Site Plan Application
To The Town of YARMOUTH

"Hancock Lumber Expansion"
at
258 Main Street - Yarmouth, Maine

Prepared for: L&S Limited Liability Company

March 10, 2022

Main-Land Development Consultants, Inc.
PO Box Q | 69 Main Street
Livermore Falls, Maine 04254
367 US Route 1, S. Building
Falmouth, Maine 04105
(207) 897-6752

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Town of Yarmouth Planning Board – Site Plan Application

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: 03/14/2022 **Zoning District** CD4 **Map** 037 **Lot** 19 **Ext** _____

Site Location: 258 Main Street, Yarmouth, ME, 04096
Property Owner: L&S Limited Liability Company
Mailing Address: P.O. Box 299, Casco, ME, 04015
E-mail Address: mhall@hancocklumber.com
Phone: 207-798-2502 Fax: _____

Name of Project: Hancock Lumber Showroom/Office Space Expansion
Existing Use: Retail & Office Space for Hancock Lumber and Bank
Proposed Use: Construction of a new building in the existing bank footprint for expansion of Hancock Lumber Retail & Office Space

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: Esther Bizier
Mailing Address: PO Box Q Livermore Falls, ME 04254
E-mail Address: Esther@mainlanddci.com
Phone: (207)-897-6752 Fax: (207)-897-5404

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

Esther K Bizier
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."

Esther K. Bizier
Print or type name and title of signer

Revised 5/1/18wls

1. PROJECT DESCRIPTION

A. In a separate document please describe the overall project objectives and proposed uses of property, including quantity and type of residential units (if any).

B. Project details

1. Name and approval date of subdivision this site is in (if applicable)
   N/A
   Subdivision lot numbers (if applicable) N/A
2. Assessor's Map number(s) 037 Lot number(s) 19
3. Existing zone(s) of the site
   CD4
   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)
   4.43 Acres
   b. Total floor area of each proposed building in square feet
   4,070 SF
   c. Footprint of each proposed building in square feet
   2,110 SF
   d. Height of proposed building(s) 30'7" feet 2 stories
   e. Total number of proposed parking spaces 57
   f. Number of proposed handicap parking spaces 3

C. Existing conditions

1. Existing land use Retail/office for Hancock Lumber & Bank
2. Total floor area of each existing building in square feet
   17,205 SF (Hancock Showroom), 3,850 SF (Bank)
3. Footprint of each existing building in square feet
   5,735 SF (Hancock Showroom), 1,925 SF (Bank)

D. Attach as Exhibit #1 a map such as the Maine Atlas and Gazetteer map (clean photocopies are acceptable). Indicate the location of your project on map.

E. Construction sequence

1. Estimated time of start of project Spring 2022
   Estimated time of completion of project Winter 2023
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

L & S Limited Liability Company
P.O. Box 299
Casco, ME 04015
Phone 207-798-2502 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)
$1,500,000

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:

~~Hancock Lumber operates a total of 9 Showroom locations across Maine and New~~ Hampshire which all conduct similar functions.

B. Have done no prior projects ☐

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

5. SOLID WASTE

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

6. WATER

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

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

7. TRAFFIC

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

8. SANITARY SEWERS AND STORM DRAINS

A. Estimated sewage gallons per day for the completed project

_____

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

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

If yes, please describe proposed types and amounts:

The new building will utilize the existing sewer services that serviced the bank.

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 l' 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.

Project Description

Hancock Lumber Yarmouth

258 Main Street, Yarmouth

March 10, 2022

Main-Land Development Consultants, Inc is representing L&S LLC (Hancock Lumber*)* in their Application for a Major Site Plan Amendment from the Town of Yarmouth.

The 4.4-acre property (Yarmouth Tax Map 37 Lot 19) is adjacent to Main Street. The subject parcel is currently owned and occupied by Hancock Lumber. The site is almost entirely developed with no natural resources. There are five lumber barns, two storage buildings, and a commercial office building all currently being operated by Hancock Lumber. There is also a former Bank of America building on the site, which is currently vacant. The site currently has a paved parking area on the portion of site adjacent to Main Street, with pavement continuing across most of the site to access material storage areas. The remaining area is lightly vegetated. The site generally slopes downhill to the southeast away from the existing buildings.

The project proposes demolishing the existing Bank of America building and constructing a new two-story building within the same footprint for use as additional showroom and office space for Hancock Lumber. A new addition from the existing Hancock Lumber retail store and office will connect the two structures. The proposed work for the project includes removing the curb and pavement associated with the drive-thru on the northwest side of the former bank building and vegetating it as lawn and landscape area. Additionally, the parking area in front of the buildings will be altered to create additional parking within the area currently used to access the drive-thru. The Main Street side entrance to the existing Hancock Lumber retail store will be reconfigured with a new covered entry way and ramp to mirror that of the proposed showroom entrance.

Chapter 703 Article 5.M, Architectural Standards – Hancock Lumber Expansion

Section Category Guideline Comments

1	**COMPOSITION**	**APPLICANT ASSESSMENT**	**STAFF ASSESSMENT**
a.	**Buildings of three stories** shall be designed to have a defined base, a middle, and top that includes an articulated cornice and roof, appropriate to the Building style, which shall be accomplished by such measures as:	Proposed expansion will be two stories.	
i.	The **top** shall also include the upper Story.	N/A	
ii.	**Base transition line** locations shall depend on the overall height of the Building, with such transition line usually occurring above the first floor.	N/A	
iii.	The **design of the base** of a Building, as well as the quality and durability of its materials, shall be emphasized.	N/A	
iv.	The **upper transition line** shall occur below the upper floor windows. In many cases, the windows within the top may be square or shorter than those of the floors below.	N/A	
v.	**Transition lines** may consist of a continuous, shallow balcony, a short setback, or a slightly articulated trim course.	N/A	
vi.	The **transition** may be supported by a change of window rhythm or size and a change in material or color.	N/A	
vii.	An **articulated cornice** shall be provided where the of the Building wall meets the roof.	N/A	
b.	Greater relative care shall be given to the design and the allocation of expense and **workmanship to Building Facades** than that given to other Elevations that are not readily visible from any street.	The proposed front elevation includes a new ramp and a covered porch connecting the new building with the existing. A majority of the windows will be located on the front façade as well as a bump out with a gable roof over the main entrance.	
c.	**Frontages** of new Buildings shall be harmonious with the Block face on both sides of the Thoroughfare which the Building enfronts.	The proposed expansion will match the style and scale of its surrounding environment.	
d.	**Building Facades** shall be highly fenestrated, utilize classic	The proposed building will (13) windows in its front façade and	

Section	Category	Guideline	Comments
	composition and proportions, and composed to avoid a monolithic or monotonous effect, through use of such measures as:	will have a modern farmhouse aesthetic.	
i.	**Blank walls** are prohibited at Frontages.	N/A	
ii.	The **Facades** of Buildings with continuous façades of 60 feet or greater in width shall be provided with an entrance for every 50 feet of Façade where practicable, and shall be designed with projecting or recessed offsets not less than 2 feet deep, and at intervals of not greater than 50 feet.	N/A- Proposed façade is less than 60 feet.	
iii.	The first floor and all other floors shall have a **coordinated composition**, which will usually be indicated by the alignment of upper floor windows and other features with openings and features of the first floor.	Windows are aligned at the first and second floors.	
e.	**Principal Buildings** shall have a **Principal Entrance(s)** which shall generally face any Adjacent Thoroughfare. Entryways shall clearly be the main focus of the Façade, and for multifamily, commercial, or mixed use Buildings, shall be directly accessible to the lobby, common area, and elevator lobby, if provided. Principal Buildings shall generally be placed parallel to the Adjacent Thoroughfare with a constant setback.	Both the existing building and proposed building face Main Street and will be connected by a new covered ADA ramp that connects the main entrances. The entrance the existing building, proposed ramp and proposed building are marked by gable roofs as well as columns with decorative details.	
f.	**Residential finished floor** level of the first floor shall be 2 feet to 6 feet above Sidewalk or adjacent grade level in the front, but may be on grade in the rear. Residential windows at the sill shall generally be 5 feet min. from the grade of the adjoining Sidewalk. First floors of Buildings with Shopfront Frontages shall be located at Sidewalk grade.	The existing building and proposed building are separated from the sidewalk along Main Street by a parking lot. The existing finished floor level will be made more easily accessible by the proposed ramp.	
2.	**WALLS**		

Section	Category	Guideline Comments	
a.	**Material choices** shall be appropriate to the chosen architectural style and shall be authentic, durable, and representative of or visually compatible with the predominant materials in use within the visual vicinity of Yarmouth Village. This may be accomplished by such measures as:		
i.	**Exterior materials** shall be durable and of high quality, with a life expectancy exceeding 25 years.	The proposed siding will be clapboards, either wood or cementitious as chosen by the Owner.	
ii.	**Building walls and gables** of Principal Buildings shall be natural stone, painted or unpainted brick or painted or opaque stained smooth-cut wood shingle, wood tongue and groove, wood clapboard siding, wood board-and-batten siding or smooth cementitious siding with all exposed surfaces painted. Façade materials or cladding comprising Exterior Insulated Finish System (EIFS), (including stucco, Driv-It, or similar products), and vinyl or aluminum siding are generally not allowed on Facades.	See answer above	
iii.	If the **Building walls** of a Principal Building are stone or brick then the Backbuilding or Outbuilding may also be masonry, otherwise all Backbuildings and Outbuildings shall be made of wood or cementitious siding or wood shingles.	N/A	
iv.	**Reflective wall materials** are prohibited.	N/A	
v.	**Smooth-face concrete block** is prohibited as an exterior material. Split-face block may be used on Elevations not exposed to Thoroughfares.	N/A	
vi.	**Brick** shall be of standard dimensions or Roman sized and shall have minimal color variation.	N/A	

Section	Category	Guideline	Comments
vii.	**Columns** shall be brick, natural stone, painted synthetic or composite wood, painted or opaque stained wood.	Columns will be detailed with either wood or PVC board, painted.	
viii.	**Foundation walls**, retaining walls, piers and pilings shall be block or poured concrete. Exposed block or concrete shall not exceed 12 inches in height or must be finished in native stone, or painted or unpainted brick or other appropriate durable cladding or surface treatment.	Foundation walls will be poured concrete and will not exceed 12" in height.	
b.	**Façade design and composition** shall be representative of or compatible with the character of Buildings in the visual vicinity of Yarmouth Village, through such design measures as the following:		
i.	**Building wall materials** may be combined on each Facade with the heavier below the lighter.	Only clapboard siding with ½" board and decorative trim will be used on the proposed building.	
ii.	**Building walls and gables** of Backbuildings and Outbuildings shall be designed to harmonize with the form, color, and details of their associated primary structure.	N/A	
iii.	**Building walls** shall be one color per material used. Paint for masonry applications shall have a flat finish.	Clapboard siding will be one color.	
iv.	**Mortar color** value (lightness/darkness) for natural brick or stone shall be in the tan or warm range, not white.	N/A	
v.	**Facades** (and both front Facades of a corner Building) of any one Building shall be made of the same materials and similarly detailed.	Only clapboard siding with ½" board and decorative trim will be used on the proposed building.	
vi.	**Columns** shall be proportioned according to the standards set forth in Traditional Construction Patterns by Steve Mouzon.	Columns will be appropriately proportioned to the proposed building.	
vii.	**Intercolumniation** (distance between columns) on the ground floor shall be vertically proportioned.	The distance between the columns is based on their structural properties.	
viii.	Except for hedge Streetscreens, **Streetscreens** shall be constructed	N/A	

Section	Category	Guideline	Comments
	of a material matching any Adjacent Facade.		
ix.	**Columns** shall have capitals and bases, except Doric columns with no base.	Please refer to elevations on sheet A3.	
c.	**Construction methods** shall encourage the traditional building methods of Yarmouth Village, incorporating such practices as the following		
i.	**Board-and-batten siding** shall have “boards” no more than 12 inches in width and “battens” no more than 2 inches in width. Board-and- batten siding shall be installed so there are no visible joints in the underlying board material.	N/A	
ii.	**Foundation openings** shall be appropriately scaled and sized, shall occur in sufficient quantities, and shall respond to the grade of the lot to allow for drainage and ventilation.	Proposed building is slab on grade construction.	
iii.	**No more than three (3) materials** may be used on the Facade of a Building in addition to the basement or undercroft.	Only clapboard siding with ½” board and decorative trim will be used on the proposed building.	
iv.	**Stone** shall be native material and laid in local historic patterns. Use of native New England stone is encouraged.	N/A	
v.	**Brick** shall be laid in a horizontal running bond, common bond, English bond or Flemish bond pattern with raked mortar joints of not greater than 3/8 inch in height. Variations such as soldier course and other articulated brick coursing are allowed.	N/A	
vi.	**Shingles and siding** shall be 8 inches maximum to the weather. Shingles shall be machine cut with the bottom edges aligned.	This requirement will be noted in the architectural drawings.	
vii.	**Arches and piers** shall be natural stone or brick. Piers shall be no less than 12 x 12 inches in plan. Arches shall be no less than 8 inches thick.	N/A	

Section	Category	Guideline Comments	
viii.	**Posts** shall be painted or opaque stained wood or painted synthetic or authentic wood no less than 6 x 6 inches.	This requirement will be noted in the architectural drawings.	
ix.	**Foundation walls** shall be exposed a minimum of 6 inches and a maximum of 36 inches above grade.	This requirement will be noted in the architectural drawings.	
x.	**Surface-applied waterproofing** shall not be visible.	This requirement will be noted in the architectural drawings.	
xi.	**Exterior trim** shall be indistinguishable from wood when painted. Trim shall be pine graded better than number 2, fiber-reinforced cementitious trim, or PVCBD-based products.	This requirement will be noted in the architectural drawings.	
xii.	All **exposed wood**, except cedar shake shingles, shall be painted or opaque stained.	This requirement will be noted in the architectural drawings.	
3.	**ATTACHMENTS & ELEMENTS**		
a.	**Porches** shall be proportional to the scale of the rest of the Building, and should be architecturally harmonious with the Building to which it is attached.	The top of the proposed porch roof is located slightly above the 2nd floor elevation and is within the residential scale of both the existing and proposed building.	
b.	**Porches** shall be designed to address functionality, appearance, and durability standards by such measures as:		
i.	**Porches and posts** shall be made of painted or opaque-stained wood or synthetic composite material (except for cedar or ironwood which may be untreated).	The porch structure will be wood framed and trimmed with either wood or synthetic composite material, painted.	
ii.	**Porch decking** shall be made of painted or opaque-stained wood, (except for cedar or ironwood which may be untreated), natural or painted brick, ceramic tile, natural stone or stained concrete faced on three sides with brick or natural stone.	N/A – the proposed ramp and new entry stairs will be poured concrete.	
iii.	**Porch railings** should be made of wood or metal. Metal railings shall be painted or rust proof.	The porch railings will be metal, painted.	
iv.	**Stoops** shall be finished in painted or opaque-stained wood or composite wood (except cedar or	The proposed ramp and new entry stairs will be poured concrete.	

	ironwood which may be untreated), synthetic composite material, natural stone, or painted or unpainted brick.		
v.	**Porch posts** may be wood or masonry.	The porch structure will be wood framed and trimmed with either wood or synthetic composite material, painted.	
vi.	**Porches** may be enclosed with glass or screens.	N/A	
vii.	**Stoops** shall be at least 4 to 6 feet deep.	The new stoops will be 6'-0" wide.	
c.	**Balconies** shall meet character and functionality standards through Building design features that complement the Building by such measures as:	N/A	
i.	**Balconies** shall be used as a single, continuous element at the location of the upper or lower transition lines or separately as a periodic element of the Facade composition.	N/A	
ii.	**Balconies** shall be made of painted or opaque-stained wood or synthetic composite material.	N/A	
iii.	**Balconies** shall be visibly supported by brackets or beams and shall be at least 4 feet deep.	N/A	
iv.	**Roof Decks**, if visible from any Thoroughfare, shall be recessed from the eave by 3' or 1' from the front plane of the Building.	N/A	
d.	**Chimneys**, chimney enclosures, and fireplaces shall meet the following character and functionality standards through Building design features that complement the Building by such measures as:	N/A	
i.	**Chimneys, chimney enclosures and fireplaces**, shall be of masonry, finished with painted or natural brick, or native stone.	N/A	
ii.	**Chimneys** shall be a minimum of 16 inches to 20 inches rectangular in plan and consistent with the architectural style and scale of the Building and capped to conceal spark arresters. Vented gas	N/A	

Section	Category	Guideline	Comments
	fireplaces or similar appliances shall not be located on Facades, and the firebox shall not extend beyond the plane of the exterior wall, unless incorporated fully within a chimney structure.		
iii.	**Flues** shall be tile or metal left to age naturally or painted black and shall be no taller than required by the Building Code. Flues shall be no taller than required by the Building Code.	N/A	
iv.	**Each chimney** shall have a projecting cap.	N/A	
v.	**Chimneys** shall extend below the ground as true masonry Structures.	N/A	
vi.	**Chimney pots** and expressive chimney cap details are encouraged.	N/A	
e.	A **satellite dish** or antenna shall be as small as feasible and placed in the least visible location on the property allowing adequate signal reception	N/A	
f.	**Decks** shall meet character and functionality standards through built design features that complement the Building by such measures as:	N/A	
i.	**Decks** shall be permitted only in rear yards and on roof tops and shall be made of synthetic or composite painted or opaque stained wood, or in the case of roof top decks, stained concrete, concrete pavers, bricks or brick pavers or ceramic tile. They shall not be visible from streets or paths.	N/A	
ii.	**Decks and stairs to decks** shall be painted or opaque-stained, with the exception of the “floor” and the treads which may be painted, stained or left unfinished.	N/A	
g.	**Bay** (which may include bow) windows shall meet character and functionality standards through built design features that	N/A	

Section	Category	Guideline	Comments
	complement the Building by such measures as :		
i.	**Bay windows** shall have a full foundation that extends all the way to the ground or be visually supported with brackets or corbels of appropriate size.	N/A	
ii.	**Bay windows** shall be a 4 feet deep maximum and shall be three-sided.	N/A	
iii.	**Bay windows** shall be built of wood or other material indistinguishable from wood when painted.	N/A	
h.	**Posts, columns, and balustrades** shall be built of painted or opaque-stained wood or painted synthetic wood.	N/A	
i.	**Solar shingles, panels and arrays** that complement the Building design and character standards are encouraged.	N/A	
j.	**Open exterior stairs and fire escapes** above the first floor are discouraged, and are prohibited where visible from any Thoroughfare, except where no reasonable alternative safety egress is available and subject to Planning Board review	N/A	
k.	**Cupolas** are allowed and may extend above the applicable height limit as defined and provided for in Article 7, and must be designed and scaled as integral and appropriate to the buiding to which it is attached.	N/A	
4.	**ROOFS**		
a.	With respect **to roofs of Buildings**: Roof composition, functionality, and façade surface material shall meet Building design standards that complement the character of the Building by such measures as:		
i.	**Roof materials** shall be in keeping with the architectural character and style of the Principal Building, Backbuilding, Outbuilding, or Structure they cover.	Proposed building roof to be asphalt shingles, color to match existing building roof. Proposed porch roof to be metal roofing.	

Section	Category	Guideline Comments	
ii.	Principal Buildings, Backbuildings, Outbuildings, and other Buildings and Structures may have **Green Roofs.** Green Roofs shall be considered pervious for purposes of impervious surface calculation except in the Shoreland Overlay District.	N/A	
iii.	**Flashing** shall be galvanized metal or copper.	This requirement will be noted in the architectural drawings.	
b.	**Roof type and roof pitch**, if any, of Principal Buildings, Backbuildings, and Outbuildings shall comply with the standards in Tables 5.F.2A- 5.F.2C (Character District Standards). Roof type, rooftop, and pitch shall meet character and functionality standards through Building design features that complement the Building.	Roof pitch for main roof to be 6:12 and 4:12 on connector between existing and proposed buildings. 12:12 pitch for front gable at 2nd story and applied roof at side elevation (see drawing 1/A4) Gables at proposed porch roof to be 7:12 and 8 ½:12 with primary porch roof to be 3:12.	
c.	**Flat roofs** shall meet Building design standards that complement the character of the Building by such measures as:		
i.	**Flat roofs** are permitted only as provided in Tables 5.F.2A-5.F.2C (Character District Standards). If they are occupiable and accessible from an interior room they shall be edged by a railing or parapet.	N/A	
ii.	**Flat roofs** must use white membrane/high albedo (light or reflective) roofing materials, except where Green Roofs are utilized.	N/A	
d.	**Roof penetrations**, other than chimneys, shall be placed so as not to be visible from streets or paths to the extent practicable, and shall be black or match the color of the roof except those made of metal which may be left natural. Natural roof ventilation using linear soffit vents, ridge vents and dormer vents is required. Roof vents such as turbines or power roof ventilators are not permitted unless not	This requirement will be noted in the architectural drawings.	

Section	Category	Guideline Comments	
	readily visible from the Principal Frontage.		
e.	The location and masking of **rooftop machinery and equipment** (other than solar equipment) shall be as consciously designed as any other aspect of the Building. Screening shall be incorporated in a manner consistent with the overall architectural design of the Building.	N/A	
f.	Buildings that have **gutters, downspouts or rain chains, splash blocks or downspouts** connected to rain barrels or underground drainage systems or cisterns shall meet character and functionality standards through built design features that complement the Building by such measures as:		
i.	Gutters, downspouts and projecting drain pipes shall be made of galvanized steel, wood, or painted aluminum to match the fascia or wall material, or raw copper.	This requirement will be noted in the architectural drawings.	
ii.	**Gutters** are required where eaves extend over adjacent private or public property line(s).	N/A	
iii.	**Gutters** shall be square, half-round or ogee in profile.	This requirement will be noted in the architectural drawings.	
iv.	**Downspouts** shall be arranged as an integral part of the Facade composition, and shall generally be placed at the corners of the Building least visible from Frontages.	This requirement will be noted in the architectural drawings.	
v.	**Splash blocks** must be made of concrete, brick or gravel.	Noted	
vi.	**Drip edge** is acceptable except at entry points, with suitable ground splash surface treatment.	Noted	
g.	**Roof and eave overhangs** shall be appropriate to the style of the Building, usually less than 18 inches.	Typical roof overhang will be less than 18 inches.	
i.	**Eaves** shall be continuous, unless overhanging a balcony or porch.	Noted	

Section	Category	Guideline	Comments
ii.	**Eaves** should have an overhang that is 12 to 24 inches.	Typical roof overhang will be between 12 and 18 inches.	
iii.	**Eaves on Backbuildings**, Outbuildings and other Structures shall match the eaves of the Principal Building on the Lot if the latter are shallow, or shall be approximately half the depth of the eaves of the Principal Building on the Lot if the latter are deep.	N/A	
iv.	**Eaves** that encroach into adjacent private properties, subject to easement, shall be a maximum of 2 feet and shall be provided with gutters that must empty within the property of the house for which they are installed.	N/A	
v.	**Rafter tails**, if exposed, shall not exceed 8 inches height at their ends.	N/A	
vi.	**Gable ends** shall have historically accurate and appropriately detailed rake and fascia trim.	Noted	
vii.	The **underside of soffits** and roof overhangs shall be elaborated and well finished.	Noted	
viii.	**Overlapping or "nested" gables** are prohibited unless the smaller gable is part of a balcony or porch.	N/A	
h.	**Dormers** shall be roofed with a symmetrical gable, hip, vaulted, eyebrow, or shed roof, shall be placed flush with, or a minimum of 18 inches from, Building side walls. Dormers shall have at least one window. The number of windows in each dormer shall be consistent with the style of the Building to which they are attached.	Noted	
5.	**OPENINGS, WINDOWS & DOORS**		
a.	**Material choices** shall be appropriate to the chosen architectural style and shall be authentic, durable, and representative of or visually compatible with the predominant materials in use within the visual vicinity or in the Yarmouth Village area:		

Section	Category	Guideline	Comments
i.	**Residential windows** shall be made of PVC, wood, or aluminum-clad or vinyl clad wood. Storefront windows may include aluminum frames.	Windows will be aluminum-clad or vinyl-clad wood.	
ii.	**Glass** shall complement and enhance the Building façade with design considerations including performance, safety, wind/snow loads, and thermal stress and shall meet the Maine Energy Code.	Noted	
iii.	**glass shall be transparent** with a Visual Transmittance (VT) of at least .60.	This requirement will be noted in the architectural drawings.	
iv.	**Shutters**, if provided, shall be made of painted wood or synthetic wood and shall be sized, shaped and proportioned to match the associated openings.	N/A	
v.	**Vents in foundation walls** shall be painted cast iron or aluminum grates, pierced natural stone or natural or painted brick.	N/A	
vi.	**Principal Entrance Doors** shall generally be stained or painted wood. Insulated metal or fiberglass doors, if allowed, shall have traditional details such as frame and panel below and multiple lights (windows) above.	This requirement will be noted in the architectural drawings.	
vii.	**Utility vents** shall not be located on primary Façades.	This requirement will be noted in the architectural drawings.	
b.	**Façade design and composition**, shall be representative of or compatible with the character of Buildings in the visual vicinity of Yarmouth Village, through such design measures as the following:		
i.	All **openings**, including porches, and windows, with the exception of those in Shopfront Frontage, shall be square or vertical in proportion as appropriate to the style of the Building.	Please refer to Elevations on Sheet A3 and A4.	
ii.	**Operable windows** are required for a majority of the windows on all Facades except for those of Shopfront Frontages.	This requirement will be noted in the architectural drawings.	
iii.	All **window design** shall be compatible with the style,	Please refer to Elevations on Sheets A3 and A4.	

Section	Category	Guideline Comments	
	materials, color and details of the Building.		
iv.	**Windows at Frontages** and through those parts of a Building within the First and Second Lot Layers shall be double-hung, casement or awning windows.	This requirement will be noted in the architectural drawings.	
v.	**Windows in Facades** shall be no closer than one foot to the corners of the Building, except Shopfronts.	Noted	
vi.	**Window panes** throughout a Building shall be uniform in size or proportion, provided that openings may become proportionally smaller on the upper stories.	Noted	
vii.	**Walls of Buildings along Frontages** shall have windows or doors, or a combination of both, spaced no further apart than 20 feet.	N/A	
viii.	**First floor walls** shall have at least one window per bay and exposed basement walls shall have at least one small window per elevation as appropriate for an occupied foundation.	N/A	
ix.	**Lintels and sills** on Adjacent windows shall be aligned to create a harmonious Facade.	Noted	
x.	**Shutters** shall be louvered, planked or paneled and shall be applied to all or none of the typical windows on any given Elevation.	N/A	
xi.	**Windows** shall be fully articulated with a lintel, face frame and drip mold.	Noted	
xii.	**Storm windows and screens** shall be integral with the window. If window screens are provided they shall cover the entire operable portion of the window.	This requirement will be noted in the architectural drawings.	
xiii.	**Garage doors** are discouraged on primary Facades. If located on the primary Façade, garage doors shall be recessed at least 3 feet from the plane of the Façade.	N/A	

Section	Category	Guideline Comments	
xiv.	**Building entrances** shall be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, and other design elements appropriate to the architectural style and details of the Building as a whole.	Please refer to Elevations on Sheet A3.	
xv.	**Transoms and sidelights** are encouraged.	Noted	
xvi.	The **Principal Entrance** of a Building shall generally be located within the primary Façade. Side entry Buildings are allowed provided that the Principal Entrance is expressed at the street Frontage Line.	The main entrances are located on the front façade facing Main Street.	
xvii.	**Openings above the first Story** shall not exceed 50% of the total Building wall area, with each Facade being calculated independently.	N/A	
xviii.	**Doors that operate as sliders** are prohibited along Frontages.	N/A	
c.	**Construction methods** shall reflect the traditional building methods of Yarmouth Village, incorporating such practices as the following:		
i.	**Windows** in wood or cementitious sided houses shall have a flat casing, 5/4 inch in depth. Brickmold casing shall be used in masonry walls.	N/A	
ii.	**Multiple windows** in the same rough opening shall be separated by a 4 inch min. Mullion.	N/A	
Iii.	**Muntins** at Frontages, if any, shall be true divided lites or simulated divided lites fixed on the exterior surface with spacer bars to cast a shadow.	This requirement will be noted in the architectural drawings.	
iv.	**Single glass panes** shall be no larger than 20 square feet.	N/A	
v.	**Sidelights** shall not exceed 18 inches in width.	Noted	
vi.	**Lintels** of stone or pre-cast concrete shall extend horizontally beyond the window opening dimension equal to the height of	N/A	

Section	Category	Guideline	Comments
	the lintel. Brick soldier lintels shall extend one brick beyond the opening.		
vii.	**Windows** may be subdivided into lites by muntins, and the lites shall be square or vertical in proportion.	Noted	
viii.	**Doors** at a minimum shall have a lintel, face frame and drip mold.	Noted	
ix.	**Doors and Garage doors** shall have windows and raised panels where facing any Thoroughfare, except carriage house style garage doors or where transom windows are provided in lieu of garage door windows.	Noted	
x.	**Garage doors** shall not cumulativley exceed 40 percent of the Building face or 9 feet wide, whichever is greater. Each garage bay shall have its own door.	N/A	
xi.	**Doors**, except Garage doors, shall be constructed of planks or raised panels (not flush with applied trim) which express the construction technique.	This requirement will be noted in the architectural drawings.	
xii.	**Driveway gates** shall have a maximum opening width of 12 feet.	N/A	
d.	**Prohibited:**		
i.	**Doors and windows** that operate as sliders are prohibited along Frontages	N/A	
ii.	**Aluminum storm windows or doors** are generally not allowed.	N/A	
iii.	**Flush-mounted and projecting windows** (not including bay windows) are prohibited where visible from Frontages.	N/A	
6.	**SHOPFRONT FRONTAGES**		
	The following Architectural Standards shall be applicable to Shopfront Frontages; provided that if any standard of this **Article 5.M.6** is in conflict with any other standard or requirement of this Chapter, the provision of this **Article 5.M.6** shall govern:		
a.	For Principal Buildings located on a corner, the **Principal Entrance**	N/A	

Section	Category	Guideline	Comments
	shall either be oriented at the corner, or to face the larger Thoroughfare.		
b.	Except for the glazed part thereof, **Shopfront** Frontages shall be made of wood, which shall be painted or transparent or opaque stained, stone, metal, or unpainted or painted brick, including terra cotta, or painted or unpainted composites.	N/A	
c.	All **glass** shall meet the standards specified in **Article 5.M 5**.	N/A	
d.	Neither **reflective (mirror), colored, nor spandrel glass** shall be permitted on the Facade.	N/A	
e.	**Ceiling height** of non-residential first floor Stories shall be 10 feet minimum.	N/A	
f.	One **continuous load-bearing beam** shall carry the entire load of the Facade to the partition walls or bay delineations so that the Shopfront Frontage may be changed with no structural impediment.	N/A	
g.	**Shopfront Frontages** shall have internal structural support blocking to allow installation of signs and awnings whether or not signs or awnings are installed at the time of initial construction.	N/A	
h.	**A paved walkway** shall connect the front entry to the nearest sidewalk.	N/A	
i.	**Doors, windows, awnings, signage and lighting** shall meet character and functionality standards to achieve a simple classic storefront with such features as large glass panels below, divided light transoms above and sheltering awnings at the entry. Storefronts shall feature design elements to complement the Building by such measures as :	N/A	
i.	**Windows** shall sit on a 12 to 14 inch high kneewall.	N/A	

Section	Category	Guideline	Comments
ii.	**Mullions** (dividers between window units) are encouraged in first story Façades.	N/A	
iii.	**Muntins** (dividers between glass panes) in first story Façades should be true divided light or permanent 3-dimensional muntins.	N/A	
j.	**Awnings** are permitted provided they complement architectural features (such as cornices, columns, pilasters, or decorative details).	N/A	
i.	**Awnings, lights and signs** may encroach into setbacks and across right of way lines but not onto private properties. A minimum of eight foot height clearance from the pavement must be maintained.	N/A	
ii.	**Awnings** shall be a minimum depth of 4 feet.	N/A	
iii.	**Awnings** shall have no side panels or soffit.	N/A	
iv.	**Awnings** shall be rectangular in elevation and triangular in cross-section with straight edges and shall have a metal structure covered with non-translucent canvas, synthetic canvas or painted metal.	N/A	
v.	**Awnings** of the quarter-round or domed variety are prohibited.	N/A	
vi.	**Awnings** shall not be internally illuminated other than soffit sidewalk lighting.	N/A	
vii.	**Awnings** may be retractable.	N/A	
viii.	All **awnings** on a single business shall be identical in color and form.	N/A	
k.	Businesses are encouraged to place **tables, chairs and temporary displays** on the public sidewalk provided a minimum 5 foot wide clear corridor is maintained for pedestrians.	N/A	
l.	Any **security shutters** shall be designed to be visually integrated with the Façade composition.	N/A	
7.	**MISCELLANEOUS**		

Section	Category	Guideline	Comments
a.	The use of **recycled and/or locally-sourced materials** is strongly encouraged.	Noted	
b.	**Low-VOC** (Volatile Organic Compound) paints, sealants, and stains are strongly encouraged on all surfaces requiring such treatment.	Noted	
c.	**Facade colors** shall be harmonious with respect to the Building and Adjacent Buildings.	Noted	
d.	The following **items are prohibited** at Frontages: clothes drying apparatus, HVAC equipment utility or gas meters, antennas, satellite dishes, garbage containers, permanent grills, swimming pools, clothes lines, hot tubs and spas, unless no other location is feasible.	N/A	
e.	**Flagpoles** are permitted.	Noted	
f.	**Light fixtures** shall be compatible with the style of the Building to which they are attached or otherwise associated.	Noted	
g.	Any **security system signs** shall be affixed to a Building.	Noted	
h.	A **real estate sign** advertising a property for sale or lease is permitted.	Noted	
i.	**Utility boxes and gas meters** shall be located at the rear of Buildings where practicable and if located Adjacent to Rear Lanes, Alleys or Rear Access Easements, shall require durable protective bollards set in concrete. The bollards must be painted a light color for visibility.	Noted	
j.	**Utility boxes and meters** shall not be obstructed by landscaping or hardscape such that meter readers and maintenance personnel are unable to open or access utilities devices.	Noted	
k.	**Trash collection sites** shall be fully enclosed on three sides and enclosed on the fourth side with a self-closing gate. Materials and details shall be compatible with	Noted	

Section	Category	Guideline	Comments
	the Principal Building on the Lot. Both vehicle and pedestrian access to trash collection sites shall be provided.		
l.	Ground level **mechanical/telecommunication equipment** shall be designed so it does not encroach on walkways or parking areas, and shall not be visible from any Public Frontage.	Noted	
m.	Buildings that are stylized in an attempt to use the **Building itself as advertising** shall be prohibited, particularly where the proposed architecture is the result of corporate or franchise architecture.	N/A	
n.	**The following shall not be permitted:**		
i.	panelized extension wall materials;	N/A	
ii.	Exterior fluorescent lights, other than compact fluorescent lights in the incandescent spectrum;	Noted	
iii.	Colored light bulbs except seasonal displays;	Noted	
iv.	Above-ground swimming pools, plastic or vinyl pool tiles, or “Cool Deck” pool surfaces in the 1st or 2nd Lot Layers;	N/A	
v.	Signs on private property except as otherwise provided herein;	Noted	
vi.	External alarm systems; and	Noted	
vii.	Stucco over wood	N/A	
o.	The **same Building Facade**, massing, floor plan, footprint, materials, or architectural style may not be constructed within a Block, or within ten surrounding Buildings, whichever is further; provided that mirror Elevations or styles may be built across the street from one another.	N/A	
p.	In developments of **Lots accommodating 16 or more Buildings** having a potential single family Residential Principal Use, a minimum of four substantially different Facades and styles shall be provided per floor plan.	N/A	

Chapter 703 Article 5.M, Architectural Standards – Hancock Lumber Expansion

Section	Category	Guideline	Comments
q.	Any **fence, wall, or Streetscreen** shall:	N/A	
i.	Be no more than 6 feet in height, measured from the average undisturbed grade of the Adjacent land at the property line;	N/A	
ii.	Have a finished side facing any Adjacent property, Thoroughfare, or water body;	N/A	
iii.	Be maintained in a good, sturdy, upright condition, free of missing parts or broken slats or boards.	N/A	
r.	There shall be no **parking or driveway** in the Frontage area between the Principal Building and the Frontage Line except to provide direct access to a garage entrance.	The existing parking area at the front of the building will remain.	
s.	**String lights** are allowed in rear yards and are allowed in cafe seating patios or sidewalk café applications in predominantly horizontal plane configuration comprising repeated standard base hanging luminaires with design of such lighting subject to approval by the Planning Board as provided for in **Chapter 702 (Site Plan) Article J.4.f.**	N/A	
t.	**Buildings and Structures of Value** may be altered or demolished only in accordance with municipal preservation standards and protocols.	Noted	

July, 09, 2021

To Whom It May Concern:

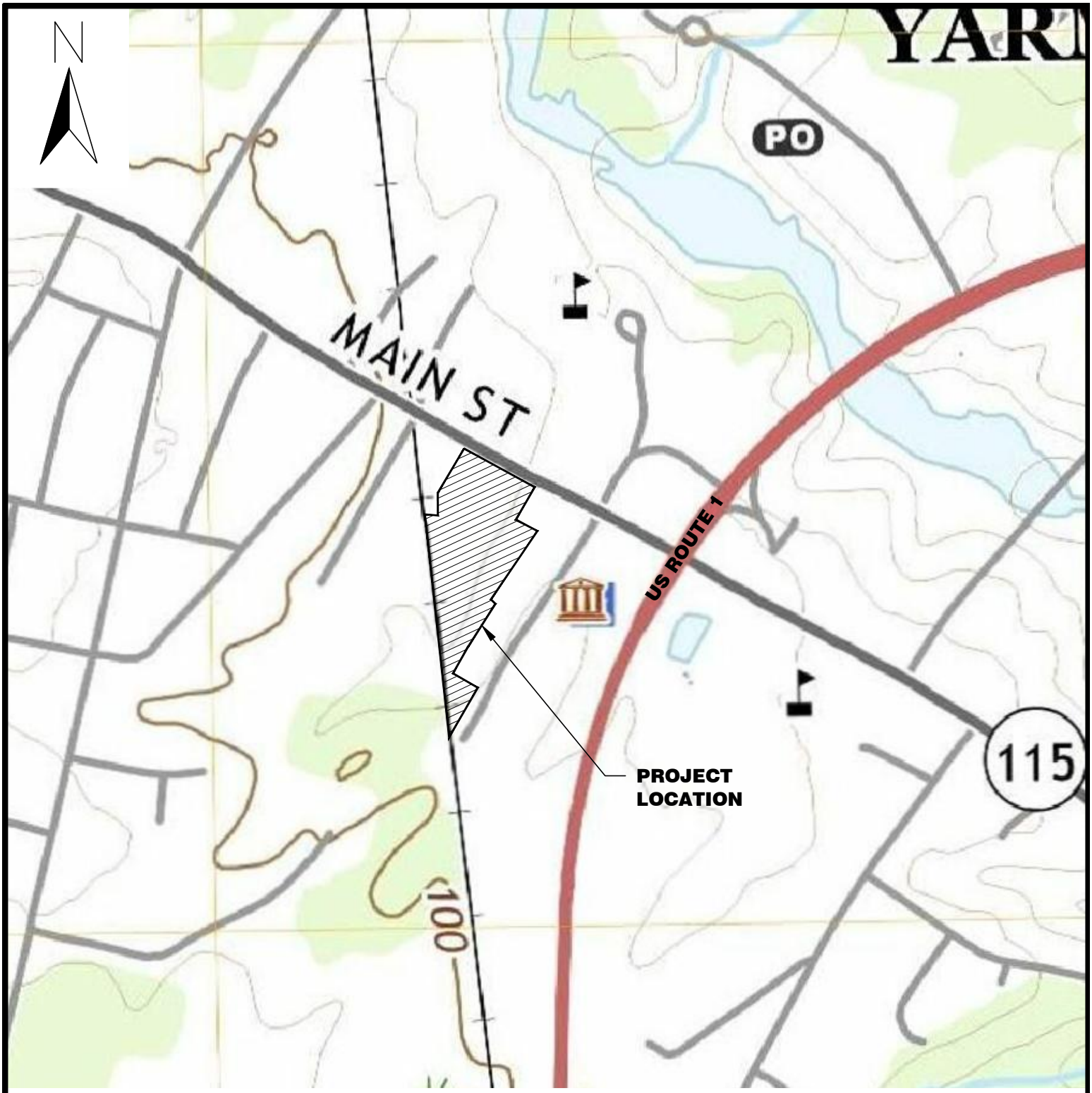
MAIN-LAND DEVELOPMENT CONSULTANTS, INC. is hereby authorized to act on behalf of Hancock Lumber in obtaining applicable federal, state, and local permitting including attending meetings, signing forms, and generally representing project interests for the proposed showroom and office space expansion at 258 Main Street in Yarmouth, Maine 04096. I understand the intent of this permitting is to develop the parcel into an expanded office space and showroom using the existing showroom and former Bank of America

Sincerely,

	Michael Hall	**2-22-2022**
Signed	Printed	Date

SECTION 1: SITE MAPS & ABUTTERS LIST

This section contains the Aerial, USGS, and Abutter Maps and the Abutter List.



NOTES

1. TOPOGRAPHIC MAP WAS DOWNLOADED FROM THE USGS WEBSITE TOPOVIEWER AND DEPICTS A MAP ENTITLED "YARMOUTH, ME", DATED 2021.
2. THIS IS NOT A BOUNDARY SURVEY. ALL PROPERTY LINES SHOWN ARE BASED ON TOWN TAX MAP DATA AND ARE APPROXIMATE.

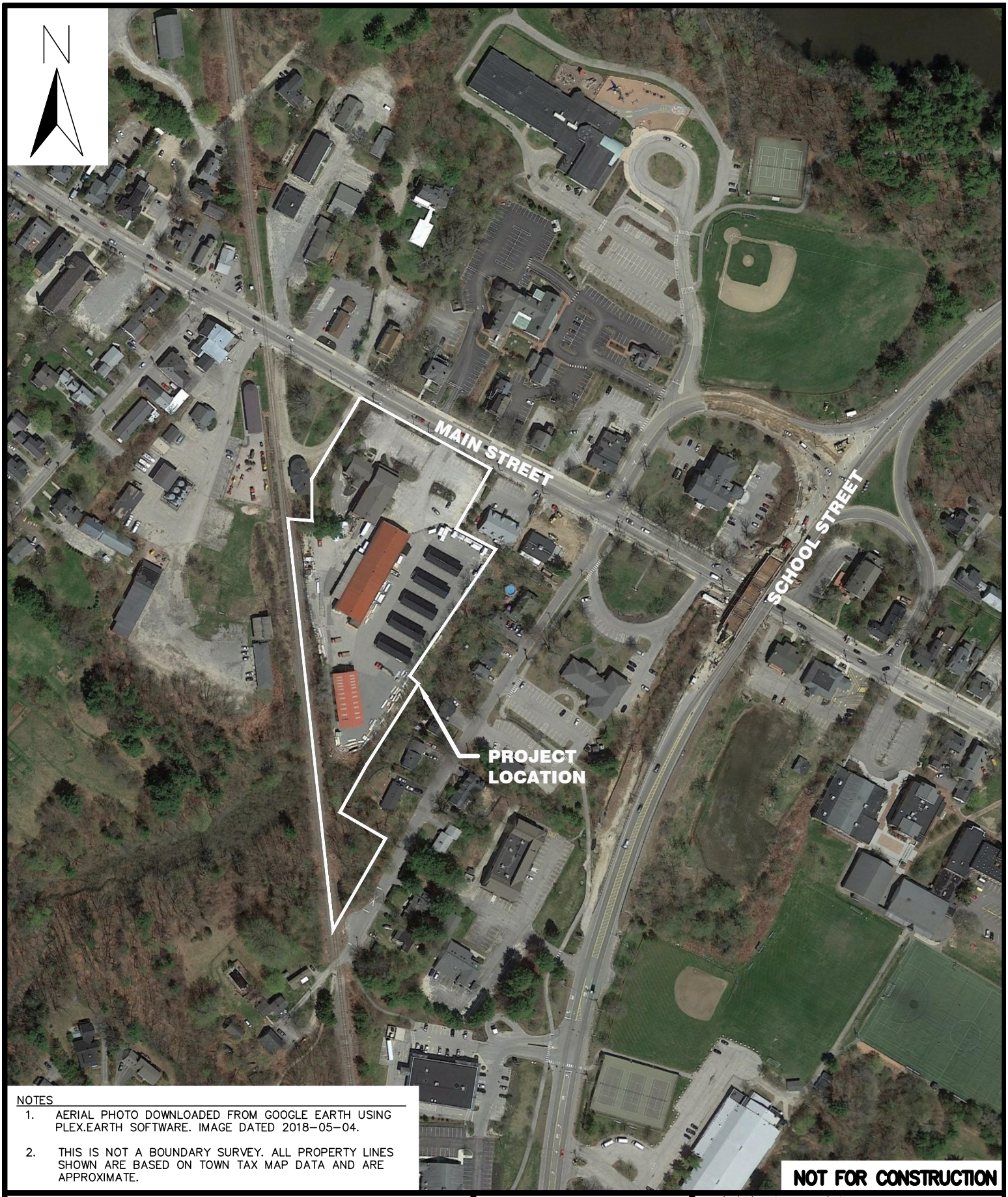
NOT FOR CONSTRUCTION

PROJECT:
HANCOCK LUMBER EXPANSION
258 MAIN STREET, YARMOUTH, ME

DRAWING:
USGS MAP
SCALE: 1" = 500'

MLDC NO.	21-087
PROJ. MGR:	EKB
DRAWN BY:	TLB
CHECKED BY:	EKB
REVISION NO.	N/A
ISSUE DATE:	2022-02-28
ISSUED FOR:	REVIEW

MAIN-LAND
DEVELOPMENT
CONSULTANTS, INC.
69 MAIN ST. LIVERMORE FALLS, MAINE
367 US ROUTE 1 FALMOUTH, MAINE
PH: (207) 897-6752 FAX: (207) 897-5404
WWW.MAIN-LANDDCI.COM



NOTES

1. AERIAL PHOTO DOWNLOADED FROM GOOGLE EARTH USING PLEX.EARTH SOFTWARE. IMAGE DATED 2018-05-04.
2. THIS IS NOT A BOUNDARY SURVEY. ALL PROPERTY LINES SHOWN ARE BASED ON TOWN TAX MAP DATA AND ARE APPROXIMATE.

NOT FOR CONSTRUCTION

PROJECT:

HANCOCK LUMBER EXPANSION

258 MAIN STREET, YARMOUTH, ME

DRAWING:

AERIAL MAP

SCALE: 1" = 250'

MLDC NO.	21-087
PROJ. MGR:	EKB
DRAWN BY:	TLB
CHECKED BY:	EKB
REVISION NO.	N/A
ISSUE DATE:	2021-12-01
ISSUED FOR:	REVIEW

MAIN-LAND DEVELOPMENT CONSULTANTS, INC.
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NOTES

1. SUBJECT PARCEL IS LOT 19 ON TOWN OF YARMOUTH TAX MAP 37.
2. THIS IS NOT A BOUNDARY SURVEY. ALL PROPERTY LINES SHOWN ARE BASED ON TOWN TAX MAP DATA AND ARE APPROXIMATE.

NOT FOR CONSTRUCTION

PROJECT:

HANCOCK LUMBER EXPANSION

258 MAIN STREET, YARMOUTH, ME

DRAWING:

ABUTTERS MAP

SCALE: 1" = 250'

MLDC NO.	21-087
PROJ. MGR:	EKB
DRAWN BY:	TLB
CHECKED BY:	EKB
REVISION NO.	N/A
ISSUE DATE:	2022-02-28
ISSUED FOR:	REVIEW

MAIN-LAND DEVELOPMENT CONSULTANTS, INC.
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First Name	Last Name	Address	City	State	Zip Code	Tax Map	Lot Numb
Town of Yarmouth		200 Main Street	Yarmouth	ME	04096	37	022, 025
Village Improvement	Society	PO Box 282	Yarmouth	ME	04096	37	023
Bickford Transportation, Inc.		48 Railroad Square	Yarmouth	ME	04096	37	028, 029-00A
Osterman	Propane LLC	18 Spring Street	Brunswick	ME	04011	37	029-00B
James	Burgess	35 Westcustogo Point Road	Yarmouth	ME	04096	37	030
Joey M.	Burdick	PO Box 695	Yarmouth	ME	04096	37, 42	031, 060
Wilbur D.	Cheever JR.	45 Austin Street	Portland	ME	04103	37	032
Fairpoint Comunications INC	Tax Department	770 Elm Street	Manchester	NH	03101	37	033
Esther M	Pappas	42 South Street	Yarmouth	ME	04096	37	034
Briton R/Yasmin D	Vitalius/Craig	48 South Street	Yarmouth	ME	04096	37	035
Owen S & Christina C	Patrick	62 South Street	Yarmouth	ME	04096	37	036
Richard D & Elizabeth F	Williams	74 South Street	Yarmouth	ME	04096	37	037
Deborah J / C/O Stephan	Strachan / Bachelder	86 South Street	Yarmouth	ME	04096	37	038
Thomas & Cynthia	Bolles	106 Village Brook Road	Yarmouth	ME	04096	37	064
Erik R / Rebecca F	Langenbach / Frein	108 Village Brook Road	Yarmouth	ME	04096	37	065
Solvejg Jorgenson	Makaretz	103 Village Brook Road	Yarmouth	ME	04096	37	066
David & Beverly	True	83 Cleaves Street	Yarmouth	ME	04096	37	027
Yarmouth Marketplace, LLC		PO Box 821	Yarmouth	ME	04096	37	002
RPRX	Maine LLC	11 South Pascack Road	Spring Valley	NY	10977	37	003
Charles R	Tibbetts	79 Cleaves Street	Yarmouth	ME	04096	37	026
Marlene D	Young	777 East Maine Street	Yarmouth	ME	04096	37	011
Jonathan C	Langmaid	70 Cleaves Street	Yarmouth	ME	04096	37	010
494 US-1 LLC		494 US Route-1	Yarmouth	ME	04096	37	009
Lucy M	Deroche	58 Cleaves Street	Yarmouth	ME	04096	37	008
Robert F & Alanna P	Olivadoti	48 Cleaves Street	Yarmouth	ME	04096	37	007, 012
Town Hall and Police Station	Town of Yarmouth	200 Main Street	Yarmouth	ME	04096	37	006
500 US Route 1	Yarmouth LLC	PO Box 5	Yarmouth	ME	04096	37	005
David E & Daelynn E (JT)	Morton	47 Cleaves Street	Yarmouth	ME	04096	37	013
Gordon M / Laurie C	Oliver	39 Cleaves Street	Yarmouth	ME	04096	37	014
Jourdan M / Erica J	St Laurent	27 Cleaves Street Unit A	Yarmouth	ME	04096	37	015
Henry R	Gilbert	21 Cleaves Street	Yarmouth	ME	04096	37	016
Brickyard Property, LLC		267 Hillside Street	Yarmouth	ME	04096	37	017
Mancini	Anthony	114 Alpine Street	Portland	ME	04103	37	018
Darcy L Latkin	CO Trustee Darcy L Latkin Trust - 2015 Peoples United Bank Trust	33 South Street	Yarmouth	ME	04096	41	015
Tom & China	Campbell	25 South Street	Yarmouth	ME	04096	41	016
Robert W / Thuy	Philbrook / Phan	17 South Street	Yarmouth	ME	04096	41	017
Walter G & Meghan M	Parker JR / Casey (JT)	1 South Street	Yarmouth	ME	04096	41	001
Roman Catholic Bishop	C/O Sacred Heart Parish	326 Main Street	Yarmouth	ME	04096	41	002
Southworth Investments		267 Hillside Street	Yarmouth	ME	04096	42	056
Susan	Ely	49 Thunder Road	North Yarmouth	ME	04097	42	054
David B & Patricia E	Melchert	312 Evergreen Lane	Mill Valley	CA	94941	42	055
Neil S	Shankman	2 Melcher Place	Topsham	ME	04086	42	057
Jokerit	LLC	24 Friar Lane	Cumberland	ME	04021	42	058
Robert BM & Lucia C	Hunt	31 Mill Street	Yarmouth	ME	04096	42	053
18 Yarmouth Crossing Drive Associates LLC	C/0 Lynne & Mike Gawtry	100 Old Field Road	Yarmouth	ME	04096	42	059-00A
HCPM Properties LLC		195 Fore River Pkwy	Portland	ME	04102	42	059-00B
Daniel W & Lauren E	Emery	PO Box 670	Yarmouth	ME	04096	42	052
25 Nexgen LLC	C/O Mike & Lynne Gawtry	100 Old Field Road	Yarmouth	ME	04096	42	061
Andrew J & Mark H	Labrie	21 Harborview Drive	Yarmouth	ME	04096	42	061-00A
Spirit SPE IM Portfolio 2013-9, LLC	ATTN: Corporate Real Estate	PO Box 868	Calais	ME	04619	42	062
Camp Hammond LLC		275 Main Street	Yarmouth	ME	04096	42	063
273 Main LLC		273 Main Street	Yarmouth	ME	04096	42	064
Nest-Eggs LLC	C/O Leigh & Scott Canfield	142 West Elm Street	Yarmouth	ME	04096	38	001, 002, 002-00A, 30
Susan E	Stull	245 Main Street	Yarmouth	ME	04096	38	003
Peoples United Bank	Res Contract Manager BC05-451	850 Main Street	Bridgport	CT	06604	38	004
Town Of Yarmouth	William H Rowe School	200 Main Street	Yarmouth	ME	04096	38	005

Town Of Yarmouth		200 Main Street	Yarmouth	ME	04096	38		006
Town Of Yarmouth	Skating Rink	200 Main Street	Yarmouth	ME	04096	32		124
North Yarmouth Academy		148 Main Street	Yarmouth	ME	04096	32		125

SECTION 02. CONSTRUCTION SCHEDULE OUTLINE

Approximate Construction Outline

Demolition Work……..May-June 2022

Site Work……...June 2022

New Site Concrete……..July 2022

Building Construction……..July-November 2022

Final Site Work & Paving……November 2022

SECTION 03. CORPORATE GOOD STANDING CERTIFICATE

In this section is the Corporate Good Standing Certificate for the applicant, L & S, LLC.

Information Summary

Subscriber activity report

This record contains information from the CEC database and is accurate as of: Thu Jul 15 2021 08:53:34. Please print or save for your records.

Legal Name	Charter Number	Filing Type	Status
L & S LIMITED LIABILITY COMPANY	19950011DC	LIMITED LIABILITY COMPANY (DOMESTIC)	MERGED

Filing Date	Expiration Date	Jurisdiction
01/03/1995	N/A	MAINE

Other Names	(A=Assumed ; F=Former)
NONE	

Clerk/Registered Agent

MARC P. BEAUDOIN
ROUTE 121
PO BOX 299
CASCO, ME 04015

SECTION 04. TITLE, RIGHT OR INTEREST

In this section is the property deed for the subject parcel. The parcel is owned by the applicant, L & S, LLC.

39503 WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT L & S PARTNERS, a Maine partnership with a place of business in Yarmouth, County of Cumberland, State of Maine in consideration of one dollar and other valuable consideration paid by L & S LIMITED LIABILITY COMPANY, a Maine Limited Liability Company, whose mailing address is: P.O. Box 299, Casco, Maine 04015 the receipt whereof is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto the said L & S LIMITED LIABILITY COMPANY, its successors and assigns forever,

Real estate and interests in real estate in the Town of Yarmouth, County of Cumberland and State of Maine, including any buildings thereon as described in deeds to Lumber & Supplies, Inc., as follows:

A. Deeds from the Inhabitants of the Town of Yarmouth dated 1965, acknowledged October 14, 1965, recorded in Cumberland County Registry of Deeds in Book 2932, Page 88 and dated June 9, 1969 and recorded in said Registry of Deeds in Book 3089, Page 653.

B. Deed from Milton A. Nixon, et al dated May 5, 1969, recorded in said Registry of Deeds in Book 3087, Page 737.

C. Deed from Lee F. Adams, Jr. dated 1969, acknowledged June 2, 1969, recorded in said Registry of Deeds in Book 3087, Page 894.

D. Deed from Espen H. Christensen, et al dated October 10, 1972, recorded in said Registry of Deeds in Book 3309, Page 30.

E. Deed from Rose G. Jordan, undated, acknowledged June 16, 1977, recorded in said Registry of Deeds in Book 4041, Page 290.

Excepting and reserving from parcel C above the premises described in a deed to Marion K. Meader, et al dated July 30, 1974, recorded in said Registry of Deeds in Book 3597, Page 79.

A portion of the above described parcels are subject to a pole line easement to Central Maine Power Company and New England Telephone and Telegraph Company dated August 28, 1974, recorded in said Registry of Deeds in Book 3629, Page 294.

This conveyance is made subject to all exceptions, reservations, conditions, and restrictions described in the aforementioned deeds.

Being the same premises conveyed to the Grantor herein by Lee F. Adams, Jr. by deed dated July 11, 1988, recorded in Cumberland County Registry of Deeds in Book 8374, Page 267.

TO HAVE AND TO HOLD, the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said L & S LIMITED LIABILITY COMPANY, its successors and assigns, to its and their use and behoof forever.

AND it does COVENANT with the said Grantee, its successors and assigns, that it is lawfully seized in fee of the premises, that they are free of all encumbrances, that it has good right to sell and convey the same to the said Grantee to hold as aforesaid; and that it and its successors 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, the said L & S PARTNERS as Grantor has hereunto set its hand and seal this 15th day of the month of August, 1995.

SIGNED, SEALED and DELIVERED
in presence of:

Richard A Mark

L & S PARTNERS

By: K. David Hancock
Print Name K. David Hancock
Its General Partner

STATE OF MAINE
Cumberland, ss.

August 15, 1995

Personally appeared the above named K. David Hancock, as General Partner of L & S Partners and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of L & S Partners.

Before me,

Richard A Mark
Notary Public
Print Name Richard A. Mark
Commission Expires 9/18/2001

Affix Notarial Seal Here

SEAL

RECEIVED
RECORDED REGISTRY OF DEEDS
95 AUG 17 PM 12:02
CUMBERLAND COUNTY
John B O'Brien

SECTION 05. EXISTING & PROPOSED EASEMENTS (Exhibit 6)

In this section is a summary of all existing and proposed easements located on the subject parcel in order to address the Site Plan Application request listed as “Exhibit 6”.

As described in the property deed, which can be found in Section 04 of this application, there is a single existing easement located on the parcel:

“A portion of the above described parcels are subject to a pole line easement to Central Maine Power Company and New England Telephone and Telegraph Company dated August 28, 1974, and dated August 28, 1974, recorded in said Registry of Deeds in Book 3629, Page 294.”

This project proposes no impact to the existing easement. There are no proposed easements associated with this project.

SECTION 06. FINANCIAL CAPACITY (Exhibit 8)

In this section is in the financial capacity letter from Citizens Commercial Banking, located in Manchester, New Hampshire, stating that Hancock Lumber has the financial means to complete the redevelopment project.

Citizens
Commercial Banking

Alan LaMantia
Senior Vice President
Corporate Banking

Commercial Loan Division
15th Floor
900 Elm Street
Manchester, NH 03101
Telephone: 603-935-6574
Mobile: 603-933-1659
Alan.lamantia@citizensbank.com

February 28, 2022

Mr. Paul R. Wainman
President & CFO
Hancock Lumber Company
1267 Poland Spring Road
Casco, ME 04015

Dear Mr. Wainman

RE: Hancock Lumber Yarmouth Campus Redevelopment

We are writing to confirm that Hancock Lumber has a debt facility with Citizens Bank that will fully cover the redevelopment of the Yarmouth campus redevelopment project. This facility is not contingent in any way and will support the full cost of this project.

The facility will finance all eligible costs of the project up top $2 million, and the funds may be used for any expenses associated with the project.

Sincerely,

Alan LaMantia
Senior Vice President
Middle Market Banking

SECTION 07. TECHNICAL ABILITY (Exhibit 9)

In this section is the technical ability summary of the companies that have worked on the project.

- Architectural plans were prepared by KW Architects PC and a collection of resumes, and a company project list is included in this section.

- Structural building plans were prepared by Trillium Engineering Group.

- Site civil design and permitting was completed by Main-Land Development Consultants, Inc. and a collection of resumes for individuals in the company is included in this section.

- Construction is to be completed by Wright-Ryan Construction, Inc. and a technical ability letter for the company is included in this section.

Anne E. Pelletier, RA

PROFESSIONAL EXPERENCE:

KW Architects, Wells, Maine Project Architect	May 2015 – present
Gawron Turgeon Architects, Scarborough, Maine Job Captain	2005- 2009; 2010- 2015
Mark Mueller Architects, Portland, Maine Architect	2009-2010
WDC, Providence, Rhode Island Project Manager	2004-2005
Carolyn Kranzler Architect, Eugene, Oregon Intern Architect	2003
Thomas Deatherage Architect, Bend, Oregon Intern Architect	2003
Eugene City Planning Division, Eugene, Oregon Intern	2001
University of Oregon Solar Info Center, Eugene, Oregon Newsletter Editor	2000-2001

EDUCATION AND PROFESSIONAL CERTIFICATIONS:

State of Maine License #ARC3403 since 2010

University of Oregon, Master of Architecture, March 2002

Kristi Kenney, ***RA/LEED NC BD+C***
KW Architects, PC
PO Box 404
Wells, Maine 04090

(207) 332-9199
anne@maine-architects.com
www.maine-architects.com

Maine Registered Architect

Vassar College, B.A. in English with Honors, May 1995

Vice President of ASHRAE Student Chapter at the University of Oregon, 2000-2001

ESOL Literacy Program Volunteer, 1992-1994, 1998 and 2001

Kristi Kenney, AIA, LEED NC+B

PROFESSIONAL EXPERENCE:

KW Architects, Wells, Maine Owner	Oct. 2003 – present
Salmon Falls Architecture, Biddeford, Maine Project Architect	Oct. 2012 - April 2013
Gawron Turgeon Architects, Scarborough, Maine Project Architect	2003 - Oct. 2012
Lassel Architects, South Berwick, Maine Project Architect	2002 - 2003
Whitneybell Architects, Phoenix, Arizona (Now Whitneybell Perry Architects) Project Architect	1998-2002
Carr, Smith, Corridino, Miami, Florida Job Captain	1997-1998
Robert M. Swedroe Architects and Planners, Miami, Fl. Intern Architect	1994-1997

EDUCATION AND PROFESSIONAL CERTIFICATIONS:

State of Maine License #ARC3069 since 2002

LEED AP BC+D (US Green Building Counil's Leadership in Energy and Environmental Design) 2010

Kristi Kenney, ***RA/LEED NC BD+C***
KW Architects, PC
PO Box 404
Wells, Maine 04090

(207) 332-9199
kristi@maine-architects.com
www.maine-architects.com

Maine Registered Architect

University of Miami, Bachelor of Architecture, May 1994

Member of the AIA, American Institute of Architects

Member, Board of Directors for the York County Habitat for Humanity 2015

Member, Town of Kennebunk Site Plan Review Board 2013

AWARDS AND ACCLAMATIONS:

Downeast Magazine, Reader's Choice, Best of Maine Architecture 2016

Downeast Magazine, Reader's Choice, Best of Maine Architecture 2015

www.Houzz.com Best of Houze, Service 2016

PUBLICATIONS:

Maine Home and Design Magazine, "Cottage by the Sea" April 2013

Portland Press Herald, front page May 24, 2015
"House being built for Jeb Bush..."

New York Daily News May 24, 2015
"Jeb Bush having a new mansion built for him...."

Boston Globe, front page May 23, 2015
"New 'Cottage' at Maine Compound..."

UK Daily Mail May 24, 2015
"No More B&B treatment: Jeb Bush ..."

List of Projects – Commercial

2021

- **10 Main Street, Kennebunk** – Interior and Exterior renovation of existing two-story historic building in Route One in Downtown Kennebunk.
- **ImmuCell Corporation** – Space Planning: Relocate office and lab space to current second floor storage location. Move storage and packing to alternate location on campus.
- **ImmuCell Corporation** – Renovation: Renovate existing storage building into a new bio medical packaging area with cooler and packing equipment.
- **TC Hafford** – Space Planning: Change existing storage area into a new whole company assembly room.
- **Charter Oaks Financial Management** – Tenant Improvement: Renovate existing two story office space for new financial advisor office.

2020

- **Old Vines Pavilion** – The Old Vines Pavilion is a +/- 4000 SF restaurant and event center on the campus of the Old Vines Wine Bar in Lower Village Kennebunk. This building will have telescoping sliding glass walls and a retractable glass roof attached to a commercial kitchen, storage and restrooms.
- **Hammond Lumber Portland** – Begin addition/renovation exterior concepts
- **Hammond Lumber Auburn** – Design for new front entry for the existing Retail Store
- **Hancock Lumber Yarmouth** – Phase 2 of Retail Store expansion
- **Irish span Metal building** – Tenant improvement of existing contractor storage building

2019

- **ImmuCell Corporation: 175 Industrial Way, Portland** – Space Needs Assessment and Tenant Improvement to relocate portions of a bovine Immunity manufacturing and package plant to an existing metal building in the same industrial park.

Kristi Kenney, *RA/LEED NC BD+C*
KW Architects PC
PO Box 404
Wells, Maine 04090

(207) 332-9199
kristi@maine-architects.com
www.maine-architects.com

Maine Registered Architect

- **Pension Professionals: 180 Pool Street, Biddeford** – Fire Marshal and town permit to renovate existing office space into rentable tenants' space.
- **Hancock Lumber Casco** – Design and Permit a new 30.000 SF mill work manufacturing building including office space and a memorabilia museum for Hancock Lumber.

2018

- **Hancock Lumber Saco** – Design, Permitting and Construction Documents for a new 30,000 SF Lumber yard and retail store on Route One in Saco, Maine.
- **Hancock Lumber Yarmouth** – Design and town and state permitting for an interior renovation of the first-floor retails space and the second floor headquarter office spaces.
- **TC Hafford office, Wells –** Design and local and state permitting for an interior renovation of the existing metal building for new TC Hafford Offices.
- **Hancock Lumber Windham** – Design and local and state permitting for a new Home Again Showroom adjacent to medical office use.
- **Hancock Lumber Windham Retail Store** – Design for Retail Store and second floor office/conference room and break room interior renovation.
- **Travis Mills Foundation** – Design and local and state permitting for a new Fitness building with indoor pool on the existing Travis Mill Foundation Campus in Belgrade Lakes Region. The new building to be fully ADA accessible for the guests who are 'recalibrated' veterans.
- **Acton Wedding Barn** – Design and local and state permit drawings for new wedding barn facility.

2017

- **Smart Home Solution, US Route One, Kennebunk –** Tenant fit out for renovation of existing office building.
- **5 Fletcher Street, Kennebunk** – Tenant Improvement design and permit drawings for former two-story Kennebunk Savings Bank Corporate Offices.
- **Hidden Cove Brewery, Wells** – Draw and permit the addition of a large, prefabricated metal building addition for the new Brew House and aged barrel storage of the beer.

Kristi Kenney, ***RA/LEED NC BD+C***
KW Architects PC
PO Box 404
Wells, Maine 04090

(207) 332-9199
kristi@maine-architects.com
www.maine-architects.com

Maine Registered Architect

- **WC Cressey & Son** – Draw existing building and proposed addition to the metal building for the repair and maintenance of school busses.
- **Hancock Lumber Brunswick Truss Manufacturing Plan** – Draw preliminary designs for a new 40,000 SF truss manufacturing plant proposed for the Brunswick Hancock Lumber facility.
- **Bandaloop Restaurant, Arundel** – Planning Board and Construction drawings for the renovation of an old Post and Beam Tavern into a new restaurant.

2016

- **Town Hall, Porter, Maine** – Design and permit new 5000 SF town hall building. Construction to begin Spring 2017.
- **Hancock Lumber, Brunswick –** Add new 8750 SF warehouse building to existing Lumber Yard in Brunswick. Currently under construction.

2015

- **Hancock Lumber, Kennebunk –** New warehouse and retail for lumber chain on Route one in Kennebunk.
- **Molly Corporation Office Building, Wells, Maine** – New office building for Molly Trolley Corporation.
- **Brooks Dance Center –** New 6800 SF dance studio in Waterboro.

Kristi Kenney, ***RA/LEED NC BD+C***
KW Architects PC
PO Box 404
Wells, Maine 04090

(207) 332-9199
kristi@maine-architects.com
www.maine-architects.com

Maine Registered Architect

MAIN-LAND DEVELOPMENT CONSULTANTS, INC.

PROFESSIONAL RESUME

Richard W. Dunton, P.E.

Director of Engineering

Education

2006 University of Maine – B.S. Civil Engineering

2002 Mountain Valley High School

Professional

- Maine Licensed Professional Engineer #12485
- New Hampshire #14127
- Maine DEP Certified in Erosion and Sediment Control
- Certified Maine DOT Local Project Administrator
- Smart Stream Crossing Techniques Trained

Employment History

2005 – Present MAIN-LAND Development Consultants, Inc.
2015 – Present: Directing Engineer – Project Manager
2011 – 2015: Senior Engineer
2008 – 2011: Project Engineer
2006 – 2008: Staff Engineer

2003 – 2005 Maine Department of Transportation
Engineering Aid (Summers)

Project Experience

- Locke Summit Estates – Bethel/Newry, Maine
- Rangeley North Subdivision – Rangeley, Maine
- Spears Stream Crossing Replacement – Peru, Maine
- Temple Culvert Replacement – Temple, Maine
- Carry Road Reconstruction, (MDOT Municipal Partnership) – Oquossoc, Maine
- Bear Brook Crossing Replacement – Rumford, Maine
- Tessier Road Reconstruction – Livermore, Maine

Organizations

- American Society of Civil Engineers
- Oxford County Chamber of Commerce

MAIN-LAND DEVELOPMENT CONSULTANTS, INC.

PROFESSIONAL RESUME

ESTHER K. BIZIER, P.E.

Senior Engineer

EDUCATION

2012 University of Maine – B.S. Civil Engineering

2008 Livermore Falls High School – Valedictorian

PROFESSIONAL

- Maine Registered Professional Engineer #14236
- Maine DEP Certified in Erosion and Sediment Control
- Certified Maine DOT Local Project Administrator

EMPLOYMENT HISTORY

5/2011 – Present MAIN-LAND Development Consultants, Inc.
12/2020 – Present: Senior Engineer
5/2012: Project Engineer
5/2011 – 8/2011: Engineer Intern (Summer)

5/2010 – 8/2010 Maine Department of Environmental Protection
Permit Compliance Inspector (Summer)

PROJECT EXPERIENCE

- Caribou Mountain View Subdivision – Bethel, Maine
- Sport Thoma – Bethel, Maine
- NAPA Auto Parts – Bethel, Maine
- Riverweb Farm – Avon, Maine
- Maine DOT Large Culvert Replacement – Anson, Maine
- Oxford Resort Casino – Oxford, Maine
- Skyline Drive Development, Mt. Abram – Greenwood, Maine
- Carry Road Reconstruction – Town of Rangeley, Maine
- Camp Laurel – Mt. Vernon, Maine

MAIN-LAND DEVELOPMENT CONSULTANTS, INC.

PROFESSIONAL RESUME

Esther K. Bizier, P.E.

Senior Engineer

Organizations

- American Society of Civil Engineers
  Maine Section President Elect
  Young Engineer of the Year Award 2017
- Maine's Paper and Heritage Museum
- J.L.L.F. Chamber of Commerce
  Scholarship Golf Tournament Committee

MAIN-LAND DEVELOPMENT CONSULTANTS, INC.

PROFESSIONAL RESUME

Shane D. Howley

Staff Engineer

Education

2017 University of Maine, Orono – B.S. Civil Engineering

2017 Reserve Officer's Training Corps

2012 Waynesville High School – Waynesville, Missouri

Employment History

5/2017 – Present	MAIN-LAND Development Consultants, Inc. *2017: Staff Engineer*
4/2016 – Present	Maine Army National Guard *2LT in the US Army Corps of Engineers*
6/2013 – 8/2013	Z-Loft Hotels, Inc. – Waynesville, Missouri *General Construction Laborer*

Organizations

- American Society of Civil Engineers

MAIN-LAND DEVELOPMENT CONSULTANTS, INC.

PROFESSIONAL RESUME

TIMOTHY J. GALLANT, P.L.S.

Director of Surveying & Mapping

EDUCATION

2003 U.S. Army Corps Wetland Delineator Methods

2002 University of Maine – B.S. Forestry

1998 Mountain Valley High School

PROFESSIONAL

- Maine Professional Land Surveyor #2434 (Licensed June 2009)
- USACE Wetland Delineator course at UNH

EMPLOYMENT HISTORY

2008 – Present	MAIN-LAND Development Consultants, Inc. *2011 – Present: Director of Surveying and Mapping, GIS Coordinator, Licensed Surveyor, GIS work, Wetlands Delineation and Applications* *2008 – 2011: GIS Coordinator, Licensed Surveyor, Wetlands Delineation and Applications*
2002 – 2008	Corner Post Land Surveying, Inc. *Licensed Surveyor in Training under Dana Libby, PLS #1350* *Project Manager and Crew Chief*
1998 – 2000	Town of Rumford *Seasonal Engineering Aid*

PROJECT EXPERIENCE

- Mt. Abram Ski Resort – Greenwood, Maine
- Oxford Resort Casino – Oxford, Maine
- Temple Bridge Replacement – Temple, Maine
- Rangeley North Subdivision – Rangeley, Maine
- Numerous standard boundary surveys, site surveys, ALTA surveys, MLIs Elevation Certificates, and LOMA Applications
- Numerous miscellaneous smaller wetland delineation projects

MAIN-LAND DEVELOPMENT CONSULTANTS, INC.

PROFESSIONAL RESUME

Charles L. Buker, P.L.S.

Senior Land Surveyor

Education

2002 University of Maine – B.S. Spatial Information Engineering

1998 Edward Little High School

Professional

Maine Professional Land Surveyor #2397

Employment History

2002 – Present MAIN-LAND Development Consultants, Inc.

2011 – Present: Senior Land Surveyor

2008 – 2011: Survey Coordinator/Professional Land Surveyor

2002 – 2008: Survey Technician

Project Experience

- Oxford Resort Casino – Oxford, Maine
- Saddleback Ski Resort
- Locke Summit Estates – Bethel/Newry, Maine
- Rangeley North Subdivision – Rangeley, Maine
- The Colony – Newry, Maine
- Numerous standard boundary surveys, site surveys, ALTA surveys, MLIs Elevation Certificates, and LOMA Applications

Organizations

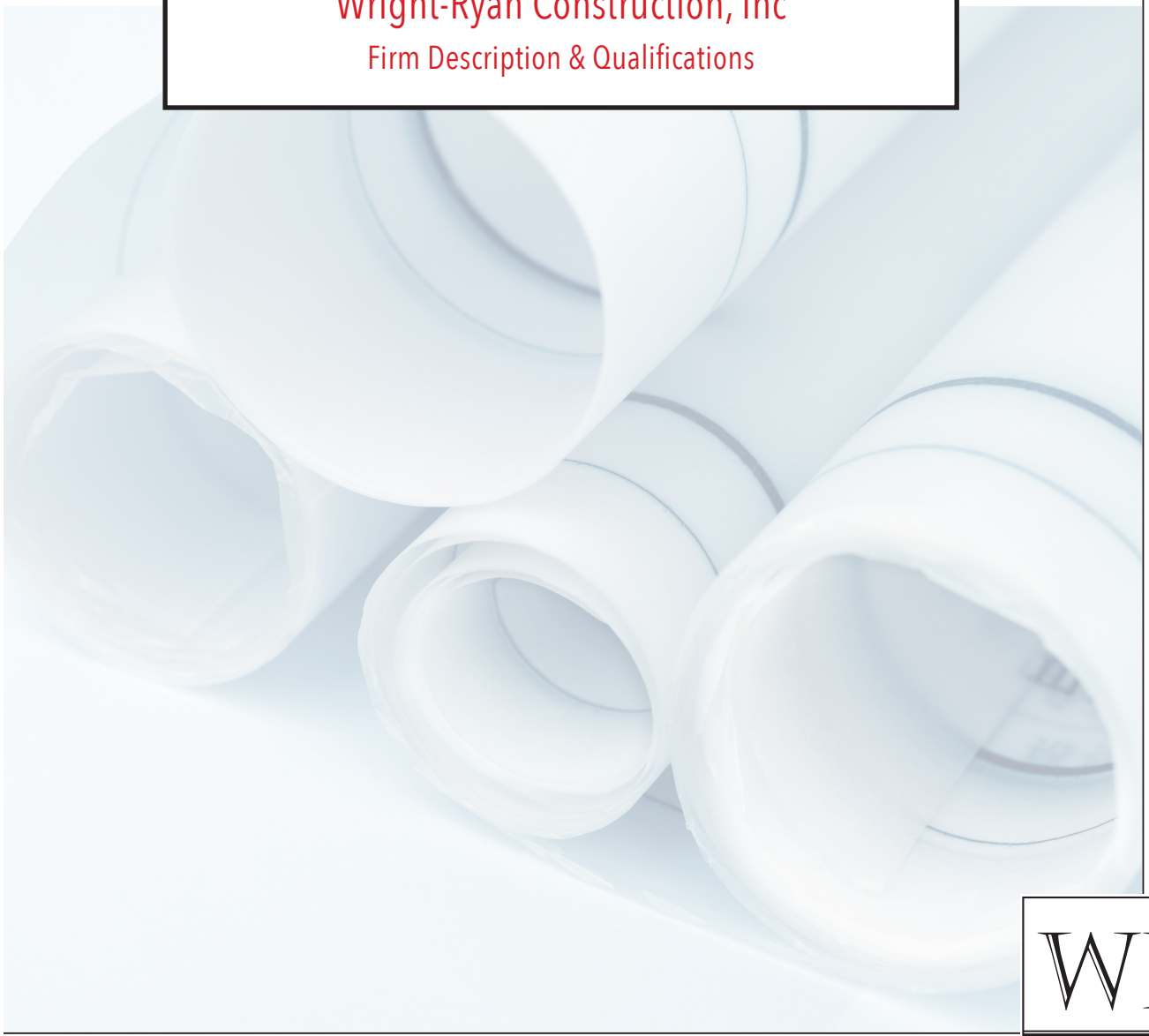
- Maine Society of Land Surveyors
- American Congress on Surveying and Mapping

Wright-Ryan Construction, Inc.
10 Danforth Street, Portland, ME 04101
(207) 773-3625
www.wright-ryan.com

ABOUT WRIGHT-RYAN

Wright-Ryan Construction, Inc

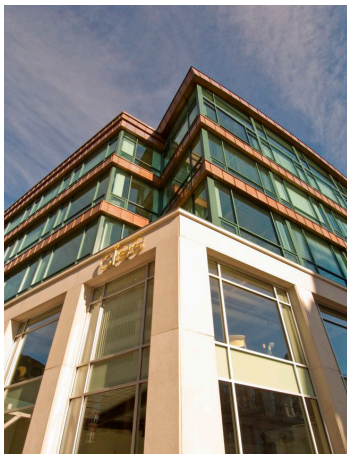
Firm Description & Qualifications



BUILDING MAINE'S GREAT SPACES

WR
Wright-Ryan



Firm Description

Founded in 1984, Wright-Ryan has delivered construction services of the highest professional standard to clients throughout northern New England for nearly forty years. Our team of highly skilled and motivated professionals recognizes that our work goes far beyond the building project alone. We are in the business of helping our clients achieve their institutional goals by providing thoughtful advice, innovative strategies, and consistent support beginning at the earliest stages and continuing as long as they are in their facility.

- Years in business as a Construction Manager: 47
- Years in business under present name: 37
- Former names under which the firm has operated: Thomas B. Wright-Construction (1974-1984)
- Date of Incorporation: 1984
- Firm Location: Portland, ME
- President: John W. Ryan

Size, Capacity, and Capability

Wright-Ryan is unique in the region in our abilities to manage large-scale, complex projects (bonding capacity over $200 million) while at the same time bringing a sharp focus to the smaller details that matter. We are hired by institutions and building committees for the sole reason that we can deliver outstanding customer service and quality at an exceptional value. We are prepared to get to work together whenever you are ready.

Range of Projects

As one of the region's largest building contractors, Wright-Ryan draws upon our resources to provide our clients with peace of mind during their construction project. We have expertise in Construction Management, General Contracting, and Design-Build services for institutional, athletic, commercial, healthcare, housing, hospitality, and educational clients throughout the region.

Proudly 100% Employee Owned

Wright-Ryan is proud to be a 100% Employee Owned Business since October 1, 2016. It is important to Wright-Ryan to reward the employees who have helped the company become successful, while attracting new talent and strengthening the firm's dedication to customer service. We already have an ownership culture at Wright-Ryan, with employees operating like owners, and a business philosophy defined by collaboration and transparency. Our 100% Employee Ownership structure takes that to the next level.

At Wright-Ryan, our work defines skylines, neighborhoods, and institutions.

Through collaboration and innovation, Wright-Ryan buildings are created in the context of their communities with a belief that intelligent construction benefits the stakeholders, users, and the surrounding environment.

As a leading construction management company in New England, we set the bar for safe and sustainable building practices. Our clients come to us for unrivaled customer service driven by the highest standards of quality and professionalism.

Building lasting business relationships and thriving communities is as important to us as producing buildings that last.

SERVICES WE PROVIDE

We offer both **commercial** and **residential** construction services.

- Preconstruction services
- Construction management
- Operations and maintenance
- General contracting
- Design-Build
- Turnkey delivery
- Millwork
- Self-performance

VERSATILE EXPERIENCE AND CAPACITY

Over 30+ years, we have become one of the largest and most respected construction management companies in New England. Due to our size, we are able to manage large-scale, complex projects without compromising our sharp focus on the smaller details that matter. We have had the privilege of working on construction projects of every scale and type, and we draw from this experience to bring the best approach to each new endeavor. By leveraging our knowledge and network, we can deliver more value for our clients at every step of the way.

SEAMLESS COMMUNICATION AND PROJECT MANAGEMENT

At Wright-Ryan, we want our clients and partners to enjoy the building process as much as the end product. We are committed to creating a satisfying experience before, during, and after the building phase. To do so, we nurture open communication and teamwork throughout our organizational structure. Camaraderie and attention to detail distinguish our team of 70+ employees – a deep bench of expertise that includes project managers, superintendents, preconstruction managers and estimators, a highly skilled administrative support staff, and top-tier tradespeople.

CONTACT: MARC BOURGEOIS
PHONE: 207-671-6560

WR
Wright-Ryan

BUILDING MAINE'S GREAT SPACES

UNRIVALED CUSTOMER SERVICE

We stand behind our clients for life. Wright-Ryan prides itself on handling every detail that comes up during construction with prompt and careful attention. We maintain the same philosophy during, and well beyond, the warranty period. If issues ever arise, we back up our work. Projects of every size and scope receive the same diligence. This means that our clients enjoy not only best-in-class quality, they enjoy peace of mind. We have many long-time and returning clients, and we work hard to earn and keep our clients' and partners' trust.

CUSTOM-FIT PRECONSTRUCTION SERVICES

Thoughtful and thorough preconstruction planning makes all the difference in the success of a project. Unlike many of our competitors, we have a dedicated preconstruction team, led by a Maine Licensed Architect, offering a comparative analysis of systems, value-engineered design solutions, and the most competitive estimates in the local marketplace. Clients benefit from our team's collective insights on budget, schedule, and long-term operating considerations, ensuring a smooth and efficient transition to the construction phase.

COMPREHENSIVE POST-COMPLETION SERVICES

Our customer service extends through the first year of occupancy and beyond. We provide our clients with training and a thorough understanding of building systems and maintenance routines before they occupy their new or renovated facility. Even the best-built projects require heightened attention during the "break-in" period following initial occupancy. For this reason, we maintain a dedicated, full-time warranty staff to provide timely resolution for any questions. We also offer maintenance services that extend beyond the warranty period.

SUSTAINABLE DESIGN AND CONSTRUCTION

Sustainable practices in design and construction, as well as in our operations, are at the heart of our organization. We are actively working towards producing a new generation of buildings that promote sustainable building practices. Wright-Ryan has a corporate goal to divert 55% of solid construction waste from landfills as a minimum performance requirement. More stringent requirements are implemented on LEED, Passive House, and other certified projects as well. We have also implemented strategies to minimize carbon emissions and reduce facility energy consumption. Our work will continue to evolve as we remain on the cutting edge of construction best practices.

HIGH-EFFICIENCY CONSTRUCTION

Reflecting client requests and our own commitment to innovation, Wright-Ryan is an industry leader when it comes to high-efficiency construction. We have built highly efficient buildings ranging from single-family homes to multi-family housing, commercial office buildings, hotels, and institutions. We have completed numerous LEED-certified projects, including three Platinum-level multi-family projects, and we have managed a number of Passive House projects, including one of the largest in North America.

LOCAL MAINE COMPANY COMMITTED TO SUPPORTING OUR COMMUNITIES

Wright-Ryan is committed to supporting organizations and institutions that contribute to the health and vibrancy of the communities where we live and work. The company generally supports non-profit organizations that fall into five causes: social services, education, environment, the built environment, and arts and culture. We do this through direct financial contributions and through the donation of time by our dedicated employees.

WR
Wright-Ryan

BUILDING MAINE'S GREAT SPACES

Wright-Ryan Construction, Inc. 10 Danforth Street, Portland, ME 04101 / (207) 773-3625 / www.wright-ryan.com

SECTION 08. SOLID WASTE(Exhibit 10)

Hancock Lumber has a contract with a waste disposal company to remove waste from the site. No changes are proposed as the new building will utilize the same services.

SECTION 09. WATER SUPPLY (Exhibit 11)

The new building will use the existing Bank of America service. No new services will be required as part of this redevelopment. The Yarmouth Water District has been contacted for this project and no issues with the existing water services are expected.

SECTION 10. TRAFFIC(Exhibit 12)

The proposed project should not add any burden to the existing traffic on Main Street. No traffic study was conducted as part of this application, but the proposed change from a bank with drive-thru to office space and showroom will not significantly change the traffic in and out of the project site.

SECTION 11. SURFACE DRAINING & STORMWATER MANAGEMENT(Exhibit 13)

No additional stormwater treatment practices are necessary for the proposed construction. The work is contained to a relatively small portion of the overall lot, there is no increase to impervious area on the site, and the drainage patterns will remain unchanged from the existing site.

The proposed work for this project results in an overall decrease in impervious area on the site. The majority of the new building footprint will be where the existing Bank of America building is located, with the exception of the proposed expansion to connect the new Hancock Lumber showroom to the existing showroom/office space which is over the existing paved drive-thru lane. The project also proposes the revegetation of areas of existing paved surfaces that were utilized for the Bank of America drive thru, increasing the amount of greenspace on the site.

There will be no change to the drainage patterns to the site. The site currently generally drains to the southeast portion of the site. A catch basin is located in the eastern corner of the parking area off of Main Street. This catch basin is tied into the town drainage network. As the proposed project does not significantly change parking lot grades or the flowpaths across the site and as there is an overall decrease of impervious area on site, there will be minimal change to stormwater leaving the site.

SECTION 12. EROSION & SEDIMENTATION CONTROL (Exhibit 15)

This section includes the Erosion and Sedimentation Control Narrative for the project.

EROSION AND SEDIMENTATION CONTROL PLAN

Hancock Lumber Expansion
258 Main Street, Yarmouth, ME 04096

Prepared By:

MAIN-LAND DEVELOPMENT CONSULTANTS, INC.
Livermore Falls, Maine
December 29, 2021

1. INTRODUCTION:

"A person who conducts, or causes to be conducted, an activity that involves filling, displacing or exposing soil or other earthen materials shall take measures to prevent unreasonable erosion of soil or sediment beyond the project site or into a protected natural resource as defined in 38 M.R.S.A. §480-B. Sediment control measures must be in place before the activity begins. Measures must remain in place and functional until the site is permanently stabilized. Adequate and timely temporary and permanent stabilization measures must be taken." – Maine DEP Chapter 500 Rules, Appendix A.

This Plan has been developed to ensure that construction activities on this project site utilize sound erosion and sedimentation control measures. These measures will prevent or reduce the potential for the deposition of sediments down stream of site. The methods of control consist of preventive measures and remedial measures. Preventive measures are aimed at keeping the soils in their present location through mulching and through the reestablishment of vegetation. Remedial measures deal with the trapping and/or filtering of sediment laden stormwater run-off. Both types of measures will be utilized on this project.

The Erosion and Sedimentation Control Plan is best broken down into Temporary Measures, Winter Stabilization, and Permanent Measures.

2. TEMPORARY EROSION CONTROL:

Temporary control measures may consist of a combination of measures where appropriate and/or as shown on the plans.

A. Silt Fencing:

Silt fencing may be used in place of, or together with, the sediment filter barriers. The silt fencing will also be anchored at least four inches into the ground and placed along an even contour. Turn the ends of the fence up-grade to avoid runoff flowing around the fence. During frozen conditions, furnish and install Sediment Filter Berms in lieu of silt fencing or hay bales if frozen soil prevents the proper installation of silt fences and hay bales.

B. Temporary Mulch:

Temporary mulch shall be placed on all disturbed areas where seeding, construction or stabilization activities will not take place for over 7 consecutive days. Temporary mulch will

also be placed on areas within 75 feet of a natural resource (wetland, stream, etc.) where seeding will not take place for over 48 hours, and on all bare soils outside the road base prior to any predicted significant rain event. A significant rain event is considered to be at least ½ inch of rain or more. Temporary mulch may be hay and shall be applied at a rate of two bales per 1,000 square feet. Soil must not be visible upon completion of application, regardless of rate of application.

C. Catch Basins.

Catch basin inlets must be protected with a sediment trap until contributing areas, including paved and grassed island areas, are fully stabilized with pavement or grass. Temporary sediment traps shall be Dandy Bags or approved equal, with appropriate overflow slots. Geotextile cut to fit under the catch basin grate shall not be acceptable.

D. Maintenance of Temporary Measures:

All temporary measures described above shall be inspected weekly and before/after every significant storm event (1/2 inch of rain or greater) throughout the construction of the project. Repairs or replacements of temporary measures will be made, as necessary. Once the site is stable, all temporary devices such as hay bale barriers and silt fencing will be removed.

A log shall be kept 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.

3. WINTER STABILIZATION:

The winter construction period is from November 1 through April 15. If the construction site is not stabilized with a combination of pavement, a road gravel base, 90% mature vegetation cover or riprap by November 1 then the site needs to be protected with winter stabilization.

Winter excavation and earthwork shall be completed such that no more than 1 acre of the site is denuded at any one time. Limit the exposed area to those areas in which work is expected to be undertaken during the following 15 days. Exposed area shall not be so large that it cannot be mulched in one day prior to any snow event.

Areas shall be considered to be denuded until the subbase gravel is installed in roadway areas or the areas of future loam and seed have been loamed and mulched. Hay and straw mulch rate shall be a minimum of 200 lbs./1,000 s.f. (3 tons/acre) and shall be properly anchored.

The contractor must 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 will be mulched for over winter protection with hay or straw at twice the normal rate or at 200 lbs/1,000 s.f. (3 tons per acre) or with a four-inch layer of woodwaste erosion control mix. This will be done within 24 hours of stocking and re-established prior to any rainfall or snowfall.

   Any new soil stockpile will not be placed (even covered with hay or straw) within 100 feet of any natural resources.

2. Natural Resource Protection

   Any areas within 100 feet from any natural resources, if not stabilized with a minimum of 90 % 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) will be placed between any natural resource and the disturbed area. Silt fencing may not be placed on frozen ground.

   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. Mulching

Areas shall be considered denuded until loamed, seeded and mulched. Hay and straw mulch shall be applied at a rate of 200 lb. per 1.000 square feet or 3 tons/acre (twice the normal accepted rate) and shall be properly anchored. Mulch shall not be spread on top of snow. The snow will be removed down to a one-inch depth or less prior to application.

An area shall be considered stabilized when exposed surfaces have been either mulched with straw or hay at a rate of 200 lb. per 1,000 square feet and adequately anchored, such that the ground surface is not visible though the mulch.

Between the dates of November 1 and April 15, all mulch shall be anchored by either peg line, mulch netting, or wood cellulose fiber. The ground surface shall not be visible though the mulch.

After November 1st, mulch and anchoring of all bare soil shall occur at the end of each final grading workday.

4. Seeding

Between the dates of October 15 and April 1st, 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 (see table below) and mulched until such time as the final treatment can be applied. If after November 1st the exposed area has been final graded and loamed, then the area may be dormant seeded at a rate of 3 times higher than specified for permanent seed and then mulched.

TEMPORARY SEED MIX

TYPE	% BY WEIGHT	% PURITY	% GERMINATION
Domestic Rye Grass	60	69.75	90
Perennial Rye Grass	20	28.00	85
Aroostook Rye Grass	20	28.00	85

Dormant seeding may 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 5lbs/1000 s.f. All areas seeded during the winter will be inspected in the spring for adequate catch. Areas not sufficiently vegetated (less than 90 % catch) shall be revegetated by replacing loam, seed, and mulch.

If dormant seeding is not used, all disturbed areas shall be revegetated in the spring.

5. Trench Dewatering and Temporary Stream Diversion

Water from construction trench dewatering or temporary stream diversion will 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 100 feet of a protected natural resource.

6. Inspection and Monitoring

Maintenance measures shall be applied as needed during the entire construction season. After each rainfall, snowstorm 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.

In the spring, following the temporary/final seeding and mulching, the contractor shall inspect and repair any damages and/ or un-established spots. Established vegetative cover means a minimum of 90 % of areas vegetated with vigorous growth.

7. Standard for the timely stabilization of ditches and channels

All stone-lined ditches and channels shall be constructed and stabilized by November 1. All grass-lined ditches and channels shall be constructed and stabilized by September 1. Failure to stabilize a ditch or channel to be grass-lined by September 1, will require one of the following actions to stabilize the ditch for late fall and winter.

<u>Install a sod lining in the ditch</u> – Sod lining shall be installed in ditches by October 1. Proper installation includes 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.

<u>Install a stone lining in the ditch</u> –Ditches shall be lined with stone riprap by

November 1, as presented below. If necessary, the applicant will regrade the ditch prior to placing the stone lining so to prevent the stone lining from reducing the ditch's cross-sectional area.

8. Standard for the timely stabilization of disturbed slopes

Construct and stabilize stone-covered slopes by November 1. The applicant will Seed and mulch all slopes to be vegetated by September 1. Slopes will be considered any area having a grade greater than 15% (6H:1V). If the applicant fails to stabilize any slope to be vegetated by September 1, then the applicant will 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 -- Seed the disturbed slope with winter rye at a seeding rate of 3 pounds per 1000 square feet and apply erosion control mats over the mulched slope October 1. The applicant will monitor growth of the rye over the next 30 days. If the rye fails to grow at least three inches or cover at least 90% of the disturbed slope by November 1, cover the slope with a layer of wood waste compost or with stone riprap as described below.

Stabilize the slope with sod -- Stabilize the disturbed slope with properly installed sod by October 1. Proper installation includes 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. Sod stabilization shall not be used late season to stabilize slopes having a grade greater than 33% (3H:1V).

Stabilize the slope with wood waste compost (erosion control mix) --Place a six-inch layer of wood waste compost on the slope by November 1. Prior to placing the wood waste compost, remove any snow accumulation on the disturbed slope. Wood waste compost will not be used to stabilize slopes having grades greater than 50% (2H:1V) or having groundwater seeps on the slope face.

Stabilize the slope with stone riprap -- Place a layer of stone riprap on the slope by November 1, similar to the Stone Lined Ditch the permanent erosion control section.

9. Standard for the timely stabilization of disturbed soils

Seed and mulch all disturbed soils on areas having a slope less than 15% by September 1. Failure to stabilize these soils by this date will require one of the following actions to stabilize the soil for late fall and winter.

Stabilize the soil with temporary vegetation -- 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 by October 1. Growth of the rye will require monitoring over the following 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 mulch the area for over-winter protection as described below.

Stabilize the soil with sod -- Stabilize the disturbed soil with properly installed sod by October 1. Proper installation includes 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 -- 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 by November 1. Prior to applying the mulch, remove any snow accumulation on the disturbed area. Immediately after applying the mulch, anchor the mulch with plastic netting to prevent wind from moving the mulch off the disturbed soil.

4. PERMANENT EROSION CONTROL:

Permanent measures will consist of the placement of culverts; culvert inlet/outlet stabilization; the construction of grass/stone lined ditches; and the re-vegetation of all areas outside the traveled way of the road, and those areas designated as stone lined ditches.

A. Re-vegetation Measures:

All areas to be permanently re-vegetated with grass will first be covered with loam and then fertilized.

Loam will be placed on all areas to be re-vegetated. Loam will be placed to a minimum depth of 4 inches. Loam will be the stockpiled topsoil, if possible.

Test the loam samples for nutrients at a proficient testing laboratory (The University of Maine provides this service). The areas with loam will then be fertilized with the recommended application rate. Lime will also be applied at a rate of 50 pounds per 1,000 square feet. Both the lime and the fertilizer will be mixed thoroughly with the soil.

All areas to be re-vegetated with permanent grass are to be seeded with the seed mix shown on the table below. This mixture will be applied at a rate of 2 pounds per 1,000 square feet.

General Lawn Areas	Chewing Fescue "Dignity"	35%

	Pennlawn Creeping Red Fescue	35%
	Perennial Rye "Tourstar" (Nutrite)	30%

Mulch will then be spread on all seeded areas at a rate of two bales per 1,000 square feet. Regardless of application rate the soil shall not be visible through the mulch.

Seed and mulch will be placed within five days of final grading of topsoil.

Seeded areas will be inspected after 30 days to determine the success of the seeding. If the ground cover is less than 90%, the area will be reseeded.

B. Critical Areas:

Slopes in excess of 15% will require the placement of a biodegradable netting or matting over the mulch and seed (if the netting has no mulch in it). If stabilization is to take place after October 1, slopes over 8% will be treated with the matting.

C. Maintenance of Permanent Measures:

All measures will be inspected weekly and before and after every significant storm event during construction, and then at least once annually to insure proper function. Any damaged areas will be repaired or replaced, as necessary. Any ditches or culverts not functioning as designed will be redesigned and reconstructed according to specifications prepared by a Professional Engineer.

In any event, seeding should take place either between May 1 and June 15, or August 15 and September 1.

SECTION 13. SOIL MAP (Exhibit 16)

The property is already developed and naturally occurring soils are not present on the site. The disturbed area of the property is likely to contain structural fill and other altered soils. No soil map is provided for the property due to the already developed condition.

SECTION 14. PERMIT APPROVAL SUMMARY (Exhibit 17)

No other permits are required for this project. The proposed work for this project disturbs under 1 acre, requiring no stormwater permit from the Maine Department of Environmental Protection. The entrance to the site will remain as existing from Main Street, requiring no Maine Department of Transportation entrance permit.

SECTION 15. SITE PLAN REVIEW CRITERIA & PERFORMANCE STANDARD SUMMARY

This section will address the specific Site Plan review criteria outlined in Section H of Chapter 702 Site Plan Review Ordinance in relation to the proposed project.

1. **Conformance with Comprehensive Plan**
   The proposed project consists of the expansion of an existing business, with the majority of new structure area being built in the footprint of an existing, vacant building. The project will also enhance the curb appeal for the site with the construction of a new cohesive store frontage, which will connect the existing and new buildings. For these reasons, it is believed that the project is in conformance with the Town of Yarmouth's Comprehensive Plan.

2. **Traffic**
   See Section 10 of Application for traffic assessment.

3. **Parking and Vehicle Circulation**
   All new parking spaces and aisles have been designed to be in accordance with Section J of Chapter 702 Site Plan Review Ordinance. Most of the parking areas will remain as existing, with the exception of the spaces located nearest to the existing Bank of America building. Based on the size and classification of the proposed buildings located on the subject parcel, it was determined through town standards that 42 parking spaces are required for the site. The project proposes 57 parking spaces, exceeding the required value. Three of the spaces are designated as accessible parking spaces. The breakdown for these values can be seen on the attached plan C2.1 Site Layout and Utilities Plan.

4. **Sanitary Sewerage**
   All sewer utilities will remain the same as existing. The proposed Hancock Lumber building will be in the footprint of the existing Bank of America building and will utilize the existing sewer connections.

5. **Water**
   See Section 9 of Application.

6. **Fire Safety**
   The proposed building was designed by the Architect to have adequate fire safety features.

7. **Buffering**
   No buffers will be required on the site, as the amount of impervious area on the parcel will be reduced from the existing impervious area through the addition of new greenspace.

8. **Natural Areas**

There are no natural resources located on the subject parcel. Greenspace will be increased on site.

9. **Lighting**
   The proposed design includes a lighting plan which will provide sufficient lighting to the target areas on the subject parcel without unnecessary light being shined on neighboring parcels.

10. **Storm Water Management**
    See Section 11 of Application.

11. **Erosion and Sedimentation Control**
    See Section 12 of Application for Erosion & Sedimentation Control.

12. **Buildings**
    The only new building footprint area proposed in this project sources from the addition to connect the existing Hancock Lumber building to the proposed Hancock Lumber Showroom that will be located in the footprint of the existing Bank of America. After construction is complete, the total footprint of the building, with both existing and new buildings, is approximately 8,000 square feet. This is well below the maximum of 55,000 square feet stated in Chapter 702 Site Plan Review Ordinance. The proposed Hancock Lumber building will be the same height as the existing Bank of America building.

13. **Existing Landscape**
    The project will decrease the amount of impervious area on the subject parcel by revegetating existing paved areas located on the North-West side of the existing Bank of America building. The project will protect the trees that are feasible to protect, however the two trees located on the South-West side of the existing Bank of America building will have to be removed to allow for the construction of the new buildings.

14. **Infrastructure**
    All proposed infrastructure will be in accordance with surrounding infrastructure. Infrastructure will remain as existing where possible.

15. **Advertising Features**
    No changes to signage are proposed.

16. **Design Relationship to Site and Surrounding Features**
    The project consists mostly of upgrades to the existing features on the site.

17. **Scenic Vistas and Areas**
    No loss of scenic vistas and areas will result from this project. The area of construction is already almost entirely developed.

18. Utilities

Existing utilities will be utilized for the new building.

19. Technical Standards

The proposed project meets the requirements of Article I.J of Chapter 702 Site Plan Review Ordinance.

20. Route One Corridor Design Guidelines

This project proposes no work that will interfere with the Route One Corridor. The entrance to the parking areas from Main Street will remain as existing.

21. Right, Title, Or Interest

See Section 4 of Application.

22. Technical and Financial Capacity

See Sections 6 & 7 of Application.

23. Special Exception Standards

No special exception standards will be violated by the proposed project.