



January 08, 2024

(Via Email PDF)

23.143

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

**Bickford/Mahan Collection Building Addition
38 Yarmouth Junction
(Map 16A Lot 16-2)
*Response to Staff and Department Comments & Proposed Waiver Requests***

Dear Erin:

We have reviewed your Planning Board Report for along with the following staff and department head memos for the referenced project submission of December 13th:

- Nicholas Ciarimboli, CEO memo dated 12-2-23.
- Erik Street, DPW Director memo dated 12-20-23
- Steve Johnson, Town Engineer memo dated 12-19-23
- Eric Gagnon, Superintendent –Yarmouth Water District email dated 12-28-23
- Michael Robitaille, Fire Chief memo dated 12-28-23

Staff/Department Head Memos:

We are in agreement with the comments and recommendations provided, with the following clarifications:

1. *Nicholas Ciarimboli memo:*
Item 3: The project will not be open to the public and does not qualify as a public assembly area for purposes of building codes.
2. *Erick Street memo:*
Item 1: Solid Waste. The applicant will contract with a private hauler to transport solid waste and recycling materials to Eco-Maine.

Item 2: Watermain. The applicant will work with Mr. Street and the YWD to investigate the most efficient location for a new main extension to the building for fire protection. We understand that if East Elm Street pavement must be opened up that moratorium standards will apply. A sprinkler consultant is being retained to evaluate and design the sprinkler system design.
3. *Steve Johnson memo:*
Item 3: Solid Waste. (See Erik Street response above.)

Item 5: Traffic/Parking. A formal waiver is being requested, see below.

Item 7: Storm Drains. A note specifying that storm drain materials shall meet Town standards will be added to the plans.

Item 8: Drainage, Stormwater Management.

- a. A waiver request of a full stormwater analysis is provided below.
- b. Drainage channel improvements. We have reviewed the recommendation from the Town Engineer to replace the swale slopes with turf reinforcement matting (TRM) and a conservation type slope mix in lieu of rip-rap. While we respect Mr. Johnson's recommendation the applicant feels that the rip rap will better serve the project.

Item 9: Erosion and Sediment Control. A waiver request for a high intensity soils report is provided below.

Item 12: Lighting. A waiver request for a photometric plan is provided below.

Waiver Requests:

Waiver 1: Chapter 702.G.3.b: Stormwater Analysis.

Due to the limited increase in impervious area and limited site development impacts on the site, we have provided stormwater BMP (Drip Line Filters) calculations in accordance with DEP standards to demonstrate compliance with the Town of Yarmouth stormwater requirements. We are requesting a waiver from the requirement for a full stormwater hydrologic analysis .

Waiver 2: Chapter 702.G.3.f: Traffic Analysis.

As noted in the project application the use as a truck storage building will not increase traffic flow or introduce additional trips as would a public use facility. We respectfully request a waiver from the requirement for a traffic analysis.

Waiver 3: Chapter 702.G.3.h: High Intensity Soil Survey.

The project has provided a USDA medium soils survey which is suitable for analyzing the site soil conditions. A high intensity mapping for a previously developed site would serve no real purpose as the soils have been modified over the past 40 years due to the site development. We respectfully request a waiver from the requirement for a high intensity soils survey.

Waiver 4: Chapter 702.G.3.q: Photometric Plan.

As noted in the application, the project will not include any new pole mounted light fixtures and is proposing only on-building lighting. The area is primarily commercial and the only residential development is to the north on Depot Street with a robust buffer and railroad separating the properties. We respectfully request a waiver from the requirement for a photometric plan.



Please do not hesitate to contact me if you have any further questions or comments. We look forward to presenting the project to the Planning Board this Wednesday evening.

Sincerely,

A handwritten signature in black ink, appearing to read "Rick Licht". The signature is fluid and cursive, with a large, stylized initial "R".

Frederic (Rick) Licht, PE, LSE
Principal

Cc: Tamson Hamrock, 38 Yarmouth Junction LLC
Gary Mahan, 38 Yarmouth Junction LLC
Todd Gammon, Walsh Engineering Associates, Inc.