

To: Cumberland Planning Board
From: Carla Nixon, Town Planner
Date: April 16, 2021
Subject: Major Site Plan Review – Yarmouth Boat Yard

1. Request/Project Description:

The applicant is Yarmouth Boat Yard. Steve Arnold of Yarmouth Boat Yard is the applicant's representative. Yarmouth Boat Yard currently has an 11,900 sf boat storage building on the site. There are also boats on trailers around the existing building. The applicant is requesting an amendment to an approved site plan that would allow for the construction of another 11,900 sf boat storage building, additional outside boat/trailer parking and landscaping/buffering.

The 4.4 acre parcel is located at 199 Middle Road, as shown on Tax Assessor Map R02, Lot 27 A in the Rural Industrial Zoning District.

Norman Chamberland, II, P.E. of Walsh Engineering, prepared the site plan application and will represent the applicant at the Planning Board meeting.

2. Project History:

March 29, 2016: Planning Board grants Major Site Plan and Major Subdivision Approval for a commercial project named 199 Middle Road that was owned entirely by Craig Wright. At that time, Mr. Wright had requested that the Planning Board grant subdivision approval to create 2 separate lots (shown as Lot A and Lot B on the plans). Lot B was to be developed with a new building for indoor boat storage. Lot A was for the land and the existing building to be split into three separate businesses units. In addition to the required subdivision approval, site plan review was needed for each of the 3 businesses that were to rent space in the existing building on Lot A. Following Planning Board approval, Lot B was sold to Yarmouth Board Yard.

February 19, 2019: Planning Board approves a Site Plan Application for Lot B to have a second indoor boat storage building constructed.

February 19, 2021: Planning Board Site Plan Approval for second building expires.

March 26, 2021: Planning Board receives request for Site Plan Approval for the second indoor boat storage building to be constructed.

- 3. WAIVER REQUESTS:** Waiver from Chapter 229, Section 10 H – Exterior Lighting. Applicant has stated that the wall lights on the new building will be the same as the existing building. This building is well buffered from neighbors.

Town Planner's Comment: A note was added to the plan stating that there will be no lighting on the southerly side of the building and no clearing of vegetation on the site. A waiver request is not required unless the Board wishes to do so.

4. Department Head Reviews:

William Longley, Code Enforcement Officer: No comments

Charles Rumsey, Police Chief: No comments

Dan Small, Fire Chief:

- 1) The automatic fire protection sprinkler system shall be installed per Town of Cumberland Ordinance and shall also meet the requirements of the National Fire Protection Association. The fire department connection shall be equipped with a 5" locking coupling that is located in an area that is approved by the fire department. The sprinkler system shall send a water flow signal to the fire alarm panel whenever water is moving throughout the system. The fire department shall receive a copy of the sprinkler system drawings that have been approved and permitted by the State Fire Marshal's Office.
- 2) Due to the fire protection sprinkler system requirement the building shall be equipped with a fire alarm system that is monitored by an approved fire alarm company. The system shall have an annunciator panel located at the main entrance that can be silenced with the push of one button from this location. The strobe or other visual alarm signaling devices shall remain active when the system is silenced. The alarm system shall identify the exact location of each individual initiation device with plain text at the fire alarm panel.
- 3) The building shall be equipped with a hinged key box approved by the fire department. The box shall be large enough to contain four complete sets of keys/access cards/etc. that fit all areas and utility devices in the entire building. The box location shall be approved by the fire department.
- 4) Access to the building shall be adequate enough to accommodate fire department vehicles.

5. LANDS AND CONSERVATION COMMISSION REVIEW: No comments

6. Town Engineer's Review: Jeff Read, P.E., Sevee and Maher Engineers

Planning Board: Please note that this project was reviewed by the town engineer two years ago when it received its first approval. Nothing has changed in the application or on the site so it was not sent out again for peer review. All previous comments by the town engineer have been addressed in this site plan.

PROJECT DESCRIPTION

The Applicant proposes to modify the site entrance and construct a second, 11,900 square foot boat storage building on the property. Site access located on an access easement shared with Coastal Landscaping on adjacent Lot A. Proposed modifications to the Coastal Landscaping property have been submitted for review under a separate application.

Planning Board: Please note that the entrance was re-aligned by Coastal Landscaping following the first approval. Therefore, this review is only for the construction of the new building, landscaping and outside storage.

Chapter 229: Site Plan Review

SME has evaluated the application for conformance with all sections of the Site Plan Review Ordinance. The following are our findings and comments on each section of Section 229-10 Approval Standards and Criteria.

Section 229-10-A. – Utilization of the Site – SME reviewed and has no comments.

Section 229-10-B. – Traffic, circulation and parking – SME has reviewed and has no comments.

Section 229-10-C. – Stormwater management and erosion control - SME has reviewed and has no comments.

Section 229-10-D. – Water, sewer, and fire protection - SME has reviewed and has no comments.

Section 229-10-E. – Water Protection – SME has reviewed and has no comments.

Section 229-10-F. – Floodplain management – SME has reviewed and has no comments.

Section 229-10-G. – Historic and archaeological resources – SME has reviewed and has no comments.

Section 229-10-H. – Exterior lighting

1. SME has reviewed the waiver request for exterior lighting and supports the waiver as written. Please verify proposed exterior fixtures are shielded and full cut-off to minimize impact to abutting properties. If conditions change and revised lighting is proposed, SME recommends the applicant provide revised cut sheets and an updated photometrics plan for review.

Section 229-10-I. – Buffering and landscaping– SME has reviewed and has no comments.

Section 229-10-J. – Noise – SME reviewed and has no comments.

Section 229-10-K. – Storage of materials

2. Please verify this facility is for boat storage only and that no boat or engine maintenance, or storage of hazardous materials will occur on site.

Section 229-10-L. – Capacity of the applicant – SME reviewed and has no comments.

Section 229-10-M. – Design and performance standards – SME reviewed and has no comments.

Chapter 315: Zoning

SME has evaluated the application for conformance with the applicable sections of the Zoning Ordinance. The project meets the requirements of the applicable sections of Chapter 315.

Chapter 242: Stormwater Management

3. This project site is within the Town's regulated Urbanized Area and is subject to the Town's Stormwater Management Ordinance, Chapter 242. Please provide a Post-Construction Stormwater Management Plan in accordance with the requirements of Chapter 242.

7. Chapter 229 – SITE PLAN REVIEW

SECTION 10: APPROVAL STANDARDS AND CRITERIA

The following criteria shall be used by the Planning Board in reviewing applications for site plan review and shall serve as minimum requirements for approval of the application. The application shall be approved unless the Planning Board determines that the applicant has failed to meet one or more of these standards. In all instances, the burden of proof shall be on the applicant who must produce evidence sufficient to warrant a finding that all applicable criteria have been met.

A. Utilization of the Site

Utilization of the Site - The plan for the development, including buildings, lots, and support facilities, must reflect the natural capabilities of the site to support development. Environmentally sensitive areas, including but not limited to, wetlands, steep slopes, floodplains, significant wildlife habitats, fisheries, scenic areas, habitat for rare and endangered plants and animals, unique natural communities and natural areas, and sand and gravel aquifers must be maintained and preserved to the maximum extent. The development must include appropriate measures for protecting these resources, including but not limited to, modification of the proposed design of the site, timing of construction, and limiting the extent of excavation.

There are some areas of wetland that were previously undocumented but now are shown on the plan and a Self-Verification Notification permit from the Army Corps of Engineers is listed as a condition of approval. The site is not located on a sand and gravel aquifer.

Based on the above finding of fact, the Board finds the standards of this section have been met.

B. Traffic, Circulation and Parking

(1) Traffic Access and Parking

Vehicular access to and from the development must be safe and convenient.

(a) Any driveway or proposed street must be designed so as to provide the minimum sight distance according to the Maine Department of Transportation standards, to the maximum extent possible.

(b) Points of access and egress must be located to avoid hazardous conflicts with existing turning movements and traffic flows.

(c) The grade of any proposed drive or street must be not more than +3% for a minimum of two (2) car lengths, or forty (40) feet, from the intersection.

(d) The intersection of any access/egress drive or proposed street must function: (a) at a Level of Service D, or better, following development if the project will generate one thousand (1,000) or more vehicle trips per twenty-four (24) hour period; or (b) at a level which will allow safe access into and out of the project if less than one thousand (1,000) trips are generated.

(e) Where a lot has frontage on two (2) or more streets, the primary access to and egress from the lot must be provided from the street where there is less potential for traffic congestion and for traffic and pedestrians hazards. Access from other streets may be allowed if it is safe and does not promote short cutting through the site.

(f) Where it is necessary to safeguard against hazards to traffic and pedestrians and/ or to avoid traffic congestion, the applicant shall be responsible for providing turning lanes, traffic directional islands, and traffic controls within public streets.

(g) Access ways must be designed and have sufficient capacity to avoid queuing of entering vehicles on any public street.

(h) The following criteria must be used to limit the number of driveways serving a proposed project:

[1] No use which generates less than one hundred (1) vehicle trips per day shall have more than one (1) two-way driveway onto a single roadway. Such driveway must be no greater than thirty (30) feet wide.

[2] No use which generates one hundred (1) or more vehicle trips per day shall have more than two (2) points of entry from and two (2) points of egress to a single roadway. The combined width of all access ways must not exceed sixty (60) feet.

(2) Access way Location and Spacing

Access ways must meet the following standards:

(a) Private entrance / exits must be located at least fifty (50) feet from the closest un-signalized intersection and one hundred fifty (150) feet from the closest signalized intersection, as measured from the point of tangency for the corner to the point of tangency for the access way. This requirement may be reduced if the shape of the site does not allow conformance with this standard.

(b) Private access ways in or out of a development must be separated by a minimum of seventy-five (75) feet where possible.

(3) Internal Vehicular Circulation

The layout of the site must provide for the safe movement of passenger, service, and emergency vehicles through the site.

(a) Projects that will be served by delivery vehicles must provide a clear route for such vehicles with appropriate geometric design to allow turning and backing.

(b) Clear routes of access must be provided and maintained for emergency vehicles to and around buildings and must be posted with appropriate signage (fire lane - no parking).

(c) The layout and design of parking areas must provide for safe and convenient circulation of vehicles throughout the lot.

(d) All roadways must be designed to harmonize with the topographic and natural features of the site insofar as practical by minimizing filling, grading, excavation, or other similar activities which result in unstable soil conditions and soil erosion, by fitting the development to the natural contour of the land and avoiding substantial areas of excessive grade and tree removal, and by retaining existing vegetation during construction. The road network must provide for vehicular, pedestrian, and cyclist safety, all season emergency access, snow storage, and delivery and collection services.

(4) Parking Layout and Design

Off street parking must conform to the following standards:

(a) Parking areas with more than two (2) parking spaces must be arranged so that it is not necessary for vehicles to back into the street.

(b) All parking spaces, access drives, and impervious surfaces must be located at least fifteen (15) feet from any side or rear lot line, except where standards for buffer yards require a greater distance. No parking spaces or asphalt type surface shall be located within fifteen (15) feet of the front property line. Parking lots on adjoining lots may be connected by accessways not exceeding twenty-four (24) feet in width.

(c) Parking stalls and aisle layout must conform to the following standards.

Parking Angle	Stall Width	Skew Width	Stall Depth	Aisle Width
90°	9'-0"		18'-0"	24'-0" 2-way
60°	8'-6"	10'-6"	18'-0"	16'-0" 1-way
45°	8'-6"	12'-9"	17'-6"	12'-0" 1-way
30°	8'-6"	17'-0"	17'-0"	12'-0" 1 way

(d) In lots utilizing diagonal parking, the direction of proper traffic flow must be indicated by signs, pavement markings or other permanent indications and maintained as necessary.

(e) Parking areas must be designed to permit each motor vehicle to proceed to and from the parking space provided for it without requiring the moving of any other motor vehicles.

(f) Provisions must be made to restrict the "overhang" of parked vehicles when it might restrict traffic flow on adjacent through roads, restrict pedestrian or bicycle movement on adjacent walkways, or damage landscape materials.

(5) Building and Parking Placement

(a) The site design should avoid creating a building surrounded by a parking lot. Parking should be to the side and preferably in the back. In rural, uncongested areas buildings should be set well back from the road so as to conform to the rural character of the area. If the parking is in front, a generous, landscaped buffer between road and parking lot is to be provided. Unused areas should be kept natural, as field, forest, wetland, etc.

(b) Where two or more buildings are proposed, the buildings should be grouped and linked with sidewalks; tree planting should be used to provide shade and break up the scale of the site. Parking areas should be separated from the building by a minimum of five (5) to ten (10) feet. Plantings should be provided along the building edge, particularly where building facades consist of long or unbroken walls.

(6) Pedestrian Circulation

The site plan must provide for a system of pedestrian ways within the development appropriate to the type and scale of development. This system must connect the major building entrances/ exits with parking areas and with existing sidewalks, if they exist or are planned in the vicinity of the project. The pedestrian network may be located either in the street right-of-way or outside of the right-of-way in open space or recreation areas. The system must be designed to link the project with residential, recreational, and commercial facilities, schools, bus stops, and existing sidewalks in the neighborhood or, when appropriate, to connect the amenities such as parks or open space on or adjacent to the site.

There will be no visitors to the site, only a few employees will be on site on an occasional basis, therefore there is no need for pedestrian systems. Parking for YBY employees is shown on the plan in a parking area near Middle Road.

Based on the above finding of fact, the Board finds the standards of this section have been met.

C. Stormwater Management and Erosion Control

(1) Stormwater Management

Adequate provisions must be made for the collection and disposal of all stormwater that runs off proposed streets, parking areas, roofs, and other surfaces, through a stormwater drainage system and maintenance plan, which must not have adverse impacts on abutting or downstream properties.

(a) To the extent possible, the plan must retain stormwater on the site using the natural features of the site.

(b) Unless the discharge is directly to the ocean or major river segment, stormwater runoff systems must detain or retain water such that the rate of flow from the site after development does not exceed the predevelopment rate.

(c) The applicant must demonstrate that on - and off-site downstream channel or system capacity is sufficient to carry the flow without adverse effects, including but not limited to, flooding and erosion of shoreland areas, or that he / she will be responsible for whatever improvements are needed to provide the required increase in capacity and / or mitigation.

(d) All natural drainage ways must be preserved at their natural gradients and must not be filled or converted to a closed system unless approved as part of the site plan review.

(e) The design of the stormwater drainage system must provide for the disposal of stormwater without damage to streets, adjacent properties, downstream properties, soils, and vegetation.

(f) The design of the storm drainage systems must be fully cognizant of upstream runoff which must pass over or through the site to be developed and provide for this movement.

(g) The biological and chemical properties of the receiving waters must not be degraded by the stormwater runoff from the development site. The use of oil and grease traps in manholes, the use of on-site vegetated waterways, and vegetated buffer strips along waterways and drainage swales, and the reduction in use of deicing salts and fertilizers may be required, especially where the development stormwater discharges into a gravel aquifer area or other water supply source, or a great pond.

(2) Erosion Control

(a) All building, site, and roadway designs and layouts must harmonize with existing topography and conserve desirable natural surroundings to the fullest extent possible, such that filling, excavation and earth moving activity must be kept to a minimum. Parking lots on sloped sites must be terraced to avoid undue cut and fill, and / or the need for retaining walls. Natural vegetation must be preserved and protected wherever possible.

(b) Soil erosion and sedimentation of watercourses and water bodies must be minimized by an active program meeting the requirements of the Maine Erosion and Sediment Control Handbook for Construction: Best Management Practices, dated March 1991, and as amended from time to time.

A stormwater management report was submitted as part of the 2019 application. This report shows that there will be no change in peak flows leaving the site as a result of the additional impervious surface.

Based on the above finding of fact, the Board finds the standards of this section have been met.

D. Water, Sewer, Utilities and Fire Protection

(1) Water Supply Provisions

The development must be provided with a system of water supply that provides each use with an adequate supply of water. If the project is to be served by a public water supply, the applicant must secure and submit a written statement from the supplier that the proposed water supply system conforms with its design and construction standards, will not result in an undue burden on the source of distribution system, and will be installed in a manner adequate to provide needed domestic and fire protection flows.

(2) Sewage Disposal Provisions

The development must be provided with a method of disposing of sewage which is in compliance with the State Plumbing Code. If provisions are proposed for on-site waste disposal, all such systems must conform to the Subsurface Wastewater Disposal Rules.

(3) Utilities

The development must be provided with electrical, telephone, and telecommunication service adequate to meet the anticipated use of the project. New utility lines and facilities must be screened from view to

the extent feasible. If the service in the street or on adjoining lots is underground, the new service must be placed underground.

(4) Fire Protection

The site design must comply with the Fire Protection Ordinance. The Fire Chief shall issue the applicant a "Certificate of Compliance" once the applicant has met the design requirement of the Town's Fire Protection Ordinance.

There is an on-site well for water supply. The plan has been reviewed and approved by the Fire Chief. Sewer will be extended from the existing building to the new building. Underground electric will be connected to the new building.

Based on the above finding of fact, the Board finds the standards of this section have been met.

E. Water Protection

(1) Groundwater Protection

The proposed site development and use must not adversely impact either the quality or quantity of groundwater available to abutting properties or to the public water supply systems. Applicants whose projects involve on-site water supply or sewage disposal systems with a capacity of two thousand (2,000) gallons per day or greater must demonstrate that the groundwater at the property line will comply, following development, with the standards for safe drinking water as established by the State of Maine.

(2) Water Quality

All aspects of the project must be designed so that:

(a) No person shall locate, store, discharge, or permit the discharge of any treated, untreated, or inadequately treated liquid, gaseous, or solid materials of such nature, quantity, obnoxious, toxicity, or temperature that may run off, seep, percolate, or wash into surface or groundwaters so as to contaminate, pollute, or harm such waters or cause nuisances, such as objectionable shore deposits, floating or submerged debris, oil or scum, color, odor, taste, or unsightliness or be harmful to human, animal, plant, or aquatic life.

(b) All storage facilities for fuel, chemicals, chemical or industrial wastes, and biodegradable raw materials, must meet the standards of the Maine Department of Environmental Protection and the State Fire Marshall's Office.

(3) Aquifer Protection

If the site is located within the Town Aquifer Protection Area, a positive finding by the Board that the proposed plan will not adversely affect the aquifer is required.

There will be no indoor or outdoor storage of environmentally harmful products. The new building will be connected to an existing sewer line. The site is not located within the Town Aquifer Protection Area.

Based on the above finding of fact, the Board finds the standards of this section have been met.

F. Floodplain Management

If any portion of the site is located within a special flood hazard area as identified by the Federal Emergency Management Agency, all use and development of that portion of the site must be consistent with the Town's Floodplain management provisions.

The site is not located within a floodplain.

Based on the above finding of fact, the Board finds the standards of this section have been met.

G. Historic and Archaeological Resources

If any portion of the site has been identified as containing historic or archaeological resources, the development must include appropriate measures for protecting these resources, including but not limited to, modification of the proposed design of the site, timing of construction, and limiting the extent of excavation.

A letter from the Maine Historic Preservation Commission stating that there are no historic or archaeological resources on the site was submitted as part of the subdivision review.

Based on the above finding of fact, the Board finds the standards of this section have been met.

H. Exterior Lighting

The proposed development must have adequate exterior lighting to provide for its safe use during nighttime hours, if such use is contemplated. All exterior lighting must be designed and shielded to avoid undue glare, adverse impact on neighboring properties and rights - of way, and the unnecessary lighting of the night sky.

The site plan shows an appropriate amount of limited, shielded lighting on the new building. There is a note on the plan stating there will be no lighting on the southerly side of the building.

Based on the above findings of fact, the Board finds the standards of this section have been met.

I. Buffering and Landscaping

(1) Buffering of Adjacent Uses

The development must provide for the buffering of adjacent uses where there is a transition from one type of use to another use and for the screening of mechanical equipment and service and storage areas. The buffer may be provided by distance, landscaping, fencing, changes in grade, and / or a combination of these or other techniques.

(2) Landscaping

Landscaping must be provided as part of site design. The landscape plan for the entire site must use landscape materials to integrate the various elements on site, preserve and enhance the particular identity of the site, and create a pleasing site character. The landscaping should define street edges, break up parking areas, soften the appearance of the development, and protect abutting properties.

Landscaping was installed along Middle Road following the original approval. Additional plantings are shown on the proposed plan along Middle Road and on the southern boundary line.

Based on the above findings of fact, the Board finds the standards of this section have been met.

J. Noise

The development must control noise levels such that it will not create a nuisance for neighboring properties.

There will be a period of time during the construction phase that may create elevated noise levels compared to normal operation of the development, but will not be permanent noises associated with the development. Anticipated noises that could possibly occur during construction could come from, but are not limited to, equipment noise.

It is anticipated that no adverse impact will occur on the surrounding area once the boat storage building is built.

Based on the above findings of fact, the Board finds the standards of this section have been met.

K. Storage of Materials

(1) Exposed nonresidential storage areas, exposed machinery, and areas used for the storage or collection of discarded automobiles, auto parts, metals or other articles of salvage or refuse must have sufficient setbacks and screening (such as a stockade fence or a dense evergreen hedge) to provide a visual buffer sufficient to minimize their impact on abutting residential uses and users of public streets.

(2) All dumpsters or similar large collection receptacles for trash or other wastes must be located on level surfaces which are paved or graveled. Where the dumpster or receptacle is located in a yard which abuts a residential or institutional use or a public street, it must be screened by fencing or landscaping.

(3) Where a potential safety hazard to children is likely to arise, physical screening sufficient to deter small children from entering the premises must be provided and maintained in good condition.

There will be no dumpster on the site or outside storage of trash or other waste.

Based on the above findings of fact, the Board finds the standards of this section have been met.

L. Capacity of the Applicant

The applicant must demonstrate that he / she has the financial and technical capacity to carry out the project in accordance with this ordinance and the approved plan.

Technical Ability: *The applicant has retained Walsh Engineering to prepare the amended site plan.*

Financial Capacity: *The applicant has provided a letter 2/23/21 from Androscoggin Bank stating that the applicant has the capacity to finance the project as proposed.*

Based on the above findings of fact, the Board finds the standards of this section have been met.

M. Design and Performance Standards

The project is not subject to any Design Standards.

229-11 EXPIRATION OF APPROVAL:

Construction of the improvements covered by any site plan approval must be substantially commenced within 12 months of the date upon which the approval was granted. If construction has not been substantially commenced within 12 months of the date upon which approval was granted, the approval shall be null and void. If construction has not been substantially completed within 24 months of the date upon which approval was granted or within a time period as specified by the Planning Board, the approval shall be null and void. The applicant may request an extension of the period. Such request must be made in writing and must be made to the Planning Board. The Planning Board may grant up

to tow one-year extensions to the period if the approved plan conforms to the ordinances in effect at the time the extension is granted and any and all federal and state approvals and permits are current.

229-12 STANDARD CONDITION OF APPROVAL:

This approval is dependent upon and limited to the proposals and plans contained in the application and supporting documents submitted by the applicant. Any variation from the plans, proposals and supporting documents, except de minimus changes as so determined by the Town Planner which do not affect approval standards, is subject to review and approval of the Planning Board prior to implementation.

CONDITIONS OF APPROVAL:

1. Any outstanding fees shall be paid to the Town prior to the issuance of a building permit.
2. The facility is approved for boat storage only. There shall be no boat or engine maintenance, or storage of hazardous materials on the site.
3. The applicant shall provide a copy of the Self Verification Notification permit from the Army Corps of Engineers.
4. The project site is within the Town's regulated Urbanized Area and is subject to the Town's Stormwater Management Ordinance, Chapter 242. A Post-Construction Stormwater Management Plan in accordance with the requirements of Chapter 242 is required.
5. The Expiration of Approval as shown above shall be listed as a note on the plan.
6. The applicant shall provide an as-built plan upon completion of construction.

April 9, 2021

Ms. Carla Nixon
Town of Cumberland
290 Tuttle Rd
Cumberland, ME 04021

RE: Site Plan Application, 191 Middle Road

Dear Carla,

On Behalf of 199 Middle LLC (Applicant), Walsh Engineering Associates, Inc. (WEA) is providing additional information for the application submitted to the Town of Cumberland on March 26, 2021. Per our conference call yesterday, we have modified the plan to add the following:

- Label to call out Yarmouth Boat Yard parking spaces
- Add abutting property owners
- Additional landscaping at Middle Road and along the edge of wetlands near the property to the south
- Location of outside storage for 15, 25 foot maximum length boats on trailers

The layout of the site on this plan is similar to the plan approved on February 19, 2019. The current site plan shows the proposed building relocated out of the New England Telephone right-of-way and reduces the total impervious surface by 419 square feet from that shown on the previously approved plan. The drainage analysis submitted with that application was reviewed and approved by the town and its peer review consultant. Because of this reduction in impervious area, we are requesting a waiver from preparing an updated drainage analysis.

We trust that this information is adequate for review at the April 20 Planning Board meeting. Please let us know if you need any additional information.

Respectfully,



Norman G. Chamberlain II, P.E.
Walsh Engineering Associates, Inc.

cc: Steve Arnold

enc. Revised Site Plan



Site Plan Application

For

191 Middle Road
Cumberland, Maine

March 26, 2021

Submitted to:

Town of Cumberland
290 Tuttle Rd
Cumberland, Maine 04021

Submitted by:

Walsh Engineering Associates, Inc.
One Karen Drive, Suite 2A
Westbrook, Maine 04092

191 Middle Road, Cumberland
Site Plan Application

Table of Contents

Section 1	Cover Letter
Section 2	Site Plan Application, Checklist & Authorization Letter
Section 3	Waiver Request
Section 4	USGS Location Map
Section 5	Deeds
Section 6	Technical Ability
Section 7	Financial Capacity
Section 8	Abutters List
Section 9	FEMA Flood Maps
Section 10	Photos
Section 11	Stormwater Report

Drawing List

C1.0	Subdivision Plan
C1.1	Site Plan
C1.2	Site Details
1	Landscape & Planting Plan

Section 1:

Cover Letter

March 26, 2021

Ms. Carla Nixon
Town of Cumberland
290 Tuttle Rd
Cumberland, ME 04021

RE: Site Plan Application, 191 Middle Road

Dear Carla,

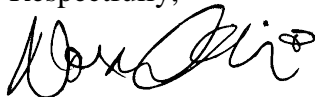
On Behalf of 199 Middle LLC (Applicant), Walsh Engineering Associates, Inc. (WEA) is submitting a Site Plan Review application for the adding a second building for indoor storage of boats at 191 Middle Road in Yarmouth. The project was previously brought through the Planning Board process and obtained approval on February 19, 2019.

This proposed plan is very similar to the plan approved in 2019. The major difference is that the building was relocated west, toward Middle Road, and rotated slightly to move it out of the apparent location of the 40 foot wide easement and minimize wetland impacts. This change reduces the impervious surface on the site by 419 square feet.

It was discovered during the process of relocating the building that 1,527 square feet of wetlands were impacted by the previous development and were shown, but not called out, on the plan approved in 2019. The currently proposed plan would include an additional 2,377 square feet of wetland impacts, for a total of 3,904 square feet. While this is under the Maine DEP threshold of 4,300 square feet for a NRPA permit, it will require a Self Verification Notification permit from the Army Corps of Engineers. This notification will be filed shortly after submittal of this application.

We trust this information is adequate for approval of the permit. Please let us know if you need any additional information.

Respectfully,



Norman G. Chamberlain II, P.E.
Walsh Engineering Associates, Inc.

cc: Steve Arnold

enc. Site Plan Review Application Fee: \$2,150
Site Plan Review Application
Site Plans

Section 2:

Site Plan Application, Checklist & Authorization Letter

**SITE PLAN REVIEW
Town of Cumberland**

**Appendix C
Planning Board Site Plan Review Application**

Applicant's name 199 Middle LLC

Applicant's address 72 Lafayette St, Yarmouth ME 04096

Cell phone _____ Home phone _____ Office phone _____

Email Address steve@ybyboats.com

Project address 191 Middle Road, Cumberland ME 04021

Project name 191 Middle Road

Describe project _____

Number of employees No new employees will be added

Days and hours of operation 7 days a week/same hours

Project review and notice fee _____

Name of representative Michael J. Walsh, P.E.

Contact information: Cell: _____ Office: (207) 553-9898

What is the applicant's interest in the property?

Own X Lease _____ Purchase and sale agreement _____ (provide copy of document)

If you are not the owner, list owner's name, address and phone number _____

If you are not the owner, list owner's name, address and phone number _____

Boundary Survey

Submitted? Yes _____ No X

Are there any deed restrictions or easements? Yes X No _____ If yes, provide information and show easement location on site plan.

Building Information

Are there existing buildings on the site? Yes X No _____ Number: 1

Will they be removed? Yes _____ No X (Note: A demolition permit is required 10 days prior to demolition.)

Will a new structure(s) be built on the site? Yes X No _____

Describe: Boat Storage

Number of new buildings 1

Square footage 11,900

Number of floor levels including basement 1, no basement

ParkingNumber of existing parking spaces 7Number of new parking spaces 0Number of handicapped spaces 0Will parking area be paved? X Yes No**Entrance**Location: At EasementWidth Length Is it paved? X Yes No If not, do you plan to pave it?

Where will snow storage for entrance and parking be located? Show on site plan.

Shown on C1.1**Utilities****Water:** Public water Well X (Show location on site plan.)**Sewer/septic:** Public sewer X Private septic Show location on site plan and submit HHE-200 septic design or location of passing test pit locations if new system is proposed. Also show any wells on abutting properties within 200 feet of the site.**Electric:** On site? Yes X No

Show location of existing and proposed utilities on the site plan and indicate if they are above or below ground.

SignsNumber: No Sign ChangeSize: Material:

Submit sign design and completed sign application.

Will the sign be lighted? Submit information on type and wattage of lights.

Show location of sign(s) on the site plan.

Natural Features

Show location of any of the following on the site plan:

River Stream Wetland X Pond Lake Stone walls Are there any other historic or natural features? No**Lighting**Will there be any exterior lights? Yes X No Show location on site plan (e.g., pole fixtures, wall packs on building) and provide fixture and lumen information.**Trees**

Show location of existing trees on the site plan and indicate if any are to be removed.

A small area of existing trees to be cleared.**Landscaping**Is there existing landscaping on the site? Yes X No Show type and location on site plan.

Is new landscaping proposed? (Note: if property has frontage on Route 100, a twenty-five-foot landscape easement to the Town is required.)

Yes, see Landscape Plan

Buffering

Show any existing or proposed buffering measures for adjacent properties, e.g., plantings, fences.

Existing buffer to remain.

Erosion Control

Has an erosion and sedimentation control plan been submitted? Yes X No _____

Stormwater Management Plan

Provide stormwater information for both pre and post development of the site. Show location of any detention areas and/or culverts on the site plan.

Yes, previously approved

Fire Protection

Location of nearest hydrant N/A Sprinklers? Yes _____ No X

Do you plan to have an alarm system? Yes _____ No _____ Please contact the Fire/EMS Department at 829-4573 to discuss any Town or state requirements.

Trash

Will trash be stored inside X outside _____. If outside, will a dumpster be used?

Yes _____ No _____. Show location on site plan and show type of screening proposed (e.g., fencing, plantings).

Technical Capacity

List and provide contact information for all consultants who worked on the project, for example: licensed land surveyor, licensed soils evaluator, professional engineer, attorney, etc.

See Attached List

Financial Capacity

Please indicate how project will be financed. If obtaining a bank loan, provide a letter from the bank See Bank Letter

- Zoning district: RI - Rural Industrial
- Minimum lot size: 60,000 sq ft.
- Classification of proposed use: Boat Storage
- Parcel size: 4.4 acres
- Frontage: 150'
- Setbacks: Front 100' Side 30' Rear 65'
- Board of Appeals Required? No
- Tax Map R02 Lot 27A Deed book 33085 Deed page 240
- Floodplain map number FM2301620016C & FM2301620018C Designation Zone C
- Vernal pool identified? No
- Is parcel in a subdivision? No
- Outside agency permits required:
MDEP Tier 1 N/A MDEP Tier 2 N/A Army Corps of Engineers SVN
MDEP general construction (stormwater) permit (for disturbance of 1 acre or more)
- MDOT entrance permit N/A
- MDOT traffic movement permit N/A
- Traffic study required N/A
- Hydrogeologic evaluation N/A
- Market study N/A
- Route 1 Design Guidelines? N/A
- Route 100, VMU or TCD Design Standards? N/A

Applicant's signature 

Submission date: _____

PLANNING BOARD SITE PLAN REVIEW **SUBMISSION CHECKLIST**

FOR ALL PROJECTS:

Submission Requirement	Provide Location in Application Packet (e.g., plan sheet number, binder section, narrative	If requesting a waiver, indicate below:
<i>Example: Erosion Control</i>	<i>Plan Sheet E-1</i>	
General Information:		
Completed Site Plan Application Form	Application, Section 2	
Names and addresses of all consultants	Application, Section 6	
Narrative describing existing conditions and the proposed project	Application, Section 1, Cover Letter	
Evidence of right, title or interest (deed, option, etc.)	Application, Section 5	
Names and Addresses of all property owners within 200 feet	Application, Section 8	
Boundaries of all contiguous property under control of owner	C1.0 & C1.1	
Tax map and lot numbers	C1.0	
Area of the parcel	C1.0 - 4.4 Acres	
FEMA Floodplain designation & map #	Application, Section 9	
Zoning classification	Rural Industrial (RI)	
Evidence of technical and financial capability to carry out the project	Sections 6 & 7	
Boundary survey	Previously Submitted	
List of waiver requests on separate sheet with reason for request.	Application, Section 3	
Proposed solid waste disposal plan	Carry out, Private Hauler	
Existing Conditions Plan showing:		
Name, registration number and seal of person who prepared plan	C1.0, C1.1 & C2.1	
North arrow, date, scale, legend	C1.0 & C1.1	
Area of the parcel	C1.0 & C1.1	
Setbacks and building envelope	C1.0 & C1.1	
Utilities, including sewer & water, culverts & drains, on-site sewage	C1.1	
Location of any septic systems	C1.1	
Location, names, widths of existing public or private streets ROW's	C1.0 & C1.1	

Location, dimension of ground floor elevation of all existing buildings	C1.1	
Location, dimension of existing driveways, parking, loading, walkways	C1.1	
Location of intersecting roads & driveways within 200 feet of the site	C1.0 & C1.1	
Wetland areas	C1.0 & C1.1	
Natural and historic features such as water bodies, stands of trees, streams, graveyards, stonewalls, floodplains	N/A	
Direction of existing surface water drainage across the site & off site	C1.1	
Location, front view, dimensions and lighting of existing signs	N/A - identical to existing building	
Location and dimensions of existing easements & copies of documents	C1.0	
Location of nearest fire hydrant or water supply for fire protection	N/A	
Proposed Development Site Plan showing:		
Name of development	C1.1	
Date	C1.0, C1.1 & C2.1	
North arrow	C1.0, C1.1 & C2.1	
Scale	C1.0, C1.1 & C2.1	
Legend	C1.0 & C1.1	
Landscape plan	Sheet 1 of 1	
Stormwater management	Previously approved	
Wetland delineation	C1.0 & C1.1	
Current & proposed stands of trees	C1.1	
Erosion control plan	C1.1	
Landscape plan	Sheet 1 of 1	
Lighting/photometric plan	Section 3	
Location and dimensions of all proposed buildings	C1.1	
Location and size of utilities, including sewer, water, culverts and drains	C1.1	
Location and dimension of proposed on-site septic system; test pit locations and nitrate plumes	N/A	
Location of wells on subject property and within 200' of the site	C1.1	
Location, names and widths of existing and proposed streets and ROW's	C1.0 & C1.1	

Location and dimensions of all accessways and loading and unloading facilities	C1.1	
Location and dimension of all existing and proposed pedestrian ways	C1.1	
Location, dimension and # of spaces of proposed parking areas, including handicapped spaces	C1.1	
Total floor area and ground coverage of each proposed building and structure	C1.1	
Proposed sign location and sign lighting	N/A	
Proposed lighting location and details	Section 3	
Covenants and deed restrictions proposed	N/A	
Snow storage location	C1.1	
Solid waste storage location and fencing/buffering	N/A - trash stored indoors	
Location of all fire protection	N/A	
Location of all temporary & permanent monuments	C1.0	
Street plans and profiles	N/A	

ADDITIONAL REQUIREMENTS FOR MAJOR SITE PLAN PROJECTS:

Submission Requirement	Provide Location in Application Packet (e.g., plan sheet number, binder section, narrative)	If requesting a waiver, indicate below:
High intensity soils survey	N/A	
Hydro geologic evaluation	N/A	
Traffic Study	N/A	
Market Study	N/A	
Location of proposed recreation areas (parks, playgrounds, other public areas)	N/A	
Location and type of outdoor furniture and features such as benches, fountains.	N/A	

To Whom It May Concern,

By this letter, the undersigned authorizes Walsh Engineering Associates, Inc. to act as the agent for the undersigned in the preparation and submission of all Federal, State, and Local City permit applications and relevant documents and correspondence for all necessary permits for the construction on the property at 191 Middle Road, Cumberland, Maine to attend meetings and site visits; to appear before all boards, commissions, and committees, and to provide such other services as are necessary and appropriate in furtherance of the aforementioned project.

Sincerely,


Signature(s)

2/21/21
Date


Owner(s)

Section 3:
Waiver Request

191 MIDDLE ROAD

WAIVER REQUEST

Site Plan Review Ordinance Chapter 229, Section 10H Exterior Lighting.

The wall lights on the new building will be the same as the existing building. This building is well buffered from the neighbors. However, the wall light on the south side, over the egress door is will be shielded to prevent light spillage.

Section 4:
USGS Location Map

Section 5:

Deeds

WARRANTY DEED
(Maine Statutory Short Form)

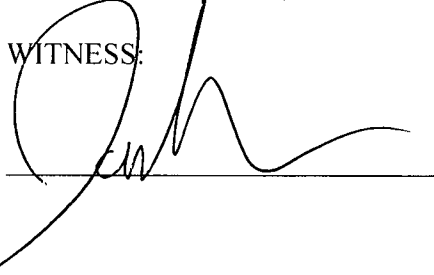
199 MIDDLE ROAD LLC, a Maine limited liability company with a mailing address of 77 Blackstrap Road, Cumberland, Maine 04021 (the "Grantor"), for consideration paid, grants to **199 MIDDLE LLC**, a Maine limited liability company with a mailing address of 72 Lafayette Street, Yarmouth, Maine 04096 (the "Grantee"), with Warranty Covenants, certain real estate situated in the Town of Cumberland, County of Cumberland and State of Maine, being more particularly described in the attached Exhibit A.

The within conveyance is made subject to a continuing Right of First Refusal in favor of Grantor herein as agreed between Grantor and Grantee in Section 3 of "Addendum A To Contract For Real Estate Located At 199 Middle Road, Cumberland, Maine" dated November 4, 2015, a copy of which is attached hereto as Exhibit B. The Right of First Refusal shall be a continuing covenant running with the land and shall benefit and inure to the heirs, issue, personal representatives or assigns of Grantor. For interpretive purposes, "Seller" references the Grantor herein, "Purchaser" references the Grantee herein and "Lot 3" references the real estate described on Exhibit A.

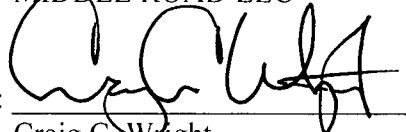
WITNESS our hands and seals this 4th day of May, 2016.

In Witness Whereof, 199 MIDDLE ROAD LLC has caused this instrument to be executed this 4th day of May, 2016.

WITNESS:



199 MIDDLE ROAD LLC

By: 
Craig C. Wright
Its: Member

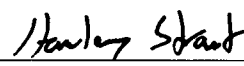
STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

May 4, 2016

Personally appeared before me the above named Craig C. Wright and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of 199 Middle Road LLC.

Before me,


Notary Public / Attorney At Law


Print name
My commission expires: _____

MAINE REAL ESTATE TAX PAID

EXHIBIT A

A certain lot or parcel of land located on the easterly sideline of Middle Road in the Town of Cumberland, County of Cumberland, and State of Maine, bounded and described as follows:

Beginning at a granite monument on the easterly side of Middle Road at the northerly corner of land now or formerly of Dale W. Spugnardi as described in a deed recorded in the Cumberland County Registry of Deeds in Book 22481, Page 307.

Thence along the following courses and distances:

1. N 07°50'25" E by said Middle Road a distance of One Hundred Fifty and 00/100 (150.00) feet to a point at the southwest corner of Lot A as shown on a plan entitled "Subdivision Plan of 199 Middle Road" by Pinkham and Greer Civil Engineering recorded in said Registry in Plan Book 216, Page 90;
2. S 82°09'35" E by said Lot A a distance of Six Hundred Eleven and 38/100 (611.38) feet to land now or formerly of Canadian National Railway Company;
3. S 25°49'25" W by said land of Canadian National Railway Company a distance of Five Hundred Forty-Four and 71/100 (544.71) feet to a granite monument at the northeasterly corner of said land of Spugnardi;
4. N 42°26'56" W by said land of Spugnardi a distance of Five Hundred Seventy-Six and 13/100 (576.13) feet to the point of beginning.

Bearings are referenced to Grid North, Maine State Plane Coordinate System, West Zone, NAD83.

The above described parcel contains 191,619 square feet or 4.40 acres, more or less, being Lot B as shown on a plan entitled "Subdivision Plan of 199 Middle Road" by Pinkham and Greer Civil Engineering and recorded in the Cumberland County Registry of Deeds in Plan Book 216, Page 90. The above described premises is conveyed subject to and with the benefit of the utility and access easements as shown on said Plan.

Meaning and intending to convey a portion of the premises conveyed to 199 Middle Road LLC, a Maine limited liability company, by deed from AEC Realty of Maine, LLC, a Maine limited liability company dated September 25, 2015 and recorded in said Registry of Deeds in Book 32621, Page 187.

EXHIBIT B

It is hereby agreed and acknowledged that, upon Purchaser's closing on the purchase of Lot 3 pursuant to this Contract, Purchaser intends to use Lot 3 as a storage facility for boats, vehicles and other equipment in connection with the operation of the Yarmouth Boat Yard, which is owned by Purchaser's affiliated entity and located at 72 Lafayette Street in Yarmouth, Maine (the "Yarmouth Boat Yard Property"). Purchaser hereby agrees that, if Purchaser decides to sell Lot 3 separate from and not included as part of the sale of all or any portion of the Yarmouth Boat Yard Property, then in the case of said decision to sell only Lot 3 and in the event Purchaser receives a bona fide offer therefor, the terms and conditions of which Purchaser wishes to accept, then the Purchaser shall first give written notice to the Seller of said fact together with all pertinent terms and conditions of said bona fide offer, and including, without limitation, any writing or agreement relating thereto. The Seller shall have ten (10) days from the date of receipt of said notice to elect to purchase or not to purchase Lot 3 from the Purchaser at the price offered and upon the terms and conditions specified in said bona fide offer. The election to purchase Lot 3 by the Seller shall be exercised by the Seller giving written notice to the Purchaser prior to the expiration of said ten (10) day period. The acceptance by the Seller in writing of such bona fide offer shall be deemed to create a binding agreement between the Seller and the Purchaser on the terms and conditions set forth in the bona fide offer, without the need for any further instrument or agreement, and a closing on said sale in accordance with said agreement shall occur within the later of the closing date set forth in the bona fide offer or forty five (45) days after the Seller's acceptance of the bona fide offer. If the Seller shall fail to accept any such bona fide offer in accordance herewith within said ten (10) day period from the receipt of said notice from the Purchaser, or if the Purchaser receives from the Seller a written waiver with respect to said bona fide offer, the Purchaser may then complete the transaction contemplated in said original bona fide offer in accordance with the terms thereof. Upon the Purchaser's consummation of said originally contemplated transaction pursuant to the bona fide offer, the Seller's right of first refusal with respect to Lot 3 shall be extinguished. If said transaction is not consummated, Seller's right of first refusal to acquire Lot 3 shall not terminate.

Notwithstanding anything else to the contrary herein, it is the intent of the foregoing that in event the Purchaser decides to sell Lot 3 in connection with and/or included as a part of the sale of all or any portion of the Yarmouth Boat Yard Property, then Seller shall have no rights whatsoever to purchase Lot 3 pursuant to this right of first refusal and upon such sale, Seller's rights under this right of first refusal shall automatically terminate and be of no further force and effect.

In addition, notwithstanding anything to the contrary contained herein, the provisions of this right of first refusal in this Contract shall not be triggered by or applicable to the grant of mortgages of Lot 3 or to any proceedings for the foreclosure thereof, including foreclosure auctions and the subsequent sale by a foreclosing mortgagee who is the successful bidder at the foreclosure auction(s), or any change in the ownership interests of Purchaser, or any transfer or

sale by Purchaser to the owner(s) of interests in Purchaser, children, spouse or other family members related by blood, marriage or adoption to the owner(s) of Purchaser and/or to a trust or other estate-planning vehicles of the owner(s) of Purchaser with or without consideration.

The rights under this right of first refusal shall benefit and inure to the heirs, issue, personal representatives or assigns of Seller.

All other terms and conditions shall remain the same.

Received
Recorded Register of Deeds
May 04, 2016 11:06:31A
Cumberland County
Nancy A. Lane

Section 6:

Technical Ability

191 MIDDLE ROAD

TECHNICAL ABILITY
CONSULTANTS

Norman G. Chamberlain II, PE
Walsh Engineering Associates, Inc.
One Karen Drive, Suite 2A
Westbrook, ME 04092
(207) 553-9898

Section 7:
Financial Capacity



Town of Cumberland Maine
290 Tuttle Road
Cumberland, Maine 04021

February 23, 2021

To whom it may concern,

In my capacity as Mr. Arnold's Commercial Relationship Manager at Androscoggin Bank I am writing to inform you that Mr. Arnold is a client in good standing at the bank and I believe that he and his businesses have the capacity to finance the projects presented.

If you need additional support please contact me at 207-518-6319 or via email at MVanuden@Androscogginbank.com.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Maureen Van Uden', with a long horizontal flourish extending to the right.

Maureen Van Uden
SVP, Commercial Banking
Androscoggin Bank

Section 8:

Abutters List

LGC NORTH AMERICA INC
221 US ROUTE 1
CUMBERLAND FSDE, ME 04110

LGC NORTH AMERICA INC
221 US ROUTE 1
CUMBERLAND FSDE, ME 04110

LGC NORTH AMERICA INC
221 US ROUTE 1
CUMBERLAND FSDE, ME 04110

CASTONIA PETER G
186 MIDDLE ROAD
CUMBERLAND, ME 04021

THOMPSON CYNTHIA S
7 FRIAR LANE
CUMBERLAND, ME 04021

PARENT PETER C
5 FRIAR LANE
CUMBERLAND, ME 04021

CURTIS WAYNE I
183 MIDDLE ROAD
CUMB CENTER, ME 04021

MORRILL, RIIKKA E
40 FRIAR LN
CUMBERLAND, ME 04021

WEAGLE, ERIK C
46 FRIAR LN
CUMBERLAND, ME 04021

SPUGNARDI DALE W
189 MIDDLE ROAD
CUMBERLAND, ME 04021

THIBODEAU STEVEN J - TRUSTEE
45 FRIAR LANE
CUMBERLAND CTR, ME 04021

199 MIDDLE ROAD LLC
199 MIDDLE ROAD, UNIT 2
CUMBERLAND, ME 04021

199 MIDDLE ROAD LLC
199 MIDDLE ROAD, UNIT 2
CUMBERLAND, ME 04021

ROBINSON DAVID P
39 FRIAR LANE
CUMBERLAND CTR, ME 04021

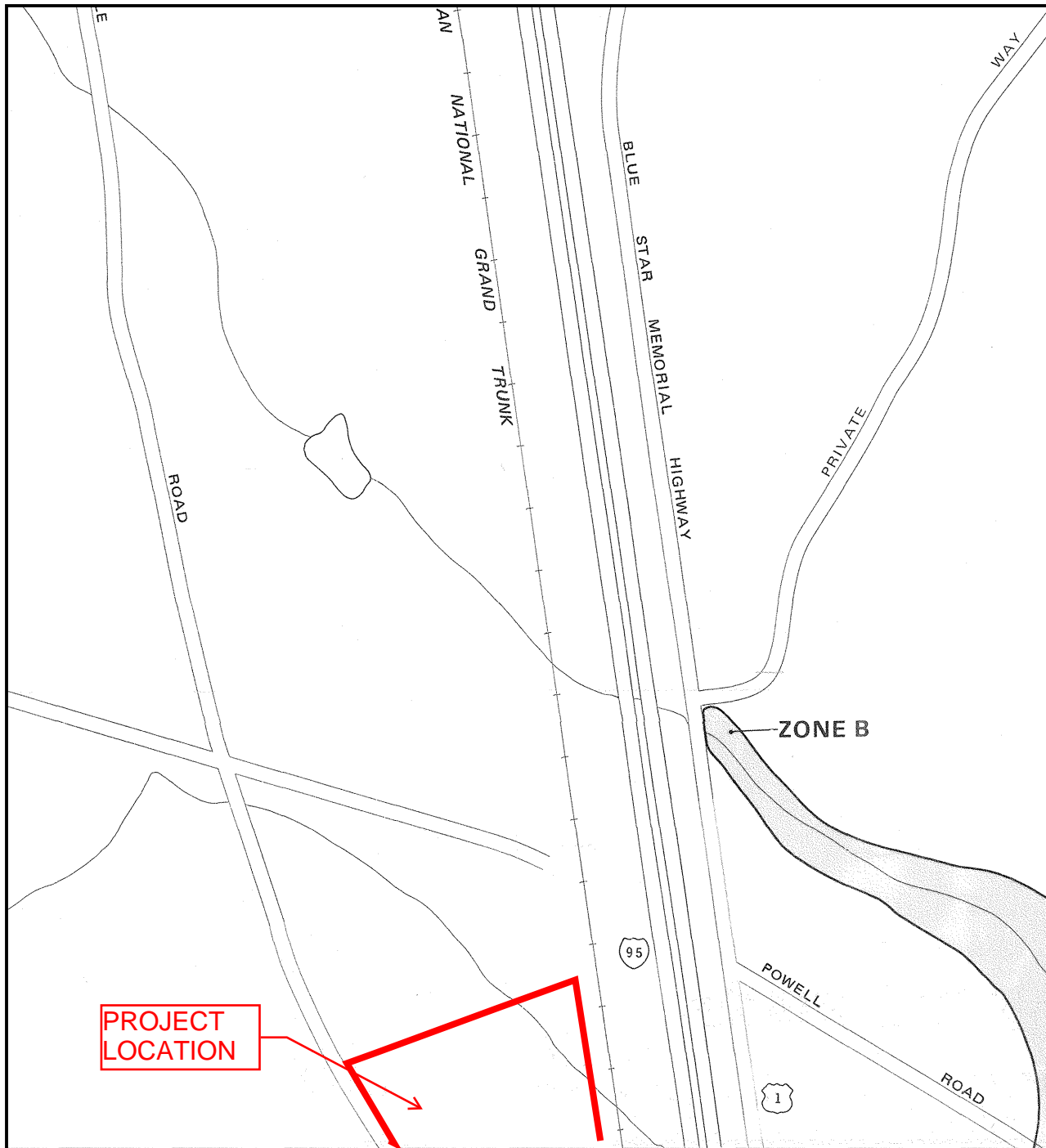
CHANDLER JOHN G
93 TUTTLE ROAD
CUMBERLAND, ME 04021

S BROS ENTERPRISES LLC
215 MIDDLE ROAD
CUMBERLAND, ME 04021

LDS REALTY LLC
6 RIVERSIDE DRIVE
FALMOUTH, ME 04105

Section 9:

FEMA Flood Maps



APPROXIMATE SCALE

400 0 400 FEET

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

TOWN OF
CUMBERLAND, MAINE
CUMBERLAND COUNTY

PANEL 16 OF 25
(SEE MAP INDEX FOR PANELS NOT PRINTED)

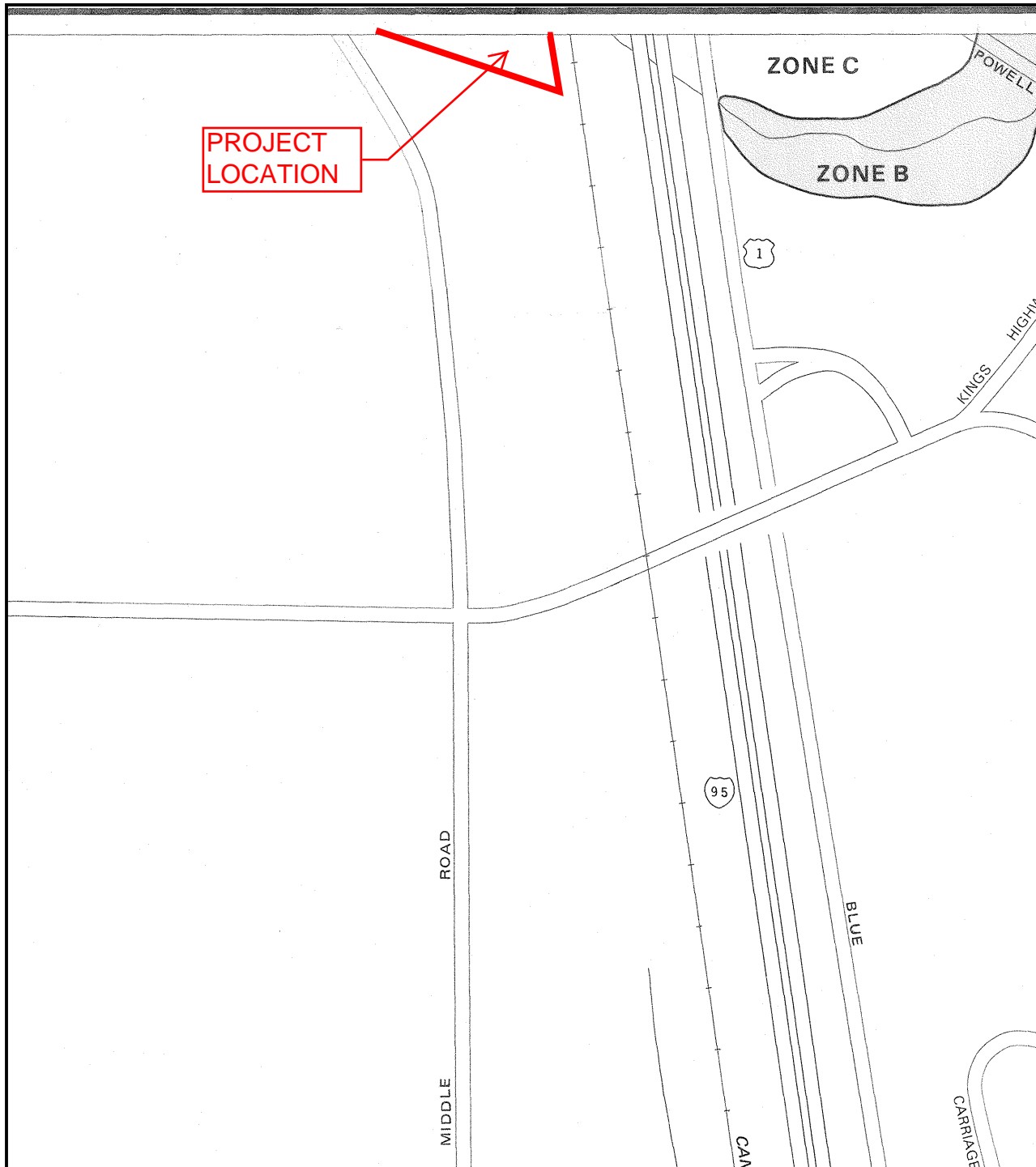
COMMUNITY-PANEL NUMBER
230162 0016 C

MAP REVISED:
OCTOBER 15, 1985



Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov



APPROXIMATE SCALE

400 0 400 FEET

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

TOWN OF
CUMBERLAND, MAINE
CUMBERLAND COUNTY

PANEL 18 OF 25
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
230162 0018 C

MAP REVISED:
OCTOBER 15, 1985



Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

Section 10:

Photos







Section 11: Stormwater Report



STORMWATER MANAGEMENT REPORT

191 & 199 Middle Road

Cumberland, Maine

November 7, 2018

Project Description:

This project amends the existing site plan. It consists of revising the parking across the front of the site and adding another 11,900 square foot boat storage building. The parking across the front of the site was not completed with the last approval. The original parking plan called for one way traffic across the front of the stores with two access locations.

The current plan call for perpendicular parking across the store fronts with separate access locations for the rear of the site. This provides distinct parking for customers with employees parking around the sides and back of the building.

Changes to the Site:

This plan provides for the three landscaped islands across the front of the site, and modified the parking. It adds an 11,900 square foot building with a gravel pad around it for winter boat storage. The new construction will add 7,328 square feet of new impervious, this is a 3.5% increase.

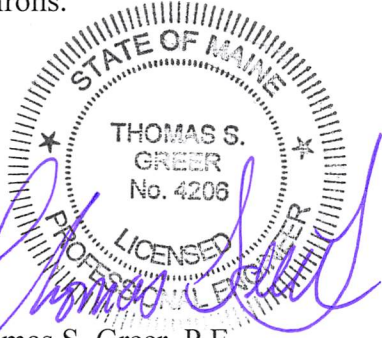
Methodology:

This stormwater analysis was performed using HydroCad Software based on TR-55 modeling conditions. This model requires assumptions as to the land cover, slopes and soils. These are enhanced by the topography mapping, soils mapping, and on-site observations. The flows were determined using a Type III coastal storm and rainfall totals for the 24-hour period for a 2-year storm, 3.1", for a 10-year storm, 4.6", for a 25-year storm, 5.8", and for a 100-year storm, 8.1". These data are published in the manual for Stormwater Management for Maine: Best Management Practices, published by the Maine Department of Environmental Protection.

Peak Flow (cfs)		
	Existing	Developed
2 yr	14.24	14.24
10 yr	28.96	28.96
25 yr	41.55	41.55

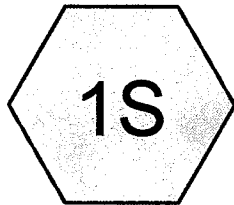
Results

The peak flows leaving the site do not change as a result of the additional impervious area. No unreasonable impacts will occur as a result of stormwater from this site to downstream properties or environs.

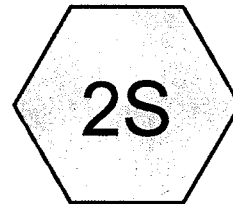


Thomas S. Greer, P.E.

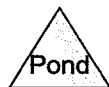
Walsh Engineering Associates, Inc.



EXISTING SITE 2016



DEVELOPED SITE
2018



Routing Diagram for 199 MIDDLE ROAD, TSG 534
Prepared by Hewlett-Packard Company, Printed 11/6/2018
HydroCAD® 10.00-16 s/n 01454 © 2015 HydroCAD Software Solutions LLC

199 MIDDLE ROAD, TSG 534

Prepared by Hewlett-Packard Company

HydroCAD® 10.00-16 s/n 01454 © 2015 HydroCAD Software Solutions LLC

Type III 24-hr 2 YEAR Rainfall=3.10"

Printed 11/6/2018

Page 2

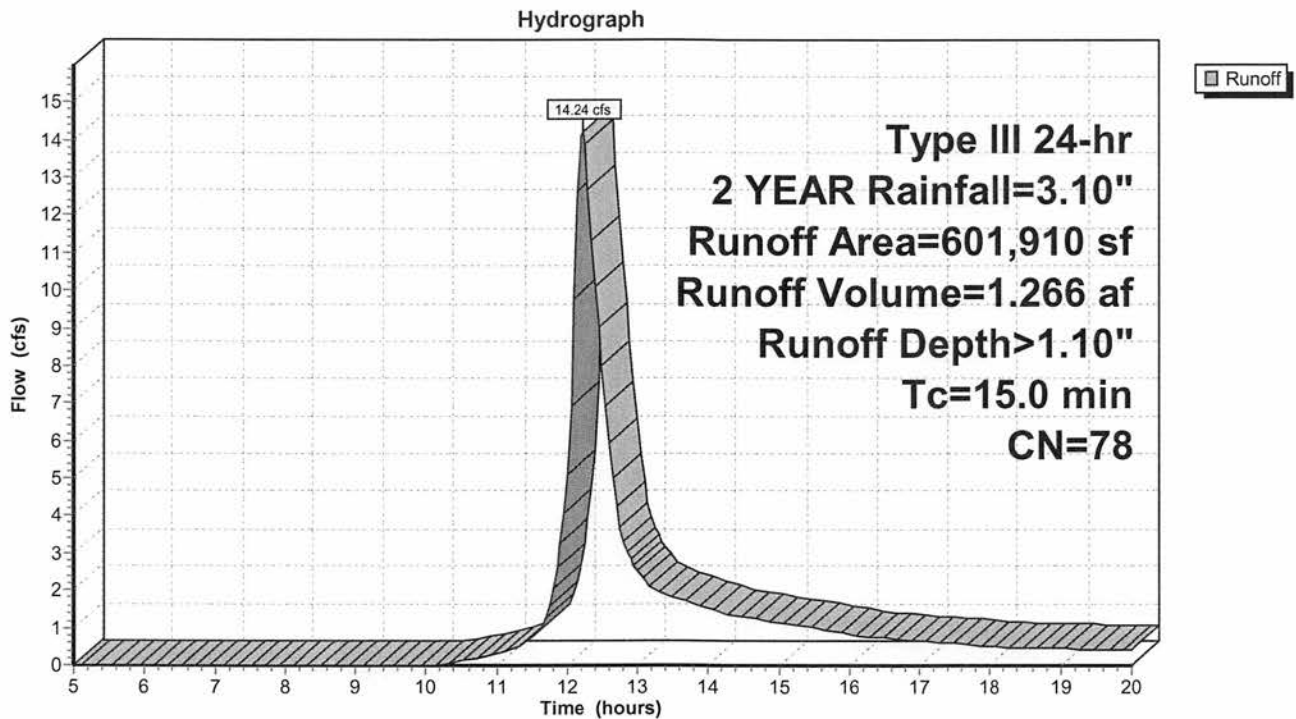
Summary for Subcatchment 1S: EXISTING SITE 2016

Runoff = 14.24 cfs @ 12.22 hrs, Volume= 1.266 af, Depth> 1.10"

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

	Area (sf)	CN	Description
*	32,440	98	BUILDINGS
*	23,017	98	PAVED
*	145,733	93	GRAVEL
*	400,720	70	VEGITATED, D SOILS
	601,910	78	Weighted Average
	546,453		90.79% Pervious Area
	55,457		9.21% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					Direct Entry, DIRECT

Subcatchment 1S: EXISTING SITE 2016

199 MIDDLE ROAD, TSG 534

Prepared by Hewlett-Packard Company

HydroCAD® 10.00-16 s/n 01454 © 2015 HydroCAD Software Solutions LLC

Type III 24-hr 2 YEAR Rainfall=3.10"

Printed 11/6/2018

Page 3

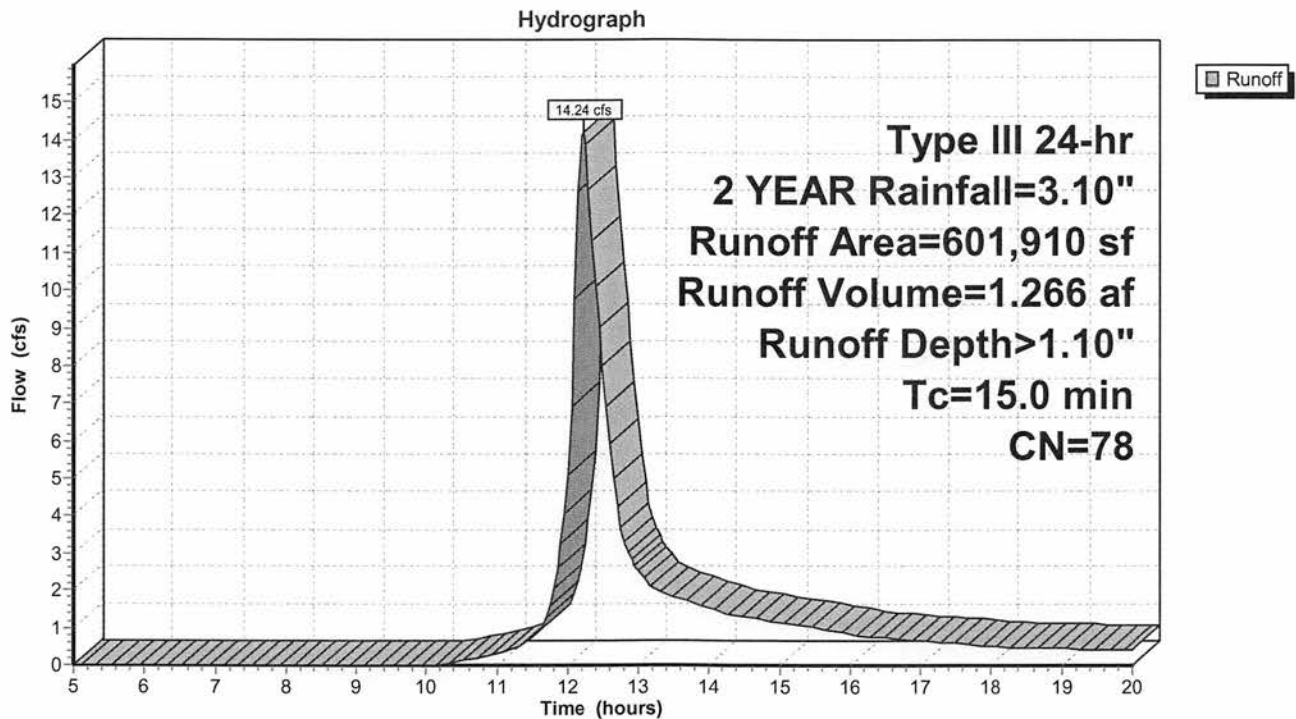
Summary for Subcatchment 2S: DEVELOPED SITE 2018

Runoff = 14.24 cfs @ 12.22 hrs, Volume= 1.266 af, Depth> 1.10"

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

	Area (sf)	CN	Description
*	44,340	98	BUILDINGS
*	19,630	98	PAVED
*	144,548	93	GRAVEL
*	393,392	70	VEGITATED, D SOILS
	601,910	78	Weighted Average
	537,940		89.37% Pervious Area
	63,970		10.63% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					Direct Entry, DIRECT

Subcatchment 2S: DEVELOPED SITE 2018

199 MIDDLE ROAD, TSG 534

Prepared by Hewlett-Packard Company

HydroCAD® 10.00-16 s/n 01454 © 2015 HydroCAD Software Solutions LLC

Type III 24-hr 10 YEAR Rainfall=4.60"

Printed 11/6/2018

Page 4

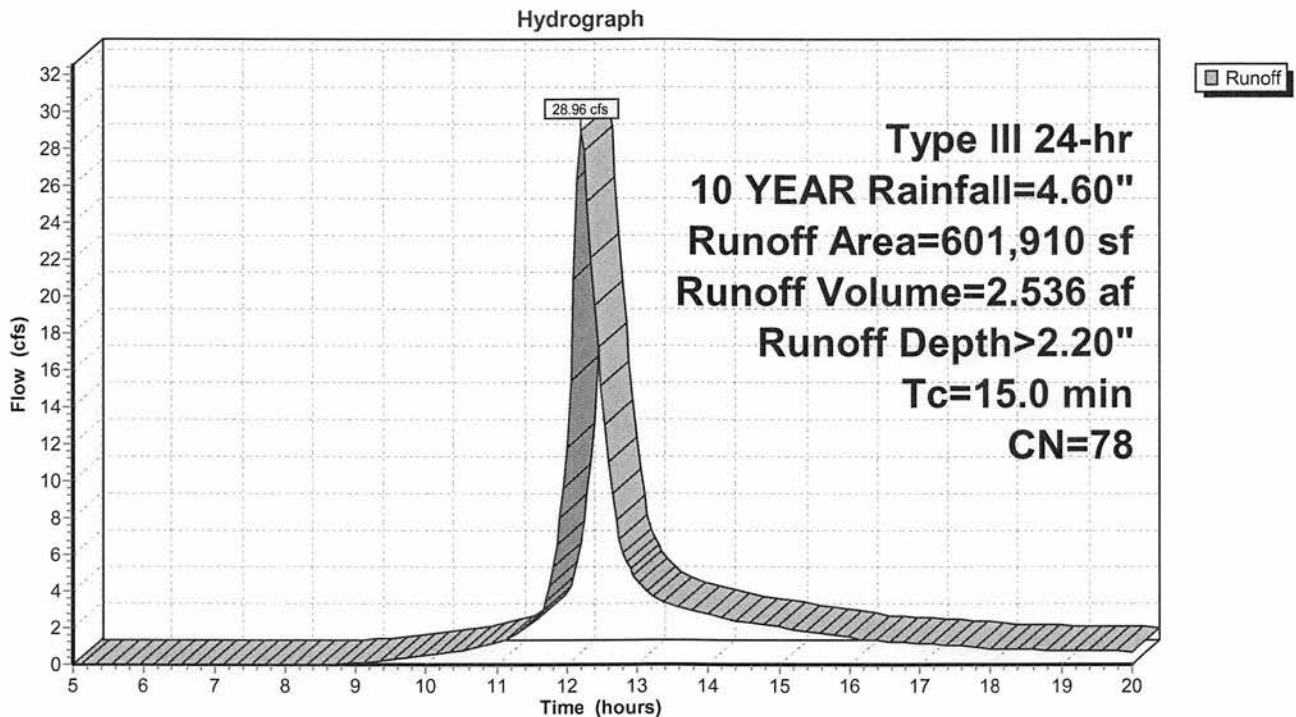
Summary for Subcatchment 1S: EXISTING SITE 2016

Runoff = 28.96 cfs @ 12.21 hrs, Volume= 2.536 af, Depth> 2.20"

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

	Area (sf)	CN	Description
*	32,440	98	BUILDINGS
*	23,017	98	PAVED
*	145,733	93	GRAVEL
*	400,720	70	VEGITATED, D SOILS
	601,910	78	Weighted Average
	546,453		90.79% Pervious Area
	55,457		9.21% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					Direct Entry, DIRECT

Subcatchment 1S: EXISTING SITE 2016

Summary for Subcatchment 2S: DEVELOPED SITE 2018

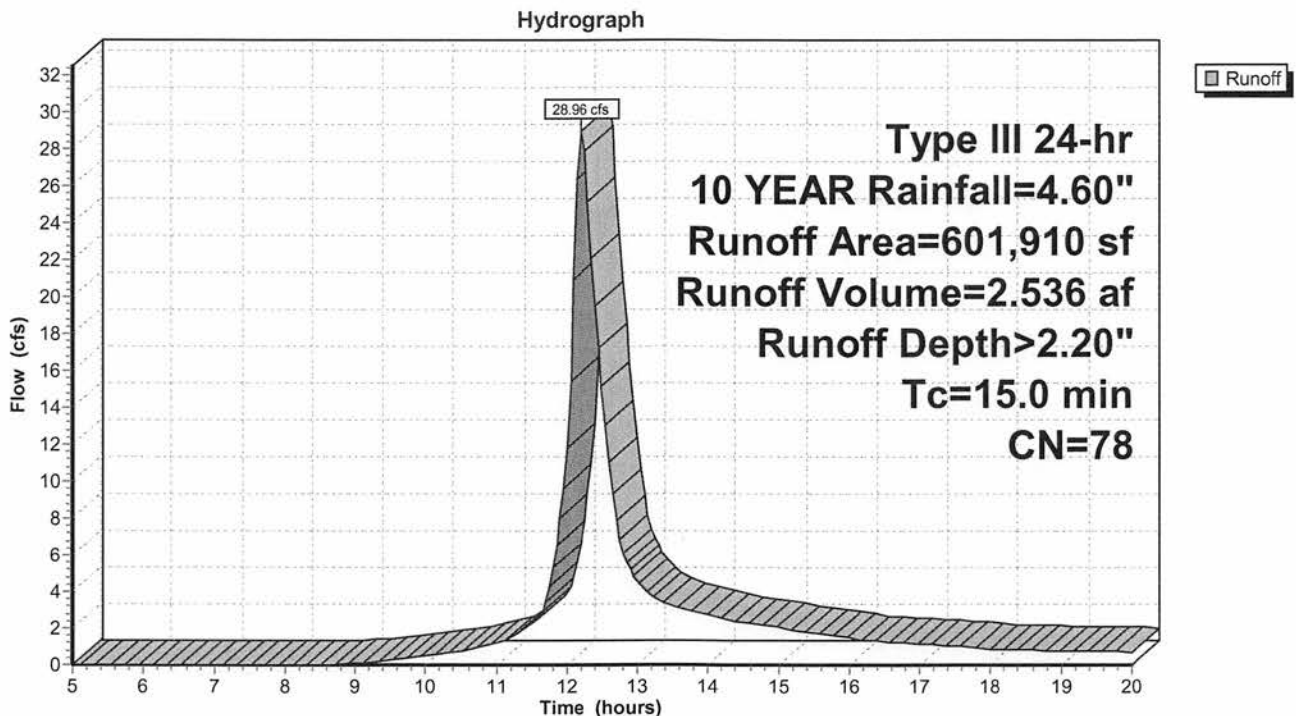
Runoff = 28.96 cfs @ 12.21 hrs, Volume= 2.536 af, Depth> 2.20"

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

	Area (sf)	CN	Description
*	44,340	98	BUILDINGS
*	19,630	98	PAVED
*	144,548	93	GRAVEL
*	393,392	70	VEGITATED, D SOILS
	601,910	78	Weighted Average
	537,940		89.37% Pervious Area
	63,970		10.63% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					Direct Entry, DIRECT

Subcatchment 2S: DEVELOPED SITE 2018



199 MIDDLE ROAD, TSG 534

Prepared by Hewlett-Packard Company

HydroCAD® 10.00-16 s/n 01454 © 2015 HydroCAD Software Solutions LLC

Type III 24-hr 25 YEAR Rainfall=5.80"

Printed 11/6/2018

Page 6

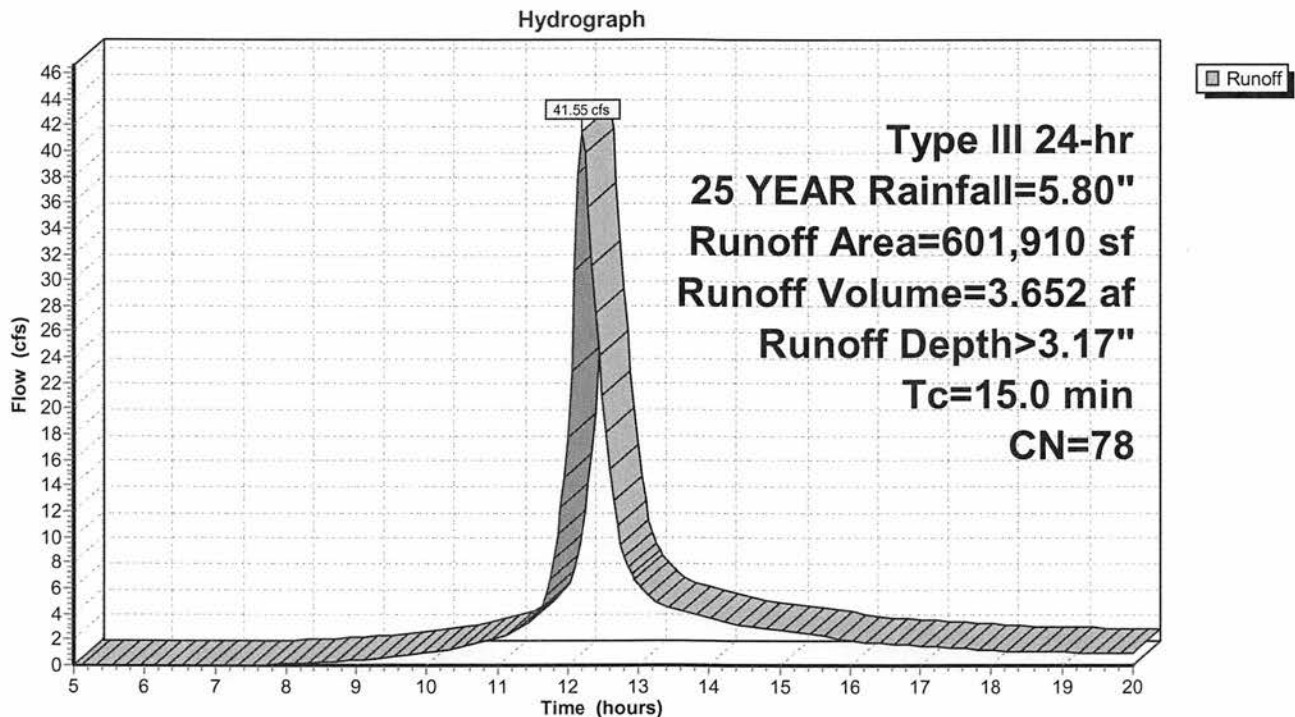
Summary for Subcatchment 1S: EXISTING SITE 2016

Runoff = 41.55 cfs @ 12.21 hrs, Volume= 3.652 af, Depth> 3.17"

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

	Area (sf)	CN	Description
*	32,440	98	BUILDINGS
*	23,017	98	PAVED
*	145,733	93	GRAVEL
*	400,720	70	VEGITATED, D SOILS
	601,910	78	Weighted Average
	546,453		90.79% Pervious Area
	55,457		9.21% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					Direct Entry, DIRECT

Subcatchment 1S: EXISTING SITE 2016

199 MIDDLE ROAD, TSG 534

Prepared by Hewlett-Packard Company

HydroCAD® 10.00-16 s/n 01454 © 2015 HydroCAD Software Solutions LLC

Type III 24-hr 25 YEAR Rainfall=5.80"

Printed 11/6/2018

Page 7

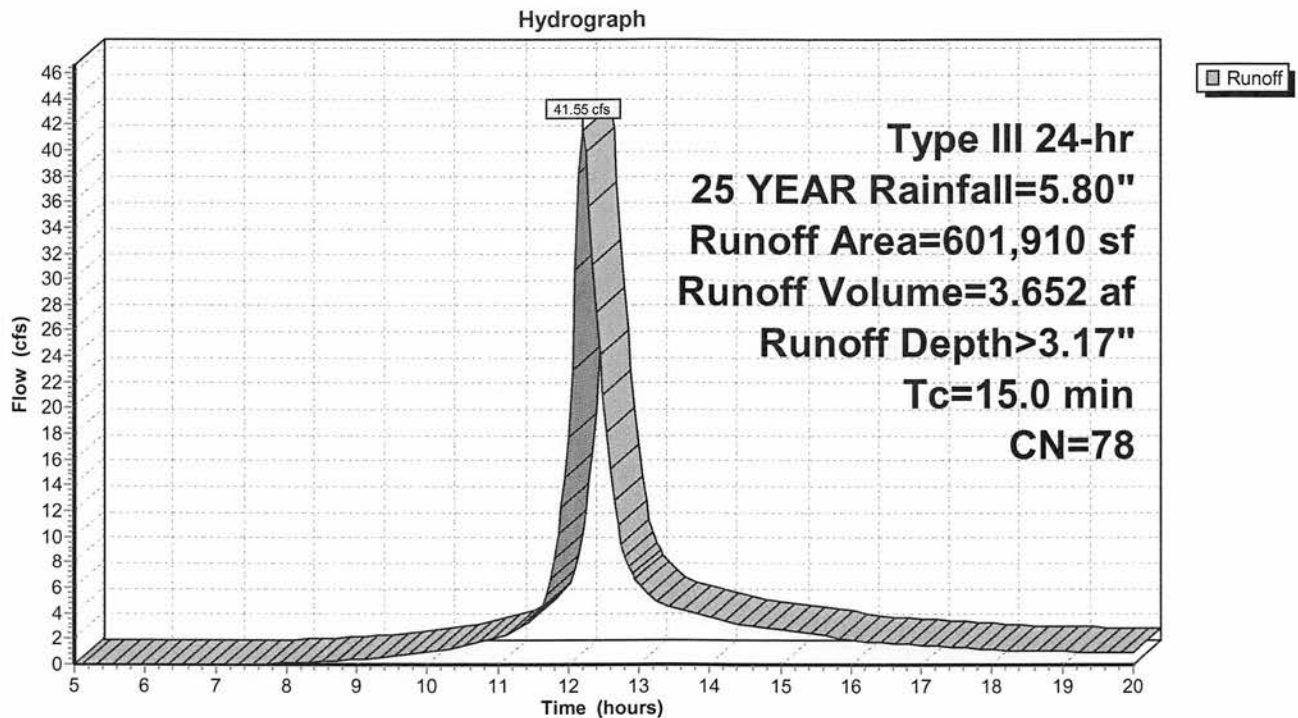
Summary for Subcatchment 2S: DEVELOPED SITE 2018

Runoff = 41.55 cfs @ 12.21 hrs, Volume= 3.652 af, Depth> 3.17"

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

	Area (sf)	CN	Description
*	44,340	98	BUILDINGS
*	19,630	98	PAVED
*	144,548	93	GRAVEL
*	393,392	70	VEGITATED, D SOILS
	601,910	78	Weighted Average
	537,940		89.37% Pervious Area
	63,970		10.63% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					Direct Entry, DIRECT

Subcatchment 2S: DEVELOPED SITE 2018

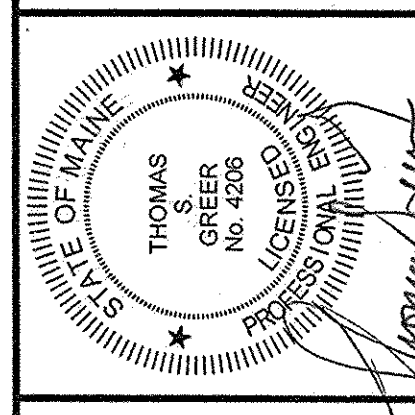
Drawing List:

C1.0	Subdivision Plan
C1.1	Site Plan
C2.1	Site Details
1	Landscape & Planting Plan

ZONE INFORMATION

ZONE: RURAL INDUSTRIAL, RI	REQUIRED
PERMITTED USES: LIGHT MANUFACTURING & ASSOCIATED RETAIL, WAREHOUSING AND WHOLESALE DISTRIBUTION AND ASSOCIATED RETAIL.	
SPACE STANDARDS	REQUIRED
MINIMUM LOT SIZE	60,000 SQ. FT.
MINIMUM STREET FRONTAGE	150 FEET
MINIMUM FRONT YARD	100 FEET
MINIMUM REAR YARD	65 FEET
MINIMUM SIDE YARD (LOT A)	30 FEET (COMBINED MINIMUM 15 FEET)
MINIMUM SIDE YARD (LOT B)	50 FEET (COMBINED MINIMUM 100 FEET)

PINKHAM & GREER
CIVIL ENGINEERS
28 VANNAH AVE. PORTLAND, ME 04103
TEL: 207.781.5342 FAX: 207.781.4243



3/10/16

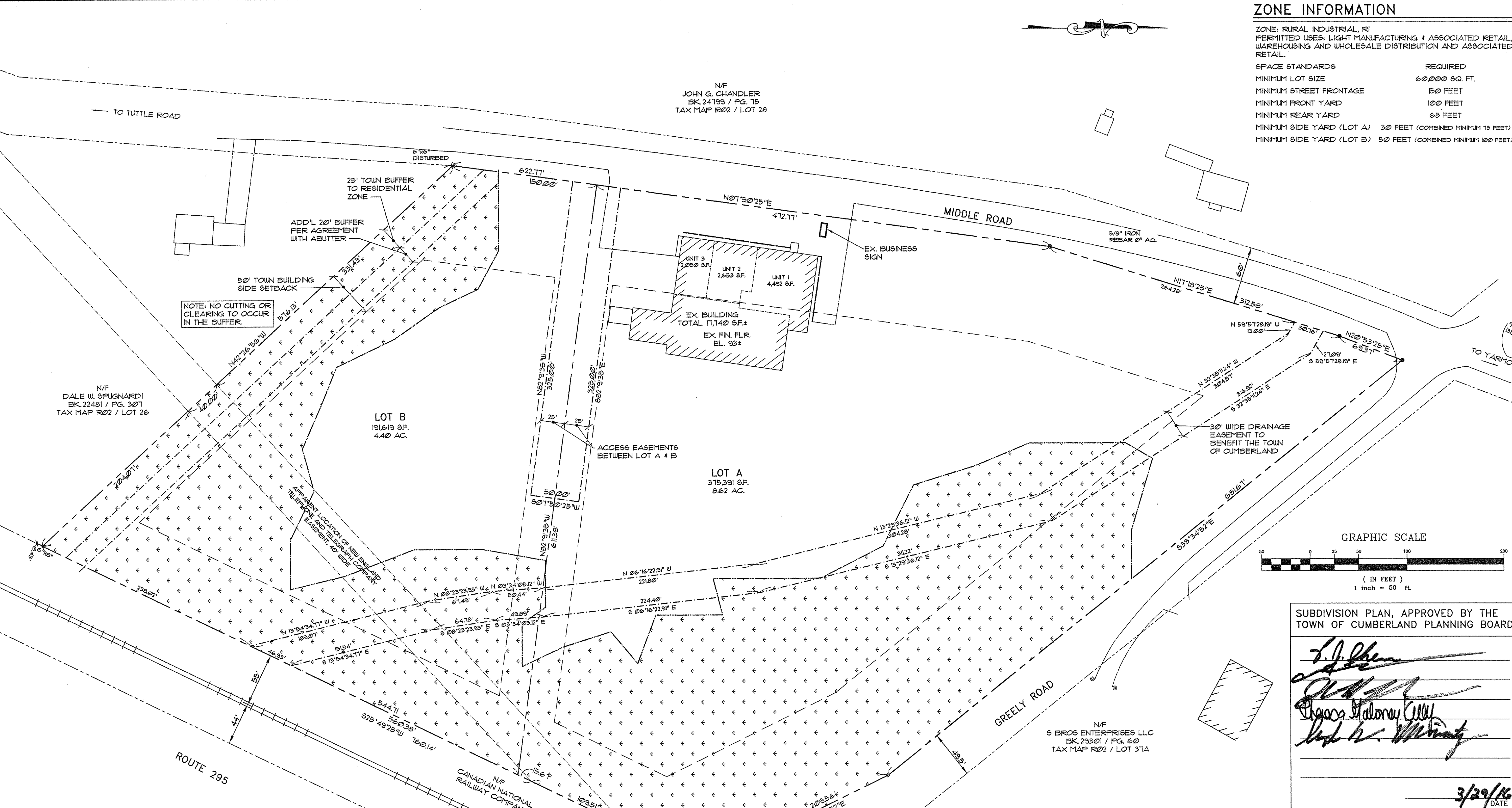
REV.	DATE	DESCRIPTION
2	3/10/16	FOR PLANNING BOARD SIGNATURES
1	2/16/16	REV'D PER NEIGHBOR AGREEMENTS & TOWN REVIEW

SCALE: AS SHOWN	DRN BY: JDC
DATE: JANUARY 28, 2016	DESC BY: TSG
PROJECT: 15174	CHK BY: [Signature]

199 MIDDLE ROAD, LLC
77 BLACKSTRAP ROAD
CUMBERLAND, MAINE

C1.0

MAPLOT: R02/27



CONDITIONS OF APPROVAL

- ANY OUTSTANDING FEES SHALL BE PAID TO THE TOWN PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- A PERMIT FROM THE STATE FIRE MARSHAL IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- INFORMATION ON THE MATERIALS TO BE STORED IN THE NEW BUILDINGS IS REQUIRED TO BE SUBMITTED TO AND APPROVED BY, THE TOWN PLANNER AND TOWN ENGINEER PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- A SIGN PERMIT IS REQUIRED PRIOR TO MAKING ANY CHANGES TO THE LOCATION OR APPEARANCE OF THE EXISTING SIGN, OR FOR THE CONSTRUCTION OF A NEW SIGN.
- THE APPLICANT SHALL PROVIDE AN EASEMENT TO THE TOWN OF CUMBERLAND TO ALLOW IMPROVEMENTS FOR THE DRAINAGE OF WATER FROM GREELY AND MIDDLE ROADS. THE LOCATION OF THE DRAINAGE EASEMENT WILL BE SHOWN ON THE FINAL PLAN TO BE SIGNED BY THE PLANNING BOARD.
- ANY IMPROVEMENTS SUCH AS PLANTINGS OR FENCING SHALL BE INSTALLED AND MAINTAINED BY THE APPLICANT AND SHALL BE PLACED IN THE ROW AT THE APPLICANT'S OWN RISK.
- THE APPLICANT SHALL PROVIDE A PERFORMANCE GUARANTEE IN AN AMOUNT ACCEPTABLE TO THE TOWN MANAGER FOR THE COSTS OF THE LANDSCAPING AND EROSION CONTROL WORK. THIS SHALL BE PROVIDED TO THE TOWN MANAGER PRIOR TO THE ISSUANCE OF THE NEXT BUILDING PERMIT.

LEGEND

EXISTING

- PROPERTY LINE
- BUILDING SETBACK
- ABUTTERS PROPERTY
- EASEMENT
- EDGE OF PAVEMENT
- BUILDING CURB
- WETLAND EDGE
- WETLAND
- BOUND FOUND
- CAPIED IRON ROD
- 5/8" CAPIED IRON ROD SET IN 2006
- RAILROAD TRACKS

PROPOSED

- LOT LINE
- EASEMENT
- RESIDENTIAL BUFFER

GENERAL NOTES

- OWNER/APPLICANT: 199 MIDDLE ROAD, LLC, 77 BLACKSTRAP ROAD, CUMBERLAND, MAINE, CUMBERLAND COUNTY, REGISTRY OF DEEDS BK. 32621, PG. 181, DATE 9/25/15.
- ENGINEER: PINKHAM & GREER CIVIL ENGINEERS, 28 VANNAH AVENUE, PORTLAND, MAINE, 04103.
- BOUNDARY BY TITCOMB ASSOCIATES, 133 GRAY ROAD, FALMOUTH, MAINE.
- TOPOGRAPHY TAKEN FROM STATE OF MAINE OFFICE OF GIS DATA CATALOG, ELEVATION AND DERIVED PRODUCTS, ELEVATION CONTOURS (2' INTERVAL FROM LIDAR), TOWN OF CUMBERLAND. ADDITIONAL TOPOGRAPHY ON THE WEST SIDE OF THE SITE IS BY BOUNDARY POINTS, PO BOX 115, CUMBERLAND, MAINE. BENCHMARK: SURVEY NAIL IN BASE OF POLE 11, 15' ABOVE GRADE, ELEVATION 94.00'
- WETLAND MAPPING: MARK HAMPTON ASSOCIATES, INC., PORTLAND, MAINE.
- SOILS MAPPING: TAKEN FROM SOIL CONSERVATION STUDY OF CUMBERLAND COUNTY ARE CLASSIFIED AS MADE LAND WITH SCANTIC (8s) ALONG THE EAST AND SOUTHEAST EDGES OF THE PARCEL.
- ZONE: RURAL INDUSTRIAL PROPOSED USE: LIGHT MANUFACTURING AND ASSOCIATED RETAIL, CONSTRUCTION OPERATIONS, CONTRACTOR'S SPACE.
- TAX MAP REFERENCE: MAP R02 / LOT 27.
- TOTAL PARCEL = 13.02 acres
- WAIVERS: NONE AT THIS TIME.
- CALL DIG-SAFE PRIOR TO COMMENCING WORK, 811 OR 1-888-DIG-SAFE.
- LOT IS CURRENTLY SERVICED BY PUBLIC SEWER, PRIVATE WELL FOR WATER, OVERHEAD POWER, TELEPHONE AND CABLE.
- FIRE PROTECTION: THE BUILDING HAS A SPRINKLER SYSTEM.
- ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN ACCORDANCE WITH THE "MAINE EROSION AND SEDIMENT CONTROL BMPs" PUBLISHED BY THE BUREAU OF LAND AND WATER QUALITY, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, LATEST EDITION, MARCH 2003.

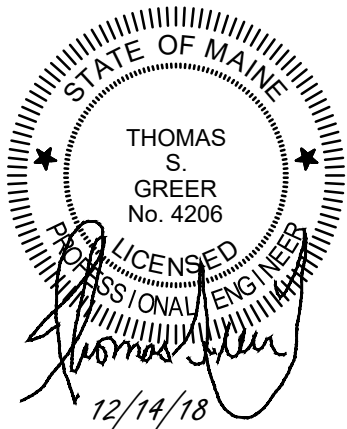
THIS SUBDIVISION PLAN DIVIDES THE PROPERTY INTO TWO LOTS, A AND B AND SUBDIVIDES THE BUILDING INTO 3 LEASE AREAS, UNITS 1, 2, AND 3.

State of Maine, Cumberland SS.
Registry of Deeds
Received March 30, 2016
at 11:28 AM and recorded in
Plan Book 216 Page 90
Attest: [Signature] Register

ZONE: RURAL INDUSTRIAL, RI	
PERMITTED USES: LIGHT MANUFACTURING & ASSOCIATED RETAIL, WAREHOUSING AND WHOLESALE DISTRIBUTION AND ASSOCIATED RETAIL.	
SPACE STANDARDS	REQUIRED
MINIMUM LOT SIZE	60,000 SQ. FT.
MINIMUM STREET FRONTAGE	150 FEET
MINIMUM FRONT YARD	100 FEET
MINIMUM REAR YARD	65 FEET
MINIMUM SIDE YARD (LOT A)	30 FEET (COMBINED MINIMUM 15 FEET)
MINIMUM SIDE YARD (LOT B)	50 FEET (COMBINED MINIMUM 100 FEET)

One Karen Dr., Suite 2A | Westbrook, Maine 04090
 Phone: 207.553.9898 | www.walsh-eng.com

Copyright © 2018



YARMOUTH BOAT YARD
199 MIDDLE, LLC

72 LAFAYETTE ROAD
YARMOUTH, MAINE

COASTAL LAWN CARE
199 MIDDLE ROAD, LLC
77 BLACKSTRAP ROAD
CUMBERLAND, MAINE

TOTAL PARCEL:	567,010 SQ. FT.
ROAD SHOULDER:	34,900 SQ. FT.
<hr/>	
TOTAL RENOVATED SITE:	601,910 SQ. FT.

<u>AREAS</u>	<u>EXISTING</u>	<u>PROPOSED 2016</u>	<u>DIFFERENCE 2016</u>	<u>DIFFERENCE 2018</u>	<u>TOTAL 2018</u>
BUILDINGS	17,820 SQ. FT.	32,440 SQ. FT.	+ 14,620 SQ. FT.	+ 19,000 SQ. FT.	44,340 SQ. FT.
PAVEMENT	18,933 SQ. FT.	23,017 SQ. FT.	+ 4,084 SQ. FT.	- 3,387 SQ. FT.	19,630 SQ. FT.
GRAVEL	164,505 SQ. FT.	145,733 SQ. FT.	- 18,772 SQ. FT.	- 1185 SQ. FT.	144,548 SQ. FT.
VEGETATED	400,653 SQ. FT.	400,720 SQ. FT.	- 67 SQ. FT.	- 7,328 SQ. FT.	393,392 SQ. FT.

	UNIT 1	UNIT 2	UNIT 3	BOAT STORAGE	TOTAL
TOTAL BUILDING AREA:	4,492 SQ. FT.	2,653 SQ. FT.	2,050 SQ. FT.	2 x 11,900 SQ. FT.	
RETAIL SPACE:	2,246 SQ. FT.	1,326 SQ. FT.	1,025 SQ. FT.	-	
REQUIRED PARKING:	12.5	7.4	5.7	0	26
INDUSTRIAL USE EMPLOYEES:	5	3	3	0	
REQUIRED PARKING:	60	36	36	0	14
		REQUIRED: 40 SPACES		PROVIDED: 45 SPACES	

PARKING REQUIREMENTS: RETAIL = 1 SPACE PER / 180 SQ. FT.
INDUSTRIAL USE EMPLOYEES = 1.2 SPACE / 1 EMPLOYEE

EXISTING

PROPERTY LINE
BUILDING SETBACK
ABUTTERS PROPERTY
NE T4T EASEMENT
ACCESS EASEMENT
RESIDUAL BUFFER
EDGE OF PAVEMENT
CONTOUR
BUILDING
EDGE OF GRAVEL
CURB
WETLAND EDGE
WETLAND
CULVERT
OVERHEAD UTILITY
GAS MAIN
SANITARY SEWER
SPOT GRADE
SEWER MANHOLE
UTILITY FOLE
UTILITY CABLE W/ GUY WIRE
UTILITY FOLE W/ AREA LIGHT
WALL MOUNTED LIGHT
MOTION DETECTOR
BOUND FOUND
CAPPED IRON ROD
3/8" CAPPED IRON ROD
SET IN 2006
CHAINLINK FENCE
WOOD RAIL FENCE
WELL
RAILROAD TRACKS
TREE
DUMPSTER

PROPOSED

EDGE OF PAVEMENT
SLOPED GRANITE CURB
CONTOURS
EDGE OF GRAVEL
BUILDING
BUILDING PASS DOOR
BUILDING SLOPED DOOR
WALL MOUNTED LIGHT
MOTION DETECTOR
SURFACE DRAINAGE
SIGN
HANDICAP PARKING
BITUMINOUS PAVEMENT
SNOW STORAGE AREAS
RELOCATED FENCE

EROSION CONTROL

---ooo--- EROSION CONTROL BERM
 STABILIZED CONSTRUCTION ENTRANCE

SIGNS

STOP
HANDICAP PARKING-VAN ACCESSIBLE

<u>LOT B</u>	
IMPACT #1	1,042 SQ. FT.
IMPACT #2	397 SQ. FT.
TOTAL:	1,439 SQ. FT.

SITE PLAN APPROVED AT FEBRUARY 19, 2019 PLANNING BOARD MEETING

THIS SITE PLAN APPROVAL IS FOR THE RECONFIGURATION OF PARKING AREAS ON LOTS A & B AND ADDING AN ADDITIONAL 11,900 SQ. FT. SQ. FT. BOAT STORAGE BUILDING TO LOT B.

Rev.	Date	Description	Drawn	Checked
FOR PREVIOUS VERSIONS OF THESE PLANS AND SUPPORTING DOCUMENTS SEE PINKHAM & GREER PROJECT #15174 & 16174				
6	12/14/18	ADD ADD'L BLDG. REVISE	JDC	TSC

Sheet Title

SITE PLAN

Job No.:	534
----------	-----

Date: DEC. 29, 2015

Scale: AS SHOWN

Drawn: JDC

Checked:	TSG	
TAY MAR P03 / LOTS 27 & 27		

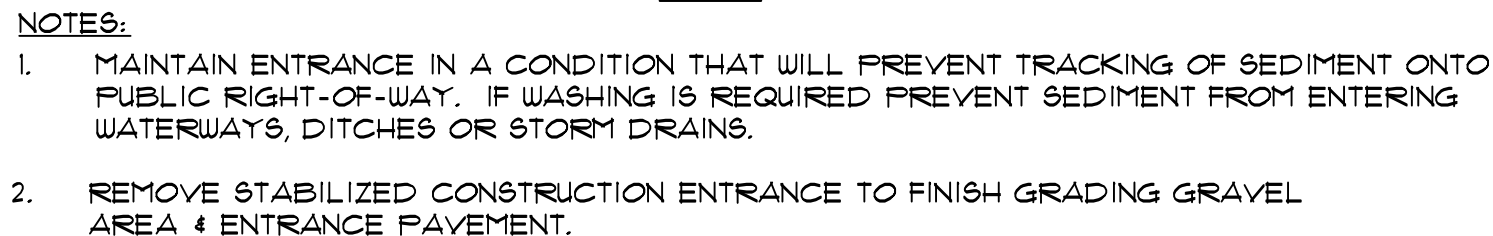
C1.1

1. OWNER OF RECORD: 199 MIDDLE, LLC, 12 LAFAYETTE ROAD, YARMOUTH, MAINE
2. STREET ADDRESS: 191 MIDDLE ROAD, CUMBERLAND, MAINE
3. PARCEL SHOWN HEREON IS TOWN OF CUMBERLAND TAX MAP R02, LOT 27A.
4. AREA OF PARCEL: 191.619 SF., 4.40 ACRES
5. CURRENT ZONE: RURAL INDUSTRIAL

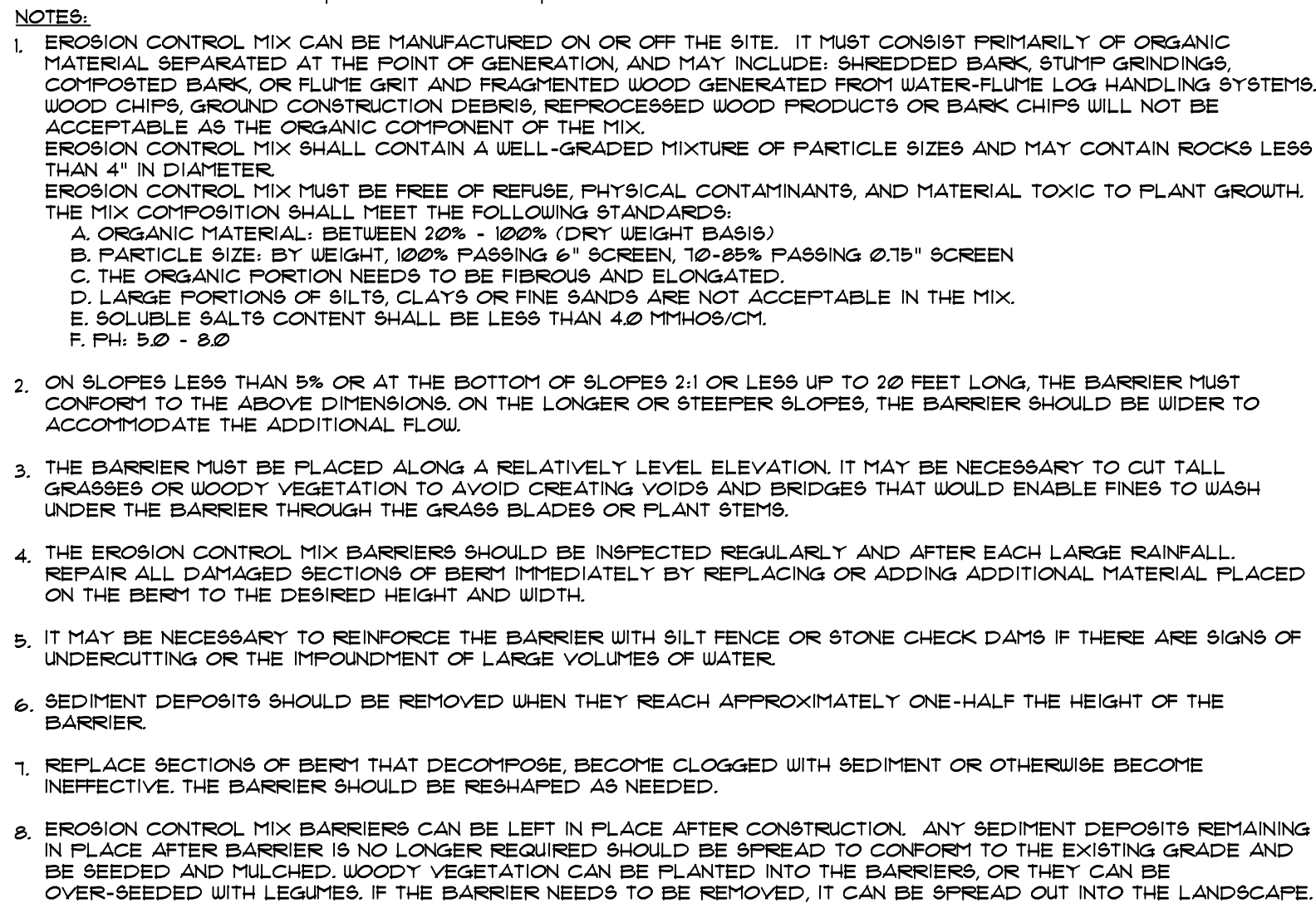
NOTES:

1. MDOT = MAINE DEPARTMENT OF TRANSPORTATION.
2. ALL COURSE THICKNESS AFTER FINAL COMPACTION.

NOT TO SCALE



NOT TO SCALE



NOT TO SCALE

EXISTING

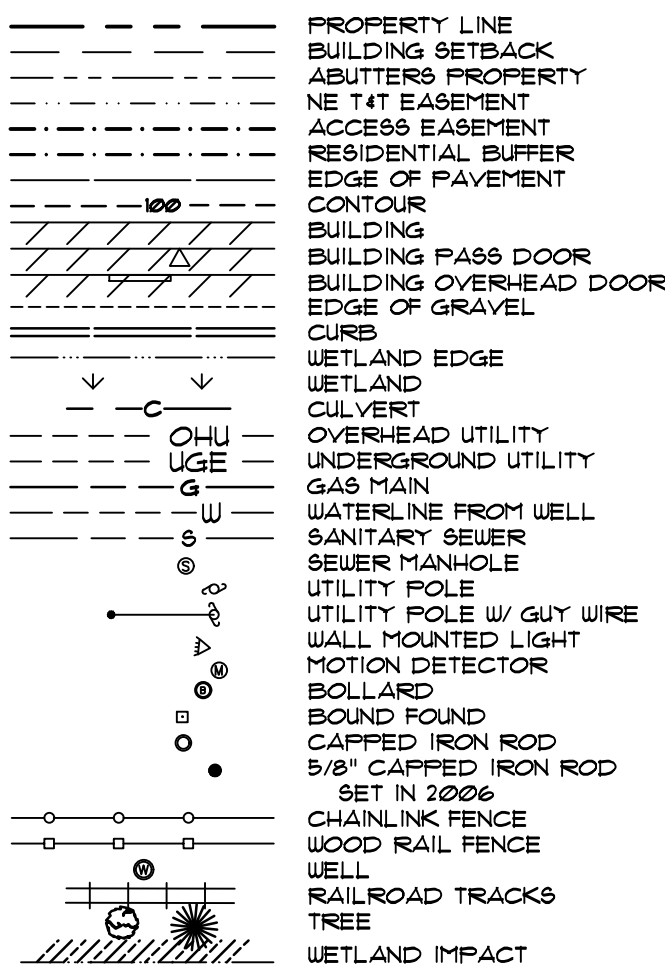


Diagram illustrating the cross-section of a building and its surrounding infrastructure, showing various layers and utilities:

- CONTOURS
- EDGE OF GRAVEL BUILDING
- BUILDING FAS DOOR
- BUILDING OVER THE DOOR
- WALL MOUNTED LIGHT
- MOTION DETECTOR
- SURFACE DRAINAGE
- UNDERGROUND UTILITY
- GAS MAIN
- WATERLINE FROM WELL
- WETLAND IMPACT
- SNOW STORAGE AREAS

EROSION CONTROL

EROSION CONTROL BERM

STABILIZED CONSTRUCTION ENTRANCE

STANDARD CONDITION OF APPROVAL:
THIS APPROVAL IS DEPENDENT UPON AND LIMITED TO THE PROPOSALS AND PLANS CONTAINED IN THE APPLICATION AND SUPPORTING DOCUMENTS SUBMITTED BY THE APPLICANT. ANY VARIATION FROM THE PLANS, PROPOSALS AND SUPPORTING DOCUMENTS, EXCEPT DE MINIMIS CHANGES AS SO DETERMINED BY THE TOWN PLANNER WHICH DO NOT AFFECT APPROVAL STANDARDS, IS SUBJECT TO REVIEW AND APPROVAL OF THE PLANNING BOARD PRIOR TO IMPLEMENTATION.

CONDITIONS OF APPROVAL:

1. ANY OUTSTANDING FEES SHALL BE PAID TO THE TOWN PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
2. A BUILDING PERMIT BE OBTAINED FROM THE CODE ENFORCEMENT OFFICER FOR THE NEW STORAGE BUILDING.
3. OUTDOOR STORAGE SHALL BE LIMITED 15 BOATS, TRAILERS, OR BOATS ON TRAILERS UP TO 25 FEET LONG.
4. THERE WILL BE NO LIGHTING ON THE SOUTHERLY SIDE OF THE BUILDING AND NO CLEARING OF TREES OR VEGETATION ON THE SITE AS INDICATED IN THE APPLICATION.
5. THAT THE FIRE CHIEF'S RECOMMENDATIONS # 1, 3, AND 4 AS LISTED IN THE TOWN PLANNER'S REVIEW BE COMPLIED WITH.

ZONE: RURAL INDUSTRIAL, RI
PERMITTED USES: WAREHOUSING AND WHOLESALE DISTRIBUTION
AND ASSOCIATED RETAIL

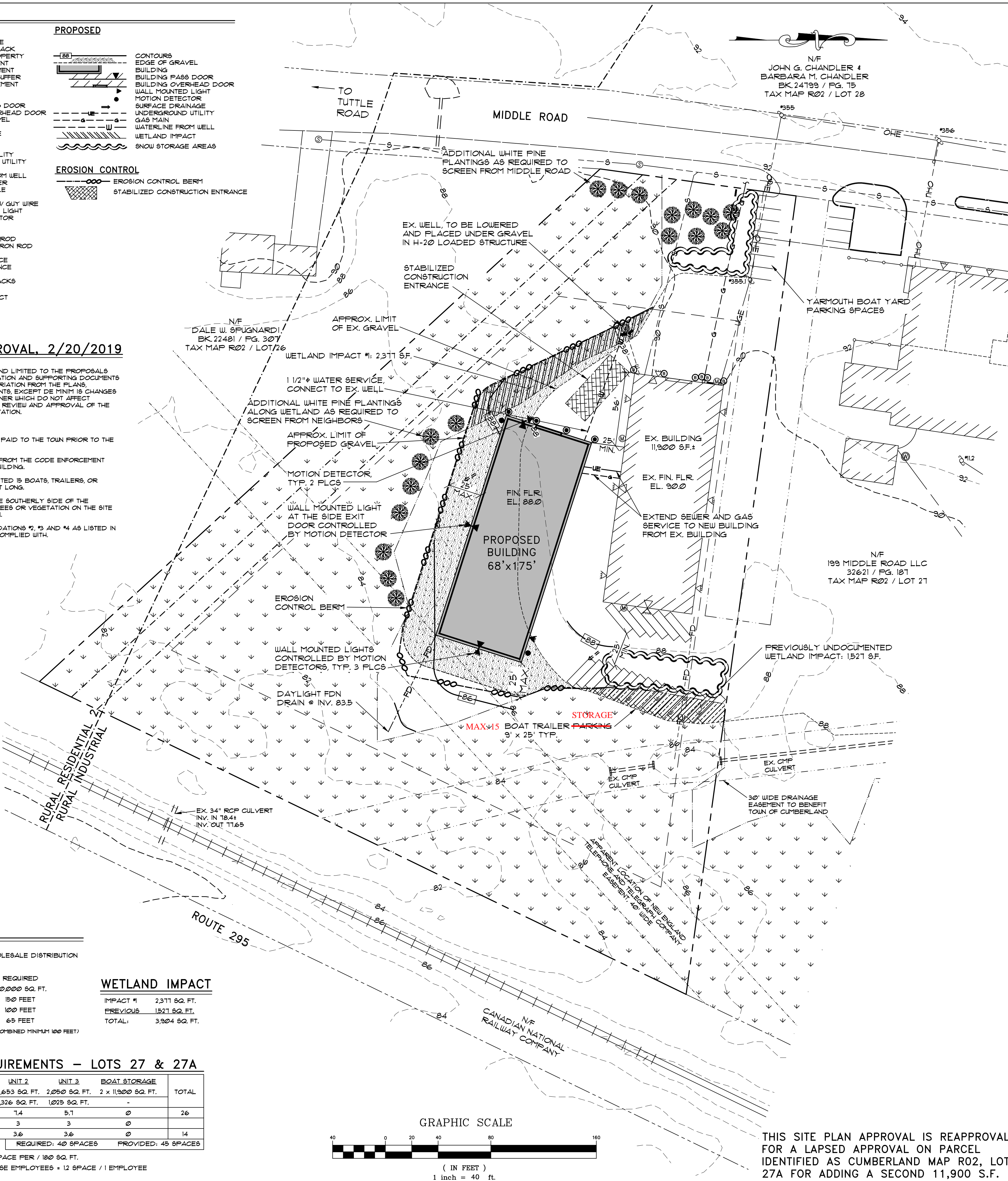
SPACE STANDARDS	REQUIRED
MINIMUM LOT SIZE	60,000 SQ. FT.
MINIMUM STREET FRONTAGE	150 FEET
MINIMUM FRONT YARD	100 FEET
MINIMUM REAR YARD	65 FEET
MINIMUM SIDE YARD	50 FEET (COMBINED MINIMUM 100 FEET)

IMPACT #1	2,377 SQ. FT.
PREVIOUS	1,527 SQ. FT.
TOTAL:	3,904 SQ. FT.

	UNIT 1	UNIT 2	UNIT 3	BOAT STORAGE	TOTAL
TOTAL BUILDING AREA:	4,492 SQ. FT.	2,653 SQ. FT.	2,050 SQ. FT.	2 x 11,900 SQ. FT.	
RETAIL SPACE:	2,246 SQ. FT.	1,326 SQ. FT.	1,025 SQ. FT.	-	
REQUIRED PARKING:	12.5	7.4	5.7	0	26
INDUSTRIAL USE EMPLOYEES:	5	3	3	0	
REQUIRED PARKING:	6.0	3.6	3.6	0	14
		REQUIRED: 46 SPACES		PROVIDED: 45 SPACES	

PARKING REQUIREMENTS:

RETAIL = 1 SPACE PER / 180 SQ. FT.
INDUSTRIAL USE EMPLOYEES = 12 SPACE / 1 EMPLOYEE

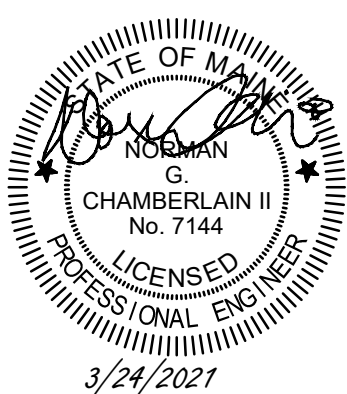


THIS SITE PLAN APPROVAL IS REAPPROVAL
FOR A LAPSED APPROVAL ON PARCEL
IDENTIFIED AS CUMBERLAND MAP R02, LOT
27A FOR ADDING A SECOND 11,900 S.F.
BOAT STORAGE BUILDING.

WALSH
ENGINEERING ASSOCIATES, INC.

One Karen Dr., Suite 2A | Westbrook, Maine 04092
ph: 207.553.9898 | www.walsh-eng.com

Copyright © 2018



YARMOUTH BOAT YARD

191 MIDDLE ROAD
CUMBERLAND, MAINE

199 MIDDLE, LLC

772 LAFAYETTE ROAD
YARMOUTH, MAINE

[illegible]

Sheet Title:

SITE PLAN

Job No : 534 / 725

SUB NO.: 0047120

Date: MAR. 24, 2021

Scale: AS SHOWN

182 / HALL

Drawn: JDC/JWG

Checked: MJW

C1.2

TAX MAP R02 / 1 QTS 2

Prepared For:

199 Middle Road, LLC
77 Blacktrap Road
Cumberland, ME 04021

Prepared By:



Land Plans, Inc.
www.landplansinc.com
(207) 347 0123

LANDSCAPE & PLANTING PLAN

EXISTING & PROPOSED

199 MIDDLE ROAD, LLC
199 MIDDLE ROAD
CUMBERLAND, MAINE

REVISIONS

DATE

DATE
DECEMBER 7, 2018

SCALE
1:20

SHEET NUMBER

1

SHEET 1 OF 1

