenances.
9. Install sub-base and base gravel within parking fields, walkways, and all driveways.
10. Install base course paving for access drive and parking area.
11. Install curbing in parking fields and driveways as needed.
12. Loam, lime, fertilize, seed and mulch disturbed areas and complete all landscaping.
13. Install surface course paving for access drive and parking areas. Stripe per plan.
14. Once the site is stabilized and a 90% catch of vegetation has been obtained, remove all temporary erosion control measures.
15. Touch up loam and seed.

Note: All denuded areas not subject to final paving, riprap, or gravel shall be revegetated.



Prior to construction of the project, the contractor shall submit to the owner a schedule for the completion of the work, which will satisfy the following criteria:

1. The above construction sequence should generally be completed in the specified order; however, several separate items may be constructed simultaneously. Work must also be scheduled or phased to reduce the extent of the exposed areas as specified below. The intent of this sequence is to provide for erosion control and to have structural measures such as silt fence and construction entrances in place before large areas of land are denuded.
2. The work shall be conducted in sections which shall:
  - a) Limit the amount of exposed area to those areas in which work is expected to be undertaken during the proceeding 30 days.
  - b) Revegetate disturbed areas as rapidly as possible. All areas shall be permanently stabilized within 7 days of final grading or before a storm event; or temporarily stabilized within 48 hours of initial disturbance of soil for areas within 100 feet of an undisturbed wetland and 7 days for all other areas. Areas within 100 feet of an undisturbed wetland shall be mulched prior to any predicted rain event regardless of the 48 hour window.
  - c) Incorporate planned inlets and drainage system as early as possible into the construction phase. The ditches shall be immediately lined or revegetated as soon as their installation is complete.

#### **1.5 Erosion, Sedimentation and Stabilization Control Plan**

The Erosion Control Plan is included in the plan set.

#### **1.6 Details and Specifications**

The Erosion Control details and specifications are included in the plan set.

#### **1.7 Winter Stabilization Plan**

The winter construction period is from November 1 through April 15. If the construction site is not stabilized with pavement, a road gravel base, 75% mature vegetation cover or riprap by November 15 then the site needs to be protected with over-winter stabilization. An area considered open is any area not stabilized with pavement; vegetation, mulching, erosion control mats, riprap or gravel base on a road.

Winter excavation and earthwork shall be completed such that any area left exposed can be controlled by the contractor. Limit the exposed area to those areas in which work is expected to be undertaken during the proceeding 15 days and that can be mulched in one day prior to any snow event.

All areas shall be considered to be denuded until the subbase gravel is installed in roadway/parking areas or the areas of future loam and seed have been loamed, seeded and mulched. Hay and straw mulch rate shall be a minimum of 150 lbs./1,000 s.f. (3 tons/acre) and shall be properly anchored.



The contractor shall install any added measures which may be necessary to control erosion/sedimentation from the site dependent upon the actual site and weather conditions. Continuation of earthwork operations on additional areas shall not begin until the exposed soil surface on the area being worked has been stabilized, in order to minimize areas without erosion control protection.

### **1. Soil Stockpiles**

Stockpiles of soil or subsoil shall be mulched for over winter protection with hay or straw at twice the normal rate or at 150 lbs/1,000 s.f. (3 tons per acre) or with a four-inch layer of woodwaste erosion control mix. This shall be done within 24 hours of stocking and re-established prior to any rainfall or snowfall. Any soil stockpile shall not be placed (even covered with hay or straw) within 100 feet from any natural resources.

### **2. Natural Resource Protection**

Any areas within 100 feet from any natural resources, if not stabilized with a minimum of 75% mature vegetation catch, shall be mulched by December 1 and anchored with plastic netting or protected with erosion control mats. During winter construction, a double line of sediment barriers (i.e. silt fence backed with hay bales or erosion control mix) shall be placed between any natural resource and the disturbed area. Projects crossing the natural resource shall be protected a minimum distance of 100 feet on either side from the resource. Existing projects not stabilized by December 1 shall be protected with the second line of sediment barrier to ensure functionality during the spring thaw and rains.

### **3. Sediment Barriers**

During frozen conditions, sediment barriers shall consist of woodwaste filter berms as frozen soil prevents the proper installation of hay bales and sediment silt fences.

### **4. Mulching**

An area shall be considered denuded until areas of future loam and seed have been loamed, seeded and mulched. Hay and straw mulch shall be applied at a rate of 150 lb. per 1,000 square feet or 3 tons/acre (twice the normal accepted rate of 75-lbs./1,000 s.f. or 1.5 tons/acre) and shall be properly anchored. Mulch shall not be spread on top of snow. The snow shall be removed down to a one-inch depth or less prior to application. After each day of final grading, the area shall be properly stabilized with anchored hay or straw or erosion control matting. An area shall be considered to have been stabilized when exposed surfaces have been either mulched with straw or hay at a rate of 150 lb. per 1,000 square feet (3 tons/acre) and adequately anchored that ground surface is not visible through the mulch.

Between the dates of November 1 and April 15, all mulch shall be anchored by peg line, mulch netting, asphalt emulsion chemical, or wood cellulose fiber. When ground surface is not visible through the mulch then cover is sufficient. After November 1<sup>st</sup>, mulch and anchoring of all bare soil shall occur at the end of each final grading workday.

### **5. Mulching on Slopes and Ditches**

Slopes shall not be left exposed for any extended time of work suspension unless fully mulched and anchored with peg and netting or with erosion control blankets. Mulching shall be applied at a rate of 230 lbs/1,000 s.f. on all slopes greater than 8%.



Mulch netting shall be used to anchor mulch in all drainage ways with a slope greater than 3% for slopes exposed to direct winds and for all other slopes greater than 8%. Erosion control blankets shall be used in lieu of mulch in all drainage ways with slopes greater than 8%. Erosion control mix can be used to substitute erosion control blankets on all slopes except ditches.

## **6. Seeding**

Between the dates of October 15 and April 1<sup>st</sup>, loam or seed will not be required. During periods of above freezing temperatures finished areas shall be fine graded and either protected with mulch or temporarily seeded and mulched until such time as the final treatment can be applied. If the date is after November 1<sup>st</sup> and if the exposed area has been loamed, final graded with a uniform surface, then the area may be dormant seeded at a rate of 3 times higher than specified for permanent seed and then mulched. Dormant seeding may be selected to be placed prior to the placement of mulch and fabric netting anchored with staples. If dormant seeding is used for the site, all disturbed areas shall receive 4" of loam and seed at an application rate of 5 lbs/1,000 s.f. All areas seeded during the winter shall be inspected in the spring for adequate catch. All areas insufficiently vegetated (less than 75% catch) shall be revegetated by replacing loam, seed and mulch. If dormant seeding is not used for the site, all disturbed areas shall be revegetated in the spring.

## **Standards for Timely Stabilization of Construction Sites During Winter**

**1. Standard for the timely stabilization of ditches and channels** -- The applicant shall construct and stabilize all stone-lined ditches and channels on the site by November 15. The applicant shall construct and stabilize all grass-lined ditches and channels on the site by September 1. If the applicant fails to stabilize a ditch or channel to be grass-lined by September 1, then the applicant will take one of the following actions to stabilize the ditch for late fall and winter.

Install a sod lining in the ditch -- The applicant shall line the ditch with properly installed sod by October 1. Proper installation includes the applicant pinning the sod onto the soil with wire pins, rolling the sod to guarantee contact between the sod and underlying soil, watering the sod to promote root growth into the disturbed soil, and anchoring the sod with jute or plastic mesh to prevent the sod strips from sloughing during flow conditions.

Install a stone lining in the ditch -- The applicant shall line the ditch with stone riprap by November 15. The applicant shall hire a registered professional engineer to determine the stone size and lining thickness needed to withstand the anticipated flow velocities and flow depths within the ditch. If necessary, the applicant shall regrade the ditch prior to placing the stone lining so to prevent the stone lining from reducing the ditch's cross-sectional area.

**2. Standard for the timely stabilization of disturbed slopes** -- The applicant shall construct and stabilize stone-covered slopes by November 15. The applicant shall seed and mulch all slopes to be vegetated by September 1. The department shall consider any area having a grade greater than 15% to be a slope. If the applicant fails to stabilize any slope to be vegetated by September 1, then the applicant shall take one of the following actions to stabilize the slope for late fall and winter.

Stabilize the soil with temporary vegetation and erosion control mats -- By September 1 the applicant shall seed the disturbed slope with winter rye at a seeding rate of 3 pounds per 1,000 square feet and apply erosion control mats over the mulched slope. The applicant shall monitor growth of the rye



over the next 30 days. If the rye fails to grow at least three inches or cover at least 75% of the disturbed slope by November 1, then the applicant shall cover the slope with a layer of woodwaste compost as described in item iii of this standard or with stone riprap as described in item iv of this standard.

Stabilize the slope with sod -- The applicant shall stabilize the disturbed slope with properly installed sod by September 1. Proper installation includes the applicant pinning the sod onto the slope with wire pins, rolling the sod to guarantee contact between the sod and underlying soil, and watering the sod to promote root growth into the disturbed soil. The applicant shall not use late-season sod installation to stabilize slopes having a grade greater than 33% (3H:1V).

Stabilize the slope with woodwaste compost -- The applicant shall place a six-inch layer of woodwaste compost on the slope by November 15. Prior to placing the woodwaste compost, the applicant shall remove any snow accumulation on the disturbed slope. The applicant shall not use woodwaste compost to stabilize slopes having grades greater than 50% (2H:1V) or having groundwater seeps on the slope face.

Stabilize the slope with stone riprap -- The applicant shall place a layer of stone riprap on the slope by November 15. The applicant shall hire a registered professional engineer to determine the stone size needed for stability and to design a filter layer for underneath the riprap.

**3. Standard for the timely stabilization of disturbed soils** -- By September 15 the applicant shall seed and mulch all disturbed soils on areas having a slope less than 15%. If the applicant fails to stabilize these soils by this date, then the applicant shall take one of the following actions to stabilize the soil for late fall and winter.

Stabilize the soil with temporary vegetation -- By September 1 the applicant shall seed the disturbed soil with winter rye at a seeding rate of 3 pounds per 1000 square feet, lightly mulch the seeded soil with hay or straw at 75 pounds per 1000 square feet, and anchor the mulch with plastic netting. The applicant shall monitor growth of the rye over the next 30 days. If the rye fails to grow at least three inches or cover at least 75% of the disturbed soil before November 1, then the applicant shall mulch the area for over-winter protection as described below.

Stabilize the soil with sod -- The applicant shall stabilize the disturbed soil with properly installed sod by September 15. Proper installation includes the applicant pinning the sod onto the soil with wire pins, rolling the sod to guarantee contact between the sod and underlying soil, and watering the sod to promote root growth into the disturbed soil.

Stabilize the soil with mulch -- By November 15 the applicant shall mulch the disturbed soil by spreading hay or straw at a rate of at least 150 pounds per 1000 square feet on the area so that no soil is visible through the mulch. Prior to applying the mulch, the applicant shall remove any snow accumulation on the disturbed area. Immediately after applying the mulch, the applicant will anchor the mulch with plastic netting to prevent wind from moving the mulch off the disturbed soil.



## **I.8 Maintenance of facilities**

The stormwater facilities will be maintained by the Applicant, North Yarmouth Academy or their assigned heirs. The contract documents will require the contractor to designate a person responsible for maintenance of the sedimentation control features during construction as required by the Erosion Control Report. Long-term operation/maintenance recommended for the stormwater facilities is presented below.

The responsible party may contract with such professionals, as may be necessary in order to comply with this provision and may rely on the advice of such professionals in carrying out its duty hereunder, provided, that the following operation and maintenance procedures are hereby established as a minimum for compliance with this section. A maintenance log of the inspections shall be kept by the responsible party.

A construction inspection log is included in Attachment B. An Operation and Maintenance manual including an inspection log is attached to the Stormwater Report for this project.

### **Inspection and Maintenance Frequency and Corrective Measures:**

The following areas, facilities, and measures will be inspected and the identified deficiencies will be corrected. Clean-out must include the removal and legal disposal of any accumulated sediments and debris.

#### **Catch Basins:**

Inspect catch basins 2 times per year (preferably in Spring and Fall) to ensure that the catch basins are working in their intended fashion and that they are free of debris. Clean structures when sediment depths reach 12" from invert of outlet. If the basin outlet is designed with a hood to trap floatable materials (i.e. Snout), check to ensure watertight seal is working. At a minimum, remove floating debris and hydrocarbons at the time of the inspection.

#### **Culverts:**

Inspect culverts 2 times per year (preferably in Spring and Fall) to ensure that the culverts are working in their intended fashion and that they are free of debris. Remove any obstructions to flow; remove accumulated sediments and debris at the inlet, at the outlet, and within the conduit and repair any erosion damage at the culvert's inlet and outlet.

#### **Stormdrain Outlets:**

Inspect outlets 2 times per year (preferably in Spring and Fall) to ensure that the outlets are working in their intended fashion and that they are free of debris. Remove any obstructions to flow; remove accumulated sediments and debris at the outlet and within the conduit. Repair any erosion damage at the stormdrain outlet.

#### **Roofline Drip Strip:**

The drip strip will be inspected within the first three months after construction; thereafter the filter will be inspected 2 times per year (preferably in Spring and Fall) to ensure that the filter is draining within 24 to 48 hours of a rain event equivalent to 1" or more. Failure to drain in 72 hours will require part or all of the soil filter media to be removed and replaced with new material meeting the soil filter gradation. The facilities will be inspected after major storms and any identified deficiencies will be corrected. Inspect for unwanted or invasive plants and remove as necessary. Remove debris from the



surface. Since the Roofline Drip edge is a part of the approved stormwater management plan, it cannot be paved over or altered in any way. Gutters shall not be installed along the roofline.

**Pervious Pavers:** Do not use sand or salt on pervious pavers. Inspect the pervious pavers during a rainstorm during the first few months following construction to ensure that the pavers are draining. After initial inspections, inspect 2 times per year (preferably in Spring and Fall) after a significant storm, to ensure the pavers are working in their intended fashion and that they are free of sediment and debris. Remove leaves and organic debris regularly to maintain infiltration. Plowing, with the plow blade raised up to 1 inch to avoid damaging pavers, shall be performed as necessary to maintain vehicular traffic safety. Vacuuming of the pavers shall be performed if the infiltration is diminished. If vacuuming does not restore infiltration, remove pavers and clean or replace reservoir stone.

**Vegetated Areas:**

Inspect slopes and embankments early in the growing season 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. The facilities will be inspected after major storms and any identified deficiencies will be corrected.

**Ditches, Swales and other Open Stormwater Channels:**

Inspect 2 times per year (preferably in Spring and Fall) to ensure they are working in their intended fashion and that they are free of sediment and debris. Remove any obstructions to flow, including accumulated sediments and debris and vegetated growth. Repair any erosion of the ditch lining. Vegetated ditches will 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. Correct any erosion of the channel's bottom or sideslopes. The facilities shall be inspected after major storms and any identified deficiencies shall be corrected.

**Roadways and Parking Surfaces:** Clear accumulations of winter sand in parking lots and 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. Repair potholes and other roadway obstructions and hazards. Plowing and sanding of paved areas shall be performed as necessary to maintain vehicular traffic safety.

**Recertification**

As part of the Stormwater Permit, the applicant is required to meet the standards in Appendix B of the Chapter 500 Rules. Appendix B states that a project must submit a certification of the following to the department within three months of the expiration of each five-year interval from the date of issuance of the permit.

- (a) Identification and repair of erosion problems. All areas of the project site have been inspected for areas of erosion, and appropriate steps have been taken to permanently stabilize these areas.
- (b) Inspection and repair of stormwater control system. All aspects of the stormwater control system have been inspected for damage, wear, and malfunction, and appropriate steps have been taken to repair or replace the system, or portions of the system.



- (c) Maintenance. The erosion and stormwater maintenance plan for the site is being implemented as written, or modifications to the plan have been submitted to and approved by the department, and the maintenance log is being maintained.
- (d) Proprietary Systems. All proprietary systems have been maintained according to the manufacturer's recommendations. Where required by the Department, the permittee shall execute a 5-year maintenance contract with a qualified professional for the coming 5-year interval. The maintenance contract must include provisions for routine inspections, cleaning, and general maintenance.

### **Housekeeping**

As part of the Stormwater Permit, the applicant is required to meet the standards in Appendix C of the Chapter 500 Rules. The following procedures are hereby established as a minimum for compliance with this section. For further information on the procedures listed below, refer to Chapter 500 rules – Appendix C.

#### **Spill Prevention:**

Controls must be used to prevent pollutants from construction and waste materials stored on site to enter stormwater, which includes storage practices to minimize exposure of the materials to stormwater. The site contractor or operator must develop, and implement as necessary, appropriate spill prevention, containment, and response planning measures.

#### **Groundwater Protection:**

During construction, liquid petroleum products and other hazardous materials with the potential to contaminate groundwater may not be stored or handled in areas of the site draining to an infiltration area. An "infiltration area" is any area of the site that by design or as a result of soils, topography and other relevant factors accumulates runoff that infiltrates into the soil. Dikes, berms, sumps, and other forms of secondary containment that prevent discharge to groundwater may be used to isolate portions of the site for the purposes of storage and handling of these materials. Any project proposing infiltration of stormwater must provide adequate pre-treatment of stormwater prior to discharge of stormwater to the infiltration area, or provide for treatment within the infiltration area, in order to prevent the accumulation of fines, reduction in infiltration rate, and consequent flooding and destabilization.

#### **Fugitive Sediment and Dust:**

Actions must be taken to ensure that activities do not result in noticeable erosion of soils or fugitive dust emissions during or after construction. Oil may not be used for dust control, but other water additives may be considered as needed. A stabilized construction entrance (SCE) should be included to minimize tracking of mud and sediment. If off-site tracking occurs, public roads should be swept immediately and no less than once a week and prior to significant storm events. Operations during dry months, that experience fugitive dust problems, should wet down unpaved access roads once a week or more frequently as needed with a water additive to suppress fugitive sediment and dust.

#### **Debris and Other Materials:**

Minimize the exposure of construction debris, building and landscaping materials, trash, fertilizers, pesticides, herbicides, detergents, sanitary waste and other materials to precipitation and stormwater runoff. These materials must be prevented from becoming a pollutant source.



**Trench or Foundation De-watering:**

Excavation de-watering is the removal of water from trenches, foundations, coffer dams, ponds, and other areas within the construction area that retain water after excavation. In most cases the collected water is heavily silted and hinders correct and safe construction practices. The collected water removed from the ponded area, either through gravity or pumping, must be spread through natural wooded buffers or removed to areas that are specifically designed to collect the maximum amount of sediment possible, like a cofferdam sedimentation basin. Avoid allowing the water to flow over disturbed areas of the site.

**Authorized Non-stormwater Discharges:**

Identify and prevent contamination by non-stormwater discharges. Where allowed non-stormwater discharges exist, they must be identified and steps should be taken to ensure the implementation of appropriate pollution prevention measures for the non-stormwater component(s) of the discharge. Authorized non-stormwater discharges are:

- (a) Discharges from firefighting activity;
- (b) Fire hydrant flushings;
- (c) Vehicle washwater if detergents are not used and washing is limited to the exterior of vehicles (engine, undercarriage and transmission washing is prohibited);
- (d) Dust control runoff in accordance with permit conditions and Appendix (C)(3);
- (e) Routine external building washdown, not including surface paint removal, that does not involve detergents;
- (f) Pavement washwater (where spills/leaks of toxic or hazardous materials have not occurred, unless all spilled material had been removed) if detergents are not used;
- (g) Uncontaminated air conditioning or compressor condensate;
- (h) Uncontaminated groundwater or spring water;
- (i) Foundation or footer drain-water where flows are not contaminated;
- (j) Uncontaminated excavation dewatering (see requirements in Appendix C(5));
- (k) Potable water sources including waterline flushings; and
- (l) Landscape irrigation.

**Unauthorized Non-stormwater Discharges:**

Identify and prevent contamination by non-stormwater discharges. Specifically, the Department's approval does not authorize discharges of the following:

- (a) Wastewater from the washout or cleanout of concrete, stucco, paint, form release oils, curing compounds or other construction materials;



- (b) Fuels, oils or other pollutants used in vehicle and equipment operation and maintenance;
- (c) Soaps, solvents, or detergents used in vehicle and equipment washing; and
- (d) Toxic or hazardous substances from a spill or other release.

### **Conclusion**

The Applicant has provided temporary and permanent erosion control measures as well as specifying a sequence of construction as measures to minimize erosion and sedimentation.

### **Attachments**

- Attachment A - Seeding Plan
- Attachment B - Inspection Report



**ATTACHMENT A**

**SEEDING PLAN**



## SEEDING PLAN

Project: North Yarmouth Academy

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Site Location: Yarmouth, ME

☐ Permanent Seeding                      ☒ Temporary Seeding

1. Instruction on preparation of soil: Prepare a good seed bed for planting method used.
2. Apply lime as follows: \_\_\_\_\_ # / acres, OR 138 # /M Sq. Ft.
3. Fertilize with \_\_\_\_\_ pounds of \_\_\_\_\_ N-P-K/ac. OR 13.8 pounds of 10-10-10 N-P-K/M Sq. Ft.
4. Method of applying lime and fertilizer: Spread and work into the soil before seeding.
5. Seed with the following mixture:  
    50% Winter Rye  
    50% Annual Rye
6. Mulching instructions: Apply at the rate of \_\_\_\_\_ per acre, OR 75 pounds per M. Sq. Ft.

	<u>Amount</u>	<u>Unit # Tons. Etc.</u>
7. TOTAL LIME	138	#/1000 sq. ft.
8. TOTAL FERTILIZER	13.8	#/1000 sq. ft.
9. TOTAL SEED	1.03	#/1000 sq. ft.
10. TOTAL MULCH	75	#/1000 sq. ft.
11. TOTAL other materials, seeds, etc.	<hr/>	
12. REMARKS		

Spring seeding is recommended; however, late summer (prior to September 1) seeding can be made. Permanent seeding should be made prior to August 5 or as a dormant seeding after the first killing frost and before the first snowfall. If seeding cannot be done within these seeding dates, temporary seeding and mulching shall be used to protect the site. Permanent seeding shall be delayed until the next recommended seeding period.



## SEEDING PLAN

Project: North Yarmouth Academy

---

Site Location: Yarmouth, ME

☒ Permanent Seeding                      ☐ Temporary Seeding

1. Instruction on preparation of soil: Prepare a good seed bed for planting method used.
2. Apply lime as follows: \_\_\_\_\_ # / acres, OR 138 # /M Sq. Ft.
3. Fertilize with \_\_\_\_\_ pounds of \_\_\_\_\_ N-P-K/ac. OR 18.4 pounds of 10-20-20 N-P-K/M Sq. Ft.
4. Method of applying lime and fertilizer: Spread and work into the soil before seeding.
5. Seed with the following mixture:  
40% Creeping Red Fescue  
30% Charger II Perennial Ryegrass  
20% KenBlue Kentucky Bluegrass  
10% Tiffany Chewings Fescue
6. Mulching instructions: Apply at the rate of \_\_\_\_\_ per acre, OR 75 pounds per M. Sq. Ft.

	<u>Amount</u>	<u>Unit # Tons. Etc.</u>
7. TOTAL LIME	138	#/1000 sq. ft.
8. TOTAL FERTILIZER	18.4	#/1000 sq. ft.
9. TOTAL SEED	1.03	#/1000 sq. ft.
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Spring seeding is recommended, however, late summer (prior to September 1) seeding can be made. Permanent seeding should be made prior to August 5 or as a dormant seeding after the first killing frost and before the first snowfall. If seeding cannot be done within these seeding dates, temporary seeding and mulching shall be used to protect the site. Permanent seeding shall be delayed until the next recommended seeding period.



**ATTACHMENT B**  
**INSPECTION REPORT**



# **EROSION AND SEDIMENTATION CONTROL PLAN**

## **CONSTRUCTION INSPECTION REPORT**

### **PROJECT INFORMATION**

Project Name: North Yarmouth Academy

Address: Route 1  
Yarmouth, Maine

### **CONTRACTOR/SUBCONTRACTOR INFORMATION**

Inspector Name: \_\_\_\_\_

Firm: \_\_\_\_\_

Title: \_\_\_\_\_

Qualifications: \_\_\_\_\_

### **INSPECTION SUMMARY**

Date of Inspection: \_\_\_\_\_

Major Observations: \_\_\_\_\_

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THE FACILITY IS IN COMPLIANCE WITH THE STORMWATER POLLUTION PREVENTION  
PLAN WITH THE FOLLOWING EXCEPTIONS:

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ACTIONS NECESSARY TO BRING FACILITY INTO COMPLIANCE:

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REQUIRED MODIFICATIONS TO STORMWATER POLLUTION PREVENTION PLAN  
(MUST BE IMPLEMENTED WITHIN 7 DAYS OF INSPECTION):

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CERTIFICATION STATEMENT:

“I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the systems, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.”

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Typed Name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date



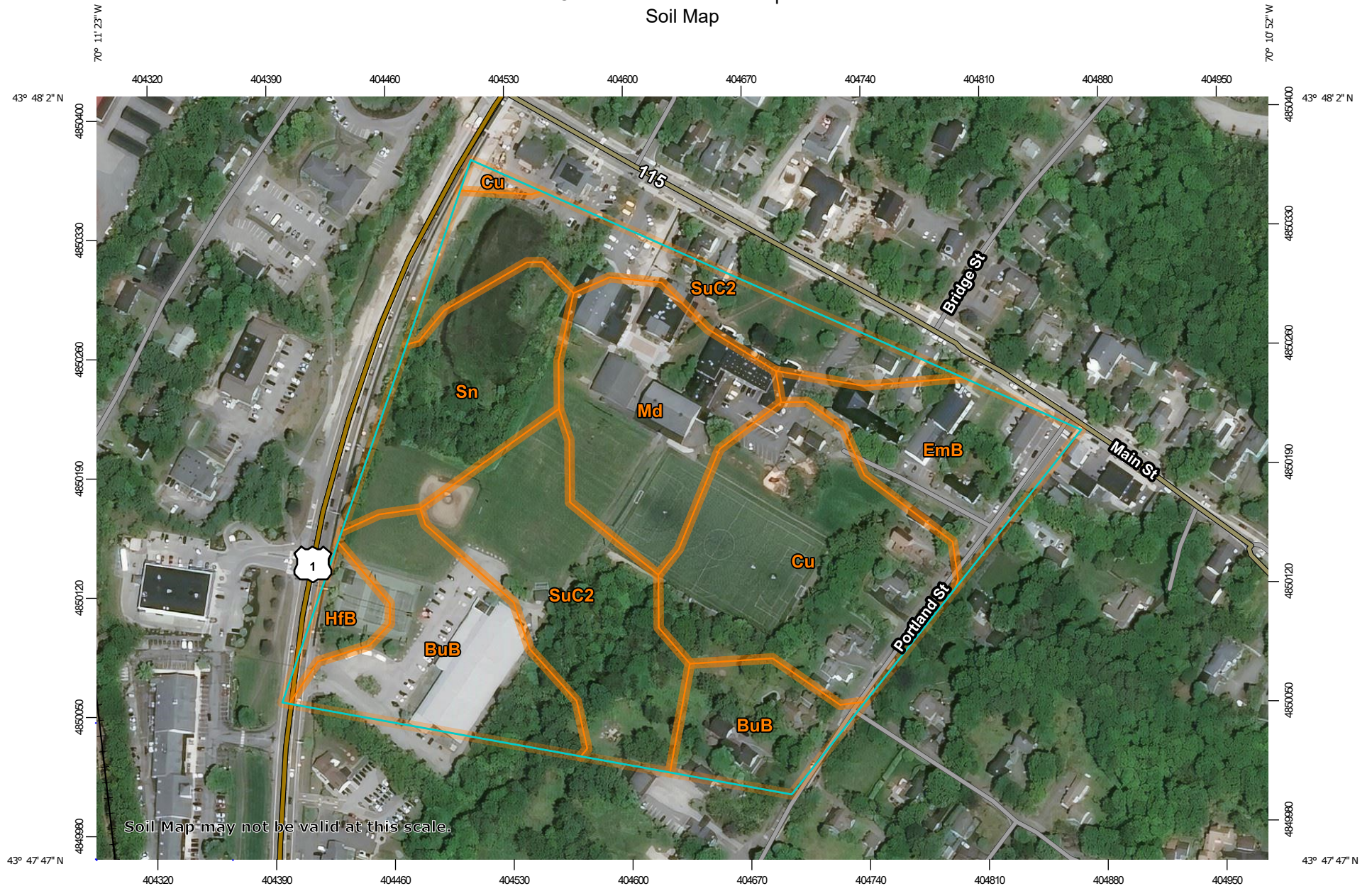
## **EXHIBIT 16**

### **SOILS**

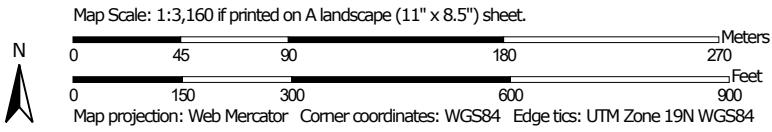
Attached to this exhibit are a NRCS Medium Intensity Soil Map, Geotechnical Report, and Wetland Report.



# Custom Soil Resource Report Soil Map



Soil Map may not be valid at this scale.






# Custom Soil Resource Report

## 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

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

### Water Features

 Streams and Canals

### Transportation

 Rails


 Interstate Highways

 US Routes

 Major Roads

 Local Roads

### Background

 Aerial Photography

## 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 18, Aug 31, 2021

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

Date(s) aerial images were photographed: Jun 7, 2019—Jul 2, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background



## MAP LEGEND

## MAP INFORMATION

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
BuB	Lamoine silt loam, 3 to 8 percent slopes	4.7	18.4%
Cu	Cut and fill land	5.1	19.8%
EmB	Elmwood fine sandy loam, 0 to 8 percent slopes	2.5	9.6%
HfB	Hartland very fine sandy loam, 3 to 8 percent slopes	0.6	2.3%
Md	Made land	3.5	13.7%
Sn	Scantic silt loam, 0 to 3 percent slopes	2.7	10.7%
SuC2	Suffield silt loam, 8 to 15 percent slopes, eroded	6.5	25.6%
<b>Totals for Area of Interest</b>		<b>25.5</b>	<b>100.0%</b>

## Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not





ENVIRONMENTAL CONSULTING • GEOTECHNICAL ENGINEERING • CONSTRUCTION MATERIALS TESTING

**Geotechnical Report  
North Yarmouth Travis Roy Arena Addition  
Route 1  
Yarmouth, Maine**

Prepared for:

North Yarmouth Academy

Prepared by:

Summit Geoengineering Services  
Project #17360  
June 2008

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ENVIRONMENTAL CONSULTING • GEOTECHNICAL ENGINEERING • CONSTRUCTION MATERIALS TESTING

June 30, 2008  
Summit #17360

Peter Mertz  
North Yarmouth Academy  
148 Main Street  
Yarmouth, Maine 04096

Reference: Proposal for Geotechnical Investigation  
NYA Upper School Gymnasium, Yarmouth, Maine

Dear Peter;

We have completed the geotechnical investigation for the proposed addition to the Travis Roy Arena at North Yarmouth Academy on Route 1 in Yarmouth, Maine. Our scope of services included performing 8 borings at the site and preparing this report summarizing our findings and geotechnical recommendations.

### **1.0 Project and Site**

We understand the project will consist of constructing an addition to the north side of the existing Travis Roy Arena on Route 1 in Yarmouth, Maine.

The proposed site is currently unoccupied, consisting of grass, a paved walkway and parking lot, several underground gasoline tanks, and large boulders. There is vegetation and a shallow ditch to the east. Tennis courts and a softball field are located to the west and a large athletic field to the north. The existing Travis Roy Arena is adjacent to the south. Existing grades range from elevation 90 feet adjacent to the existing building down to elevation 88 feet. The existing finished floor is at elevation 90 feet. Based on this, up to 2 feet of fill will be required to raise the grade in the building footprint to the finished grade.

---

**Lewiston:**

640 Main Street • Lewiston, ME 04240  
Tel: (207) 795-6009 • Fax: (207) 795-6128

**Bangor:**

8 Harlow St., Suite 4A • Bangor, ME 04401  
Tel: (207) 262-9040 • Fax: (207) 262-9080

**Augusta:**

43 Cony Road • Augusta, ME 04330  
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**Portland:**

1 Industrial Way, Suite 7 • Portland, ME 04103  
Tel: (207) 221-6360 • Fax: (207) 221-6146



## **2.0 Exploration & Laboratory Testing**

Summit observed the subsurface conditions at the site with the drilling of 8 borings on June 23, 2008. The borings were drilled using a Mobile B-59 truck and 4 ¼" hollow stem augers provided and operated by Great Works Test Borings. Borings B-1, B-2, and B-7 were drilled to refusal at depths of 19.5 feet to 39 feet. All other borings were drilled to depths of 12 to 22 feet. The boring locations were approximately established by Summit by taping and pacing from existing site features. Figure 1, Boring Location Plan, is attached at the end of this report under Appendix A. Logs of the borings are attached under Appendix B.

Two-foot split spoon samples were collected every 5 feet of depth in each boring. No laboratory tests were considered necessary for this project.

## **3.0 Subsurface Conditions**

Borings B-1 and B-3 contained 3 inches of pavement. Topsoil was not encountered in these borings.

In general, the soils encountered at the site consisted of 4 to 12 inches of *topsoil* overlying 1 to 2.5 feet of *fill* overlying *glacial marine* deposits.

***Topsoil*** encountered at the site ranged from 4 to 12 inches in thickness and generally consisted of dark brown sandy silt with traces of roots and organics.

***Fill*** encountered at the site was 1 to 2.5 feet thick. Fill was not encountered at B-2 and B-7. In general, the fill consisted of dark brown gravelly sand with a trace of silt. The fill is visually classified as SP or SM in accordance with USCS.

***Glacial marine deposits*** encountered at the site ranged from gray silty clay, to brown medium-coarse sand. Based on visual observations, the soil classification ranges from SP to CL in accordance with the USCS. The glacial marine deposits were generally stiff, compact, and dry. SPT-N values for the soil range from 4 bpf to 43 bpf, averaging 20 bpf. The lower SPT-N values are where the soil moisture content is higher. The higher SPT-N values are where cobbles or boulders were encountered.

***Bedrock*** was encountered in borings B-1, B-2, and B-7. Based on the Bedrock Geology Map of Maine, the bedrock at the site is part of the Vassalboro Formation. Samples of bedrock were not taken.

***Groundwater*** was encountered in boring B-1 at a depth of approximately 36 feet, elevation 54 feet. Groundwater appeared to be confined within the bedrock. Groundwater was not observed at the other borings. Soil samples in these borings were moist or damp.



## **4.0 Foundation Recommendations**

### *A. General*

Footings for the addition will be constructed on the existing granular fill, clayey silt, or silty sand soils. The major geotechnical design and construction issue associated with the construction of the arena addition foundation is differential settlement due to varied column loading. In our analysis we used column loads and spacings provided by Becker Structural Engineers. With proper site preparation, the addition can be supported using conventional spread footings with a slab-on-grade foundation. Total and differential settlement will be tolerable for the proposed building.

We expect the building addition foundations to be approximately 9 feet from the slope to the east. Based on this distance and the geometry of the slope, we do not foresee any issues with the stability of this slope from the new footings.

Based on similar finished floor elevations, we anticipate that the foundations for the arena addition will be at the same elevation as the existing arena foundations.

### *B. Foundation Design Recommendations*

We recommend that the footings for the proposed building be designed using an allowable bearing pressure of 4,000 psf for footings. Total settlement for this allowable bearing pressure is estimated to be less than 1 inch. Due to the relatively dense and stiff soils, the maximum differential settlement is computed to be less than 0.005. This bearing pressure and the associated settlement is based on the following conditions:

- All topsoil and pavement is removed within the building addition footprint prior to placement of fill or new foundations. Sub-grade soil should be proof-rolled. Proof rolling should consist of a minimum of 3 passes using a vibratory roller with a 7 to 10 ton operating weight. Where the sub-grade consists of clayey silt, a smooth-edged excavator bucket should be used to minimize disturbance.
- Areas in excavations that become wet and loose or soft from disturbance are over excavated and stabilized using crushed stone, and/or geo-textile filter fabric.
- Fill required beneath the building consists of Structural Backfill compacted to a minimum of 95 percent of its maximum dry density, determined in accordance with ASTM D1557.

### *C. Frost Protection*

Based on the required frost protection depth, the frost walls for the office building should be constructed at a minimum depth of 4 feet. This frost penetration depth is based on a design air-freezing index of 1,200 degree-days for the Yarmouth area.



We recommend that the foundation walls be backfilled with Foundation Backfill. Foundation Backfill should have a maximum particle size limited to 6 inches. The portion passing a 3-inch sieve should meet the following gradation specifications:

<b>FOUNDATION BACKFILL</b>	
<b>Sieve Size</b>	<b>Percent finer</b>
3 inch	100
No. 40	0 to 70
No. 200	0 to 5

The Foundation Backfill should be placed in 8 to 12-inch lifts and should be compacted to 95 percent of its maximum dry density determined in accordance with ASTM D1557.

#### *D. Building Slab*

We recommend building slabs be constructed on a minimum 12-inch thick layer of Structural Backfill. The maximum particle size should be limited to 6 inches and meet the following gradation specifications passing the 3-inch sieve:

<b>STRUCTURAL BACKFILL</b>	
<b>Sieve Size</b>	<b>Percent finer</b>
3 inch	100
1/4 inch	0 to 70
No. 200	0 to 10

**Reference:** MDOT Specification 703.20, Gravel Borrow

The Structural Backfill should be placed in 8 to 12-inch lifts and should be compacted to 95 percent of its maximum dry density determined in accordance with ASTM D1557.

For the conditions described above, the slab can be designed using a sub-grade modulus of 200 pci.

Based on the depth to groundwater, slab vapor/moisture migration will be negligible, assuming that perimeter foundation drains are installed to control infiltrated surface water ponding against the foundation walls. In the event that perimeter under-drains are not used, we recommend that a vapor barrier be used. The vapor barrier should be installed in accordance with the latest ACI specifications (ACI 302.1R-96).

#### *E. Groundwater Control*

Groundwater encountered within the building footprint is anticipated to be below footing depths. Based on this, perimeter under-drains along the exterior foundation walls are not strictly required. Surface water infiltration into the Foundation Backfill during rain events may occur, but is not likely due to the surrounding topography. Due to potential changes in local hydrology, it is generally good practice to install under-drains along exterior walls at the base of the



footings. We also recommend that exterior grades slope away from the addition to reduce runoff water from infiltrating the Foundation Backfill.

Perimeter under-drains, if used, should consist of 4 inch rigid perforated PVC placed adjacent to the footing and surrounded by a minimum of 6 inches of crushed stone wrapped in filter fabric to prevent clogging from the migration of the fine soil particles in the foundation backfill soils. The under-drain pipe should be outlet to a location where it will be free flowing. Where exposed at the ground surface, the ends of pipes should be screened or otherwise protected from entry and nesting of wildlife, which could cause clogging.

#### *F. Seismic Design*

The soils for the building foundation are categorized as Site Class D in accordance with the 2006 International Building Code. Soils susceptible to liquefaction during seismic events were not encountered within the building footprint.

### **5.0 Earthwork Considerations**

We recommend that the existing organic topsoil layer and pavement in the building addition footprint be removed prior to placing fill.

Excavations below 4 feet should be sloped no greater than 1.5H to 1V for sandy soil and 1H to 1V for firm silty clay. These slopes are based on the current OSHA Excavation Guidelines.

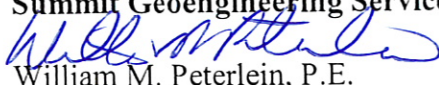
We recommend that a qualified geotechnical consultant be retained to monitor and test soil materials used during construction and confirm that soil conditions and construction methods are consistence with this report. Summit would welcome the opportunity to provide this service.

### **6.0 Closure**

Our recommendations are based on professional judgment and generally accepted principles of geotechnical engineering. Some changes in subsurface conditions from those presented in this report may occur. Should these conditions differ materially from those described in this report, Summit should be notified so that we can re-evaluate our recommendations.

It is recommended that this report be made available in its entirety to contractors for informational purposes and be incorporated in the construction Contract Documents.

We appreciate the opportunity to serve you during this phase of your project. If there are any questions or additional information is required, please do not hesitate to call.

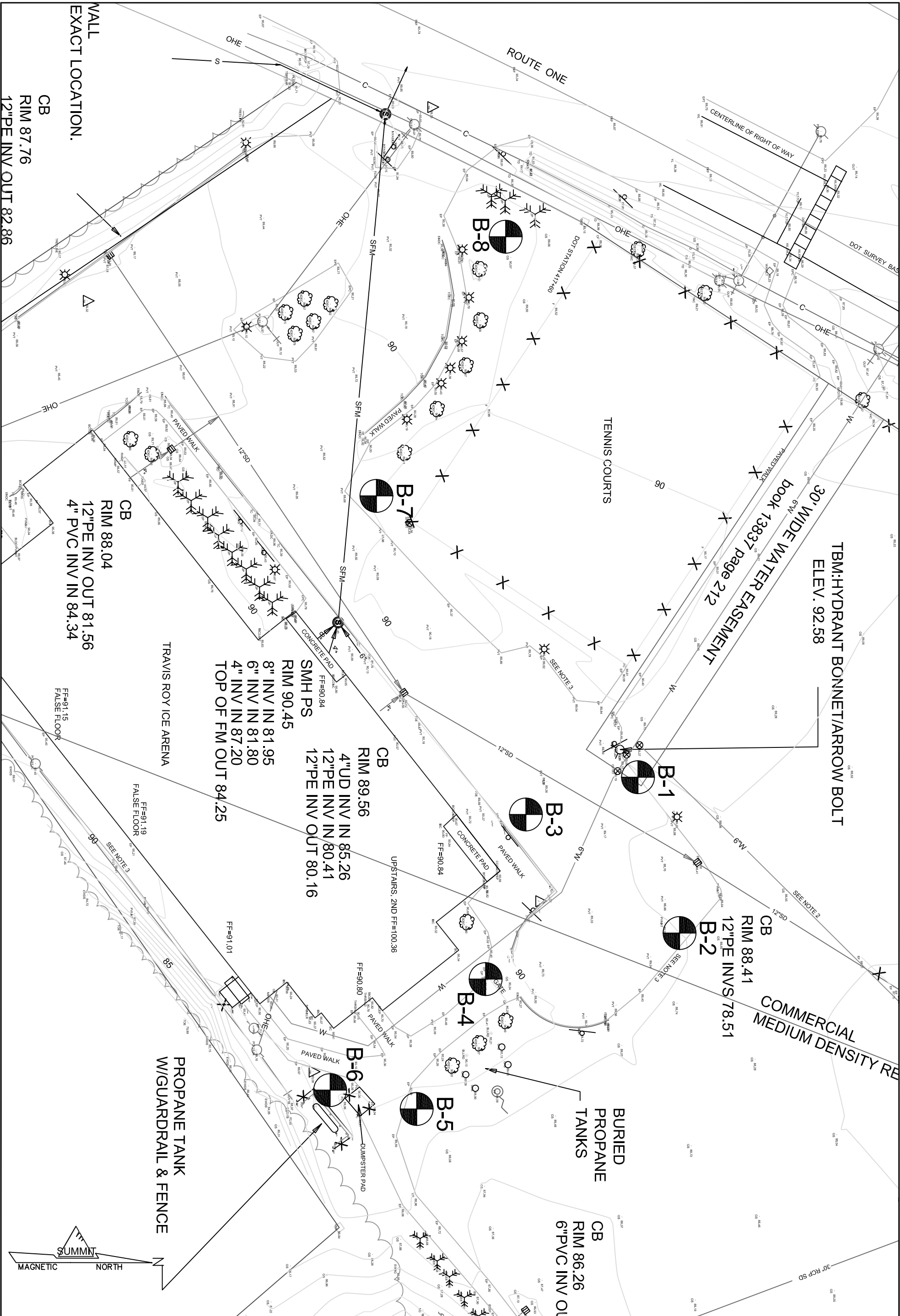
Sincerely yours,  
Summit Geoengineering Services,  
  
William M. Peterlein, P.E.  
Principal Geotechnical Engineer





**APPENDIX A**  
**BORING LOCATION PLAN**





PROJECT: NORTH YARMOUTH ACADEMY TRAVIS ROY ARENA ADDITION	TITLE: BORING LOCATION PLAN ROUTE I, YARMOUTH, ME	
	SCALE: 1" = 40'	DRAWN BY: WMP
	DATE: 06/30/08	APPR. BY:
CLIENT: NORTH YARMOUTH ACADEMY		

640 Main Street  
Lewiston, Maine 04240

SUMMIT

GEOENGINEERING SERVICES

Tel.: (207) 795-6009  
Fax: (207) 795-6128

PROJECT #: 17360

FIGURE: 1



**APPENDIX B**  
**EXPLORATION LOGS**



## EXPLORATION REPORT COVER SHEET

The exploration report has been prepared by the geotechnical engineer from both field and laboratory data. Differences between field logs and exploration reports may exist.

It is common practice in the soil and foundation engineering profession that field logs and laboratory data sheets not be included in engineering reports, because they do not represent the engineer's final opinion as to appropriate descriptions for conditions encountered in the exploration and testing work. The field logs will be retained in our office for review. Results of laboratory tests are generally shown on the borings logs or are described in the text of the report as appropriate.

### **Drilling and Sampling Symbols:**

SS = Split Spoon  
ST = Shelby Tube – 2" OD, disturbed  
UT = Shelby Tube – 3" OD, undisturbed  
HSA = Hollow Stem Auger  
CS = Casing – size as noted  
Sv = Vane Shear  
PP = Pocket Penetrometer  
RX = Rock Core – size as noted

Hyd = Hydraulic advance of probes  
WOH = Weight of Hammer  
WOR = Weight of Rod  
GS = Grain Size Data  
PI = Plasticity Index  
LL = Liquid Limit  
w = Natural Water Content  
USCS = unified Soil Classification System

### **Water Level Measurements:**

Water levels indicated on the boring logs are the levels measured in the boring at the times indicated. In pervious soils, the indicated elevations are considered reliable groundwater levels. In impervious soils, the accurate determination of groundwater elevations may not be possible, even after several days of observations; additional evidence of groundwater elevations via observation or monitoring wells must be sought.

### **Gradation Description and Terminology:**

Boulders:	Over 8 inches	Trace:	Less than 5%
Cobbles:	8 inches to 3 inches	Little:	5% to 15%
Gravel:	3 inches to No.4 sieve	Some:	15% to 25%
Sand:	No.4 to No. 200 sieve	Silty, Sandy, etc.:	Greater than 25%
Silt:	No. 200 sieve to 0.005 mm		
Clay:	less than 0.005 mm		

### **Density of Granular Soils and Consistency of Cohesive Soils:**

CONSISTENCY OF COHESIVE SOILS		DENSITY OF GRANULAR SOILS	
SPT N-value blows/ft	Consistency	SPT N-value blows/ft	Relative Density
0 to 2	Very Soft	0 to 3	Very Loose
3 to 4	Soft	4 to 9	Loose
5 to 8	Firm	10 to 29	Compact
9 to 16	Stiff	30 to 49	Dense
17 to 32	Very Stiff	50 to 80	Very Dense
>32	Hard		



SUMMIT GEOENGINEERING SERVICES 640 Main Street Lewiston, Maine 04240					SOIL BORING LOG			Boring #:	B-1	
Drilling Co: Great Works					Project: NYA Travis Roy Arena North Yarmouth, ME			Project #: 17360		
Foreman: Wayne					Reference: Interpolated from site plan provided by Royal River			Sheet: 1 of 2		
Summit: B. Peterlein					Date started: 6/23/2008      Date Comp: 6/23/2008			Prep by: N. Langlais		
DRILLING METHOD			SAMPLER		GROUND WATER DEPTH					
Vehicle: Truck			Type: 24" SS		Date	Depth	Elevation	Comments		
Model: Mobile B-59			Hammer: 140 lb		6/23/2008	36' +/-	54' +/-	Observed in samples		
Method: 4 1/4" Hollow Stem Auger			Fall: 30"							
Depth (ft.)	SAMPLE DATA				ENGINEERING DESCRIPTION			GEOLOGIC DESCRIPTION		
	No.	Pen/Rec (in.)	Depth (ft)	Blows						
1	S-1	24/12	0-2	22	3" pavement			FILL		
				17	Dark brown Gravelly SAND, trace Silt, dry,					
				12	compact, SP					
2				10				2' GLACIAL MARINE		
					Brown SILT and some Clay in tip of spoon					
3										
4										
5										
6	S-2	24/24	5-7	9	Gray and mottled Clayey SILT, dry, very stiff,					
				12	blocky, ML/CL					
7				14						
				16						
8										
9										
10										
11	S-3	24/24	10-12	3	Gray Silty CLAY, moist, firm, CL					
				4						
12				3						
				6						
13										
14										
15										
16	S-4	24/22	15-17	2	Brown fine Sandy SILT, moist, very stiff,					
				9	SM/ML					
17				10						
				10						
18										
19										
20										
21	S-5	24/22	20-22	7	Brown fine Sandy SILT, trace Clay, damp,					
				11	very stiff, ML					
22				11						
				7						



SUMMIT GEOENGINEERING SERVICES 640 Main Street Lewiston, Maine 04240					SOIL BORING LOG			Boring #:	B-1
Project:					NYA Travis Roy Arena North Yarmouth, ME			Project #:	17360
Foreman:					Wayne			Sheet:	2 of 2
Summit:					B. Peterlein			Prep by:	N. Langlais
Drilling Co: Great Works					Ground Elevation: 90' +/-				
Reference:					Interpolated from site plan provided by Royal River				
Date started:					6/23/2008		Date Comp:		6/23/2008
DRILLING METHOD		SAMPLER			GROUND WATER DEPTH				
Vehicle: Truck		Type: 24" SS			Date	Depth	Elevation	Comments	
Model: Mobile B-59		Hammer: 140 lb			6/23/2008	36' +/-	54' +/-	Observed in samples	
Method: 4 1/4" Hollow Stem Auger		Fall: 30"							
Depth (ft.)	SAMPLE DATA				ENGINEERING DESCRIPTION			GEOLOGIC DESCRIPTION	
	No.	Pen/Rec (in.)	Depth (ft)	Blows					
23					Brown Sandy GRAVEL, dry, dense, GP/SP, cobbles			GLACIAL MARINE	
24									
25									
	S-6	24/20	25-27	12					
26				15					
				15					
27				15					
28					Brown Gravelly SAND, dry, dense, GP/SP			31'	
29									
30									
	S-7	24/18	30-32	11					
31				13					
				18					
32				25					
33					Light brown SAND, little Silt, dry, dense, SP				
34									
35									
	S-8	24/12	35-37	15					
36				13					
				16					
37				14					
38					Harder drilling at 38' +/-				
39									
					End of boring at 39', auger and spoon refusal			39' BEDROCK	
40									
41									
42									
43									
44									



SUMMIT GEOENGINEERING SERVICES 640 Main Street Lewiston, Maine 04240					SOIL BORING LOG			Boring #:	B-2				
Drilling Co: Great Works					Project: NYA Travis Roy Arena North Yarmouth, ME			Project #: 17360					
Foreman: Wayne					Reference: Interpolated from site plan provided by Royal River			Sheet: 1 of 2					
Summit: B. Peterlein					Date started: 6/23/2008      Date Comp: 6/23/2008			Prep by: N. Langlais					
Ground Elevation: 89' +/-													
Date started: 6/23/2008      Date Comp: 6/23/2008													
DRILLING METHOD			SAMPLER		GROUND WATER DEPTH								
Vehicle: Truck			Type: 24" SS		Date	Depth	Elevation	Comments					
Model: Mobile B-59			Hammer: 140 lb		6/23/2008			None observed					
Method: 4 1/4" Hollow Stem Auger			Fall: 30"										
Depth (ft.)	SAMPLE DATA				ENGINEERING DESCRIPTION			GEOLOGIC DESCRIPTION					
	No.	Pen/Rec (in.)	Depth (ft)	Blows									
	S-1	24/20	0-2	6	4" topsoil			TOPSOIL					
1				5	Dark brown slightly mottled fine Sandy SILT, trace Clay, dry, stiff, SM/ML			4" GLACIAL MARINE					
				6									
2				12									
3													
4					Orange brown to brown Silty fine SAND, dry, compact, SM			6.8'					
5													
6													
	S-2	24/18	5-7	7	Light brown SAND, trace Silt, dry, SP					16.8'			
6				10									
				9									
7				10									
8					Light brown SAND, trace Silt, dry, loose, SP							16.8'	
9													
10													
	S-3	24/18	10-12	3	Light brown SAND, trace Silt, dry, compact, SP			16.8'					
11				4									
				5									
12				8									
13					Light brown SAND, trace Silt, dry, compact, SP					16.8'			
14													
15													
	S-4	24/16	15-17	5	Light brown SAND, trace Silt, dry, compact, SP							16.8'	
16				7									
				9									
17				12									
					Light brown fine SAND, some Silt, dry, compact, SP/SM, slight mottling			16.8'					
18													
19													
20					Light brown SAND, trace Silt, dry, compact, SP/SM					16.8'			
	S-5	24/18	20-22	5									
21				6									
				10									
22				12									



<div>SUMMIT GEOENGINEERING SERVICES 640 Main Street Lewiston, Maine 04240</div>					SOIL BORING LOG			Boring #: B-2	
					Project: NYA Travis Roy Arena North Yarmouth, ME			Project #: 17360 Sheet: 2 of 2 Prep by: N. Langlais	
Drilling Co: Great Works					Ground Elevation: 89' +/-				
Foreman: Wayne					Reference: Interpolated from site plan provided by Royal River				
Summit: B. Peterlein					Date started: 6/23/2008      Date Comp: 6/23/2008				
DRILLING METHOD			SAMPLER		GROUND WATER DEPTH				
Vehicle: Truck			Type: 24" SS		Date	Depth	Elevation	Comments	
Model: Mobile B-59			Hammer: 140 lb		6/23/2008			None observed	
Method: 4 1/4" Hollow Stem Auger			Fall: 30"						
Depth (ft.)	SAMPLE DATA				ENGINEERING DESCRIPTION			GEOLOGIC DESCRIPTION	
	No.	Pen/Rec (in.)	Depth (ft)	Blows					
23					Light brown and slightly mottled SAND, trace Silt, dry, dense, SP/SM  Harder drilling at 28' +/-			GLACIAL MARINE	
24									
25									
	S-6	24/14	25-27	6					
26				15					
				22					
27				27					
28									
29					End of boring at 29.5', auger and spoon refusal			29.5' BEDROCK	
30									
31									
32									
33									
34									
35									
36									
37									
38									
39									
40									
41									
42									
43									
44									



SUMMIT GEOENGINEERING SERVICES 640 Main Street Lewiston, Maine 04240					SOIL BORING LOG			Boring #:	B-3				
Drilling Co: Great Works					Project: NYA Travis Roy Arena North Yarmouth, ME			Project #: 17360					
Foreman: Wayne					Reference: Interpolated from site plan provided by Royal River			Sheet: 1 of 1					
Summit: B. Peterlein					Date started: 6/23/2008      Date Comp: 6/23/2008			Prep by: N. Langlais					
DRILLING METHOD			SAMPLER		GROUND WATER DEPTH								
Vehicle: Truck			Type: 24" SS		Date	Depth	Elevation	Comments					
Model: Mobile B-59			Hammer: 140 lb		6/23/2008			None observed					
Method: 2 1/4" Hollow Stem Auger			Fall: 30"										
Depth (ft.)	SAMPLE DATA				ENGINEERING DESCRIPTION			GEOLOGIC DESCRIPTION					
	No.	Pen/Rec (in.)	Depth (ft)	Blows									
1	S-1	24/12	0-2	15	3" pavement			FILL					
				14	Brown Gravelly SAND, dry, compact, SP								
				9									
2				9						2.5' GLACIAL MARINE			
3													
4								6.5'					
5													
6	S-2	24/24	5-7	10	Brown Silty fine SAND, trace Clay, dry, compact, SM							11'	
				9	Brown fine SAND, little Silt, dry, compact, SP/SM								
7				12									
8													
9													
10													
11	S-3	24/18	10-12	2	Brown fine SAND, little Silt, damp, loose, SP/SM			22'					
				5									
12				7	Light brown SAND, some Gravel, dry, compact, SP								
				9									
13													
14													
15													
16	S-4	24/20	15-17	13	Light brown Gravelly SAND, trace Silt, dry, dense, SP								
				21									
17				22									
				45									
18													
19													
20					Harder drilling, switch to 4 1/4" auger								
21	S-5	24/18	20-22	5	Light brown SAND, trace Silt and Gravel, dry, compact, SP								
				10									
22				13									
				17	End of boring at 22', no refusal								



SUMMIT GEOENGINEERING SERVICES 640 Main Street Lewiston, Maine 04240					SOIL BORING LOG			Boring #:	B-4					
Drilling Co: Great Works					Project: NYA Travis Roy Arena North Yarmouth, ME			Project #: 17360						
Foreman: Wayne					Reference: Interpolated from site plan provided by Royal River			Sheet: 1 of 1						
Summit: B. Peterlein					Date started: 6/23/2008      Date Comp: 6/23/2008			Prep by: N. Langlais						
Ground Elevation: 90' +/-														
Vehicle: Truck					Type: 24" SS									
Model: Mobile B-59					Hammer: 140 lb									
Method: 4 1/4" Hollow Stem Auger					Fall: 30"									
DRILLING METHOD		SAMPLER			GROUND WATER DEPTH									
Date		Depth		Elevation		Comments								
6/23/2008						None observed								
Depth (ft.)	SAMPLE DATA				ENGINEERING DESCRIPTION			GEOLOGIC DESCRIPTION						
	No.	Pen/Rec (in.)	Depth (ft)	Blows										
1	S-1	24/18	0-2	6	4" topsoil			TOPSOIL/FILL						
				9	8" brown Gravelly SAND, little Silt, dry, SM									
2				7	Olive brown Silty CLAY, trace fine Sand, dry, hard, ML			1' GLACIAL MARINE						
				8										
3														
4														
5														
6	S-2	24/24	5-7	10						Brown Silty fine SAND, moist, compact, SM				
				11										
7				13										
				10										
8														
9														
10														
11	S-3	24/24	10-12	10	Olive brown Silty fine SAND, moist to damp, compact, SM									
				13										
12				11										
				13										
13														
14														
15														
16	S-4	24/24	15-17	4	Brown clean medium to fine SAND, trace Silt, dry, compact, SP									
				9										
17				9										
				10										
18														
19														
20														
21	S-5	24/24	20-22	3	Brown medium to fine SAND, trace Silt, dry, compact, SP									
				10										
				13										
22				14	End of boring at 22', no refusal			22'						



SUMMIT GEOENGINEERING SERVICES 640 Main Street Lewiston, Maine 04240					SOIL BORING LOG			Boring #:	B-5					
Project:					NYA Travis Roy Arena North Yarmouth, ME			Project #:	17360					
Foreman:					Wayne			Sheet:	1 of 1					
Summit:					B. Peterlein			Prep by:	N. Langlais					
Drilling Co: Great Works					Ground Elevation: 89' +/-									
Reference:					Interpolated from site plan provided by Royal River									
Date started:					6/23/2008		Date Comp:		6/23/2008					
DRILLING METHOD			SAMPLER		GROUND WATER DEPTH									
Vehicle: Truck			Type: 24" SS		Date	Depth	Elevation	Comments						
Model: Mobile B-59			Hammer: 140 lb		6/23/2008			None observed						
Method: 4 1/4" Hollow Stem Auger			Fall: 30"											
Depth (ft.)	SAMPLE DATA				ENGINEERING DESCRIPTION			GEOLOGIC DESCRIPTION						
	No.	Pen/Rec (in.)	Depth (ft)	Blows										
1	S-1	24/12	0-2	9	6" topsoil			TOPSOIL/FILL						
				15	6" dark brown Gravelly SAND, trace Silt, SP									
2				14				1' GLACIAL MARINE						
				19										
3														
4														
5														
6	S-2	24/24	5-7	16						Brown medium to fine SAND, trace to little Silt, dry, dense, SM				
				15										
7				16										
				20										
8														
9					Brown medium to fine SAND, moist to dry, dense, SP									
10														
11	S-3	24/24	10-12	5										
				8										
12				12										
				12										
13														
14					Tannish-brown medium to coarse SAND, dry, compact, SP									
15														
16	S-4	24/18	15-17	4										
				5										
17				7										
				8										
18														
19					Brown medium to coarse SAND, dry, compact, SP									
20														
21	S-5	24/18	20-22	4										
				5										
22				9										
				9	End of boring at 22', no refusal			22'						



<b>SUMMIT</b> <b>GEOENGINEERING SERVICES</b> 640 Main Street Lewiston, Maine 04240					<b>SOIL BORING LOG</b>		Boring #: <b>B-6</b>	
Project: NYA Travis Roy Arena North Yarmouth, ME					Project #: 17360 Sheet: 1 of 1 Prep by: N. Langlais			
Drilling Co: Great Works					Ground Elevation: 88' +/-			
Foreman: Wayne					Reference: Interpolated from site plan provided by Royal River			
Summit: B. Peterlein					Date started: 6/23/2008      Date Comp: 6/23/2008			
DRILLING METHOD		SAMPLER			GROUND WATER DEPTH			
Vehicle: Truck Model: Mobile B-59 Method: 4 1/4" Hollow Stem Auger		Type: 24" SS Hammer: 140 lb Fall: 30"			Date	Depth	Elevation	
					6/23/2008		None observed	
Depth (ft.)	SAMPLE DATA				ENGINEERING DESCRIPTION		GEOLOGIC DESCRIPTION	
No.	Pen/Rec (in.)	Depth (ft)	Blows					
	S-1	24/12	0-2	3	4" topsoil		TOPSOIL	
1				5	Brown medium to coarse SAND, trace Gravel, dry, compact, SP		4" FILL	
				6				
2				5				
3					Olive brown and slightly mottled Silty CLAY, moist, stiff, ML		2' GLACIAL MARINE	
4								
5								
6	S-2	24/24	5-7	7				
				11				
7				14				
				15				
8								
9								
10								
	S-3	24/24	10-12	2	Brown fine Sandy SILT to Silty fine SAND with Silt, little Clay seams, damp, firm, ML			
11				4				
				4				
12				7				
13					Brown fine Sandy SILT, wet, soft, ML			
14								
15								
	S-4	24/24	15-17	4				
16				2				
				2				
17				3				
18								
19								
20								
	S-5	24/	20-22	5	Brown medium to coarse SAND, dry, dense, SP			
21				8				
				12				
22				12	End of boring at 22', no refusal			22'



SUMMIT GEOENGINEERING SERVICES 640 Main Street Lewiston, Maine 04240					SOIL BORING LOG			Boring #:	B-7	
Project:					NYA Travis Roy Arena North Yarmouth, ME			Project #:	17360	
Foreman:					Wayne			Sheet:	1 of 1	
Summit:					B. Peterlein			Prep by:	N. Langlais	
Drilling Co: Great Works					Ground Elevation: 90' +/-					
Reference:					Interpolated from site plan provided by Royal River					
Date started:					6/23/2008		Date Comp:		6/23/2008	
DRILLING METHOD		SAMPLER			GROUND WATER DEPTH					
Vehicle: Truck		Type: 24" SS			Date	Depth	Elevation	Comments		
Model: Mobile B-59		Hammer: 140 lb			6/23/2008			None observed		
Method: 4 1/4" Hollow Stem Auger		Fall: 30"								
Depth (ft.)	SAMPLE DATA				ENGINEERING DESCRIPTION			GEOLOGIC DESCRIPTION		
	No.	Pen/Rec (in.)	Depth (ft)	Blows						
1	S-1	24/18	0-2	5	Dark brown Gravelly SAND, trace Silt, dry			TOPSOIL		
				6	Brown and mottled Silty fine SAND, trace Clay, dry, compact, SM			6" GLACIAL MARINE		
2				5						
				8						
3										
4										
5										
6	S-2	24/12	5-7	5	Light brown fine SAND, little Silt, trace Gravel, dry, compact, SP-SM					
				11						
7				15						
				14						
8										
9										
10										
11	S-3	24/20	10-12	7	Same as above					
				10						
12				10						
				10						
13										
14										
15										
16	S-4	24/24	15-17	10	Brown Silty fine SAND, dry, compact, SM					
				11						
17				13						
				14	Brown fine SAND, trace Silt					
18										
19								Hard drilling		
20					End of boring at 19.5', auger and spoon refusal					
21										
22					19.5' BEDROCK					



<div>SUMMIT GEOENGINEERING SERVICES 640 Main Street Lewiston, Maine 04240</div>					<div>SOIL BORING LOG</div>			<div>Boring #: B-8</div>				
Project: NYA Travis Roy Arena North Yarmouth, ME					Project #: 17360			Sheet: 1 of 1				
Drilling Co: Great Works					Ground Elevation: 90' +/-			Prep by: N. Langlais				
Foreman: Wayne					Reference: Interpolated from site plan provided by Royal River							
Summit: B. Peterlein					Date started: 6/23/2008			Date Comp: 6/23/2008				
DRILLING METHOD			SAMPLER		GROUND WATER DEPTH							
Vehicle: Truck			Type: 24" SS		Date	Depth	Elevation	Comments				
Model: Mobile B-59			Hammer: 140 lb		6/23/2008			None observed				
Method: 4 1/4" Hollow Stem Auger			Fall: 30"									
Depth (ft.)	SAMPLE DATA				ENGINEERING DESCRIPTION			GEOLOGIC DESCRIPTION				
	No.	Pen/Rec (in.)	Depth (ft)	Blows								
1	S-1	24/6	0-2	5	Dark brown Sandy SILT, trace roots and organics, moist, ML			1' GLACIAL MARINE				
				10								
2				12	Olive brown and mottled Silty CLAY, trace fine Sand, moist, stiff, ML							
				12								
3												
4												
5												
6	S-2	24/24	5-7	7						Olive gray Silty CLAY, trace fine SAND, moist, stiff, ML		
				12								
7				13								
				11								
8												
9												
10												
11	S-3	24/	10-12	2	End of boring at 12', no refusal							
				4								
12				4								
				5								
13												
14												
15												
16												
17												
18												
19												
20												
21												
22												



# Memo

**Date:** June 2, 2020

**To:** Will Haskell (Gorrill Palmer)

**From:** Rich Jordan (Flycatcher LLC)

**CC:**

**Subject:** Wetland/Waterbody Review – North Yarmouth Academy Athletic Facilities

Dear Will,

At your request, I conducted a wetland/waterbody review at a portion of the North Yarmouth Academy (NYA) facilities in North Yarmouth, Maine. This memo provides a description of methods and findings.

**Project Understanding:** NYA is reviewing expansion options on their existing campus and Gorrill Palmer (GP) is supporting design and stormwater management analysis. A wetland survey was conducted within the Survey Area (described below) by Normandeau Associates in 2008; GP provided Flycatcher with a PDF of the 2008 wetland data. Because the wetland delineations are over 5 years old, GP asked Flycatcher to review and verify wetland boundaries.

**Survey Area:** The Survey Area was approximately 3 acres +/- . The Survey Area and the previous delineation boundaries are shown in Figure 1.



Figure 1. Approximate Survey Area (green polygons).

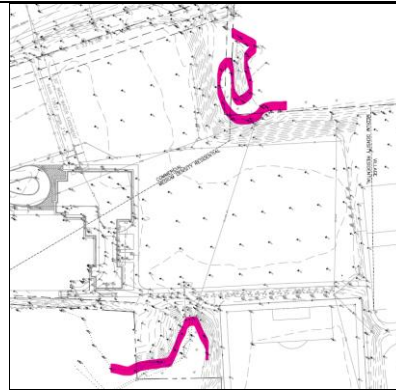


Figure 2. Previous wetland delineation boundaries – pink lines on drawing on the right.

**Methods and Findings:** I delineated the jurisdictional boundaries of wetlands located within the Survey Area based on the routine methodology as described in the US Army Corps of Engineers' (USACE) 1987 Wetlands Delineation Manual (and the Northeast/Northcentral Regional Supplement). Wetland boundaries were flagged with pink survey flagging emblazoned with the word "wetland". Two wetlands were identified (Table 1, Figure 3).

One stream that meets the Maine Department of Environmental Protection (MDEP) definition of "river, stream or brook" was also identified and flagged with blue survey flagging (Table 1, Figure 3).

No potential vernal pool habitats consistent with definitions provided by the MDEP (NRPA Chapter 335) and the USACE's Maine General Permit were observed in the Survey Area.

One upland drainage ditch was identified within the Survey Area. The ditch begins at a stormwater culvert outfall on the east side of Route 1; the ditch also receives flow from the road ditch adjacent to the NYA tennis courts. The ditch is riprapped at its upper and lower ends, but deeply incised/eroded in its mid-section.



**Table 1. Wetland Description and data**

Resource ID	Notes/Description	Covertypes <sup>1</sup>	Dominant Plants	Hydrology Indicators	Hydric Indicator <sup>2</sup> Soil
Wetland 1	<ul style="list-style-type: none"> <li>Mixed forested/shrub floodplain wetland (associated with Stream 1) at the bottom of a steep valley</li> <li>Understory dominated by invasive plants</li> <li>Minimal changes from 2008 wetland delineation</li> <li>Large piles of yard waste and trash built up and being deposited throughout the eastern side of the wetland and valley (see photos)</li> </ul>	PFO/SS1	Green ash ( <i>Fraxinus pennsylvanica</i> ) Red maple ( <i>Acer rubrum</i> ), Norway maple ( <i>A. platanooides</i> ); Asiatic bittersweet ( <i>Celastrus orbiculatus</i> ); shrubby honeysuckle ( <i>Lonicera spp.</i> ); multiflora rose ( <i>Rosa multiflora</i> ); sensitive fern ( <i>Onoclea sensibilis</i> )	High-water table (A2), Saturation (A3), Water-stained leaves (B9), Geomorphic position (D2)	Dark surface horizon underlain by a horizon with a depleted matrix
Wetland 2	<ul style="list-style-type: none"> <li>Forested overstory with main largest area of wetland dominated by shrubs and herbaceous plants; connects with Yarmouth skating pond on its northern end</li> <li>Understory dominated by invasive plants</li> <li>Minor changes from 2008 delineation – appears to have slightly reduced in size, possibly due to loss of hydrology from road runoff (hydrology now runs through the upland drainage shown on Figure 3)</li> </ul>	PEM/FO/SS 1	Weeping willow ( <i>Salix babylonica</i> ), Shrubby honeysuckle ( <i>Lonicera spp.</i> ); Multiflora rose ( <i>Rosa multiflora</i> ); Sensitive fern ( <i>Onoclea sensibilis</i> ); spotted touch-me-not ( <i>Impatiens capensis</i> ); Sedges ( <i>Carex spp.</i> , <i>Scirpus spp.</i> ), Broad-leaved cattail ( <i>Typha latifolia</i> )	High-water table (A2), Saturation (A3), Water-stained leaves (B9), Geomorphic position (D2)	Dark surface horizon underlain by a horizon with a depleted matrix

**Table 2. Stream & channel descriptions**

Resource ID	Notes/Description	Average Width/Depth	Banks	Substrate	Flow regime
Stream 1	<ul style="list-style-type: none"> <li>Narrow (~3') intermittent stream channel</li> <li>Flows north into skating pond, runs out of ponded area through weir-controlled outlet structure on the north end of the rink.</li> <li>Appears to be culverted under fields between wetlands 1 and 2</li> <li>Riprap fill at northern culvert outlet; southern inlet is caged and full of debris (see photos)</li> </ul>	3 feet / 10 inches	Gradual	Mud/muck (organic)	Intermittent

<sup>1</sup> Cowardin, L.M., V. Carter, F.C. Golet, and E.T. LaRoe. 1979. Classification of Wetlands and Deepwater Habitats of the United States. FWS/OBS-79/31, Washington, D.C.

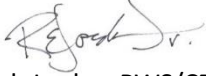
<sup>2</sup> United States Department of Agriculture, Natural Resources Conservation Service. 2018. Field Indicators of Hydric Soils in the United States, Version 8.2. L.M. Vasilas, G.W. Hurt, and J.F. Berkowitz (eds.). USDA, NRCS, in cooperation with the National Technical Committee for Hydric Soils.



Please let me know if you have any questions or need any additional information. Figure 3 and Photographs follow my signature. I will send you shapefiles in the same email in which I send this memo.

Thanks again.

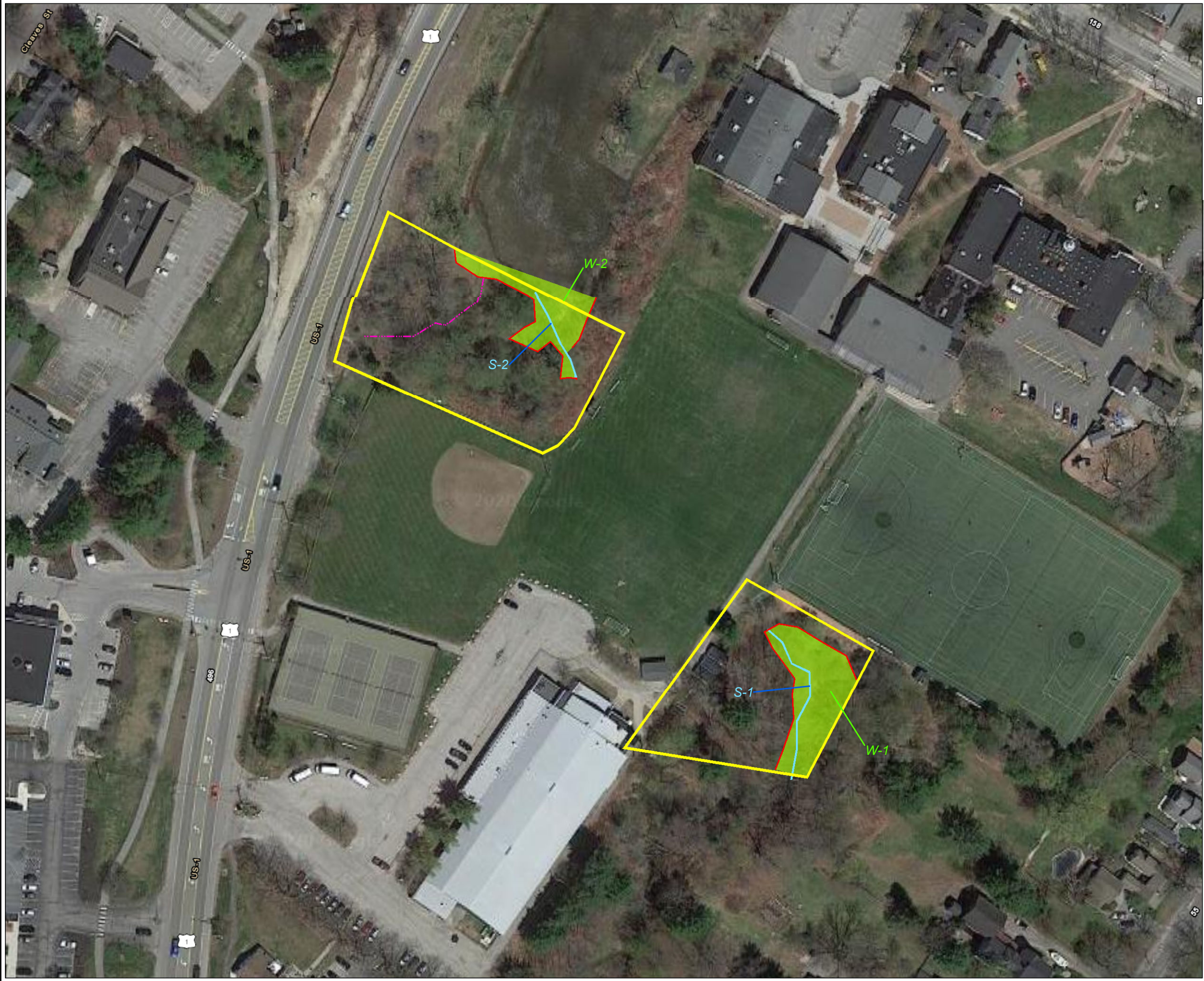
Respectfully submitted,

A handwritten signature in black ink, appearing to read "Rich Jordan".

Rich Jordan, PWS/CPESC

[rich@flycatcherllc.com](mailto:rich@flycatcherllc.com) - (207) 217-0959





**LEGEND**

- SURVEY AREA
- UPLAND DRAINAGE
- WETLAND DELINEATION BOUNDARY
- DELINEATED WETLAND
- DELINEATED STREAM

**NOTES:**

- BASEMAP IMAGERY FROM ESRI/NAIP, "WORLD IMAGERY" WEB BASEMAP SERVICE LAYER, 2019
- FIELD VISITS CONDUCTED BY FLYCATCHER ON 5/31/2020.

0 100 200  
Feet  
1" = 100'  
1:1,200

PROJECT: <b>GORILL PALMER CONSULTING ENGINEERS NORTH YARMOUTH ACADEMY ATHLETIC FACILITIES YARMOUTH, CUMBERLAND COUNTY, MAINE</b>		
TITLE: <b>DELINEATED RESOURCE MAP</b>		
DRAWN BY: D. KENWORTHY	PROJ NO.: 20L	<b>FIGURE 1</b>
CHECKED BY: R. JORDAN		
MONTH: JUNE		
YEAR: 2020		

**Flycatcher**  
LAND + SCIENCE + PEOPLE

**GORILL PALMER**

FILE NO.: GP\_NYA\_Fig1\_DelinResources\_11x17L.mxd



**Photographs (all photos taken May 31, 2020):**



**Wetland 1 and stream 1.**



**Debris in Wetland 1.**





**Yard waste/landscaping debris in Wetland 1 and along eastern bank of valley.**



**Stream 1 – inlet at northeastern end of Wetland 1.**





**Stream 1 in Wetland 2 – prior to meeting with skating rink portion of wetland.**



**Forested/shrubby portion of Wetland 2; dominated by a thick tangle of invasive plants and vines.**





**Plunge pool at main culvert outlet for Stream 1 on southeast corner of Wetland 2.**



**Looking downstream (north) in Stream 1 from culvert (opposite view from previous photo).**





**Upland drainage at its northern confluence with the larger wetland/skating rink.**



**Stormwater outfall to upland drainage ditch from Route 1.**



## **EXHIBIT 17**

### **OTHER APPROVALS**

The project requires a MDEP SLDA Permit. A copy of the permit application has been sent to the Town. A copy of the permit will be sent to the Town upon receipt.



## **EXHIBIT 18**

### **SITE PLAN REVIEW CRITERIA**

We have provided a plan set, architectural renderings, and architectural floor plans for your review along with the following narrative summarizing the Character Based Development Code and Site Plan Review standards.

#### **Special District (SD1) Building & Lot Plan Standards**

<b>Standard</b>	<b>Requirement</b>	<b>Provided</b>
<b>Building Placement - Principal Building</b>		
Front Setback, Principal	n/a	Expansion of existing building
Front Setback, Secondary Frontage	n/a	Expansion of existing building
Side	n/a	Expansion of existing building, no further encroachment
Rear Setback	n/a	Expansion of existing building, no further encroachment
<b>Yard Types</b>		
Edgeward	n/a	n/a
Sideyard	n/a	n/a
Rearyard	n/a	n/a
Building & Lot Principal Use	Sports Stadium	Permitted per SD1 Table 5.J.1
<b>Lot Occupation - CD4 Route 1 Standard</b>		
Lot Width	18' min., 200' max	Greater than 200', existing lot
Lot Coverage	85% max.	45%, 2.6 ac roof/pave/5.8 ac lot area
Frontage Buildout	50% min.	0%, existing building
<b>Building Form – Principal Building</b>		
Building Height	3 stories and 35 ft max	Existing TRA= 32'-11", New Building = 24'-6"
First Story Height	10 ft min, 25 ft max	Existing = 9'-6" Addition = 9'-6"
Upper Story Height	10 ft min, 15 ft max	Existing = 23'-5" Addition = 15'-0"
Facade Glazing	20% min, 70% max non-shopfront	All facade glazing is less than 20% per elevation. See waiver request.
Roof Type	Flat, hip, gambrel, gable, mansard	Existing = Gambrel, Gable, Flat, Shed. Addition = Flat roof that cleans up numerous shed and flat roof existing condition.



Roof Pitch, if any	8:12 to 14:12	Existing = 4.5:12, 2:12, 8.5:12 Addition = Flat
<b>Building Placement – Outbuilding</b>		
Front Setback	Principal bldg. setback + 20 ft	Not applicable
Side Setback	0 ft min	Not applicable
Rear Setback	3 ft min	Not applicable
	20' from external property boundary	20'
<b>Parking</b>		
Other Uses	CBC suggests other– 3 space per 1,000 sf or as per use Parking Analysis	Total sf of Travis Roy + Expansion = 32,540 sf. Per CBC, parking requirements are 98 spaces. See Site Plan narrative for additional information
<b>Private Frontages &amp; Encroachments</b>		
<b>Private Frontage Types</b>		
Common Yard	Permitted	Provided
Porch	Permitted	Not Applicable
Forecourt	Permitted	Provided
Stoop	Permitted	Not Applicable
Shopfront	Permitted	Not Applicable
<b>Encroachment of Building Elements</b>		
Encl landings, stairs, stoops, bays, ramps and similar projections upon indicated setbacks by the following distances	n/a	n/a
Front Setback, Principal Frontage	8 ft max	No encroachment proposed
Front Setback, Secondary Frontage	8 ft max	No encroachment proposed
Rear Setback	5 ft max	No encroachment proposed

### Character Based Development Code (Chapter 703)

The following narrative addresses Section M. Architectural Standards of Chapter 703 Article 5.

1. **Composition** - The proposed alterations focused on the revitalization of the existing NYA Travis Roy Arena as well as the addition to the aforementioned structure address composition in several ways.

#### a. Existing Building

For the existing prefabricated metal clad structure, the design team looks to replace the metal siding and roofing in kind using a color and profile that works cohesively with the rest of the design. The existing West facing facade is a combination of fenestration, masonry, and vinyl clapboard profile



siding. This facade is intended to be re-clad with new masonry and wood grain textured metal panels that correspond to the proposed addition.

**b. Addition**

The proposed addition consolidates several varying roof conditions into one cohesive form. The existing entry vestibule is converted into interior program space and adjacent storage rooms are removed. The remaining existing slab is repurposed for a new principal entry vestibule sized for proper life safety while also corresponding with upper material change and bay window soffit line. The new entry faces the existing parking lot as well as Rt.1 A new canopy over the entrance also highlights the rhythm of material change while also corresponding with the datums generated by the original building and signifies the prominence of the main entry point.

2. **Walls** - The proposed design utilizes durable materials such as masonry and metal with lifespans exceeding 25 years. Metal panels will have low reflectivity coatings and masonry units will be of similar scale and proportion to that of other buildings in the SD1 district (NYA Campus). The design of the addition incorporates masonry on the ground level as it strengthens the grounded quality of the composition as well as for its longevity and durability as it relates to the outdoor elements. Due to site grading, both the new and existing foundation will not be visible more than 6 inches. The design of the facade includes 3 materials: the primary corrugated metal panel, a secondary metal panel that will be of a different texture and color, and a masonry unit either consisting of brick or ground face block to match the existing institutional qualities of the campus.
3. **Attachments and Elements** - The second story addition to the Travis Roy Arena programmatically consists of a state of the art fitness and weight training facility. A primary bay window is used as a feature element that works to break up the scale and composition of the North elevation while also providing a visual connection for students, faculty and visitors alike, back to the main campus and adjacent athletic fields.

The West elevation looks to achieve similar results with a smaller bay window intervention from the same second floor fitness space. This fenestration also corresponds with the prominent entrance while also connecting students to the tennis courts and Rt.1.

4. **Roofs** - The existing building will be receiving a new metal roof to replace the existing metal roof which dates to the mid 1970's. The roof of the proposed addition is designed to be a concealed EPDM roof with integrated roof drainage, concealed by a parapet that matched adjacent wall claddings. The parapet will also double as a screening for any required rooftop equipment for the addition.
5. **Openings, Windows & Doors** - A waiver would like to be requested for the new glazing for this project. As designed all window systems are currently aluminum mullioned double glazed storefront units. The style of these particular glazed units is fitting to the institutional character of the building and can be found on several other buildings on the school campus. Many of the glazed panes also exceed the allotted 20 square feet. This is done to match the scale and proportion of the new design as well as the existing building and its proportions, including existing aluminum storefront units which also exceed the 20 square foot maximum. The new entrance to the building will be connected to the adjacent parking with a paved or hardscape walkway. Storefront units have been designed to start at the floor and a waiver would also likely be required given the windows sit on a 12 - 14 inch knee wall. Again, there are several instances where storefront units sit flush with the floor of existing buildings on the NYA campus. In doing so with the proposed addition, the design team feels that the connection between campus buildings is being strengthened.



## Site Plan Standards (Chapter 702)

The following narrative addresses the site plan review criteria of Chapter 702.H.

1. **Conformance with Comprehensive Plan** – The proposed expansion of the Travis Roy Arena is in conformance with the SDI Character Based District which to our knowledge complies with the Town's Comprehensive Plan.
2. **Traffic** – The proposed expansion is not anticipated to increase traffic to the facility and, therefore, is not anticipated to cause congestion or unsafe conditions and will not result in unsafe conditions. The Applicant requests a waiver from the requirement to provide a traffic analysis (see Exhibit 20).
3. **Parking and vehicle Circulation** – The parking lot at the arena provides 94 parking spaces. Additionally, there are other parking areas located across the NYA campus that can be used during peak usage. Based on a campus-wide parking count in 2020, there are approximately 179 parking spaces on the campus. Additionally, NYA has an agreement with the abutting property to the south to use up to 34 parking spaces. There is a shared driveway between the Travis Roy parking lot and the parking area for Clayton's. A 9 bicycle rack is proposed adjacent to the Arena entrance. The Applicant requests a waiver from the requirement to provide the required 98 parking spaces.
4. **Sanitary Sewerage** – The existing sewer service and pump station will remain. A request for an ability to serve letter has been sent to the Town engineer.
5. **Water** – The existing connection to the Yarmouth Water District system will be retained. The water service to the building will be re-routed around the proposed expansion footprint. A request for an ability to serve letter has been sent to the Yarmouth Water District and is included in Exhibit 11.
6. **Fire Safety** – The proposed expansion provides adequate access for emergency vehicles. A 20 foot wide fire truck access aisle has been provided at the end of the proposed expansion. The expansion will conform with applicable fire safety requirements.
7. **Buffering** – Landscaping will be provided along the face of the proposed expansion. No landscaping or trees will be removed along the Route 1 side of the building, or along the rear of the building. Three trees at the northerly end of the arena will be removed to construct the expansion.
8. **Natural Areas** – There are no wetlands or significant natural features that will be impacted by the proposed expansion. The expansion remains within the previously developed area.
9. **Lighting** – Two wall pack lights have been added to the north endwall of the new addition, facing the practice field. These new wall packs will not have any impact at the property line. The existing parking lot has several light fixtures, including 5 pedestrian bollard fixtures at the bus loop and 5 other fixtures/poles at various locations. The pole mounted fixtures appear to be mounted at 12 feet and consist of a standard shoe-box style fixture.
10. **Storm Water Management** – The expansion is within the previously developed area of the site. The impervious area will increase by approximately 1,400 sf. The proposed stormwater treatment facilities have changed from the conceptual plan submission. Upon discussions with MDEP, the proposed permeable paver system was moved to the rear of the arena to avoid potential salt contamination during winter snow clearing of the sidewalk. A roof drip strip has also been added. A stormwater report addressing water quality and quantity control is provided in Attachment 14. The



project is being reviewed for stormwater control as part of an after-the-fact Maine DEP Site Location Of Development Act permit application for the NYA campus.

11. **Erosion and Sedimentation Control** – An Erosion and Sedimentation control plan for the project is provided in Attachment 15.
12. **Buildings** – Refer to architectural portions of this narrative.
13. **Existing Landscaping** – The plan minimizes the disturbance of existing landscaping. Three existing trees will be removed to permit construction of the expansion. A Landscaping Plan is included in the Plan Set.
14. **Infrastructure** – The expansion will not have an impact on offsite infrastructure. Ability to serve letters have been sent to the Yarmouth Water District and the Sewer and Engineering Department.
15. **Advertising Features** – Any new advertising signage would be submitted to the Town for approval.
16. **Design Relationship to Site and Surrounding Properties** – The proposed expansion is relatively small compared to the scale of the existing arena. It will be partially visible from Route 1 but is not anticipated to have any negative impacts.
17. **Scenic Vistas and Areas** – No scenic vistas are affected by this project.
18. **Utilities** – No new utility connections are proposed.
19. **Technical Standards** – The technical standards of Article 1.J will be met with the exception of the parking space requirement. An 18 foot long parking space, rather than a 19 foot space length, is proposed for the restriping of the existing parking lot and the five new parking spaces because the existing lot appears to have been designed for 18 foot long spaces. A waiver request will be submitted with the Site Plan application.
20. **Route 1 Corridor Design Guidelines** – Not Applicable.
21. **Title, Right, Interest** – Exhibit 4/5 contains the evidence of Title, Right, Interest.
22. **Technical and Financial Ability** – Exhibits 8 and 9 contain the financial capacity information and the consultants for this project.
23. **Special Exception Standards** – The proposed project will meet the applicable special exception standards and will be compatible with the surrounding development.



## **EXHIBIT 19**

### **OPEN SPACE**

The Applicant does not propose dedication to the Town of any open space, roads, or utilities



## **EXHIBIT 20**

### **WAIVERS**

The Applicant requests waivers from the following ordinance requirements.

Section 702.H.2 Traffic: The Applicant requests a waiver from the requirement to provide a traffic analysis. The proposed expansion is not anticipated to increase traffic to the facility and, therefore, is not anticipated to cause congestion or unsafe conditions and will not result in unsafe conditions.

Section 702.H.3 Parking and Vehicle Circulation: The Applicant requests a waiver from the requirement to provide the required 98 parking spaces. The parking lot at the arena provides 94 parking spaces. Additionally, there are other parking areas located across the NYA campus that can be used during peak usage. Based on a campus-wide parking count in 2020, there are approximately 179 parking spaces on the campus. Additionally, NYA has an agreement with the abutting property to the south to use up to 34 parking spaces.

Section 702.H.19 Parking Space Length: The Applicant requests a waiver from the requirement to provide a 19' long parking space. An 18 foot long parking space, rather than a 19 foot space length, is proposed for the restriping of the existing parking lot and the five new parking spaces because the existing lot appears to have been designed for 18 foot long spaces.

Section C.4i The applicant requests a waiver from the requirement of glazing fenestration to consist of 20 sf or less. The proposed glazing proportions fit contextually with the form and scale of the existing building as well as the proposed addition. The glazing scale is also consistent with the institutional context of the building within the campus and provides a strong visual connection to visitors and users alike.

Table 5.F.2A Facade Glazing: The applicant requests a waiver from the requirements to provide a minimum of 20% glazing per facade. Given that the building's primary function is an ice arena, it is not reasonable for each elevation to consist of glazing as this would be problematic for the production and maintenance of ice. Furthermore, some elevations consist of locker room functions that require privacy and therefore also result in a lack of fenestration comparatively to the scale of each elevation. The two most prominent elevations have been studied to allow for impactful and responsible fenestration that correspond with other design features and materials as well as the programmatic uses of adjacent spaces.



## **EXHIBIT 2I**

### **NUISANCES**

The project is an expansion of the existing ice arena and is not anticipated to result in a nuisance.



PROJECT PARCEL SITE TOWN OF YARMOUTH ASSESSOR'S MAP & LOT NUMBERS	
MAP	LOT
32	125

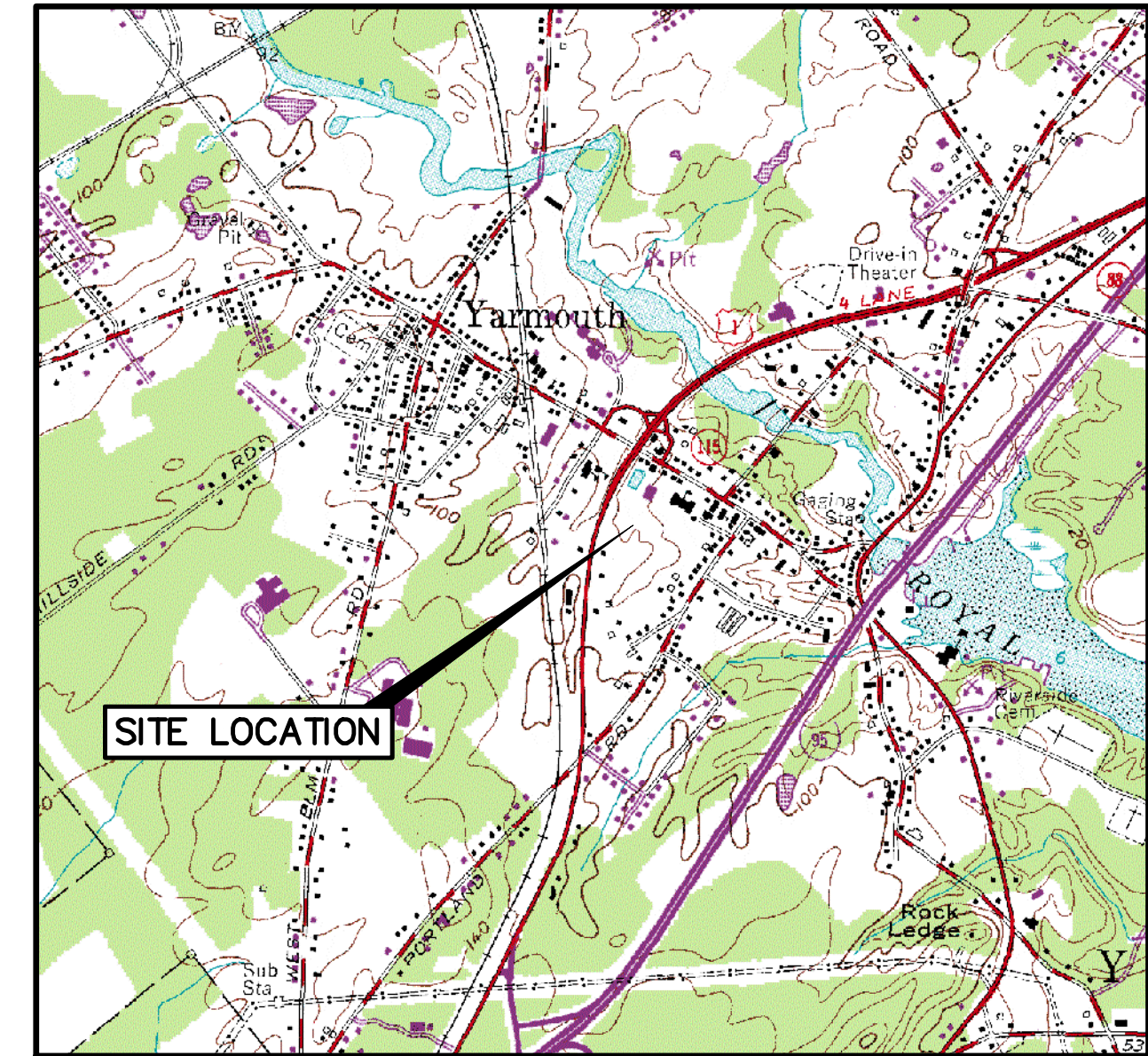
<b>Applicant:</b>
<b>NORTH YARMOUTH ACADEMY</b> 148 MAIN STREET YARMOUTH, MAINE 04096

# NORTH YARMOUTH ACADEMY TRAVIS ROY ARENA EXPANSION YARMOUTH, MAINE

PREPARED BY:



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LOCATION MAP  
N.T.S.

## LEGEND

EXISTING	DESCRIPTION	PROPOSED
	BUILDING	
	RIGHT OF WAY	
	PROPERTY LINE	
	BUILDING SETBACK	
	ZONE LINE	
	WETLAND BOUNDARY	
	GUIDE RAIL	
	EDGE OF PAVEMENT	
	EDGE OF GRAVEL DRIVE	
	GRADING CONTOUR LINE	
	SPOT ELEVATION	
	TREELINE	
	TREES & HEDGES	
	POLE WITH LIGHT FIXTURE(S)	
	UTILITY POLE	
	FREESTANDING SIGN	
	PAINTED DIRECTIONAL TRAFFIC ARROW	
	OVERHEAD ELECTRIC/TELEPHONE	
	UNDERGROUND ELECTRIC/TELEPHONE	
	WATER LINE	
	STORM DRAIN LINE	
	CULVERT	
	HYDRANT	
	WATER GATE VALVE	
	WATER SHUT OFF VALVE	
	MANHOLE	
	CATCH BASIN	
	TEST PIT	
	IRON ROD (SET)	
	IRON ROD (FOUND)	
	MONUMENT	
	RIPRAP	
	SILT FENCE - PERIMETER	
	STONE SEDIMENT BARRIER	
	FENCE	
	WELL	

## GENERAL NOTES

### GENERAL NOTES

1. TOPOGRAPHIC DATA AND EXISTING CONDITIONS WAS PREPARED BY TITCOMB ASSOCIATES OF YARMOUTH, MAINE IN JUNE 2020.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR THE ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AND DIG SAFE AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
3. MAINTENANCE OF EROSION CONTROL MEASURES IS OF PARAMOUNT IMPORTANCE TO THE OWNER AND THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTIONS OF THE OWNER, THE TOWN OF YARMOUTH OR THEIR REPRESENTATIVES AT NO ADDITIONAL COST TO THE OWNER.
4. ALL MATERIAL SCHEDULES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY. THE CONTRACTOR SHALL PREPARE HIS OWN MATERIAL SCHEDULES BASED UPON HIS PLAN REVIEW. ALL SCHEDULES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ORDERING MATERIALS OR PERFORMING WORK.
5. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, AND/OR TOWN OF YARMOUTH SPECIFICATIONS.
6. WETLANDS ONSITE WERE DELINEATED AND LOCATED BY FLYCATCHER, LLC ON JUNE 2, 2020.

### PERMITTING NOTES

1. THIS PROJECT IS SUBJECT TO THE TERMS AND CONDITIONS OF A SITE PLAN APPROVAL FROM THE TOWN OF YARMOUTH AND AN AFTER-TH-FACT SITE LOCATION OF DEVELOPMENT PERMIT BY MDEP. THE CONSTRUCTION WILL BE GOVERNED BY THE TOWN OF YARMOUTH ZONING ORDINANCE WHICH IS AVAILABLE FOR VIEWING AT THE OFFICE OF THE ENGINEER OR THE MUNICIPAL OFFICE.
2. THE CONTRACTOR SHALL REVIEW THE ABOVE REFERENCED PERMIT PRIOR TO SUBMITTING A BID FOR THIS PROJECT, AND INCLUDE COSTS AS NECESSARY TO COMPLY WITH THE CONDITIONS OF THESE PERMITS.

### LAYOUT NOTES

1. ALL DIMENSIONING, UNLESS NOTED OTHERWISE, IS TO THE FACE OF CURB.
2. OFFSETS TO CATCH BASINS AND MANHOLES ARE TO THE CENTER OF THE FRAME.
3. PIPE LENGTH EQUALS THE CENTER TO CENTER DISTANCES BETWEEN CATCH BASINS AND/OR MANHOLES MINUS ONE-HALF OF THE DIAMETER OF EACH CATCH BASIN OR MANHOLE.
4. PROPERTY LINE AND R.O.W. MONUMENTS SHALL NOT BE DISTURBED BY CONSTRUCTION. IF DISTURBED, THEY SHALL BE RESET TO THEIR ORIGINAL LOCATIONS AT THE CONTRACTOR'S EXPENSE, BY A MAINE LICENSED LAND SURVEYOR.
5. PROPOSED RIGHT OF WAY MONUMENTS AND PROPERTY LINE PINS SHALL BE INSTALLED UNDER THE DIRECTION OF A MAINE LICENSED LAND SURVEYOR.
6. CURB RADII UNLESS OTHERWISE NOTED ON THE PLAN SHALL BE A MINIMUM OF 3'.

### UTILITY NOTES

1. TEST PITS AT ALL UTILITY CROSSINGS SHALL BE COMPLETED TWO WEEKS IN ADVANCE OF THE START OF CONSTRUCTION OR ORDERING OF MATERIALS. TEST PIT INFORMATION SHALL BE PROMPTLY PROVIDED TO ENGINEER FOR REVIEW.

### GRADING AND DRAINAGE NOTES

1. UNLESS OTHERWISE NOTED, ALL STORM DRAIN PIPE SHALL BE IN ACCORDANCE WITH MDOT SPECIFICATIONS SECTION 603-- PIPE CULVERTS AND STORM DRAINS, LATEST REVISION WITH THE EXCEPTION THAT THE ONLY ACCEPTABLE TYPES OF PIPE ARE AS FOLLOWS:  
REINFORCED CONCRETE PIPE, CLASS III  
POLYVINYL-CHLORIDE (PVC) PIPE  
SMOOTH BORE POLYETHYLENE -- ADS OR HANCOR
2. TOPSOIL STRIPPED IN AREAS OF CONSTRUCTION THAT IS SUITABLE FOR REUSE AS LOAM SHALL BE STOCKPILED ON SITE AT A LOCATION TO BE DESIGNATED BY THE OWNER. UNSUITABLE SOIL SHALL BE SEPARATED, REMOVED AND DISPOSED OF AT AN APPROVED DISPOSAL LOCATION OFF SITE.
3. THE CONTRACTOR SHALL ANTICIPATE THAT GROUNDWATER WILL BE ENCOUNTERED DURING CONSTRUCTION AND SHALL INCLUDE SUFFICIENT COSTS WITHIN THEIR BID TO PROVIDE DEWATERING AS NECESSARY. NO SEPARATE PAYMENT SHALL BE MADE TO THE CONTRACTOR FOR DEWATERING.

### EROSION CONTROL NOTES

1. LAND DISTURBING ACTIVITIES SHALL BE ACCOMPLISHED IN A MANNER AND SEQUENCE THAT CAUSES THE LEAST PRACTICAL DISTURBANCE OF THE SITE.
2. PRIOR TO BEGINNING ANY CLEARING/LAND DISTURBING ACTIVITIES, THE CONTRACTOR SHALL INSTALL THE PERIMETER SILT FENCES AND THE CONSTRUCTION ENTRANCE.
3. ALL GROUND AREAS DISTURBED FOR CONSTRUCTION WILL BE GRADED, LOAMED AND SEEDED AS SOON AS POSSIBLE. PERMANENT SEED MIXTURE SHALL CONFORM TO THE PROJECT SPECIFICATIONS.
4. PRIOR TO PAVING, THE CONTRACTOR SHALL FLUSH SEDIMENT FROM ALL STORM DRAIN LINES, REMOVE ACCUMULATED SEDIMENT FROM SUMPS AND INVERTS AND PROPERLY DISPOSE OF.
5. SILT FENCES SHALL BE INSPECTED, REPAIRED AND CLEANED AS NECESSARY TO MAINTAIN EFFECTIVENESS.
6. SILT REMOVED FROM AROUND INLETS AND BEHIND THE SILT FENCES SHALL BE PLACED ON A TOPSOIL STOCKPILE AND MIXED INTO IT FOR LATER USE IN LANDSCAPING OPERATIONS.
7. CATCH BASIN SEDIMENT SUMPS SHALL BE CLEANED ANNUALLY.
8. THE CONTRACTOR IS CAUTIONED THAT FAILURE TO COMPLY WITH THE SEQUENCE OF CONSTRUCTION, EROSION/SEDIMENT CONTROL PLAN, AND OTHER PERMIT REQUIREMENTS BASED UPON ANY THIRD PARTY REVIEW (ie MDEP) MAY RESULT IN MONETARY PENALTIES. THE CONTRACTOR SHALL BE ASSESSED ALL SUCH PENALTIES AT NO COST TO THE OWNER OR PERMITTEE.
9. ALL NON-PAVED AREAS DISTURBED DURING CONSTRUCTION SHALL BE LOAMED AND SEEDED, UNLESS OTHERWISE DIRECTED BY THE OWNER.
10. ALL DISTURBED AREAS ARE TO RECEIVE A MINIMUM OF 4" OF TOPSOIL PRIOR TO PERMANENT SEEDING.

## UTILITIES

### WATER:

YARMOUTH WATER DISTRICT  
181 SLIGO ROAD  
YARMOUTH, MAINE 04096  
(207) 846-5821

### SEWER:

YARMOUTH SEWER &  
WASTEWATER DEPARTMENT  
155 WHITCOMB'S WAY  
YARMOUTH, MAINE 04096  
(207) 846-2415

### ELECTRIC:

CENTRAL MAINE POWER  
162 CANCO ROAD  
PORTLAND, MAINE 04103  
(207) 828-2882

## INDEX

C001	COVER SHEET, GENERAL NOTES, & LEGEND
-	EXISTING CONDITIONS PLAN
C100	OVERALL SITE PLAN
C101	SITE LAYOUT PLAN
C102	UTILITIES PLAN
C103	GRADING, DRAINAGE & EROSION CONTROL PLAN
C301	SITE DETAILS
C302	DRAINAGE, UTILITIES, & EROSION CONTROL DETAILS
C303	EROSION & SEDIMENTATION CONTROL NOTES

CALL BEFORE YOU DIG  
1-888-344-7233

## PERMITS

### TYPE OF PERMIT

SITE PLAN

AFTER-TH-FACT SITE LOCATION OF  
DEVELOPMENT PERMIT

### GOVERNING BODY

TOWN OF YARMOUTH  
200 MAIN STREET  
YARMOUTH, ME 04096

MDEP  
312 CANCO ROAD  
PORTLAND, ME 04103

### STATUS

SUBMITTED:  
01-26-2022

SUBMITTED:  
01-14-2022



NOTE: THIS PLAN SET IS ISSUED FOR  
PERMITTING PURPOSES AND SHALL  
NOT BE USED FOR CONSTRUCTION.

Rev.	Date	Revision

SITE PLAN APPLICATION	01.26.22	WCH
CLIENT REVIEW AND PRICING	01.07.22	WCH
TOWN OF YARMOUTH CONCEPTUAL REVIEW	12.14.21	WCH
Issued For	Date	By

Design:	JWA	Draft:	LAN	Date:	NOV 2021
Checked:	WCH	Scale:		Job No.:	2048.04
File Name: 2048.03-COVER					
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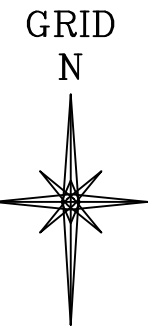
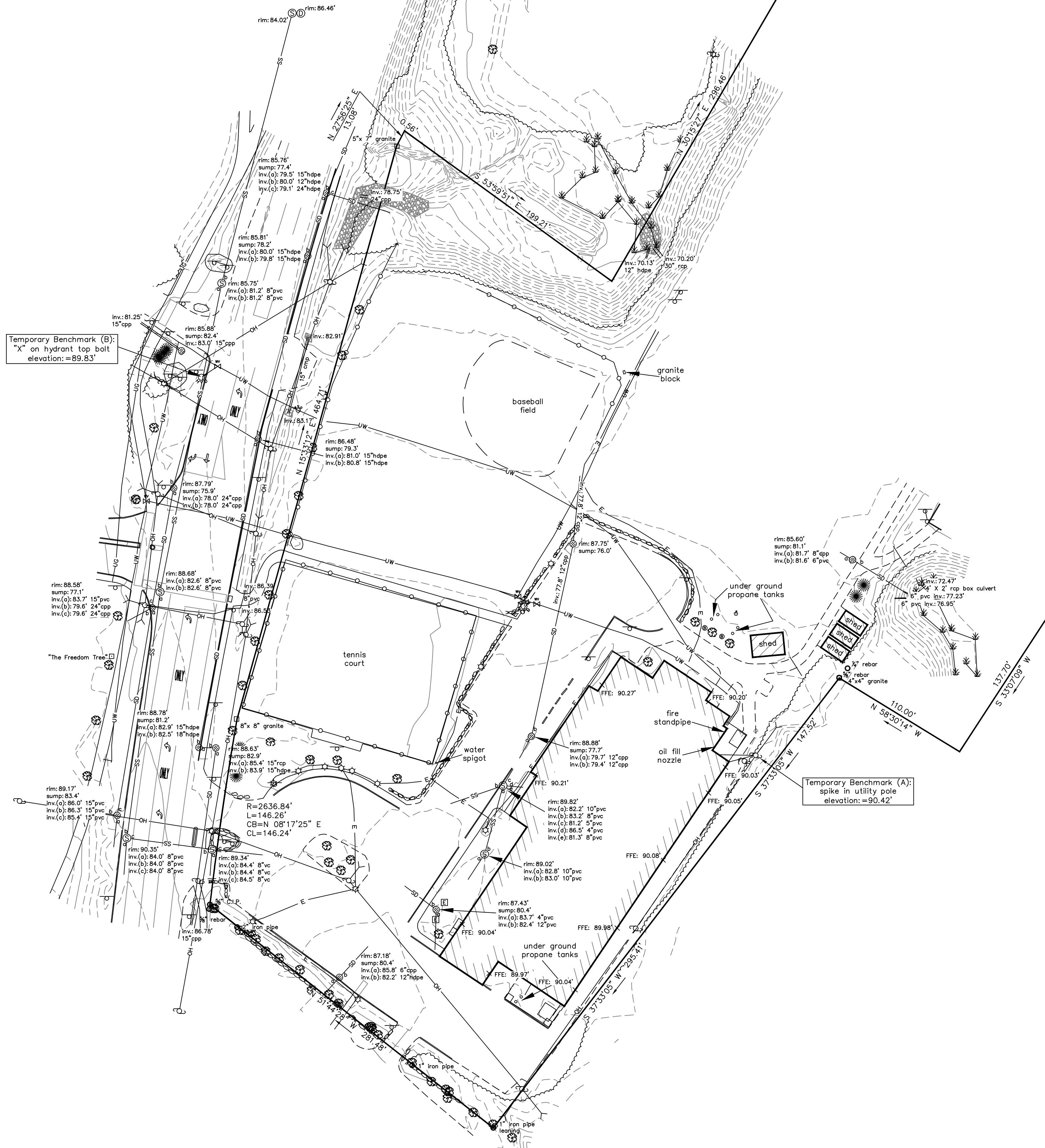
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207.772.2515

Drawing Name:	Cover Sheet
Project:	North Yarmouth Academy Yarmouth, Maine
Client:	North Yarmouth Academy 148 Main Street - Yarmouth, ME 04096

Drawing No.

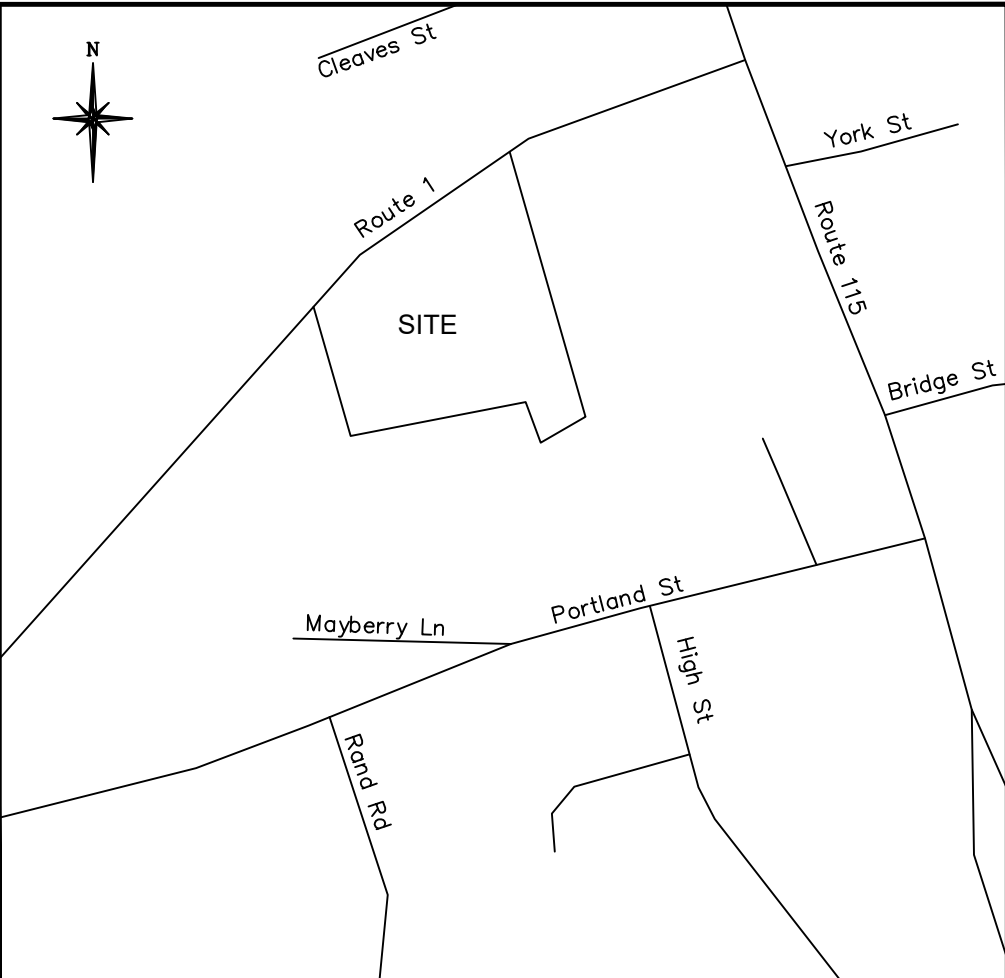
C001





LEGEND

- Monument - found
- Iron marker - found
- Property line (see note 6)
- Chain link fence
- Wire fence
- Stone wall
- Guard rail
- Edge of pavement
- Edge of gravel
- Curb
- Sign
- Lamp or light pole
- Utility pole
- Guy wire
- Water valve
- Water shutoff
- Fire hydrant
- Catch basin (round)
- Drain manhole
- Sewer manhole
- Bollard
- Overhead utility line
- Sewer line
- Storm drain
- Underground water line
- Underground gas line
- Underground electric line
- Contours (1ft)
- Contours (5ft)
- Capped iron pin
- Finish floor elevation
- Tree line
- Wellands
- Deciduous tree
- Coniferous tree
- Existing building
- Concrete
- Rip Rap
- Landscaped area
- Boulder



VICINITY MAP

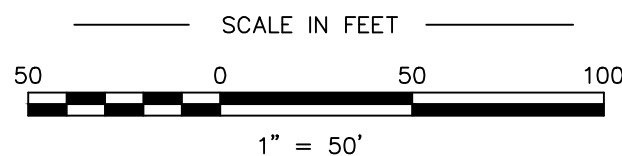
No Scale

NOTES

- 1) Book and Page references are to the Cumberland County Registry of Deeds, unless otherwise noted.
- 2) North is referenced to grid north, Maine State Plane Coordinate System, West Zone, NAD83.
- 3) Elevations are based on GPS observations, NAVD88 datum. Temporary Benchmark (A) is a spike in utility pole CMP#5.04. Elevation: 90.42' Temporary Benchmark (B) is a "X" on top bolt of fire hydrant. Elevation: 89.83'
- 4) Utility information on this plan is approximate, based on location of visible features. DigSafe and/or the appropriate utilities should be contacted prior to any construction.
- 5) Wetlands are shown based on location determined by others.
- 6) THIS IS NOT A BOUNDARY SURVEY. Boundary lines shown per plan reference 1.

PLAN REFERENCES

- 1) ALTA/ACSM Land Title Survey made for North Yarmouth Academy by William M. Coombs, dated March 14, 1996. Recorded in Plan Book 196, Page 139.



REV. 1 | 06/17/2020 | Show property line per reference 1 | nse

PLAN OF

Existing Conditions

North Yarmouth Academy Ice Arena Yarmouth, Maine

MADE FOR

Gorrill-Palmer Consulting Engineers

707 Sohle Oaks Drive, Suite 30 South Portland, Maine

JOB #220034 DATE: June 4, 2020 SCALE: 1" = 50'

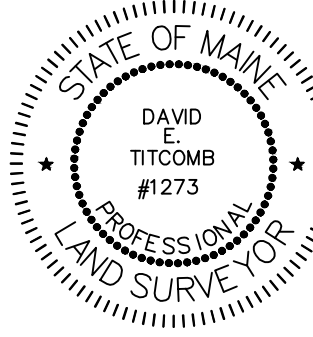
BOOK #924 220034.dwg

**Titcomb Associates**  
133 Gray Road, Falmouth, Maine 04105  
(207)797-9199 www.titcombsurvey.com

CERTIFICATION

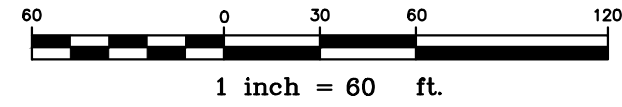
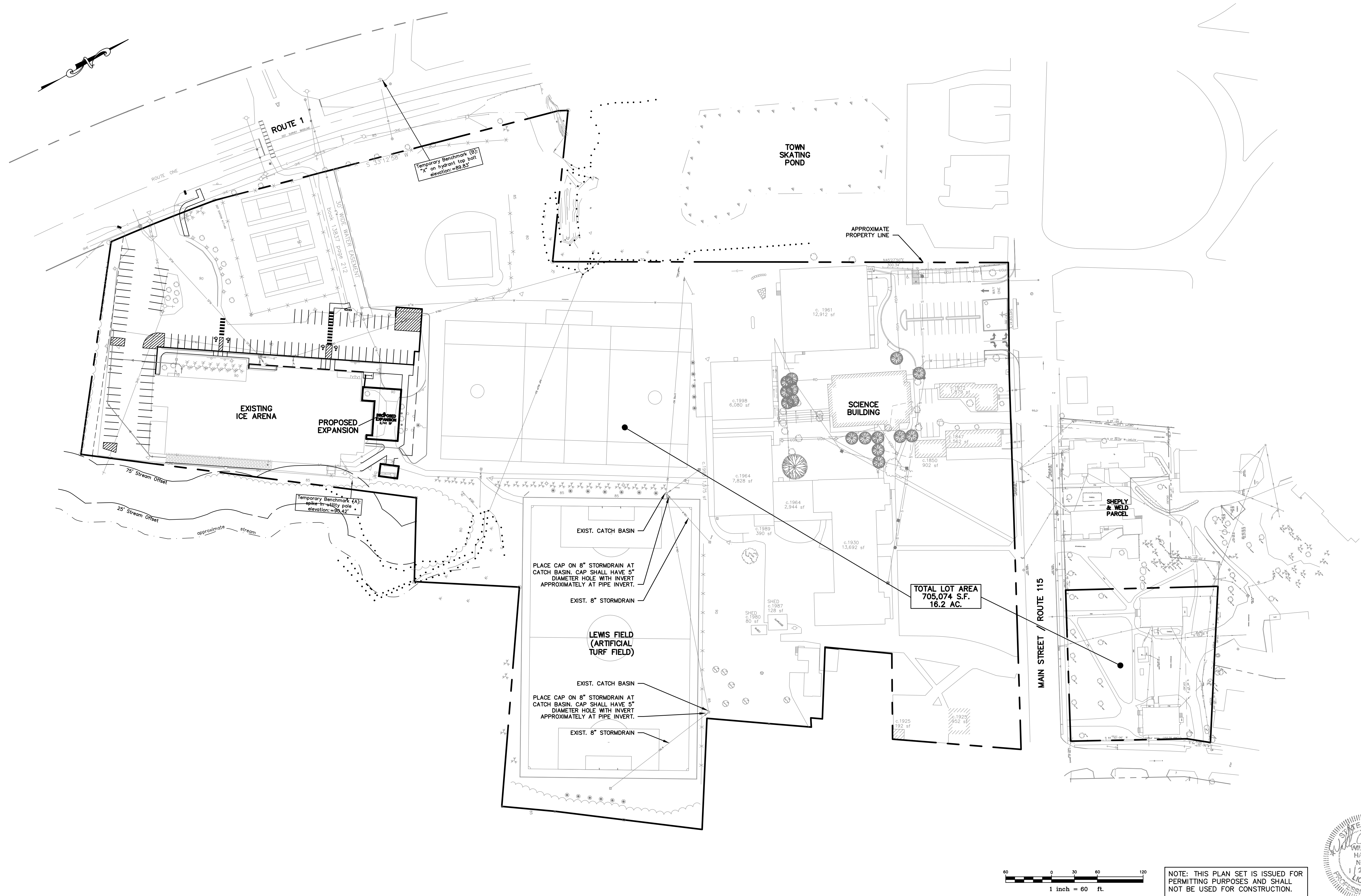
THIS IS NOT A BOUNDARY SURVEY. Property lines shown per plan reference 1. Certification to existing conditions only.

David E. Titcomb, P.L.S. #1273





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NOTE: THIS PLAN SET IS ISSUED FOR PERMITTING PURPOSES AND SHALL NOT BE USED FOR CONSTRUCTION.



Rev.	Date	Revision

SITE PLAN APPLICATION	01.26.22	WCH
CLIENT REVIEW AND PRICING	01.07.22	WCH
TOWN OF YARMOUTH CONCEPTUAL REVIEW	12.14.21	WCH
Issued For	Date	By

Design: JWA Draft: LAN Date: NOV 2021  
Checked: WCH Scale: 1"=60' Job No.: 2048.04  
File Name: 2048.03-SP-OVERALL  
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**GORRIIL PALMER**

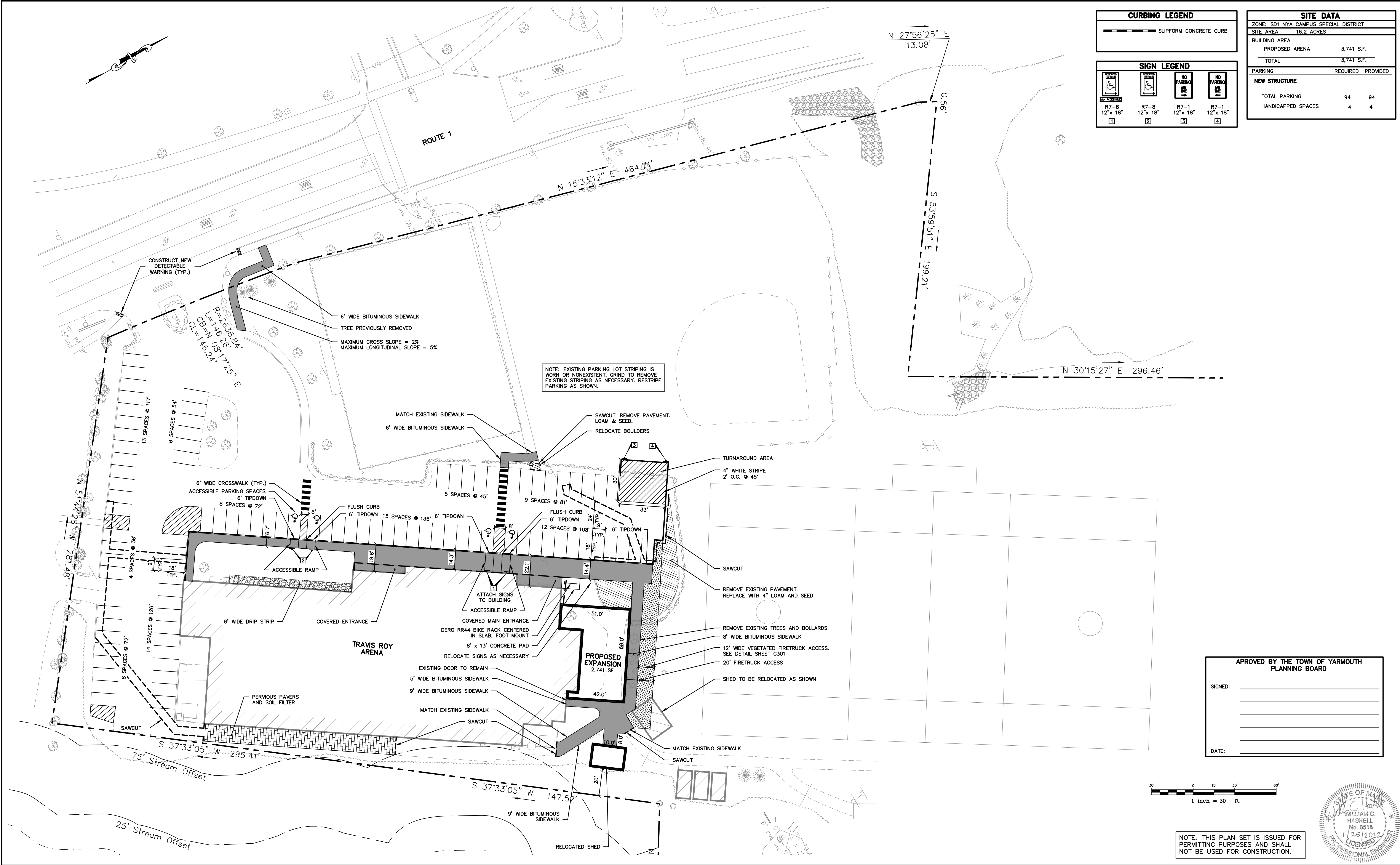
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207.772.2515

Drawing Name:	<b>Overall Campus Plan</b>
Project:	<b>North Yarmouth Academy</b> Yarmouth, Maine
Client:	<b>North Yarmouth Academy</b> 148 Main Street - Yarmouth, ME 04096

Drawing No.  
**C100**



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Rev.	Date	Revision

SITE PLAN APPLICATION	01.26.22	WCH
CLIENT REVIEW AND PRICING	01.07.22	WCH
TOWN OF YARMOUTH CONCEPTUAL REVIEW	12.14.21	WCH
Issued For	Date	By

Design: JWA	Draft: LAN	Date: NOV 2021
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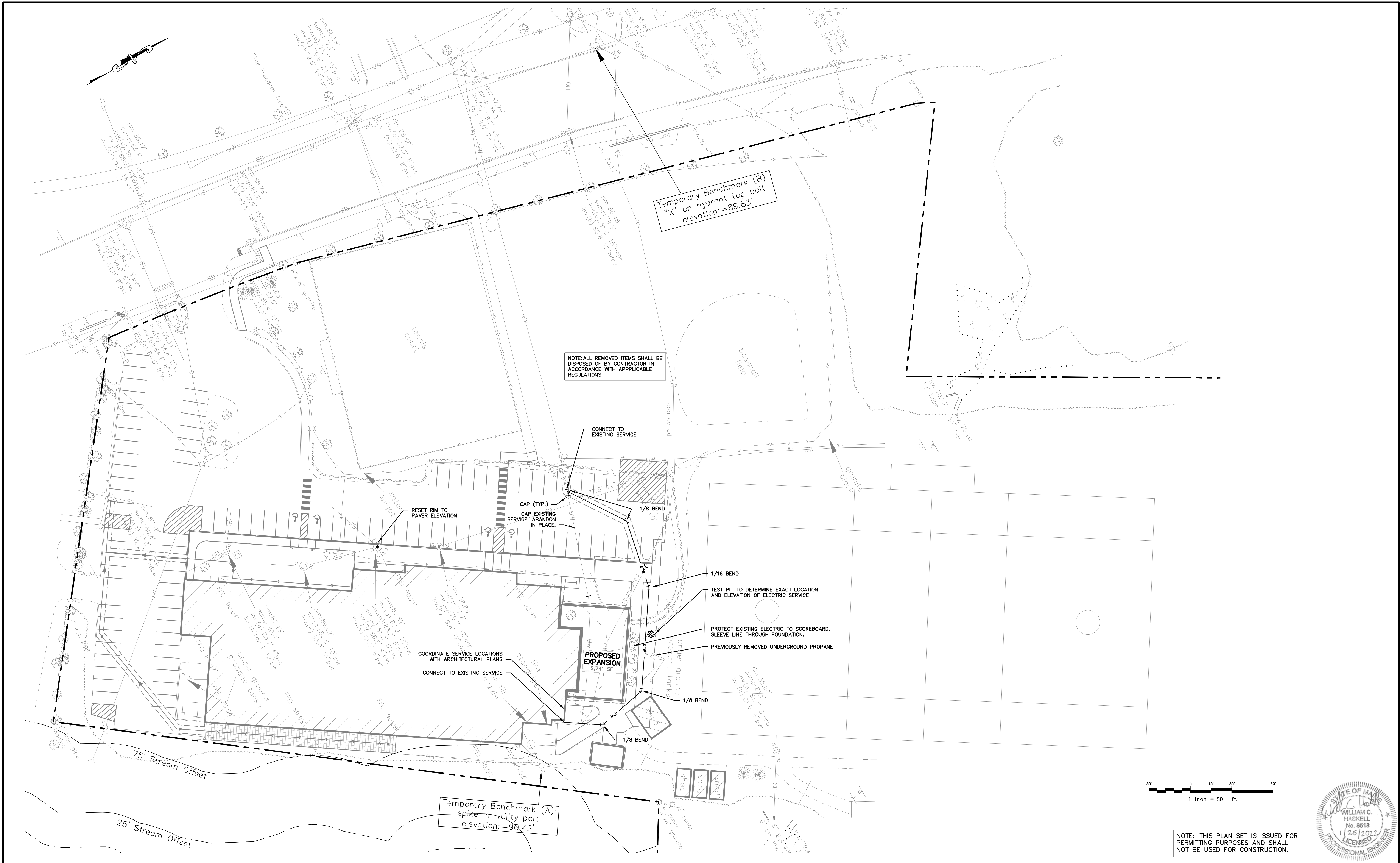
Relationships. Responsiveness. Results.  
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207.772.2515

Drawing Name:	Site Layout Plan
Project:	North Yarmouth Academy Yarmouth, Maine
Client:	North Yarmouth Academy 148 Main Street - Yarmouth, ME 04096

Drawing No.
C101



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Rev.	Date	Revision

SITE PLAN APPLICATION	01.26.22	WCH
CLIENT REVIEW AND PRICING	01.07.22	WCH
TOWN OF YARMOUTH CONCEPTUAL REVIEW	12.14.21	WCH
Issued For	Date	By

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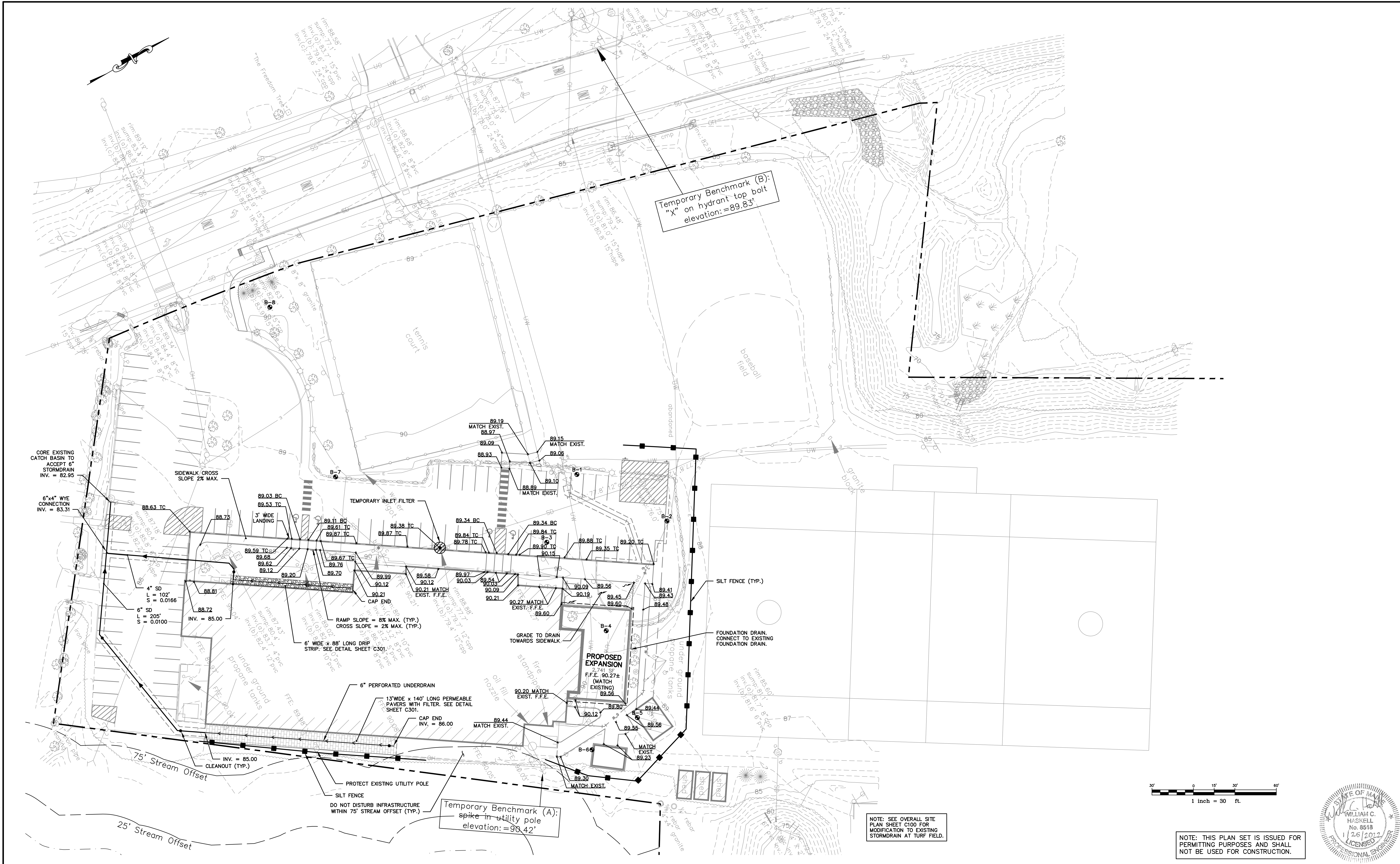
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Drawing Name:	Utility Plan
Project:	North Yarmouth Academy Yarmouth, Maine
Client:	North Yarmouth Academy 148 Main Street - Yarmouth, ME 04096

Drawing No.
C102



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Rev.	Date	Revision

SITE PLAN APPLICATION	01.26.22	WCH
CLIENT REVIEW AND PRICING	01.07.22	WCH
TOWN OF YARMOUTH CONCEPTUAL REVIEW	12.14.21	WCH
Issued For	Date	By

Design: JWA	Draft: LAN	Date: NOV 2021
Checked: WCH	Scale: 1"=30'	Job No.: 2048.04
File Name: 2048.03-GRAD		
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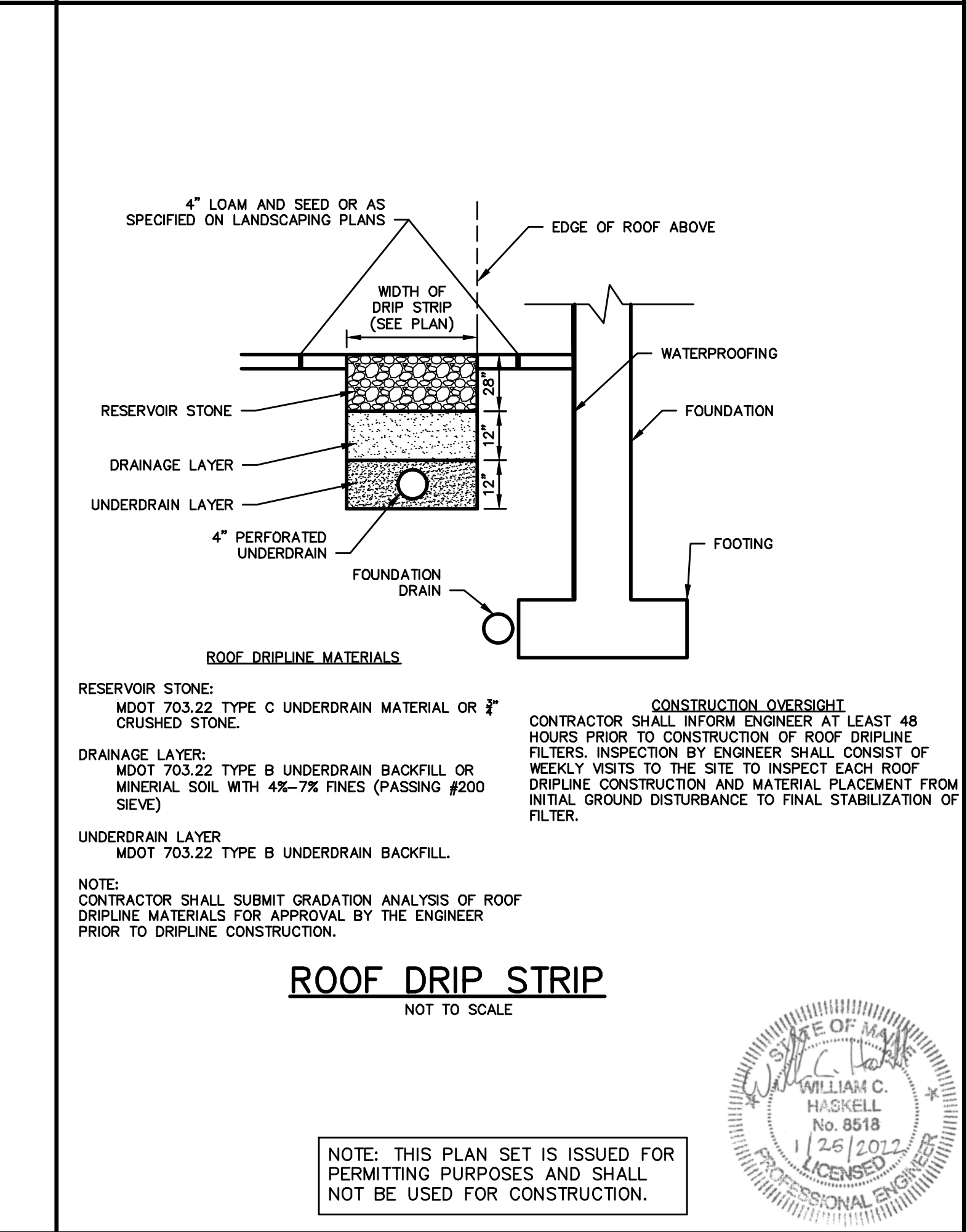
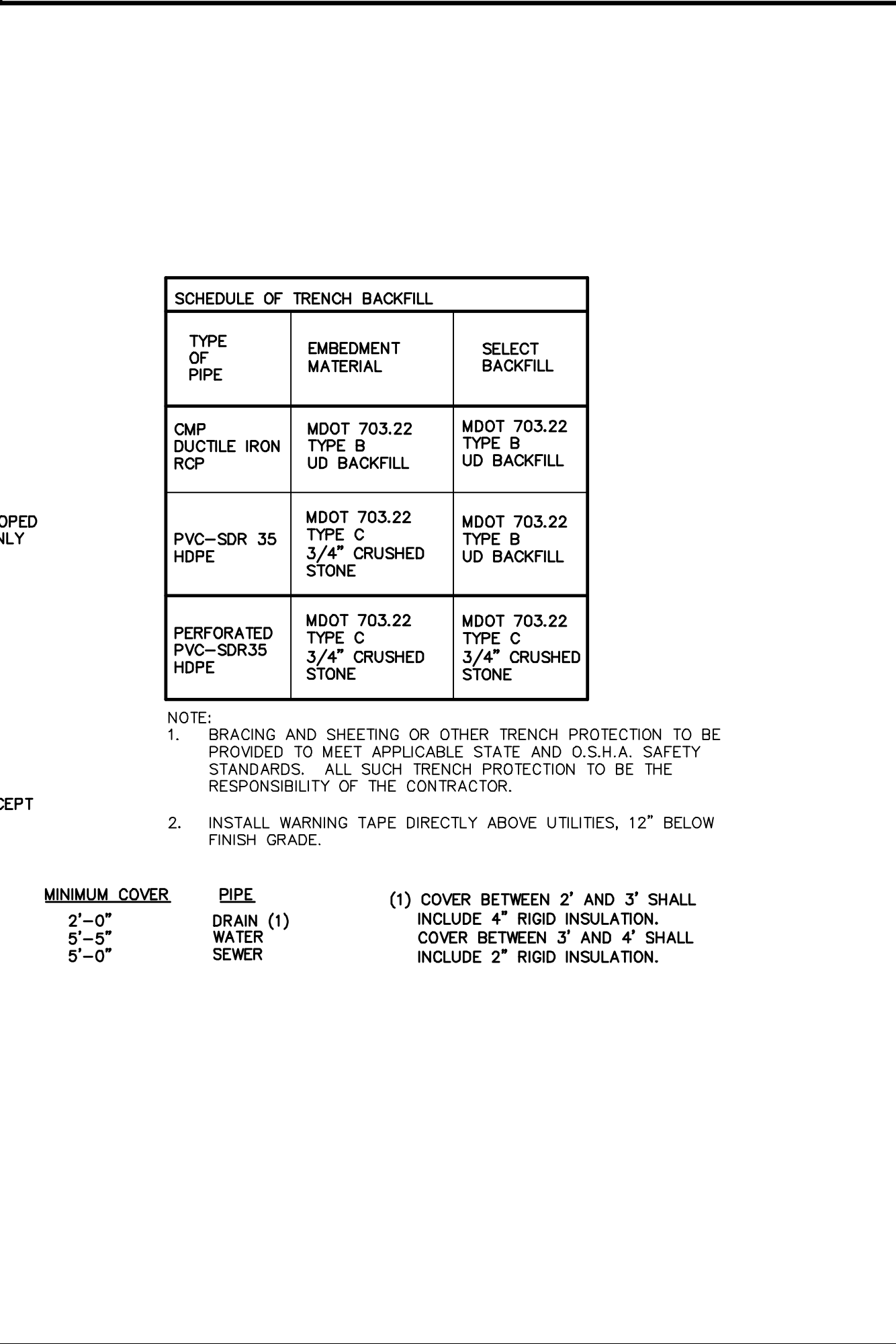
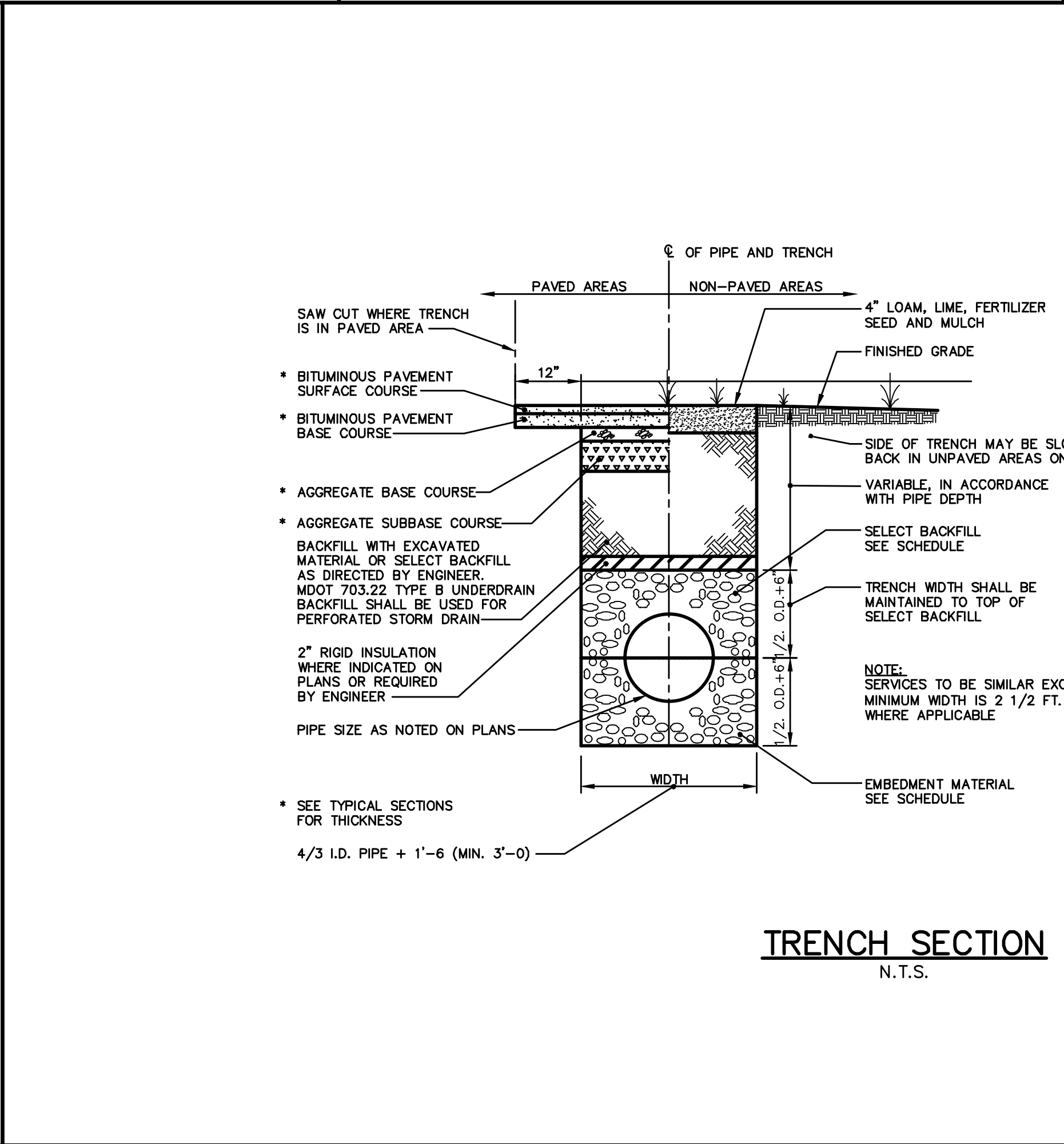
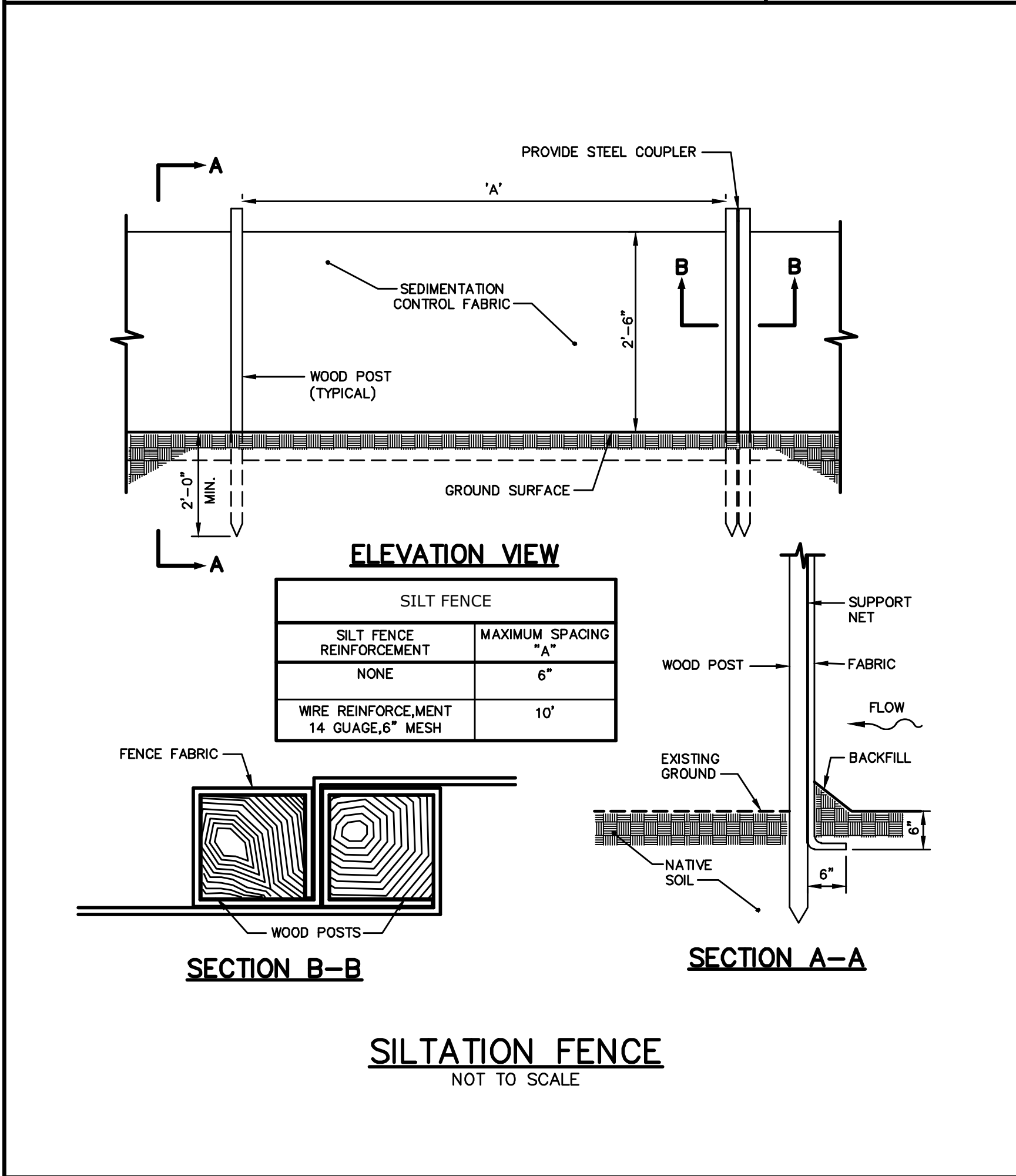
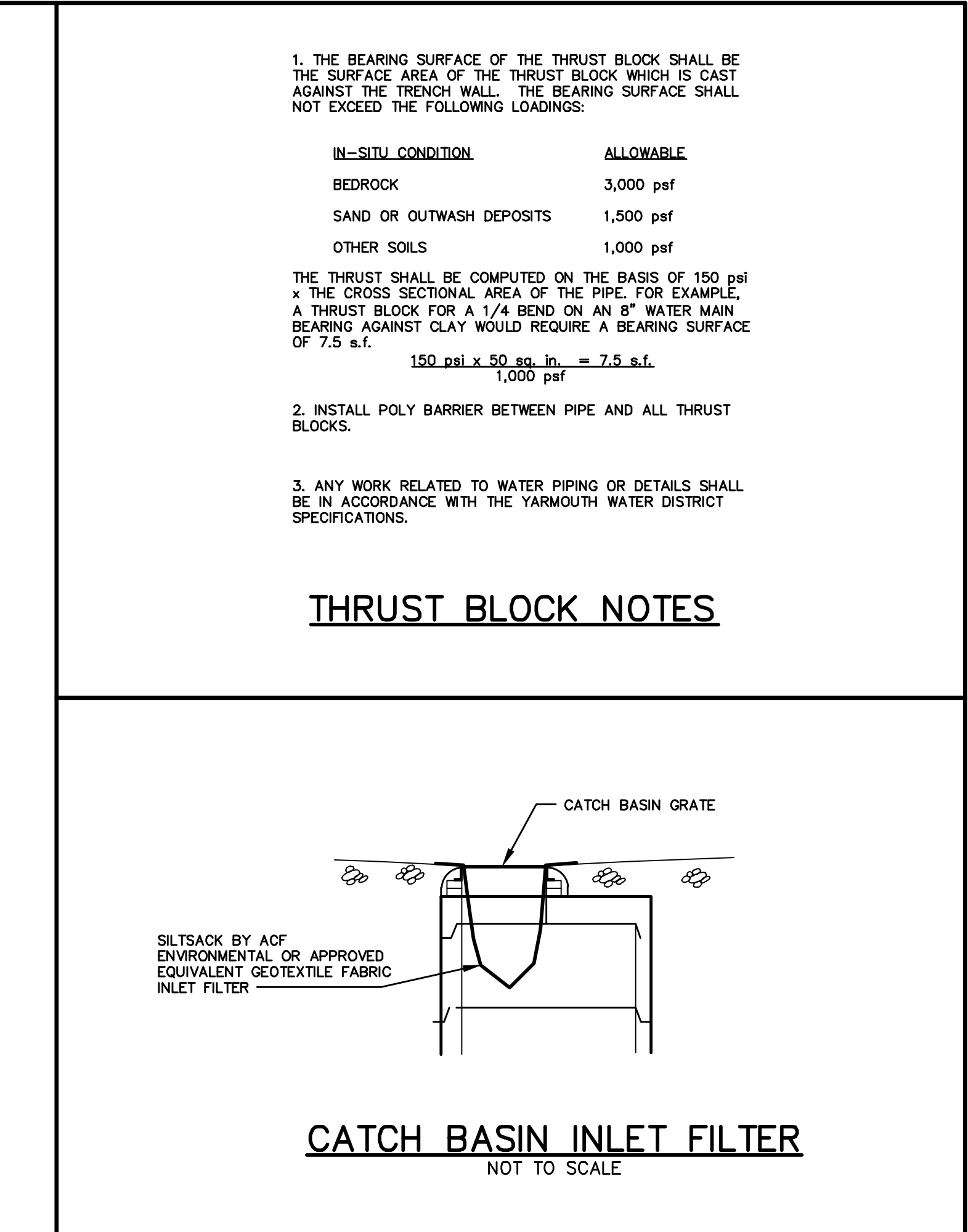
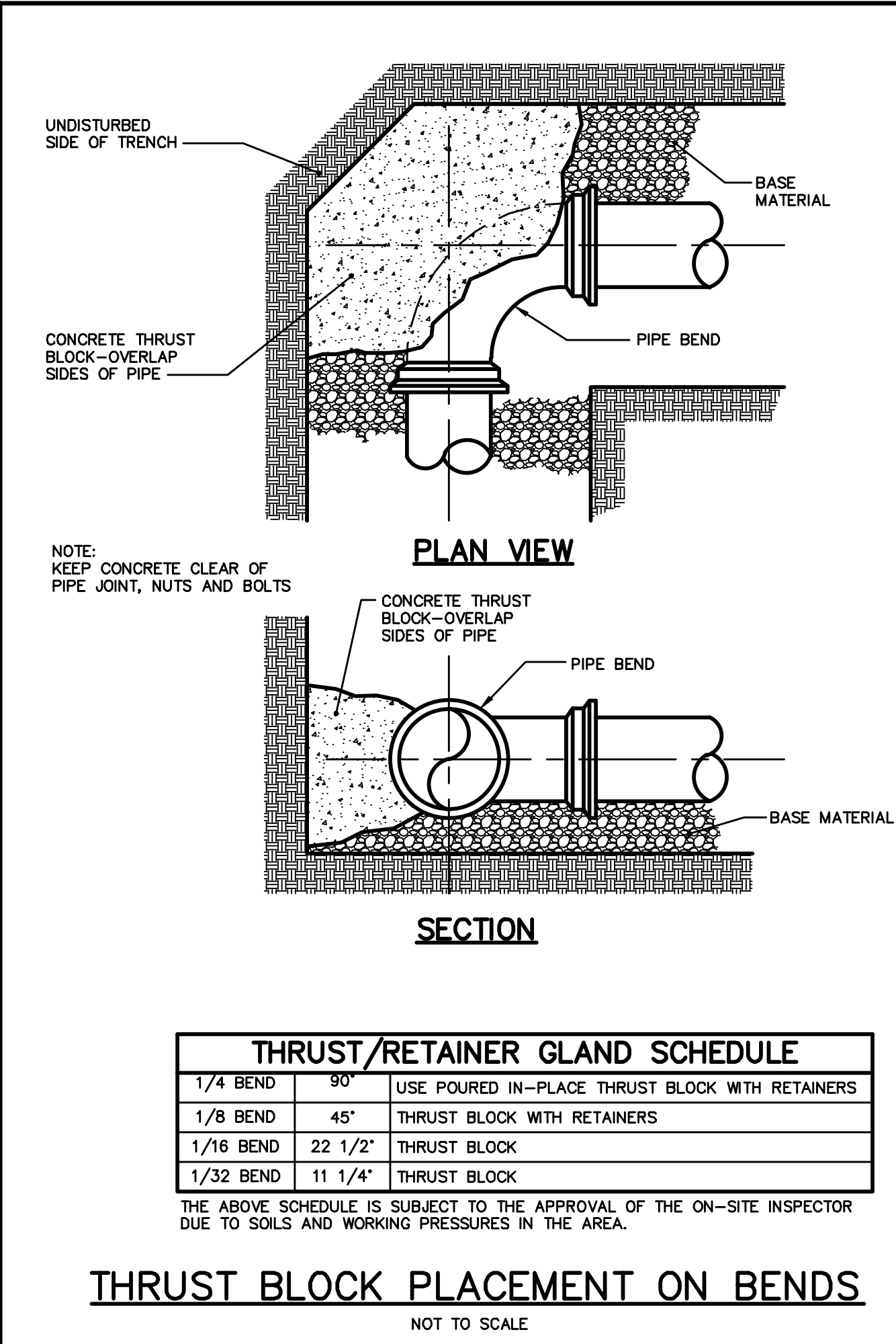
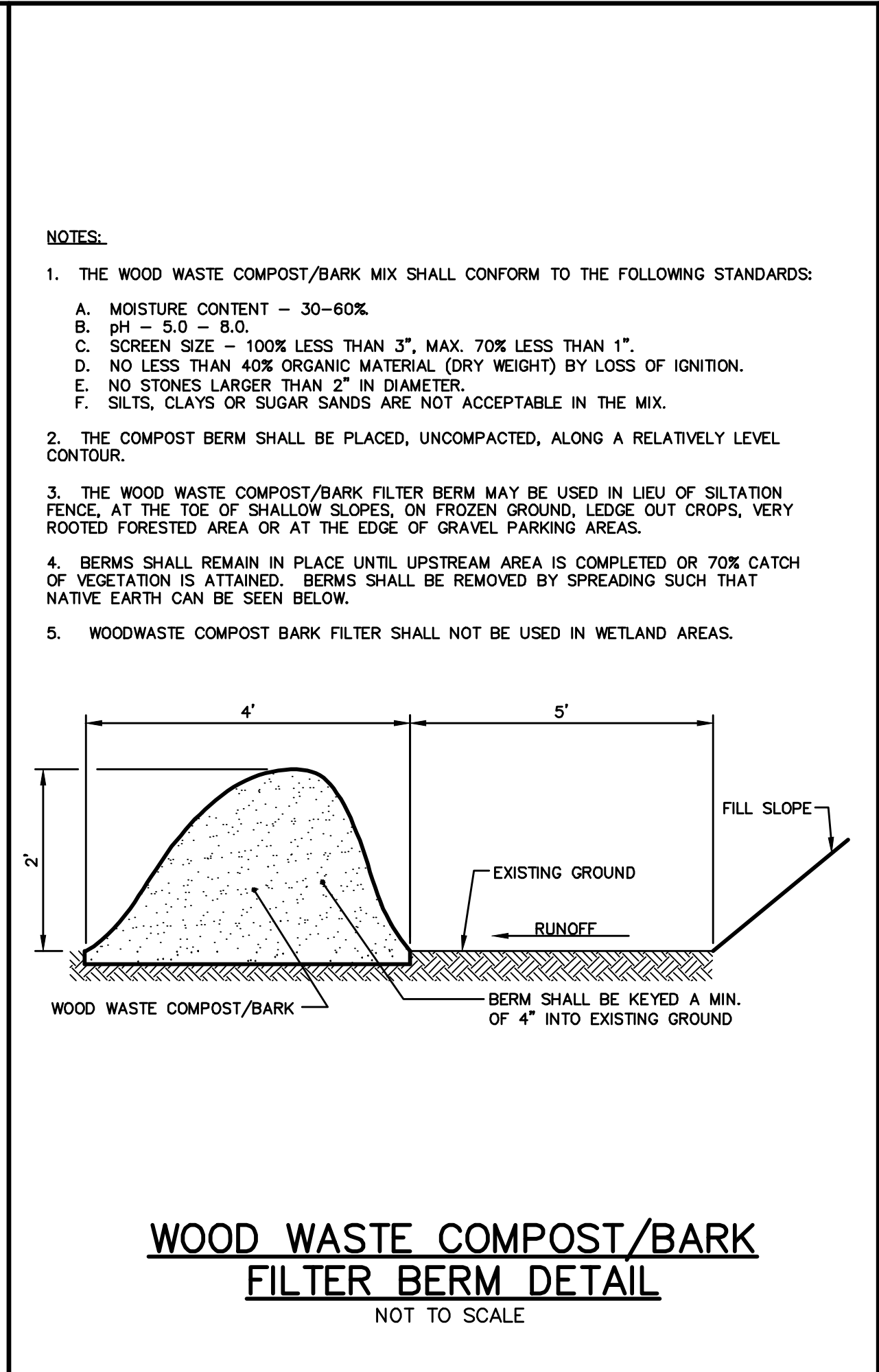
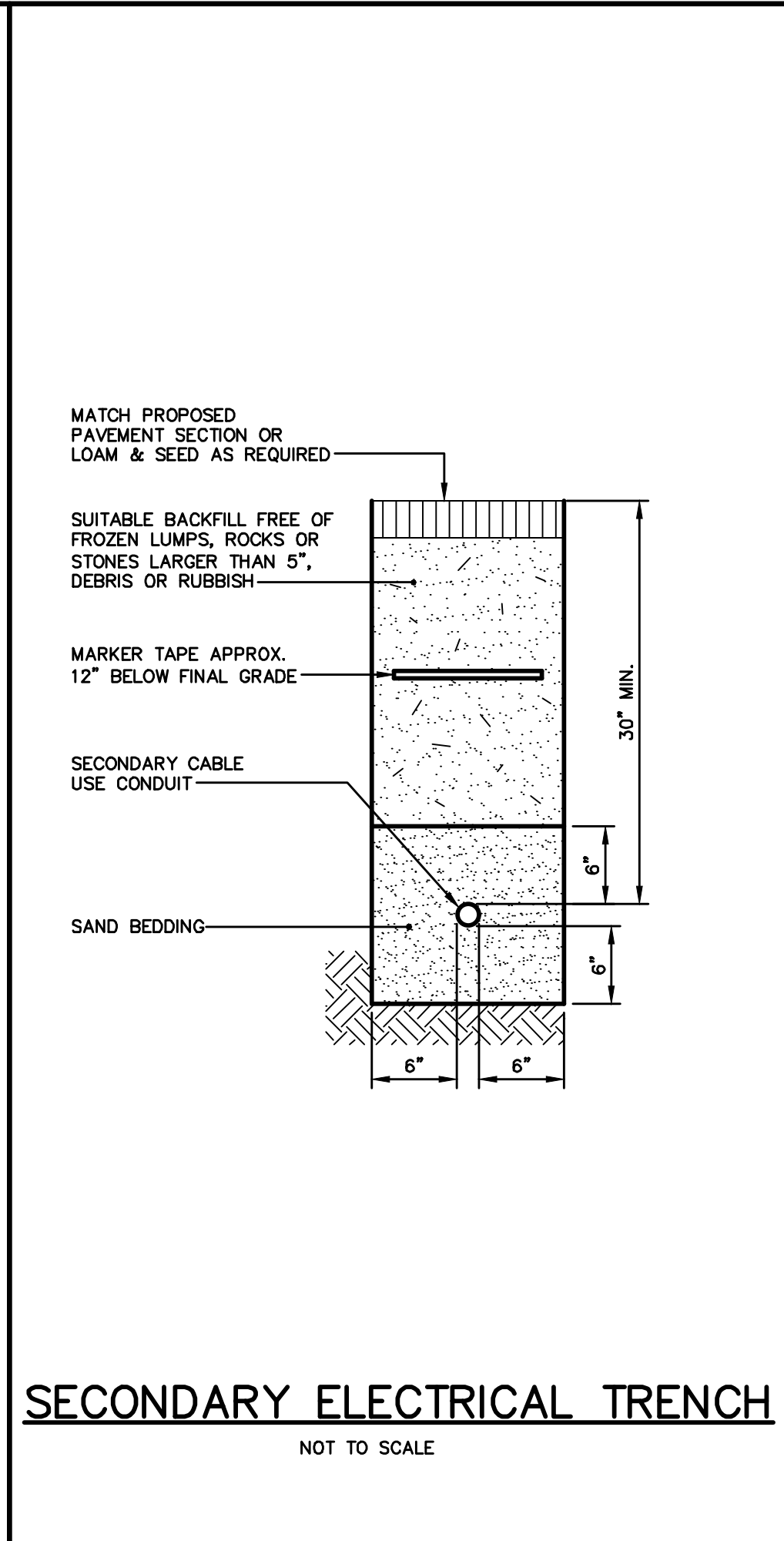
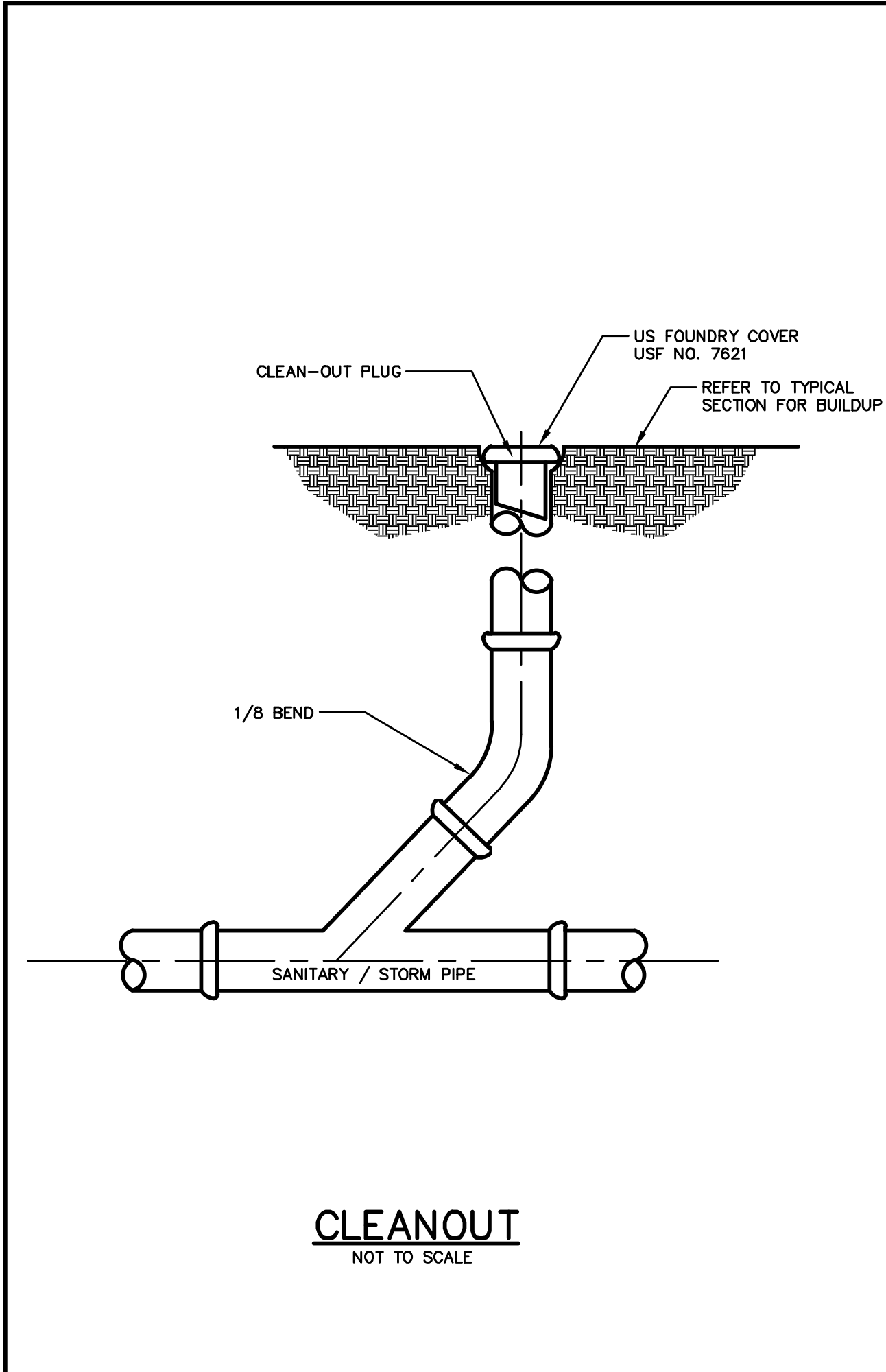
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Project:	North Yarmouth Academy Yarmouth, Maine
Client:	North Yarmouth Academy 148 Main Street - Yarmouth, ME 04096

Drawing No.	C103
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SITE PLAN APPLICATION	01.26.22	WCH
CLIENT REVIEW AND PRICING	01.07.22	WCH
TOWN OF YARMOUTH CONCEPTUAL REVIEW	12.14.21	WCH
Issued For	Date	By

Design: JWA	Draft: LAN	Date: NOV 2021
Checked: WCH	Scale:	Job No.: 2048.04
File Name: 2048.03--details		
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207.772.2515

Drawing Name:	Drainage & Utility Details
Project:	North Yarmouth Academy Yarmouth, Maine
Client:	North Yarmouth Academy 148 Main Street - Yarmouth, ME 04096

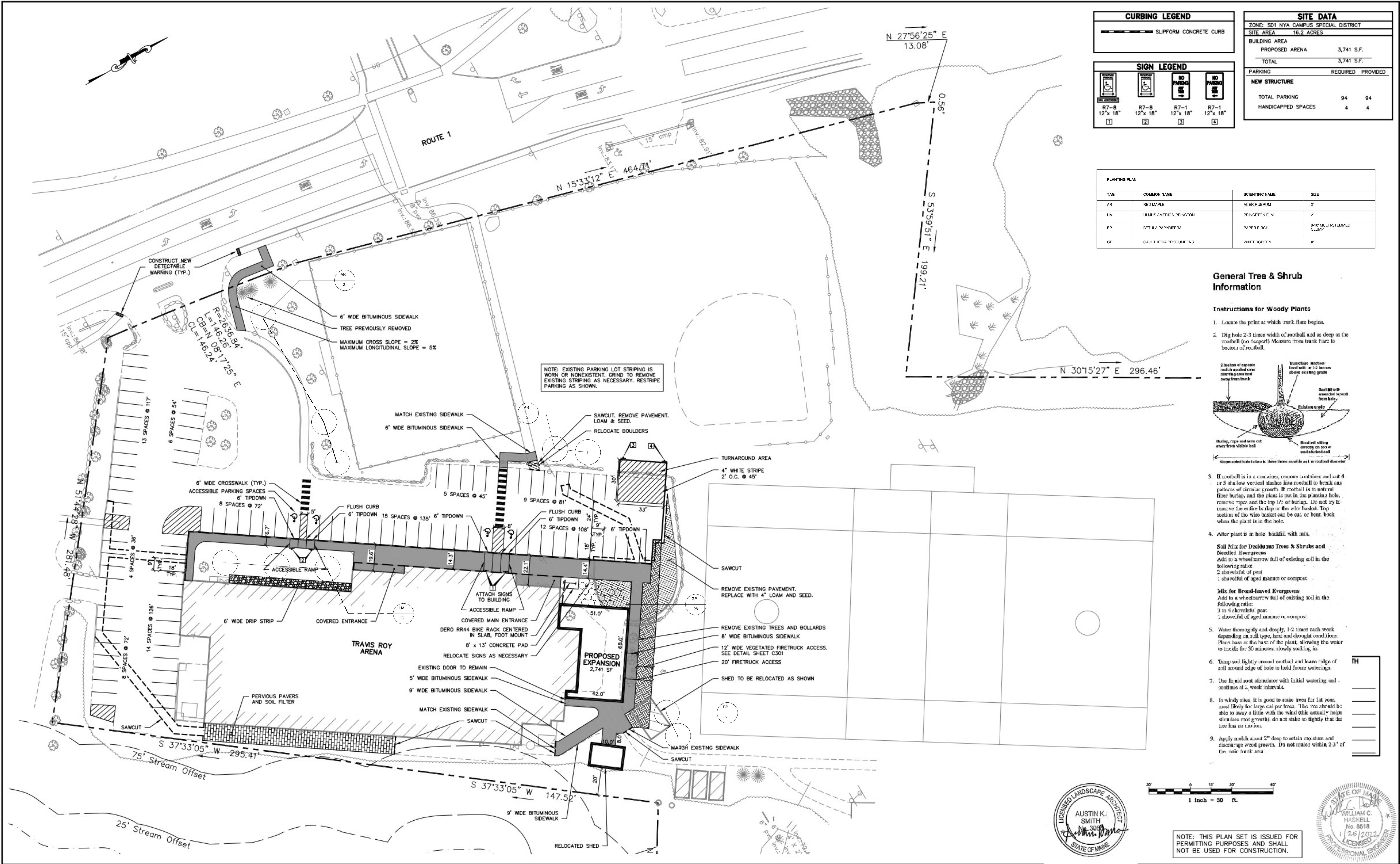
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**C302**







Travis Roy Addition Design & Permitting - CAD\WMO\2046.03-SP.dwg 1/25/2022 10:01 AM



scott simons architects

designed for human potential

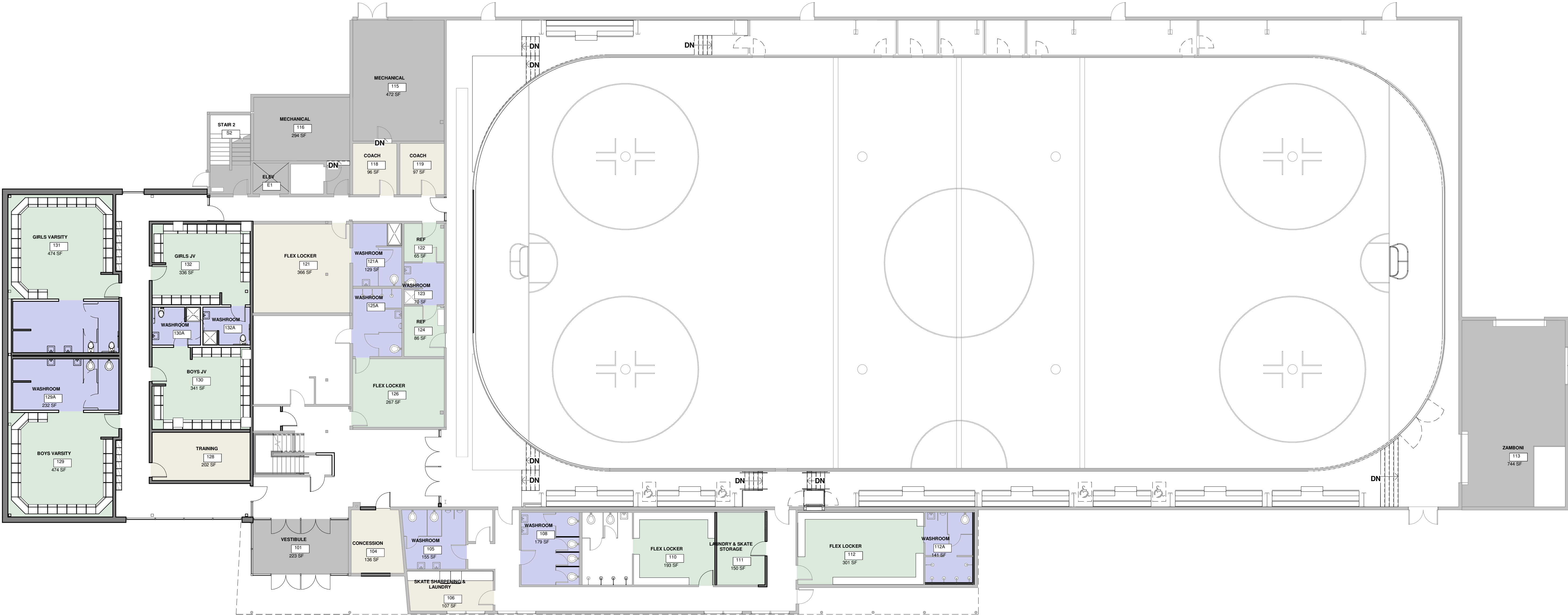
75 York Street, Portland, Maine 04101  
207.772.4656 simonsarchitects.com

L101 - LANDSCAPE PLAN

TRAVIS ROY ARENA

01/26/22

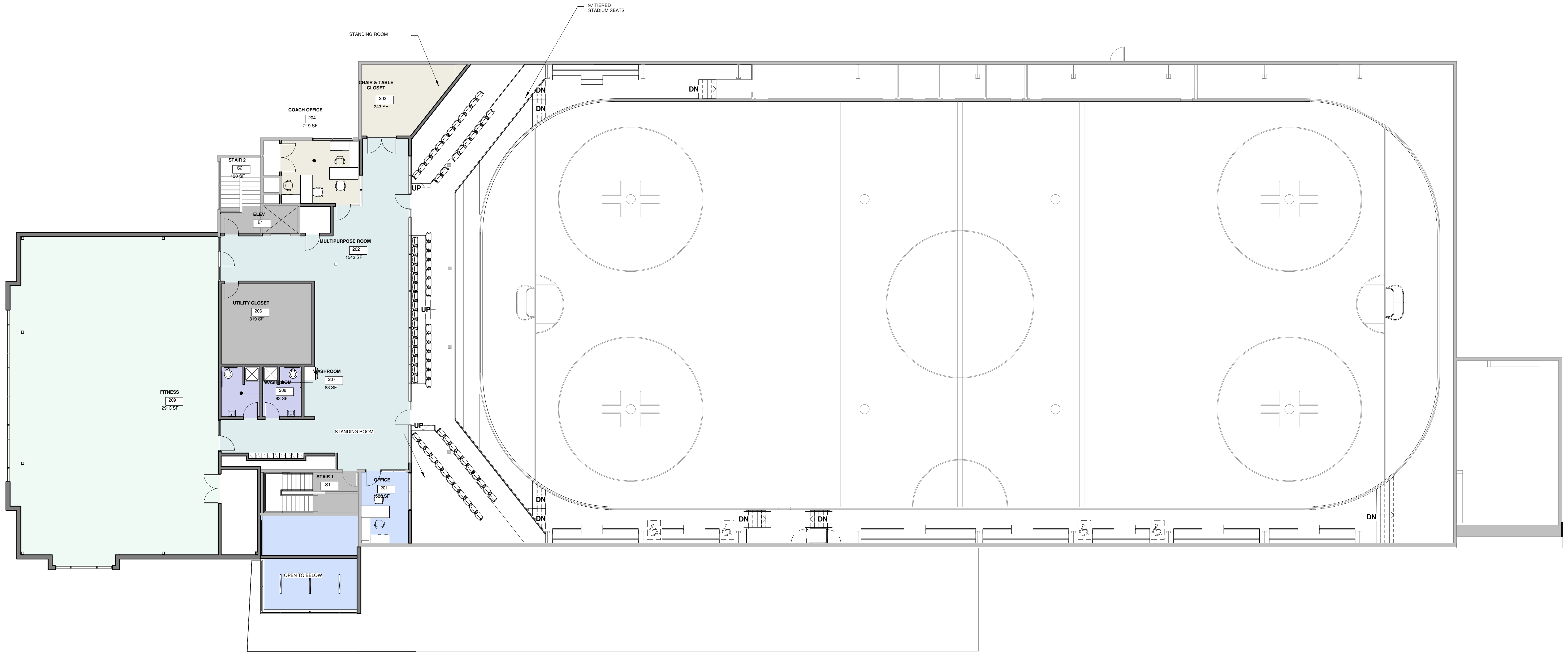




- GENERAL
- LOCKER
- SUPPORT
- WASHROOM

1 PRESENTATION FIRST FLOOR  
3/32" = 1'-0"

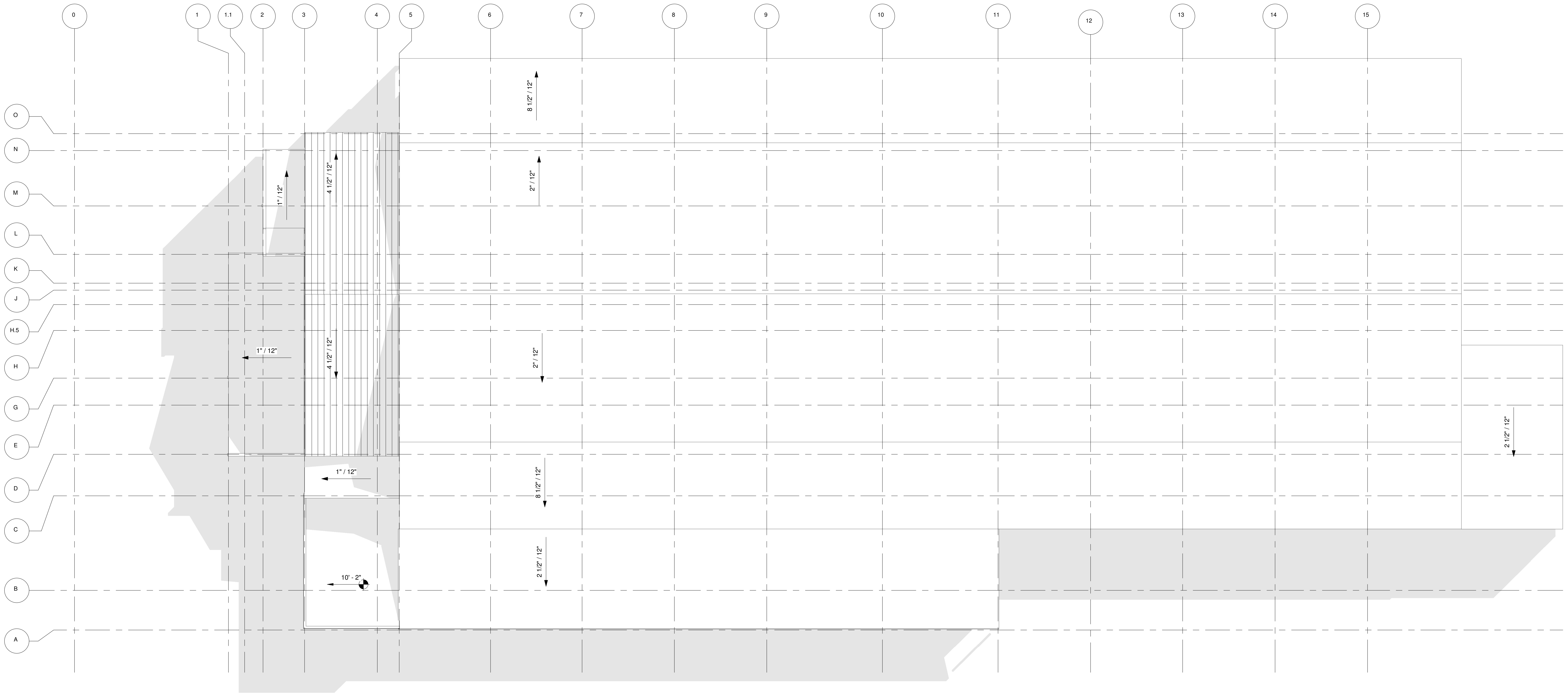




- ALUMNI ROOM
- FITNESS
- GENERAL
- OFFICE
- SUPPORT
- WASHROOM

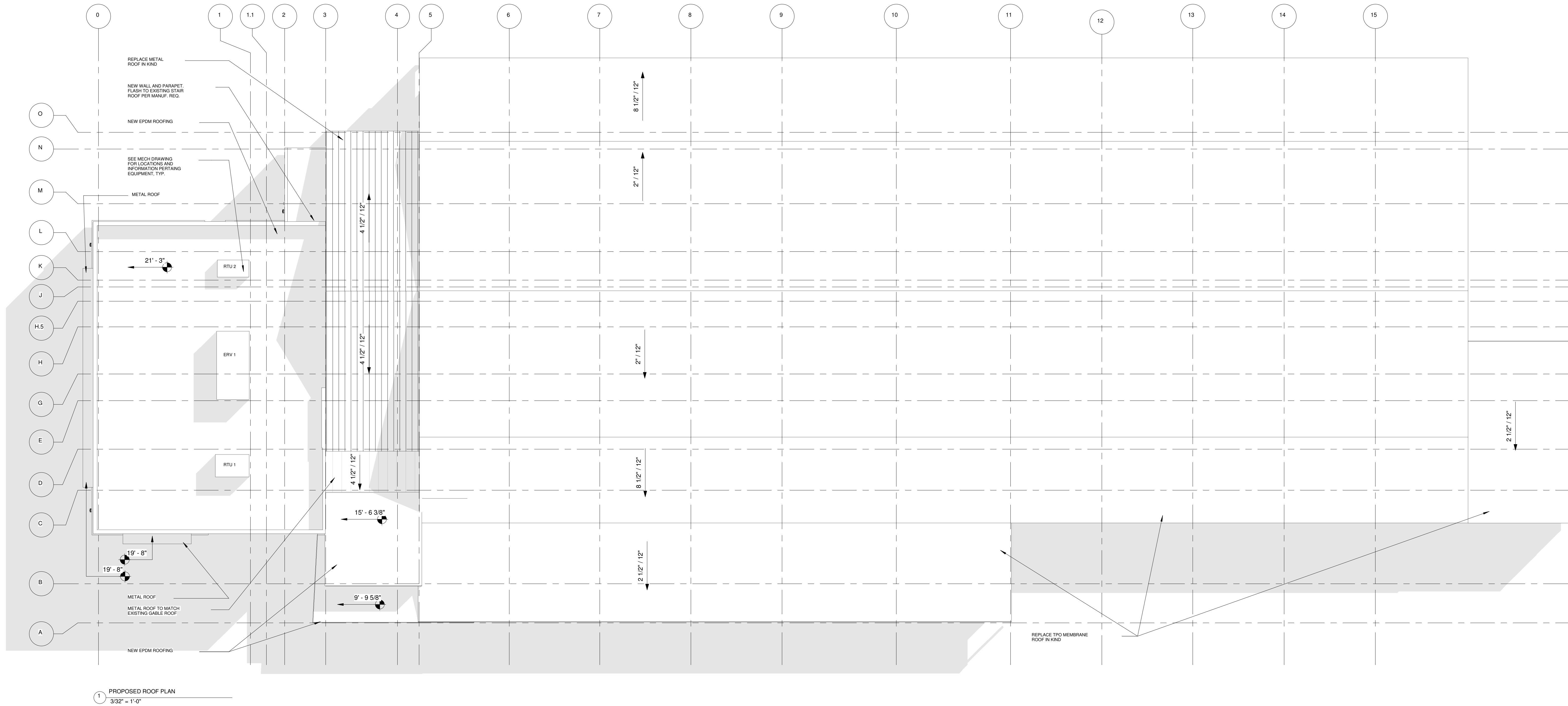
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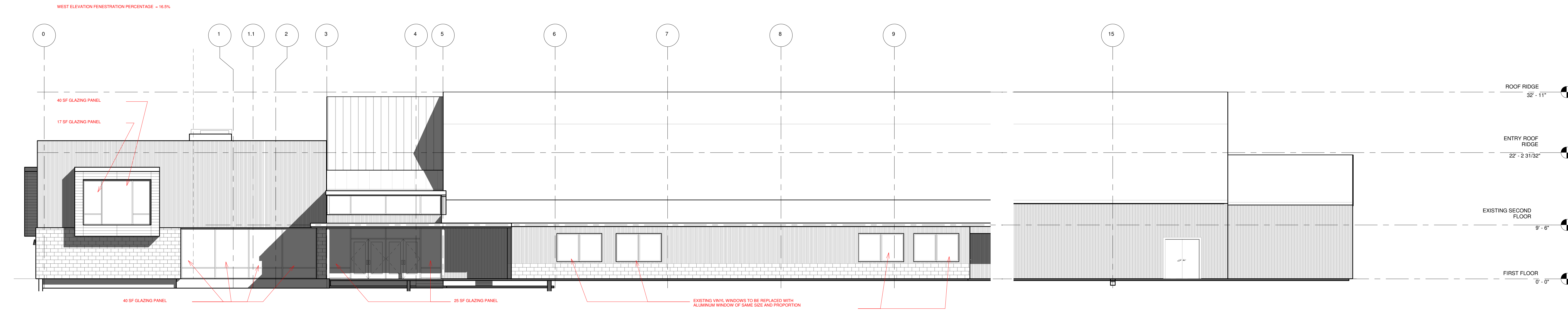


1 EXISTING ROOF PLAN  
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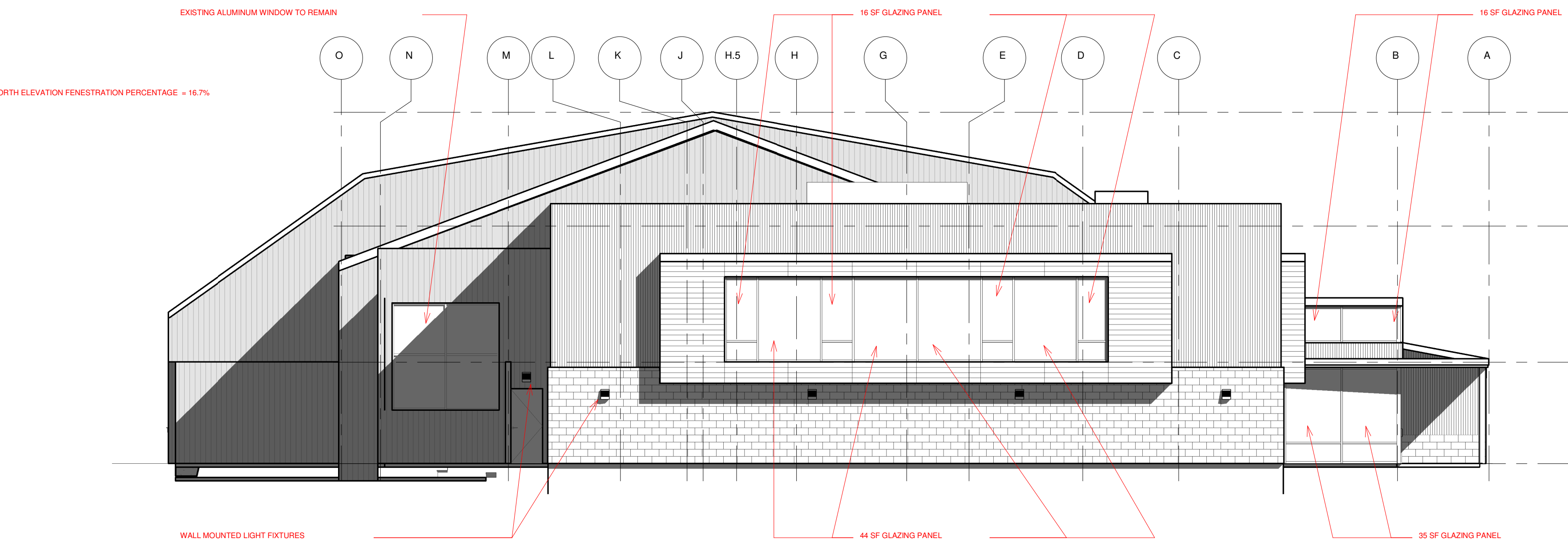




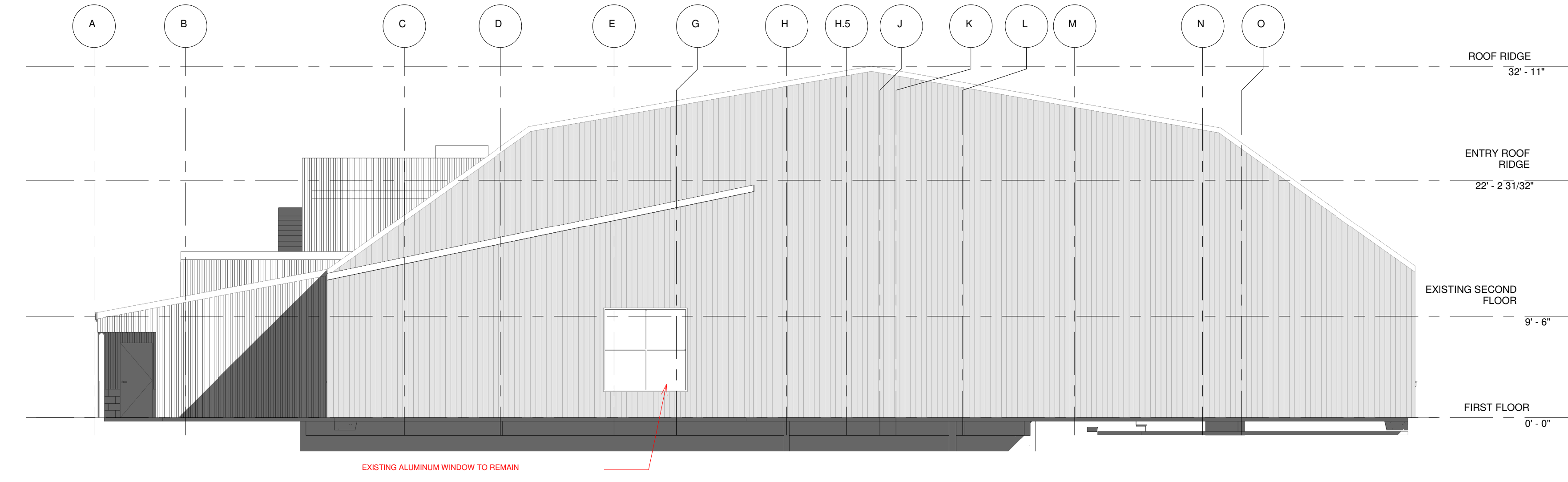




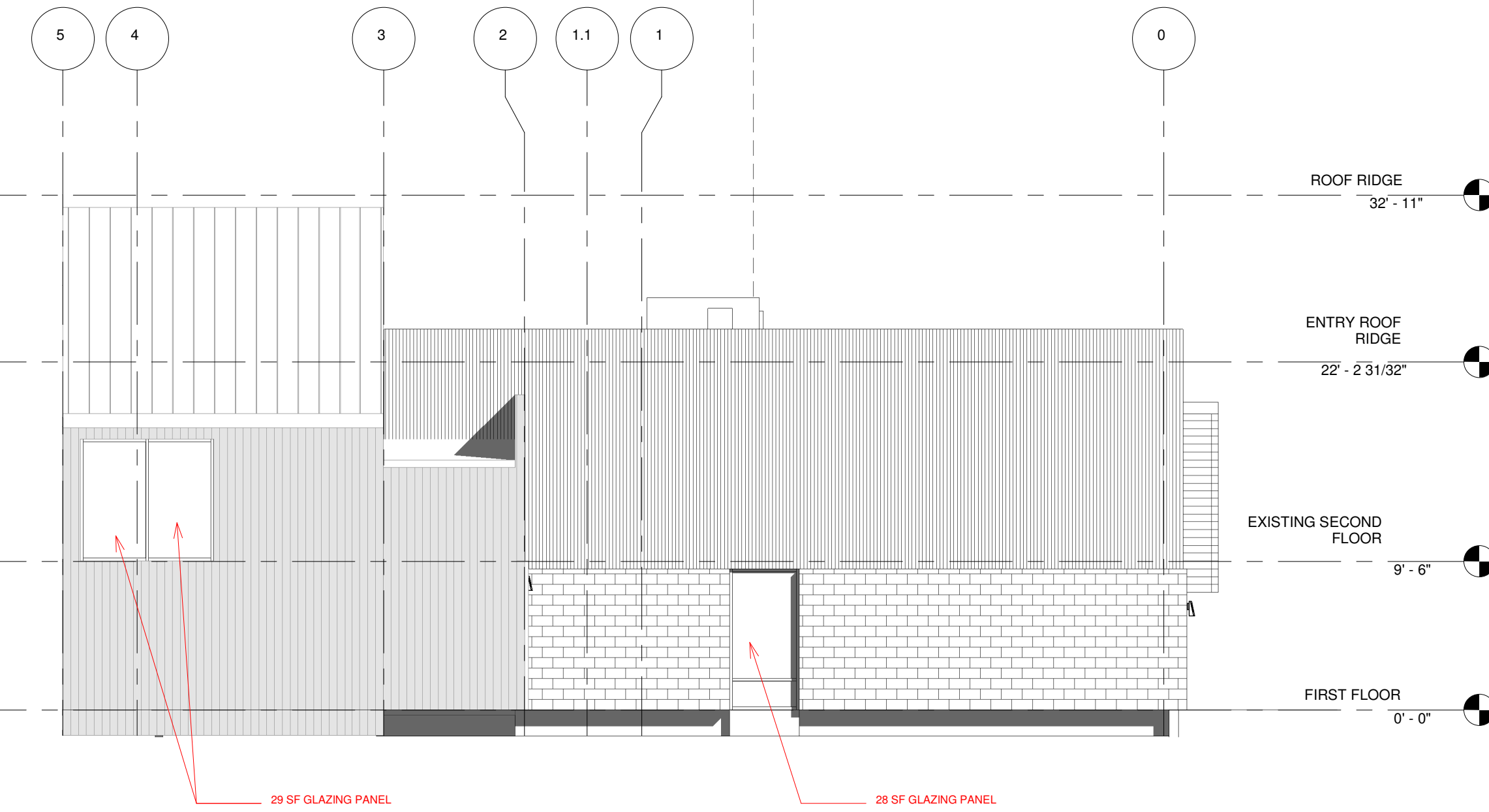
4 PRESENTATION WEST ELEVATION  
1/8" = 1'-0"



2 PRESENTATION NORTH ELEVATION  
1/8" = 1'-0"

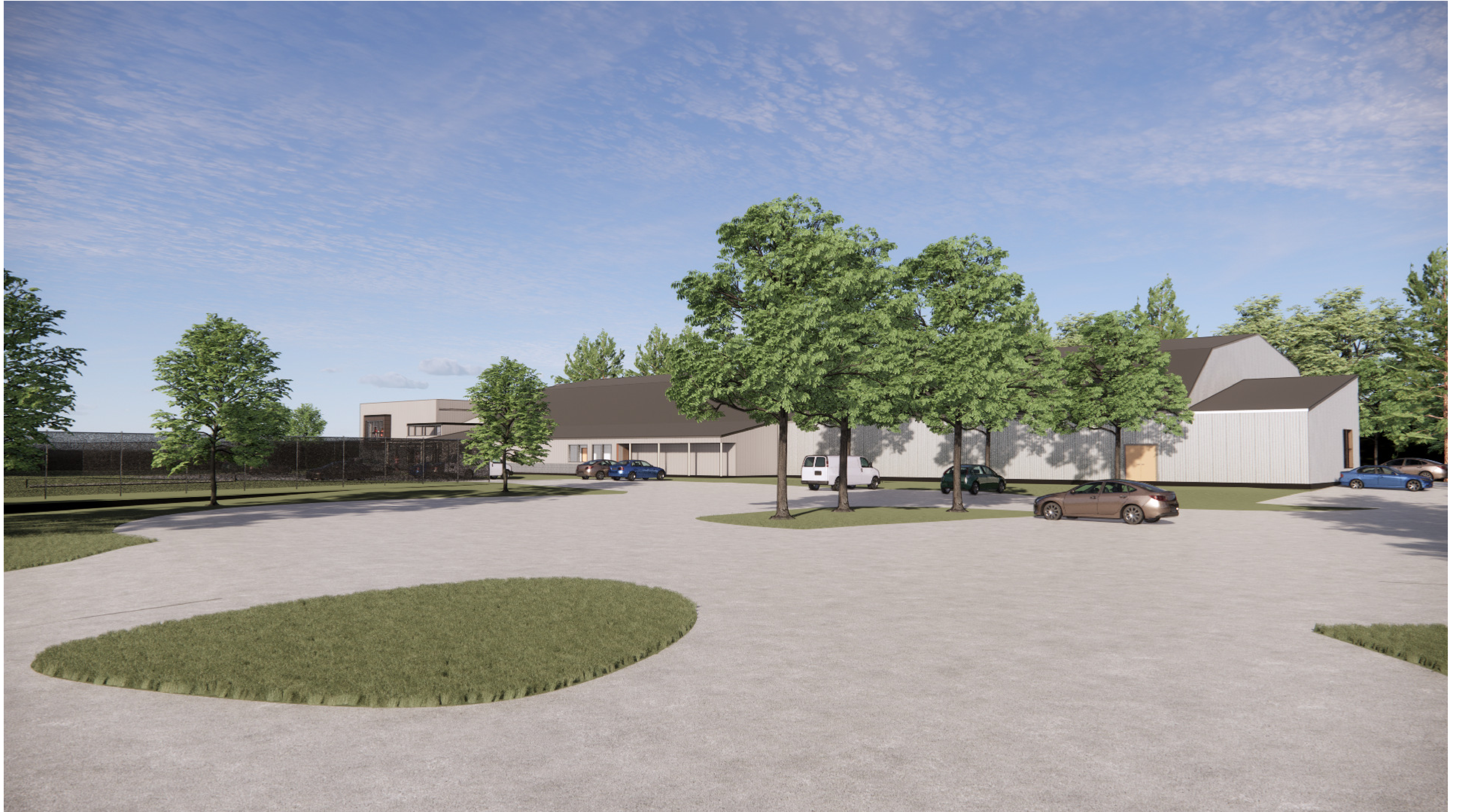


1 PRESENTATION SOUTH ELEVATION  
1/8" = 1'-0"



3 PRESENTATION EAST ELEVATION  
1/8" = 1'-0"









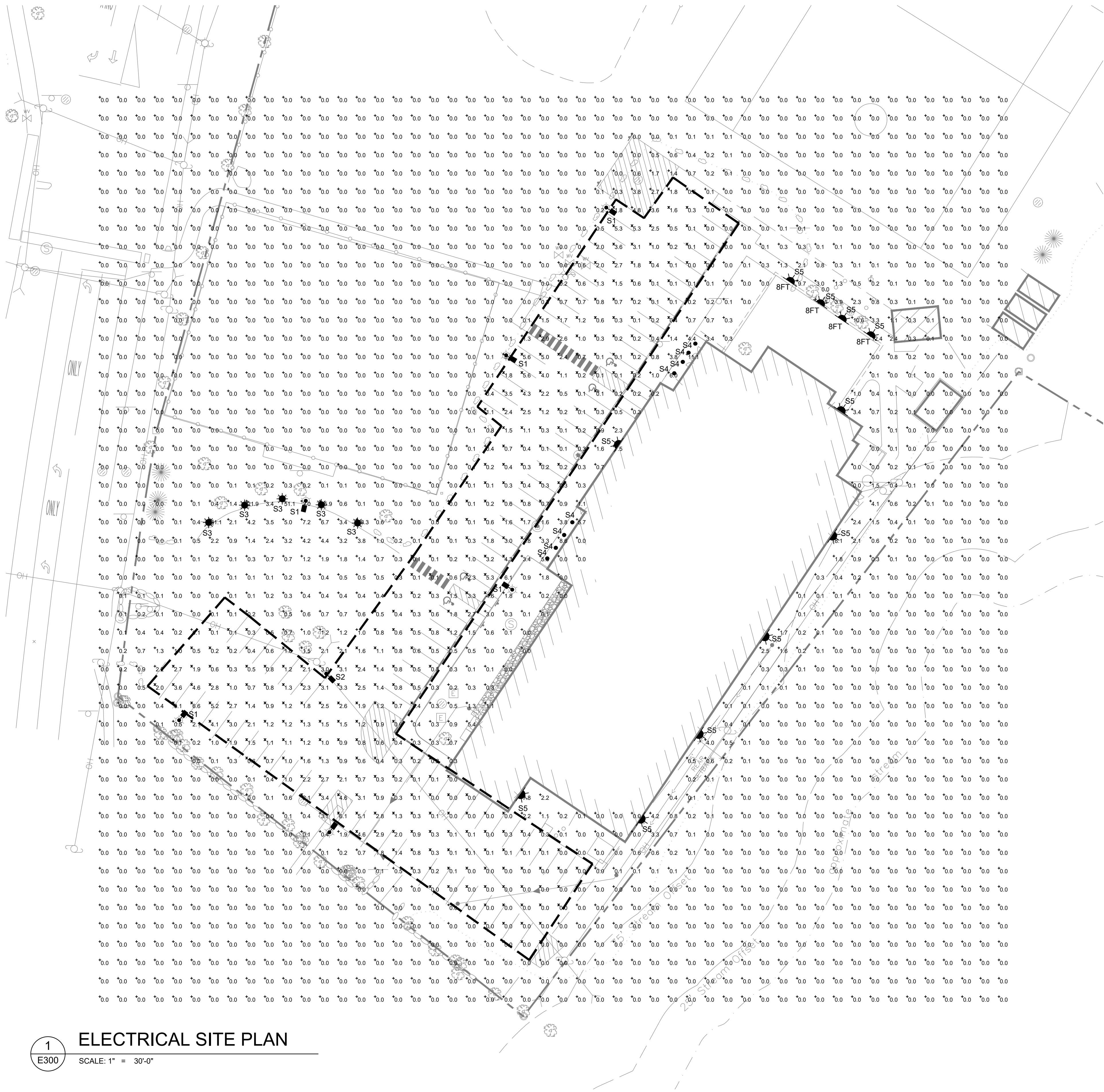










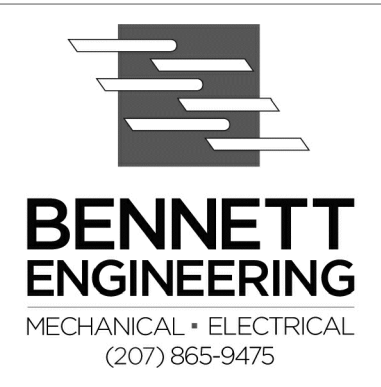


- NOTES:
1. CALCULATED VALUES REPRESENT MAINTAINED FOOTCANDLE LEVELS AT GRADE.
  2. LIGHT LOSS FACTOR USED IN CALCULATIONS WAS 0.9
  3. STATISTICAL VALUES FOR CALCULATED PARKING AREA ARE AS FOLLOWS:  
AVE: 1.1 MAX: 6.6 MIN: 0.0 MAX:MIN: N/A AVE:MIN: N/A
  4. TYPES S1 AND S2 SHALL HAVE THE LIGHTING HEADS REPLACED. TYPE S3 SHALL REPLACE THE ENTIRE FIXTURE. TYPE S4 AND S5 ARE NEW LIGHTING FIXTURES.
  5. ALL LIGHTING FIXTURES ARE FULL CUT-OFF.
  6. UNLESS OTHERWISE NOTED, MOUNTING HEIGHT OF TYPE S5 FIXTURES IS 10FT
  7. LIGHTING FIXTURES ARE AS FOLLOWS
- TYPE S1  
BEACON LIGHTING #VPS-48L-110-3K7-3-UNV-A-WHT-BC  
102W / 3000K / 10984 LUMENS
- TYPE S2  
BEACON LIGHTING #VPS-48L-110-3K7-5W-UNV-A-WHT-BC  
100W / 3000K / 10789 LUMENS
- TYPE S3  
KIM LIGHTING #SL1-18L-3K-UV-WHT  
28W / 3000K / 2446 LUMENS
- TYPE S4  
PROGRESS LIGHTING #P810017-030-30  
19.5W / 3000K / 1725 LUMENS
- TYPE S5  
HUBBELL #SG1-20-3K7-FT-UNV-BLS  
21W / 3000K / 2054 LUMENS

1 ELECTRICAL SITE PLAN  
E300 SCALE: 1" = 30'-0"



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PROJECT NAME:  
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ARENA

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REVISIONS

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PHOTOMETRIC  
LIGHTING PLAN

E300.1

