

Preliminary Site Plan Application
**“WOODBIDGE COMMON”
MIXED-USE DEVELOPMENT
7 WOODBRIDGE ROAD, YORK,
YORK COUNTY, MAINE**

Prepared for

**JMP REALTY, LLC.
40 Godfrey Cove Road,
York, ME 03909**

December 2025

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PLANNING BOARD APPLICATION FORM



INSTRUCTIONS

This application form must be filled out completely and accurately for any application to the Planning Board. Attach additional information, plans, studies, etc. as required.

PROJECT INFORMATION

Project Name: Woodbridge Common

Project Description: Proposed development includes four two-story buildings with residential units on the upper floors and commercial space at ground level. The project also provides associated parking, site access, and utilities. Access is planned via a driveway connection, along with a sidewalk link to Woodbridge Road and adjoining library.

Street Address: 7 WOODBRIDGE ROAD, YORK, YORK COUNTY, MAINE

Tax Map(s) & Lot(s): TAX MAP NO. 50 LOT NO. 0111D

AUTHORIZED REPRESENTATIVE

Identify the one person who will be the primary contact for this project.

Name: Geoff Aleva

e-mail: GEOFF@CIVCON.COM Phone #: 207-384-2550

PROPERTY OWNER(S)

Identify the owner or owners of all property involved in this application. Attach additional sheets if necessary. The property owner is the applicant.

Name: JMP REALTY, LLC

Mailing Address: 40 GODFREY COVE ROAD, YORK, ME 03909

By signing, I certify that the information provided is true and accurate, and that my authorized representative, if applicable, has my consent to represent this application.

Owner's Signature: _____ Date: _____

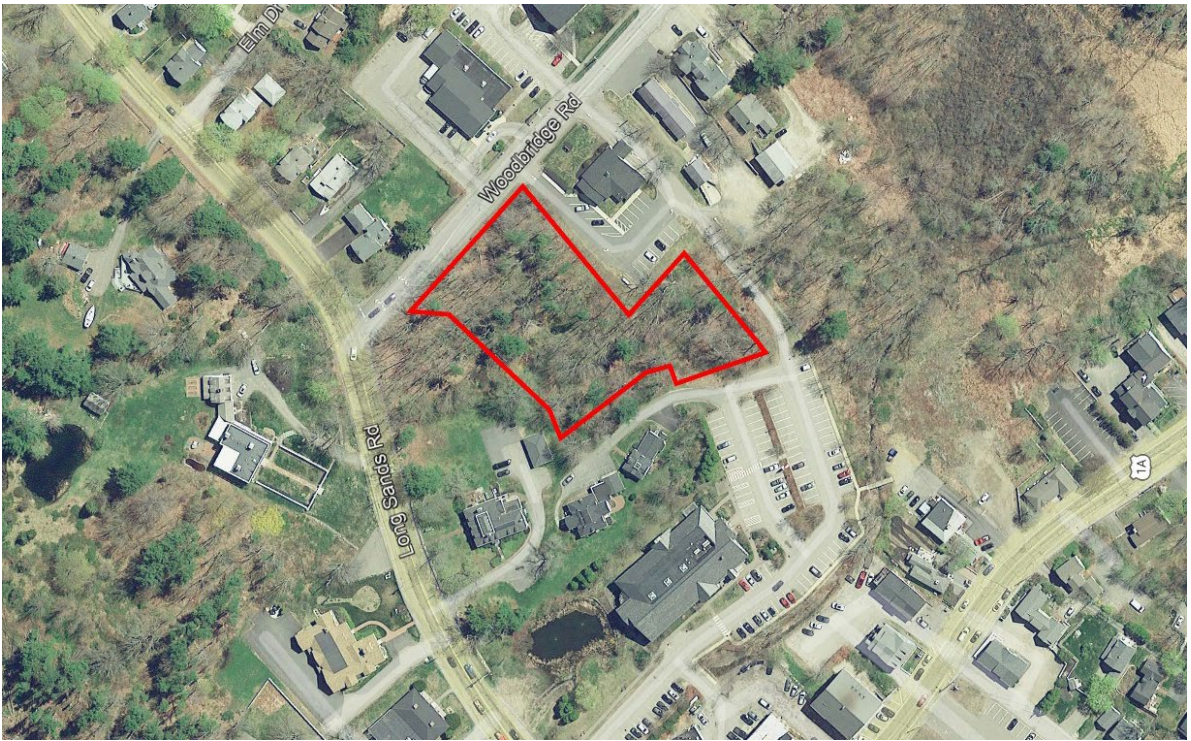
In the event there is more than one owner, all must sign. Attach additional sheets if necessary.

From: [James Paolini](#)
To: [Geoff Aleva](#)
Date: Monday, December 22, 2025 8:19:26 AM

I give Geoff Aleva the right to act as the representative for the Woodbridge road project.
James Paolini

CIVIL CONSULTANTS MEMORANDUM

TO: Town of York Planning Department
FROM: Geoffrey R. Aleva, PE
SUBJECT: Woodbridge - Mixed Use Development
DATE: December 19TH 2025
PROJECT: 2512000, 7 Woodbridge Road, York, ME



Civil Consultants, on behalf of the applicant/owner JMP Realty, LLC, has submitted an application for a proposed mixed-use development at 7 Woodbridge Road. The project, located within the Village Centre 1 District (Tax Map 50, Lot 111-D), involves the development of a currently undeveloped 1.22-acre lot. The proposal includes four three-story buildings, featuring 14, 1200-square-foot residential units on the upper floors, and commercial space on the ground. The commercial space is expected to be used for professional offices, although retail use is also a possibility.

The development will include associated infrastructure, parking, and access. The site will be served by public sewer and public water extensions into the property.



**CIVIL
CONSULTANTS**

P.O. Box 100 South Berwick, Maine 03908 207-384-2550

A wetland scientist has delineated 19,000 square feet of wetland on the site, located beside Woodbridge Road and to the rear of the property abutting the library. The proposed access road and path will impact approximately 2,000 square feet, requiring appropriate permitting. However, due to the projects small size, no additional MDEP permitting for stormwater is required.

Due to site limitations, stormwater will be detained on site as needed utilizing underground storage and low impact design management practices.

Access to the site will be provided by a 22' wide driveway connecting to Woodbridge Road, with a sidewalk access to Woodbridge and the adjacent Library parcel expanding pedestrian access through the village.

The project complies with the town regulations and requirements of the Village Center 1 District, which allow for mixed-use developments.

A variance will be requested from Site Plan Regulation 6.3.32, which requires a high intensity soil survey, as CC believes it would not provide additional value to the plan. The on-site wetlands have already been delineated by a soil scientist.

This development will provide much-needed housing options and commercial space, supporting local businesses and professionals. The inclusion of a pedestrian path will improve connectivity within the Village Centre, encouraging walkability and access to nearby amenities.

This development will be a well-planned addition to the Village Centre, balancing growth with community and environmental needs. It will include both residential and commercial spaces, improve pedestrian access, support local planning goals, with minimal environmental impact.

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CIVIL CONSULTANTS MEMORANDUM

TO: Town of York Planning Department
FROM: Geoffrey R. Aleva, P.E.
DATE: 11/24/2025
SUBJECT: Article 6.3 – Submissions For Preliminary Plan
PROJECT: 25-120.00 – 7 Woodbridge Road, York, Me
Tax Map 50, Lot 0111D

Following is a memo with descriptions of how the submission requirements for a preliminary site plan have been met as outlined in the Town of York Site Plan and Subdivision Regulations Article 6.3 – Submissions For Preliminary Plan.

COMMENT	RESPONSE
6.3 SUBMISSIONS FOR PRELIMINARY PLAN A complete Preliminary Plan shall include the following:	
6.3.1 Reserved.	
6.3.2 A boundary survey of the entire property. The boundary survey shall indicate the following information: A. distances, deflection angles, curve radii, arc lengths, control angles, monument locations and other necessary survey data; B. the names of all abutters, including map and lot numbers; C. roads, rights-of-way, and intersections within 50' of the lot; D. location and nature of easements of record, deed restrictions, and covenants; E. references to deeds, earlier surveys, prior approvals, and other pertinent information as determined by the surveyor; and F. locus map sufficient to orient the Board as to the location of the property within the Town.	<i>The submitted plan set includes a boundary survey prepared by Kimball Survey and Design and an existing conditions plan (EC1).</i>
6.3.3 An existing conditions plan depicting conditions on the property in its pre-application condition, and at a minimum shall include the following information in plan view: A. Physical environment on the property, including: 1. size and road frontage of the property; 2. elevation contours at 2' intervals referenced to NGVD of 1929;	<i>For comments A1-A7, see sheet EC1. The wetlands at the rear of the lot are shallow to the water table and experience seasonal high water table.</i> <i>See the attached stormwater management plan for comments A8-A9.</i>



<p>3. surface waters and wetlands;</p> <p>4. vegetation in general, specifically noting any trees larger than 24" in diameter at breast height;</p> <p>5. ledge outcroppings;</p> <p>6. land deemed not suitable for development per §7.4.1; and</p> <p>7. areas with a high water table or seasonal high water table as defined in §7.4.2.</p> <p>8. a description of stormwater effecting the property that originates from abutting properties and by what means the stormwater is conveyed, whether by streams, swales, culverts or other sources.</p> <p>9. a description of existing drainage conditions on abutting downstream lots.</p>	
<p>B. Existing development and improvements on the property, including buildings, wells, septic systems, water lines, sewer lines, drainage facilities, utilities, driveways, parking lots, sidewalks, stone walls, fences, cemeteries, and other such improvements, with description of uses and sizes as applicable.</p>	<p><i>The existing property is currently undeveloped.</i></p> <p><i>See sheet EC1.</i></p>
<p>C. The approximate location of property boundaries, buildings, wells, septic systems, wetlands, surface waters, driveways, roads and intersections within 100' of the property.</p>	<p><i>See sheet EC1.</i></p>
<p>D. Regulatory constraints affecting the property, including:</p> <ol style="list-style-type: none"> 1. Town boundaries; 2. base zoning districts, and boundaries if applicable; 3. overlay zoning districts and boundaries, as applicable; 4. regulatory boundaries from other Town, state or federal laws, including but not limited to the Floodplain Management Ordinance, Well Ordinance, and Wireless Communications Facilities Ordinance; and 5. setback requirements applicable to the property. 	<p><i>The entire property is located within the Town of York, ME.</i></p> <p><i>Comment items 1-5 are indicated on sheet EC1.</i></p>
<p>6.3.4 The location of all natural features or site elements to be preserved shall be depicted on the plan.</p>	<p><i>Only wetland to be preserved.</i></p> <p><i>See sheet EC1.</i></p>
<p>6.3.5 Impact Statements - The developer shall submit an impact statement which describes the impact of the proposed development on the community as a whole, and specifically on the following areas:</p> <ol style="list-style-type: none"> A. water supply for domestic consumption; B. water supply for fire protection; C. wastewater treatment and disposal; D. police, fire and ambulance services; E. stormwater management, with particular attention to watersheds that experience flooding at this time, with reference to culverts, streets, swales and retention areas; 	<p><i>Please see the attached impact statements memorandum that addresses these issues in more detail where appropriate.</i></p> <ol style="list-style-type: none"> A. <i>Public Water</i> B. <i>Public Water</i> C. <i>Public Sewer</i> D. <i>See attached review letters sent to the department heads regarding the proposed site work.</i> E. <i>See attached stormwater drainage memo.</i> F. <i>See attached "Assessment of Traffic Generation"</i> G. <i>All parking will be on site.</i>



<p>F. transportation systems, focusing especially on anticipated traffic impacts on the street network near the project;</p> <p>G. on-site parking, and potential for off-site parking impacts;</p> <p>H. water quality;</p> <p>I. environmental quality;</p> <p>J. historic and archeological resources;</p> <p>K. anticipated fiscal impacts on the Town and district capital and operating budgets;</p> <p>L. scale of the project in terms of the expected number of residents, number of employees, size of buildings, and amount of impervious surface;</p> <p>M. for applications with residential uses, address impacts on public school enrollment and bussing; and</p> <p>N. for applications with residential uses, address impacts on public recreation facilities and services.</p> <p>The information provided shall be utilized by the Board to evaluate the need for off-site improvements and impact mitigation by the applicant.</p>	<p><i>Number as per Town of York Zoning Ordinance 15.3</i></p> <p><i>H. The project will utilize municipal water connection.</i></p> <p><i>I. Project development will not impact overall environmental quality.</i></p> <p><i>J. No resources were identified in the area.</i></p> <p><i>K. The overall projection is for a positive fiscal contribution with no anticipated strain on Town resources.</i></p> <p><i>L. Number of Dwelling Units: 14. Expected Residents: ~22-28. Number of Employees: ~8-12 full-time equivalent employees. Approximately 24,000 sf of impervious area will be added to the site.</i></p> <p><i>M. Development will have minimal impact on public school enrollment.</i></p> <p><i>N. The development will have minimal impact on public recreation facilities and services.</i></p>
<p>6.3.6 A plan showing the proposed development, showing the general arrangement of streets, lots, parking lots, buildings, storm water drainage systems, utilities and similar features.</p>	<p><i>See sheet L1 which includes both existing and proposed conditions on the site.</i></p>
<p>6.3.7 A grading and landscape design plan which meets the requirements of §7.3.</p> <p>7.3 PRESERVATION OF NATURAL AND HISTORIC FEATURES</p> <p>7.3.1 The Board shall require that a proposed Site Plan or Subdivision Design include a grading and landscape design plan that shows the preservation of existing trees (6" diameter or larger at 4 feet 6 inches), the replacement of trees and vegetation, existing and final contours, streams and the preservation of scenic, geologic, historic or environmentally desirable areas. Significant trees or stands of trees, and species or clumps of trees that are rare to the area or of particular horticultural or landscape value shall be preserved. Likewise, geologic rock outcroppings significant to the area and landscape shall be preserved. The street and lot layout shall be adapted to the topography. Extensive grading and filling shall be avoided as far as possible.</p> <p>A. To ensure the Board understands the extent of protection or proposed alteration of the site landforms and landscaping, the following shall be clearly documented on the plans:</p> <ol style="list-style-type: none"> the net volume of all materials in cuts and fills, and the net volume of all materials brought in to or removed from the development site for changes including but not limited to foundations (other than building foundations), driveways, septic systems, drainage systems, and roads; identification of all areas where elevations change more than 5 feet; and the extent and volume of all grading work proposed outside the road right-of-way which is related to road construction and driveways. <p>B. All proposed grading changes which affect bufferyards shall be designed to preserve and protect existing trees and natural landscaping and geological features within the buffer.</p> <p>C. Except under building footprints, changes in pre- and post-development ground elevation which exceed 10 feet may be permitted by the Board only when the applicant demonstrates why the change is necessary and provides an analysis to ensure there are no adverse impacts as a result.</p> <p>D. New slopes established by re-grading a site shall not exceed 20%, except for the allowed 33% shoulder slope along proposed roads.</p>	<p><i>Sheet L2 illustrates proposed grading. All areas outside the existing wetland will be disturbed. A waiver has been provided, as identifying existing vegetation on the existing conditions plan would not affect the proposed site layout.</i></p> <p><i>The street and lot layout follow the existing topography, with proposed filling limited to what is necessary to achieve proper drainage and provide sufficient cover for runoff detention and utilities.</i></p> <p>A.</p> <ol style="list-style-type: none"> <i>The net change in volume of the proposed vs existing site has been provided on sheet L2.</i> <i>N/A</i> <i>See sheet L2.</i> <p>B. <i>N/A.</i></p> <p>C. <i>N/A.</i></p>



<p>E. To the maximum extent possible, roads and driveways shall follow landform contours and minimize deep cuts.</p> <p>F. The Board shall require the applicant to show a grading design which preserves the natural landform and the application shall minimize the total landform disturbance.</p> <p>7.3.2 The Planning Board may require the preservation of certain other natural characteristics, for example, that trees along northerly borders are retained to provide a natural wind buffer.</p> <p>7.3.3 The plan shall, by notes on the final plan and deed restrictions, limit the clearing of trees to those areas designated on the plan.</p> <p>7.3.4 The project shall be designed to maximize the habitat values of the property following development. This shall be based on the information presented in the report of the wildlife biologist as submitted per §6.3.16, and additional sources as the Board may find relevant.</p> <p>7.3.5 Any public rights of access to the shoreline of a water body shall be maintained by means of easements or rights-of-way, or should be included in the open space, with provisions made for continued public access.</p> <p>7.3.6 With respect to historic and/or archaeological resources, the Planning Board shall act to protect such resources.</p> <p>A. Where initial information indicates there may be significant resources on the site, the Board may require a comprehensive site analysis by a qualified professional. This shall be paid for by the applicant.</p> <p>B. The Board may require alteration of the proposed design and/or permanent protection of identified resources. It shall consider the information provided by the applicant, and may seek advice from the Historic District Commission, Maine Historic Preservation Commission, or other qualified sources. The Board shall weigh the relative significance of resources affected and the magnitude of impact on the proposed development in making its decision.</p> <p>C. The Board may require a plan note to address any archaeological findings discovered during site construction, as follows:</p> <p style="padding-left: 40px;">Archeological Findings. If, during excavations, any archeological findings are uncovered, all work shall stop and the State Archeologist be consulted, and may commence again only after conservation of the resources is addressed to the satisfaction of the State Archeologist.</p>	<p><i>D. Waiver Provided.</i></p> <p><i>E. The street and lot layout follow the existing topography, with proposed filling limited to what is necessary to achieve proper drainage and provide sufficient cover for runoff detention and utilities.</i></p> <p><i>F. See Sheet L2</i></p> <p><i>7.3.2. N/A.</i></p> <p><i>7.3.3 N/A.</i></p> <p><i>7.3.4 N/A - See Beginning with Habitat map provided.</i></p> <p><i>7.3.5 N/A</i></p> <p><i>7.3.6 N/A</i></p>
6.3.8 A copy of the Initial Assessment of traffic impacts, where required per Zoning Article 15-A, and documentation this has been submitted to the Public Works Director for review.	<i>Provided</i>
6.3.9 A copy of the most recent deed for the property, and the source deed if the current deed differs from the source deed.	<i>Provided</i>
6.3.10 Proof of ownership or if the developer is not the owner of the property, evidence of the developer's right, title or interest to the property shall be submitted.	<i>Provided</i>
6.3.11 A copy of all easements, rights-of-way, or other encumbrances currently affecting the property shall be submitted.	<i>Provided on Kimball Boundary Survey.</i>
6.3.12 Phosphorous Pollution. Where a proposed development is located within the watershed of a great pond, the applicant shall provide information required to assess compliance with §1.2.18 and §7.27.	<i>N/A – the site is not located in the watershed of a great pond. See the attached York Surface Waters and Watersheds map.</i>
6.3.13 Scenic Resources. Provide information to identify any scenic resources identified and recommended for protection in the Comprehensive Plan, as addressed in §1.2.8 and §7.28.	<i>See attached comprehensive plan maps.</i>
6.3.14 Regarding historic and archaeological resources, the following information shall be provided:	<i>A.1. Within Village Centre Local Historic District.</i>



<p>A. The applicant shall identify any of the following on the property or within 500' of the property:</p> <ol style="list-style-type: none"> 1. Local Historic Districts or Landmarks; 2. National Historic Districts; 3. Properties listed on the National Register of Historic Places; and 4. Cemeteries or family burial plots. <p>B. The application shall include written documentation from the York Historic District Commission (HDC) regarding the presence of any known or suspected historic resources on the property, and on the potential impact of this project on any resources identified in §6.3.14.A (above). The application shall include written documentation from the Maine Historic Preservation Commission (MHPC) regarding the presence of any known or suspected archaeological resources on the property, and on the potential impact of this project on any resources identified in §6.3.14.A (above). In the event historic or archaeological resources are or may be located on the property, the application shall be accompanied by an analysis from a qualified expert that describes the resources, outlines the significance of the resources, and provides options for the conservation of the resources.</p>	<p><i>A.2. The site is located within York National Historic District.</i></p> <p><i>A.3. None Known</i></p> <p><i>A.4. None known</i></p> <p><i>B. See the attached review letters to YHDC and MHPC. YHDC yet to respond.</i></p>
<p>6.3.15 Provide a map of sufficient scale to identify the location of the applicant's property with respect to watersheds in the Town. A map of the 8 major watersheds is found in the Natural Resources Chapter of the Inventory & Analysis Section of the Comprehensive Plan, and this may be used as a base.</p>	<p><i>See attached York Watershed Map.</i></p>
<p>6.3.16 Identify the location of the applicant's property with respect to Undeveloped Habitat Blocks, High Value Plant and Animal Habitats, and Focus Areas of Ecological Significance as mapped by the Maine Department of Inland Fisheries and Wildlife's Beginning With Habitat program. Where the property is found to be located within an Undeveloped Habitat Block of 500+ acres, coincides with any habitat identified on the High Value Plant and Animal Habitats map, or falls within the Mount Agamenticus or Greater Brave Boat Harbor/Gerrish Island focus areas, the application shall include an analysis of the property and the proposed development. This shall be prepared by a wildlife biologist with work experience in this region. The analysis shall be based on research of existing data and site visits made during the appropriate season(s). The report shall include recommendations with respect to the design of the development proposal in order to maximize the habitat values following development. This may include alteration of the on-site design to minimize off-site habitat impacts, such as but not limited to protecting a corridor which allows wildlife passage between undeveloped habitat blocks.</p>	<p><i>See attached Beginning with Habitat map. The property is not located within an undeveloped habitat block.</i></p>
<p>6.3.17 The locations, widths and names of any existing, filed or proposed streets or rights-of-way which are adjacent to the parcel or will be used as access to/from the development shall appear on the plan. There should also be a notation on the plan</p>	<p><i>Provided on existing site plan L1.</i></p>



as to the status (i.e., Town road, private road, paper road) of every street that will be a regular travel way for traffic to/from the proposed development.	
6.3.18 Reserved.	
6.3.19 The proposed lot lines with approximate dimensions and approximate area of net developable acreage shall appear on the plan.	<i>N/A</i>
6.3.20 All parcels of land proposed to be dedicated to public use shall be depicted on the plan. An outline of the conditions of such dedication and provisions for maintenance and/or management must also be submitted.	<i>N/A - No portion of site to be dedicated to public use</i>
6.3.21 Reserved.	
6.3.22 If any portion of the Site Plan or Subdivision Plan is in a flood-prone area, the boundaries of any flood hazard areas and the 100-year flood elevation shall be delineated on the plan as determined through hydrological determinations. Determinations of flood-prone or flood hazard areas shall be in accordance with information provided by the Federal Emergency Management Agency	<i>The proposed work area is not located in a flood hazard area. See attached FEMA flood map.</i>
6.3.23 Reserved	
<p>6.3.24 Indication of the type of sewage disposal to be used in the subdivision shall appear on the plan.</p> <p>6.3.24.1 Public Sewage Disposal - When sewage disposal is to be accomplished by connection to the public sewer, a written statement from the Sewer District stating that the District has the capability to collect and treat the wastewater shall be submitted.</p> <p>6.3.24.2 Private Sewage Disposal - When sewage disposal is to be accomplished by subsurface wastewater disposal systems, test pit analyses, prepared by a Licensed Site Evaluator shall be provided. The location of all test pits dug on the site (whether passing or not) shall be shown on the Site Plan or Subdivision Plan. The developer must submit evidence that the Local Plumbing Inspector has reviewed and approved the test pit log sheets (State of Maine form HHE-200) and septic system design for compliance with the State of Maine Subsurface Wastewater Disposal Rules (Chapter 241) and any local plumbing or subsurface wastewater disposal ordinance of the Town.</p> <p>6.3.24.3 For subdivisions, a minimum of one acceptable test pit must be shown on each proposed lot, and two may be required per Article 7.9.2.1.</p>	<p><i>6.3.24 The proposed lot is to be served by public sewer.</i></p> <p><i>6.3.24.1 A letter has been sent to the Sewer District to confirm available capacity. See attached response letter from York Sewer District.</i></p> <p><i>6.3.24.2 N/A</i></p> <p><i>6.3.24.3 N/A – Project on municipal sewer</i></p>
<p>6.3.25 Indication of the type of water supply system(s) to be used in the proposed development shall appear on the plan.</p> <p>6.3.25.1 Public Water - When water is to be supplied by public water supply, a written statement from the servicing water district shall be submitted indicating that there will be adequate supply and pressure for the subdivision for domestic purposes.</p>	<p><i>6.3.25 N/A – The proposed lot is to be served by public water.</i></p> <p><i>6.3.25.1 A letter has been sent to the Water District to confirm available capacity.</i></p> <p><i>6.3.25.2 N/A, no wells are proposed.</i></p>



6.3.25.2 Wells – The required protective radius shall be delineated around each well.	
6.3.26 A letter from the Fire Chief is required. This letter shall indicate the fire safety concerns that the applicant must address prior to acceptance of the Final Plan. The Chief shall have broad latitude to address issues, including but not limited to provision of infrastructure (hydrants, fire ponds, etc.) design of the site (fire lanes, etc.), or sufficiency of existing department equipment to protect public safety.	<i>A letter has been sent to the Fire Chief along with a site plan for review. See attached response letter from York Fire Department.</i>
6.3.27 A sketch and narrative description prepared by a professional engineer, of the proposed stormwater drainage plan shall be submitted. This discussion shall contain a description of the measures to be taken to control stormwater leaving the property and a description of the expected total run-off being detained and leaving the site. This submission shall also indicate whether the drainage system will be underground or above ground, and shall include an indication of any swales, underground piping, detention structures, etc. proposed to be used to contain or direct stormwater. The capacity of abutting downstream properties to manage a 100 year storm shall be addressed by the applicant.	<i>Provided, see attached drainage narrative, analysis, and stormwater maintenance plan.</i>
6.3.28 The location and size of existing and proposed sewers and water mains, culverts, bridges and drainage ways on or adjacent to the property to be developed shall appear on the plan.	<i>Existing and proposed utilities provided on sheets EC1 and L3.</i>
6.3.29 Temporary markers adequate to enable staff or the Board to locate readily and appraise the basic layout in the field shall be placed on the site.	<i>Temporary markers will be placed as required.</i>
6.3.30 Sight distances for all new streets including driveways for commercial establishments shall be depicted on the plan. Whenever there is potential for an insufficient sight distance for a single-family residential driveway, the location of the driveway and the sight distance must appear on the plan.	<i>Sight distances will be provided with final submission. Sight distance to the north will be to Long Sands Rd intersection.</i>
6.3.31 Reserved	
6.3.32 A high intensity soil survey signed and sealed by a Maine Certified Soil Scientist, indicating the suitability of soil conditions for the uses proposed shall be submitted. This report must meet the Maine Association of Professional Soil Scientists Standards for Soil Surveys for a Class A Soil Survey (04/04/89 and as amended). The HISS plan shall indicate areas subject to the requirements of Article 7.4.2.	<i>Waiver Submitted</i>
6.3.33 For Site Plans or Subdivision Plans involving 40 or more parking spaces or projected to generate more than 400 vehicle trips per day, a traffic impact analysis, prepared by a Registered Professional Engineer with at least 3 years experience in traffic engineering, shall be submitted. The analysis shall indicate the expected average daily vehicular trips, peak hour volumes, access conditions at the site, distribution of traffic, types of	<i>N/A – Less than 40 parking spaces. An Initial Traffic Assessment has been provided.</i>



vehicles expected, effect upon the level of service of the street giving access to the site and neighboring streets which may be affected, and recommended improvements to maintain the required level of service on the affected streets. Trip generation rates used shall be the mean value reported in Table 3 of Development and Application of Trip Generation Rates, Kellercro, Inc. published by the Federal Highway Administration, January, 1985. (MAJOR)	
6.3.34 All requests for waivers from strict compliance with any of these regulations shall be submitted in writing. All such waiver requests must refer to the section of these regulations for which the waiver is being requested, and an explanation of the reasons such waiver is considered necessary	<i>Provided</i>
6.3.35 The Planning Board review fee, based on the fee schedule in Section 2.3.1 shall be submitted.	<i>The appropriate fee will be provided.</i>

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CIVIL CONSULTANTS MEMORANDUM

TO: Town of York Planning Office

FROM: Geoffrey R. Aleva, PE – Sr. Project Engineer

**SUBJECT: Waiver Request – Town of York Site Plan and Subdivision
Regulations Ordinance
Section 6.3.32 – High Intensity Soil Survey**

DATE: April 07, 2025

PROJECT: 7 Woodbridge Road – Woodbridge Commons 2512000

As part of the site plan review process, the project is requesting a waiver from the Site Plan and Subdivision Regulations Ordinance Section 6.3.32.

The requirement is presented below, along with justification for our request.

ARTICLE 6.3.32

A high intensity soil survey signed and sealed by a Maine Certified Soil Scientist, indicating the suitability of soil conditions for the uses proposed shall be submitted. This report must meet the Maine Association of Professional Soil Scientists Standards for Soil Surveys for a Class A Soil Survey (04/04/89 and as amended). The HISS plan shall indicate areas subject to the requirements of Article 7.4.2.

Justification for Waiver Request:

A high intensity soil survey will not provide additional value to the review of this project for the following reasons:

- The on-site wetlands have already been delineated in field by a Maine Certified Soil Scientist, identifying any resource areas that are relevant to the development.
- The WSS soil survey identifies Hydrologic Soil Group D throughout the site and surrounding areas. Any refinement of these soil delineation lines through a high intensity survey would not alter the project's hydrologic modeling or impact the stormwater design conclusions.
- The project does not include on-site wastewater disposal or any other soil-dependent systems.
- The project is designed so the developed will be built up above the existing ground elevation.
- Additional soil mapping at the detail required by Section 6.3.32, no matter the results, would not alter the project layout, or meaningfully assist the Planning Board with review.

Based on the above, the applicant respectfully requests that the Planning Board grant a waiver from Section 6.3.32.

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**CIVIL
CONSULTANTS**

P.O. Box 100 South Berwick, Maine 03908 207-384-2550

Page 1 of 1

CIVIL CONSULTANTS MEMORANDUM

TO: Town of York Planning Office

FROM: Geoffrey R. Aleva, PE – Sr. Project Engineer

**SUBJECT: Waiver Request – Town of York Site Plan and Subdivision
Regulations Ordinance
Section 7.3.1.D – New Slopes**

DATE: December 1, 2025

PROJECT: 7 Woodbridge Road – Woodbridge Commons 2512000

As part of the site plan review process, the project is requesting a waiver from the Site Plan and Subdivision Regulations Ordinance Section 7.3.1.D.

The requirement is presented below, along with justification for our request.

ARTICLE 7.3.1.D

New slopes established by re-grading a site shall not exceed 20%, except for the allowed 33% shoulder slope along proposed roads.

Justification for Waiver Request:

The proposed grading requires 3:1 (33%) slopes in order to efficiently utilize the developable area of the site and reduce wetland impacts. Due to shallow groundwater and necessary elevation changes, enforcing the 5:1 maximum slope would result in a loss of approximately 2,200 square feet of usable land. This reduction would likely limit the development to only two buildings or require the installation of a continuous retaining wall around the site, either of which would make the project impractical.

The use of 3:1 slopes has precedent in other approved projects within the Town of York and has been demonstrated long-term stabilization when constructed in accordance with standard engineering practices and the stabilization measures shown on Sheet L2/L8.

J:\aaa\2025\2512000\PLANNING BOARD\WAIVERS\20251201-7.3.1.D-SLOPE.docx



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P.O. Box 100 South Berwick, Maine 03908 207-384-2550

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CIVIL CONSULTANTS MEMORANDUM

TO: Town of York Planning Office

FROM: Geoffrey R. Aleva, PE – Sr. Project Engineer

SUBJECT: Waiver Request – Town of York Site Plan and Subdivision
Regulations Ordinance
Section 7.3.3.A.4. – Existing Conditions Plan - 24” Trees

DATE: December 19, 2025

PROJECT: 7 Woodbridge Road – Woodbridge Commons 2512000

As part of the site plan review process, the project is requesting a waiver from the Site Plan and Subdivision Regulations Ordinance Section 7.3.3.A.4.

The requirement is presented below, along with justification for our request.

ARTICLE 7.23.4.f.

6.3.3 An existing conditions plan depicting conditions on the property in its pre-application condition, and at a minimum shall include the following information in plan view:

4. vegetation in general, specifically noting any trees larger than 24” in diameter at breast height;

Justification for Waiver Request:

The site is proposed to be fully developed except for designated wetland areas. All non wetland portions of the site will be disturbed regardless of the presence of existing trees, therefore identifying individual trees with diameters of 24 inches or greater would not provide any practical benefit.

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CIVIL CONSULTANTS MEMORANDUM

TO: Town of York Planning Office

FROM: Geoffrey R. Aleva, PE – Sr. Project Engineer

**SUBJECT: Waiver Request – Town of York Site Plan and Subdivision
Regulations Ordinance
Section 9.8.6. – Stormwater Management - Minimum Pipe Size**

DATE: December 22, 2025

PROJECT: 7 Woodbridge Road – Woodbridge Commons 2512000

As part of the site plan review process, the project is requesting a waiver from the Site Plan and Subdivision Regulations Ordinance Section 9.8.6.

The requirement is presented below, along with justification for our request.

ARTICLE 9.8.6.

The minimum pipe size for any storm drainage pipe shall be 15 inches unless 12" diameter pipe is demonstrated to be more appropriate to the site conditions. Decision to allow pipe diameter size reduction shall be determined by the Planning Board. Maximum trench width at the pipe crown shall be the outside diameter of the pipe plus two feet. Pipe shall be bedded in a fine granular material, containing no stones larger than 3 inches, lumps of clay, or organic matter, reaching a minimum of six inches below the bottom of the pipe extending to six inches above the top of the pipe.

Justification for Waiver Request:

Due to the minimal grade change across the site, culverts and stormwater storage elements have been set as high as practicable to ensure the system drains adequately. As a result, the available cover over the stormwater pipes is limited, and the use of 12" diameter pipe provides just sufficient cover while maintaining proper system function. Larger diameter pipe would result in inadequate cover and is not feasible given the site constraints.

HydroCAD modeling demonstrates that the proposed pipe sizes are hydraulically adequate and do not restrict system flows.

Limited cover over the R Tank system requires the use of the stronger RTank SD units. The system will consist of a single stack only, and per manufacturer specifications, the maximum allowable pipe diameter discharging into this system is 8 inches. Accordingly, pipes P6, P7, and P8 have been specified as 8" diameter to comply with manufacturer requirements and ensure structural performance of the system.

J:\aaa\2025\2512000\PLANNING BOARD\WAIVERS\20251222-9.8.6-MIN_PIPE_SIZE.docx



**CIVIL
CONSULTANTS**

P.O. Box 100 South Berwick, Maine 03908 207-384-2550

Page 1 of 1

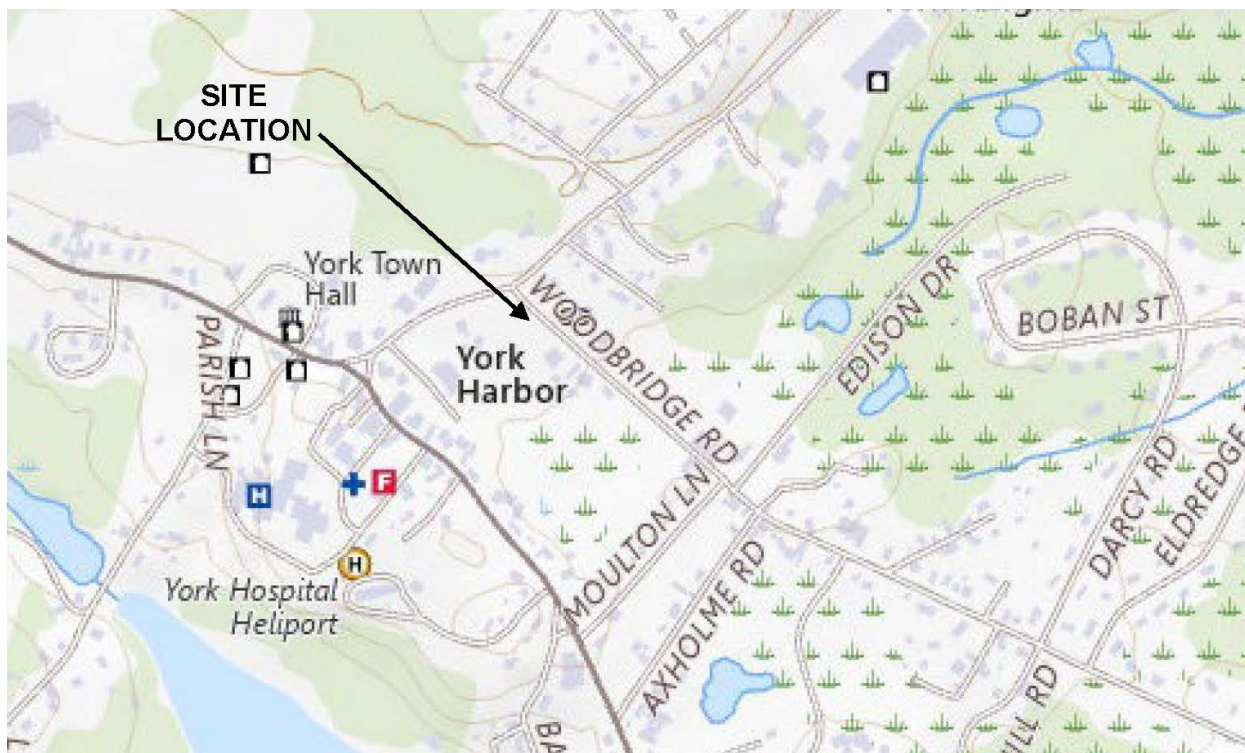
Assessment of Traffic Generation

JMP REALTY, LLC is proposing a mixed use development at 7 Woodbridge Road (Tax Map 50, Lot 111D) in York, Maine. The project includes the construction of four multi story buildings on an undeveloped 1.22 acre parcel. The development will consist of 14 residential units, each approximately 600 square feet, located on the upper floors. The ground level will include a total of 8,200 square feet of commercial space, primarily intended for office use. The site will be supported by new infrastructure, parking, and access to Woodbridge Road.

Per Section 15A.3 of the York Zoning Ordinance, an initial assessment of expected trip generation is required prior to Town approval of any application for establishment of a nonresidential use. If peak hour trip generation is 35 or more, Section 15A.3.E requires submission of a full traffic study. Additionally, Section 6.3.33 of the York Site Plan and Subdivision Regulations mandates a traffic impact analysis for site plans that include 40 or more parking spaces or are projected to generate more than 400 vehicle trips per day.

This memorandum evaluates projected traffic using the ITE Trip Generation Manual (11th Edition) and concludes that the proposed development falls below the above thresholds.

The following information provided is based on the Institute of Traffic Engineer – ITE Trip Generation Manual, 11th Edition:



PROPOSED DEVELOPMENT:

Residential: 14 low-rise multifamily units.

ITE Land Use Code 220 – Multifamily Housing (Low-Rise)

			<u>Total</u>	
Daily Trip Ends Weekday/ Unit	6.74 ave	(range 2.46-12.50)	94	Trips
Peak Hour AM Trip Ends Weekday/ Unit	0.47 ave	(range 0.25-0.98)	7	Trips
Peak Hour PM Trip Ends Weekday/ Unit	0.57 ave	(range 0.25-1.26)	8	Trips
Daily Trip Ends Saturday/ Unit	4.55 ave	(range 4.55-4.55)	64	Trips
Peak Hour Generator Trip Ends Saturday/ Unit	0.41 ave	(range 0.41-0.41)	6	Trips
Daily Trip Ends Sunday/ Unit	3.86 ave	(range 3.86-3.86)	54	Trips
Peak Hour Generator Trip Ends Sunday/ Unit	0.36 ave	(range 0.36-0.362)	5	Trips

Commercial: 8,200 SF total ground-floor space.

ITE Land Use Code 712 – Small Office Building

			<u>Total</u>	
Daily Trip Ends Weekday/ 1000 Sq.Ft.	14.39 ave	(range 4.44-50.91)	118	Trips
Peak Hour AM Trip Ends Weekday/ Unit	2.61 ave	(range 0.90-7.93)	21	Trips
Peak Hour PM Trip Ends Weekday/ Unit	3.15 ave	(range 0.56-9.14)	26	Trips

- Based upon the above, the highest average day figure would be the Daily Trip Ends Weekday rate of $118 + 94 \text{ trip ends} = \mathbf{212 \text{ trip ends each weekday.}}$
- Based upon the above, the highest peak hour figure would be the PM Peak Hour Weekday Trip Ends rate $8 + 26 \text{ trip ends in the peak hour} = \mathbf{34 \text{ trip ends in the peak hour}}$

CONCLUSION:

York Zoning Ordinance (Section 15-A.3.D): The threshold for a full traffic study is triggered by 35 or more vehicle trips during the peak hour. Based on the ITE trip generation rates, the proposed development is projected to generate 34 peak hour trips (26 PM peak hour trips from the commercial space + 8 PM peak hour trips from the residential units).

York Site Plan and Subdivision Regulations (Section 6.3.33): A traffic impact analysis is required for developments that:

- Include 40 or more parking spaces.

33 parking spaces provided

- Are projected to generate more than 400 vehicle trips per day.

The proposed development is expected to generate a maximum of 212 daily trip ends (118 from the commercial space + 94 from the residential units).

A full traffic impact analysis is not warranted, and the proposed development is unlikely to adversely affect adjacent roadways.

J:\aaa\2025\2512000\TRAFFIC\20250618_2512000 - AssessmentOfTrafficGeneration.docx



CIVIL CONSULTANTS MEMORANDUM

TO: Town of York Planning Department

FROM: Geoffrey R. Aleva, P.E.

DATE: 11/25/2025

SUBJECT: Impact Statements – Preliminary Site Plan

PROJECT: 25-120.00 – 7 Woodbridge Rd, York – Tax Map 50, Lot 111D
Woodbridge Commons - Mixed-Use Development

The following is a memo with descriptions of impacts expected due to the proposed building addition, as outlined in the Town of York Site Plan and Subdivision Regulations Section 6.3.5 Impact Statements.

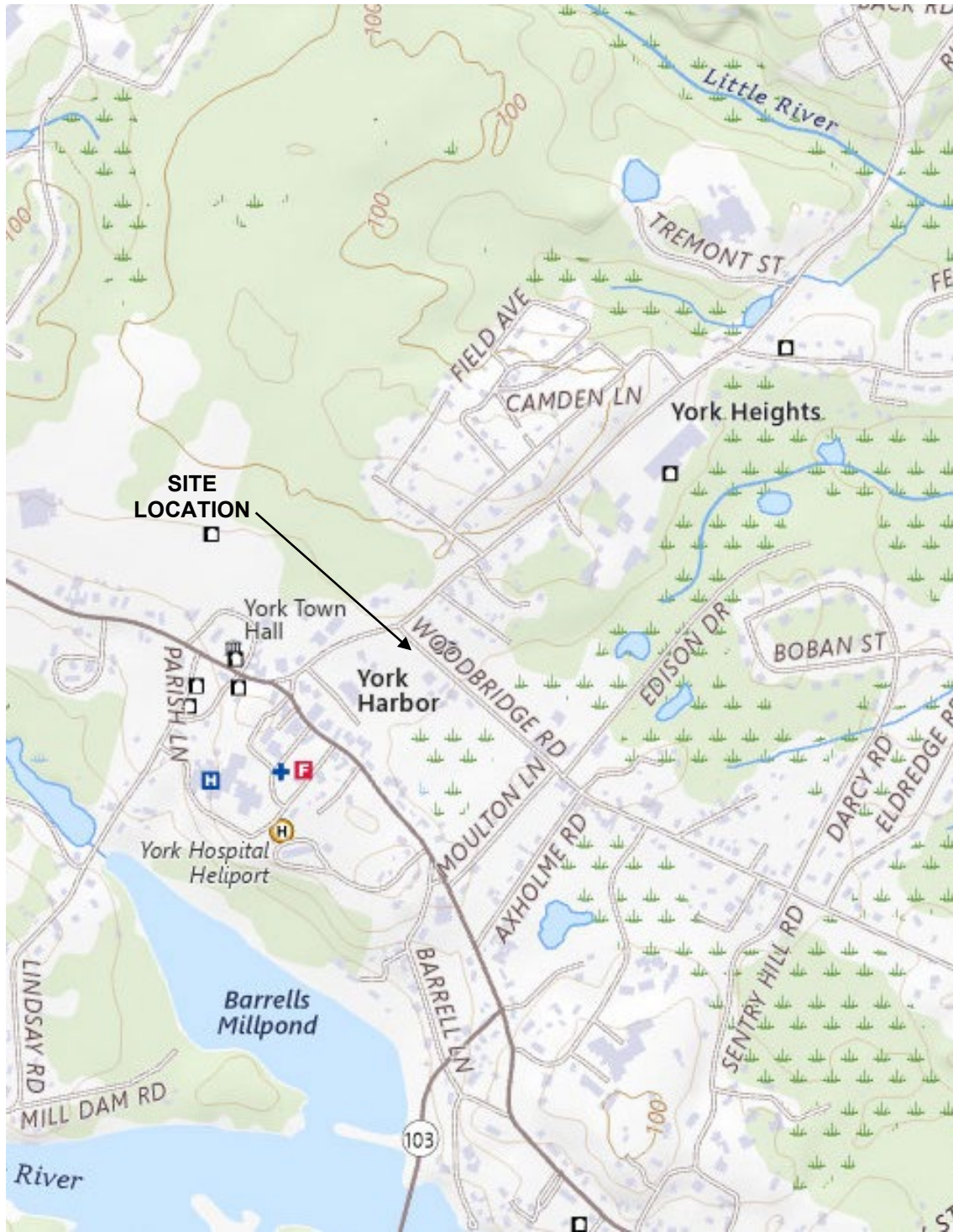
COMMENTS	RESPONSES
6.3.5 Impact Statements - The developer shall submit an impact statement which describes the impact of the proposed development on the community as a whole, and specifically on the following areas:	
a. Water supply for domestic consumption;	<i>The property will be serviced by municipal water. See the attached review letter response from York Water District.</i>
b. Water supply for fire protection;	<i>The lot is serviced by municipal water. See attached review letter response from York Fire Department.</i>
c. Wastewater treatment and disposal;	<i>The property will be connected to the municipal sewer system. See attached review letter response from the York Sewer District.</i>
d. Police, fire and ambulance services;	<i>See attached review letters sent to the department heads regarding the proposed development.</i>
e. stormwater management, with particular attention to watersheds that experience flooding at this time, with reference to culverts, streets, swales and retention areas;	<i>See attached Stormwater Management Plan.</i>
f. Transportation systems, focusing especially on anticipated traffic impacts on the street network near the project;	<i>See attached "Assessment of Traffic Generation". Minimal impact produced.</i>
g. On-site parking and potential for off-site parking impacts;	<i>All parking will be on site. Number as per Town of York Zoning Ordinance 15.3</i>
h. Water quality;	<i>Project stormwater controls with maintenance requirements. The development will not impact overall water quality.</i>



i. Environmental quality;	<i>Project development will not impact overall environmental quality.</i>
j. Historic and archeological resources;	<i>No resources were identified in the area. See review MHPC response letter.</i>
k. Anticipated fiscal impacts on the Town and district capital and operating budgets;	<p><i>The overall projection is for a positive fiscal contribution with no anticipated strain on Town resources.</i></p> <p><i>The development will activate an undeveloped property, creating jobs and new tax revenue for the Town.</i></p> <p><i>The direct entrance to Woodbridge Rd does not require town maintenance and two-bedroom apartments within the area are unlikely to attract families, therefore having minimal impact on public school enrollment.</i></p>
l. Scale of the project in terms of the expected number of residents, number of employees, size of buildings, and amount of impervious surface;	<p><i>Number of Dwelling Units: 14.</i></p> <p><i>Expected Residents: ~22-28.</i></p> <p><i>Number of Employees: ~8-12 full-time equivalent employees.</i></p> <p><i>Approximately 24,000 sf of impervious area will be added to the site.</i></p>
m. For applications with residential uses, address impacts on public school enrollment and bussing; and	<i>Two-bedroom apartments within the area are unlikely to attract families, therefore having minimal impact on public school enrollment.</i>
n. For applications with residential uses, address impacts on public recreation facilities and services.	<i>The development will have minimal impact on public recreation facilities and services.</i>
The information provided shall be utilized by the Board to evaluate the need for off-site improvements and impact mitigation by the applicant.	

J:\aaa\2025\2512000\PLANNING BOARD\PRELIMINARY\8-20251125-2512000-Impact_Statements-memo.docx





PORTION OF USGS MAP 7.5-Minute Topo York Harbor, Maine		PREPARED FOR:	JMP REALTY, LLC 40 Godfrey Cove Road, York, ME 03909
JOB NO: 25-120.00	NTS	DATE: Mar 2025	

J:\aaa\2025\2512000\USGSMap.docx



**CIVIL
CONSULTANTS**

P.O. Box 100 South Berwick, Maine 03908 207-384-2550

USGS Map



York, ME

1 inch = 100 Feet



www.cai-tech.com

March 17, 2025



Parcel Lines - Ortho	FY19 - Overlay	
Lot Number - Ortho	Manholes	Culvert
Lake/Pond	Sewer Pipes	Gravity
Swamp/Marsh	York Water Dist Hydrants	Roof Drain
Streams	York Water Mains	

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

DLN: 2333291

**DEED OF SALE
OF PERSONAL REPRESENTATIVE**

JOHN E. VIELE, with a mailing address of 25 Miller Road, Kittery Point, Maine 03905, duly appointed **PERSONAL REPRESENTATIVE** of the **ESTATE OF NANCY E. VIELE**, who died on August 1, 2023, and whose Last Will and Testament was duly admitted to York County (Maine) Probate Court, Docket No. 2023-0730, by the power conferred by the Probate Code, and every other power, and **JOHN E. VIELE**, with a mailing address of 25 Miller Road, Kittery Point, Maine 03905, as **TRUSTEE** of the **S. THOMPSON VIELE FAMILY TRUST**, dated March 25, 1991, as amended by First Trust Amendment, dated June 24, 2003 and Second Trust Amendment, dated May 22, 2009, for consideration paid, **GRANT** to **J.M.P. REALTY LLC, a Maine Limited Liability Company**, with a mailing address of 40 Godfrey Cove Road, York, Maine 03909, all of their right, title, and interest, in the real property located in York, County of York, and State of Maine, labeled as Lot A on a Plan entitled "Division of Land Map 50, Lot 111C 2 Emerson Lane York, Maine" dated April 25, 2024, by Kimball Survey and Design, Inc., and recorded in the York County Registry of Deeds in Plan Book 440, Page 45, and more particularly described on **EXHIBIT A** attached hereto and made a part hereof.

IN WITNESS WHEREOF, the said **JOHN E. VIELE**, **PERSONAL REPRESENTATIVE** of the **ESTATE OF NANCY E. VIELE**, and as **TRUSTEE** of the **S. THOMPSON VIELE FAMILY TRUST**, dated March 25, 1991, as amended by First Trust Amendment, dated June 24, 2003 and Second Trust Amendment, dated May 22, 2009, have signed this instrument on this 31st day of January, 2025

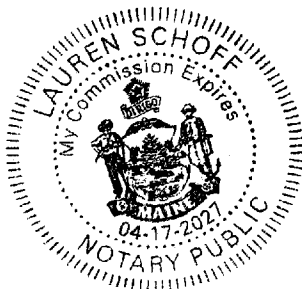
ESTATE OF NANCY E. VIELE and
THE S. THOMPSON VIELE FAMILY
TRUST

By: John E. Vile P.R. and Trustee
John E. Vile, Personal Representative
and Trustee

STATE OF MAINE
COUNTY OF YORK

January 31, 2025

Personally appeared the above-named **JOHN E. VIELE** in his capacity as **PERSONAL REPRESENTATIVE** of the **ESTATE** of **NANCY E. VIELE** and in his capacity as **TRUSTEE** of the **S. THOMPSON VIELE FAMILY TRUST**, dated March 25, 1991, as amended by First Trust Amendment, dated June 24, 2003 and Second Trust Amendment, dated May 22, 2009, acknowledged the foregoing to be his free act and deed in his said capacity and the free act and deed of said Estate, and free act and deed of said Trust.



Before me,
Lauren Schoff
Notary Public
Print Name: Lauren Schoff

EXHIBIT A
(Lot A)

A certain lot or parcel of land situated in the Town of York, County of York, and State of Maine, and bounded and described as follows:

BEGINNING at a nail set on the southwesterly sideline of Woodbridge Road at the land of The Ocean National Bank of Kennebunk as shown on a plan entitled "Division of Land Map 50, Parcel 111C, 2 Emerson Lane York, Maine" by Kimball Survey & Design, Inc. dated April 25, 2024.

THENCE along land of The Ocean National Bank of Kennebunk the following courses:

S50°28'11"W a distance of 200.00 feet to a point witnessed by an iron pipe;
S48°01'24"E a distance of 99.45 feet to a rebar with cap at land of
York Public Library Association;

THENCE along land of York Public Library Association the following courses:

S50°28'11"W a distance of 153.96 feet to a point witnessed by an iron pipe;
N19°12'45"W a distance of 113.69 feet to an iron pipe;

THENCE through the remaining land of Viele the following courses:

N69°24'25"E a distance of 22.76 feet to a rebar with cap;
N15°43'54"W a distance of 29.55 feet to a rebar with cap;
N37°29'28"W a distance of 129.20 feet to a rebar with cap at land of Mister T, LLC;

THENCE along land of Mister T, LLC the following courses:

N68°04'59"E a distance of 36.76 feet to a point witnessed by an iron pipe;
N43°21'26"E a distance of 166.02 feet to an iron pipe;
N04°25'34"E a distance of 46.29 feet to a point witnessed by an iron pipe on
the southwesterly sideline of Woodbridge Road;

THENCE S48°01'24"E along the southwesterly sideline of Woodbridge Road a distance of 202.00 feet to the point of beginning.

The basis of bearing for the above described parcel is Grid North.

The above described parcel contains 1.22 acres.

Being a portion of the premises described in 2 deeds.

1. A Deed from John E. Viele, Duly Appointed Personal Representative of the Estate of S. Thompson Viele to John E. Viele, as Trustee of the S. Thompson Viele Family Trust deeded February 23, 2021 and recorded in Deed Book 18571, Page 419.
2. A Deed from Nancy E. Viele to Nancy E. Viele & S. Thompson Viele deeded June 26, 2009 and recorded in Deed Book 15666, Page 193.

The Locus Parcel is subject to a landscaping easement to benefit Lot 111. As shown on plan referenced above.



MAINE

Department of the Secretary of State

Bureau of Corporations, Elections and Commissions

[Corporate Name Search](#)

Information Summary

[Subscriber activity report](#)

This record contains information from the CEC database and is accurate as of: Tue Nov 25 2025 15:01:26. Please print or save for your records.

Legal Name	Charter Number	Filing Type	Status
J.M.P. REALTY LLC	20161104DC	LIMITED LIABILITY COMPANY	GOOD STANDING

Filing Date	Expiration Date	Jurisdiction
09/10/2015	N/A	MAINE

Other Names (A=Assumed ; F=Former)

NONE

Principal Home Office Address

Physical

40 GODFREY COVE ROAD
YORK, ME 03909

Mailing

40 GODFREY COVE ROAD
YORK, ME 03909

Clerk/Registered Agent

Physical

JAMES PAOLINI
40 GODFREY COVE ROAD
YORK, ME 03909

Mailing

JAMES PAOLINI
40 GODFREY COVE ROAD
YORK, ME 03909

[New Search](#)

Click on a link to obtain additional information.

List of Filings

[View list of filings](#)

Obtain additional information:

Certificate of Existence (Good Standing) [\(more info\)](#)

[Short Form without amendments \(\\$30.00\)](#) [Long Form with amendments \(\\$30.00\)](#)

Certificate of Legal Existence [\(more info\)](#)

[Short Form without amendments \(\\$30.00\)](#) [Long Form with amendments \(\\$30.00\)](#)

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

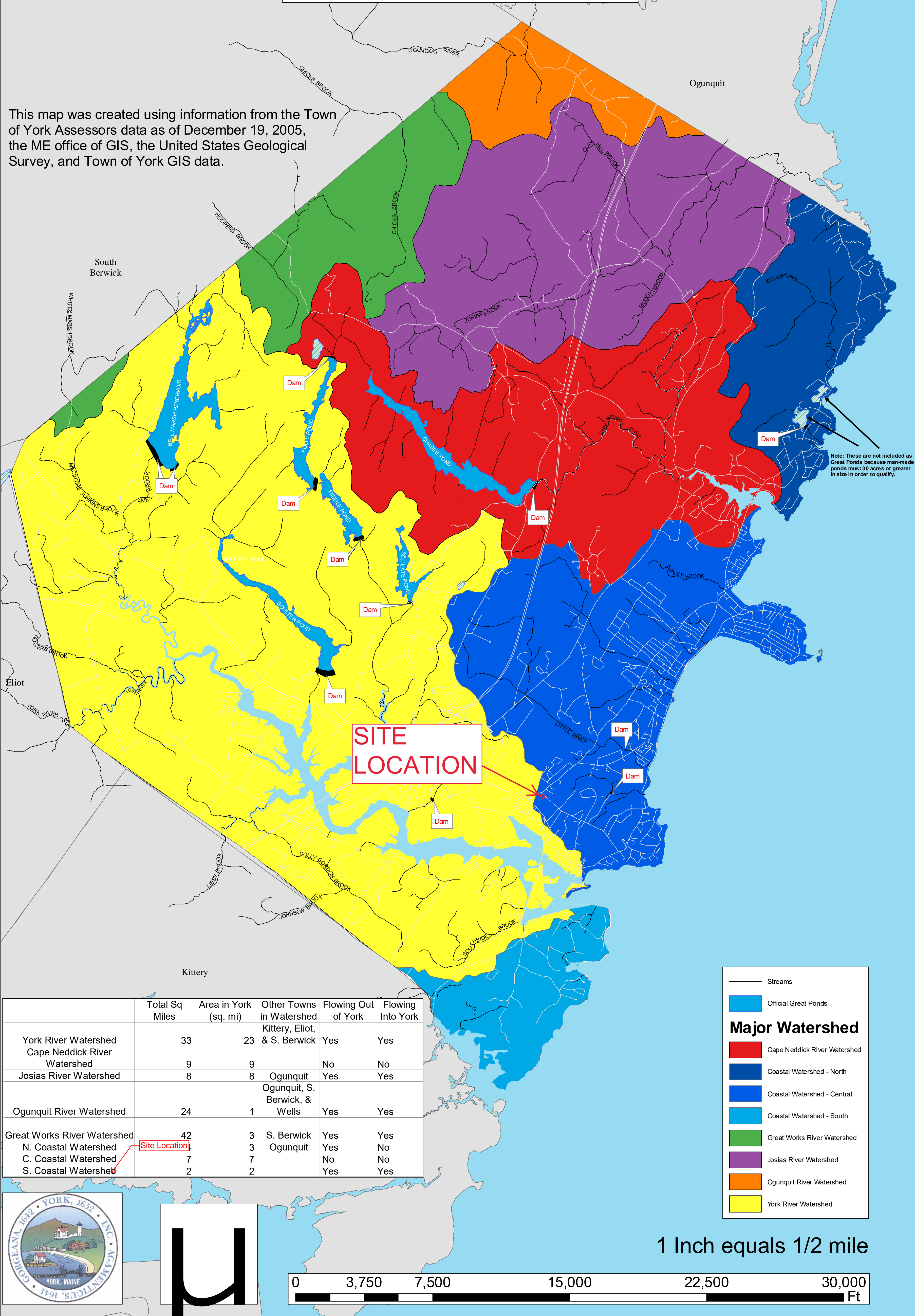


If you encounter technical difficulties while using these services, please contact the [Webmaster](#). If you are unable to find the information you need through the resources provided on this web site, please contact the Division of Corporations, UCC & Commissions Reporting and Information Section at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

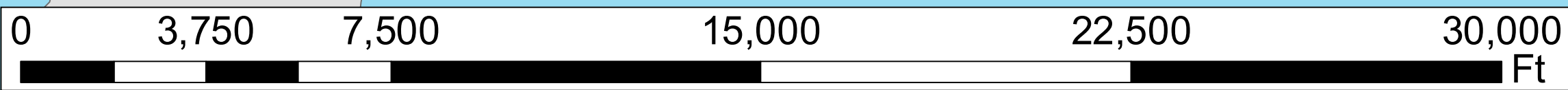
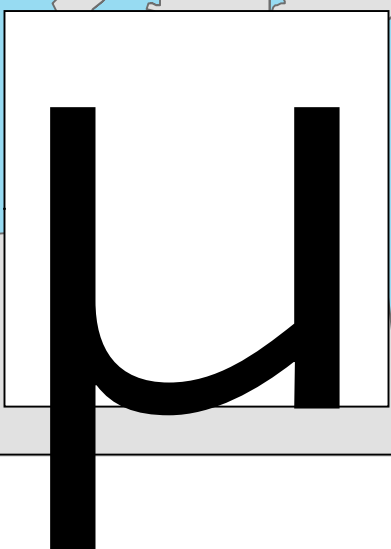
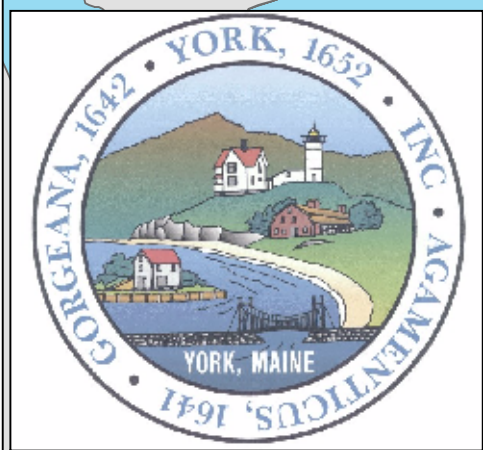
Surface Waters and Watersheds

York Comprehensive Plan
Inventory and Analysis
Natural Resources Chapter
February 10, 2006

This map was created using information from the Town of York Assessors data as of December 19, 2005, the ME office of GIS, the United States Geological Survey, and Town of York GIS data.



	Total Sq Miles	Area in York (sq. mi)	Other Towns in Watershed Kittery, Eliot, & S. Berwick	Flowing Out of York	Flowing Into York
York River Watershed	33	23		Yes	Yes
Cape Neddick River Watershed	9	9		No	No
Josias River Watershed	8	8	Ogunquit	Yes	Yes
Ogunquit River Watershed	24	1	Ogunquit, S. Berwick, & Wells	Yes	Yes
Great Works River Watershed	42	3	S. Berwick	Yes	Yes
N. Coastal Watershed	3	3	Ogunquit	Yes	No
C. Coastal Watershed	7	7		No	No
S. Coastal Watershed	2	2		Yes	Yes



1 Inch equals 1/2 mile

Streams

Official Great Ponds

Major Watershed

Cape Neddick River Watershed

Coastal Watershed - North

Coastal Watershed - Central

Coastal Watershed - South

Great Works River Watershed

Josias River Watershed

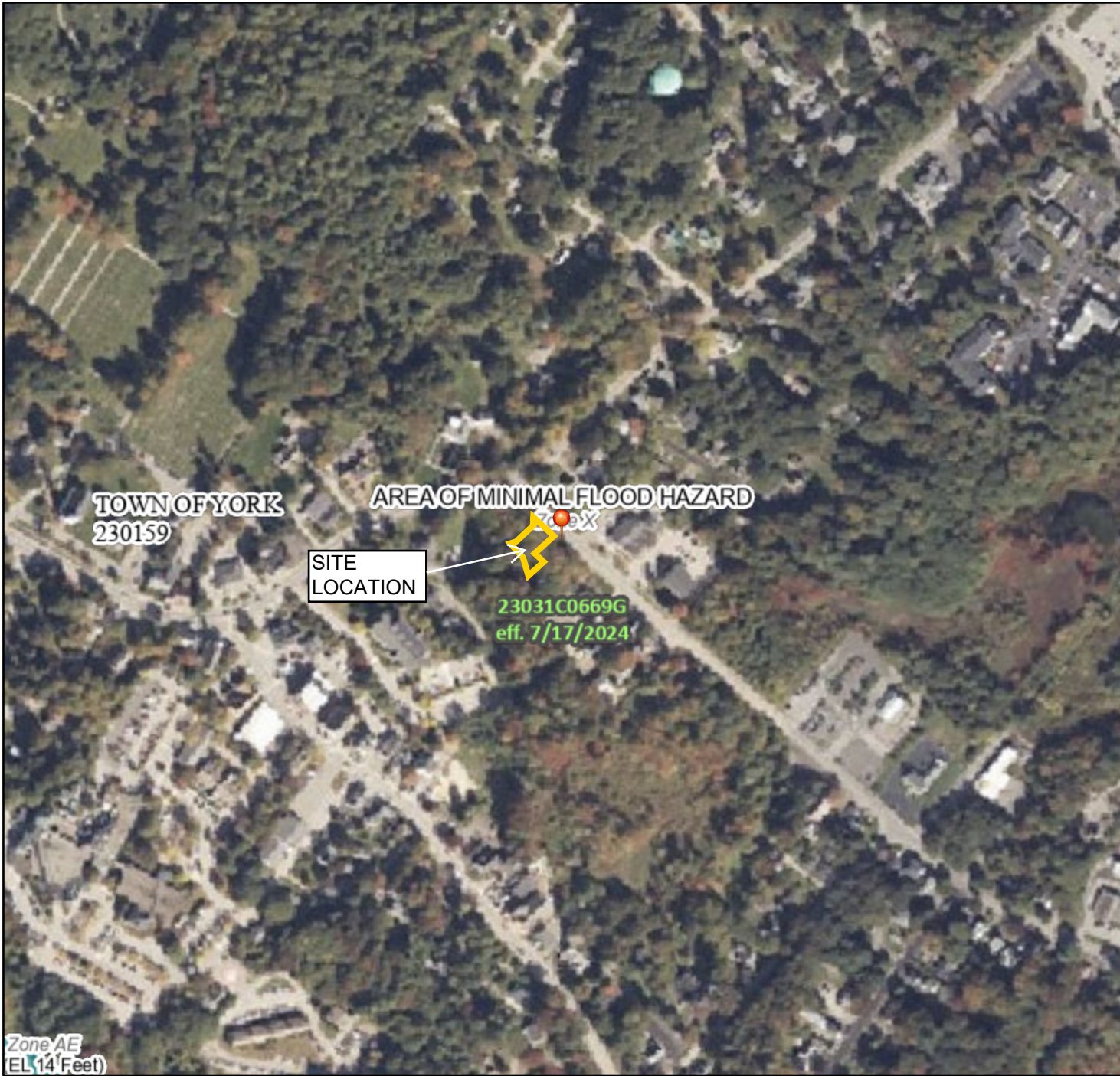
Ogunquit River Watershed

York River Watershed

National Flood Hazard Layer FIRMMette



70°39'10"W 43°8'54"N



Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
OTHER FEATURES		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
OTHER FEATURES		Base Flood Elevation Line (BFE)
		Limit of Study
OTHER FEATURES		Jurisdiction Boundary
		Coastal Transect Baseline
OTHER FEATURES		Profile Baseline
		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/23/2025 at 7:49 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

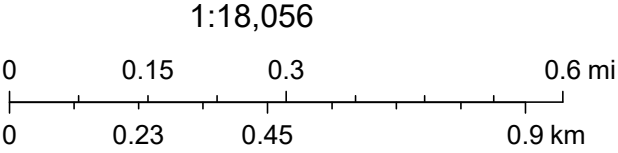
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Beginning With Habitat

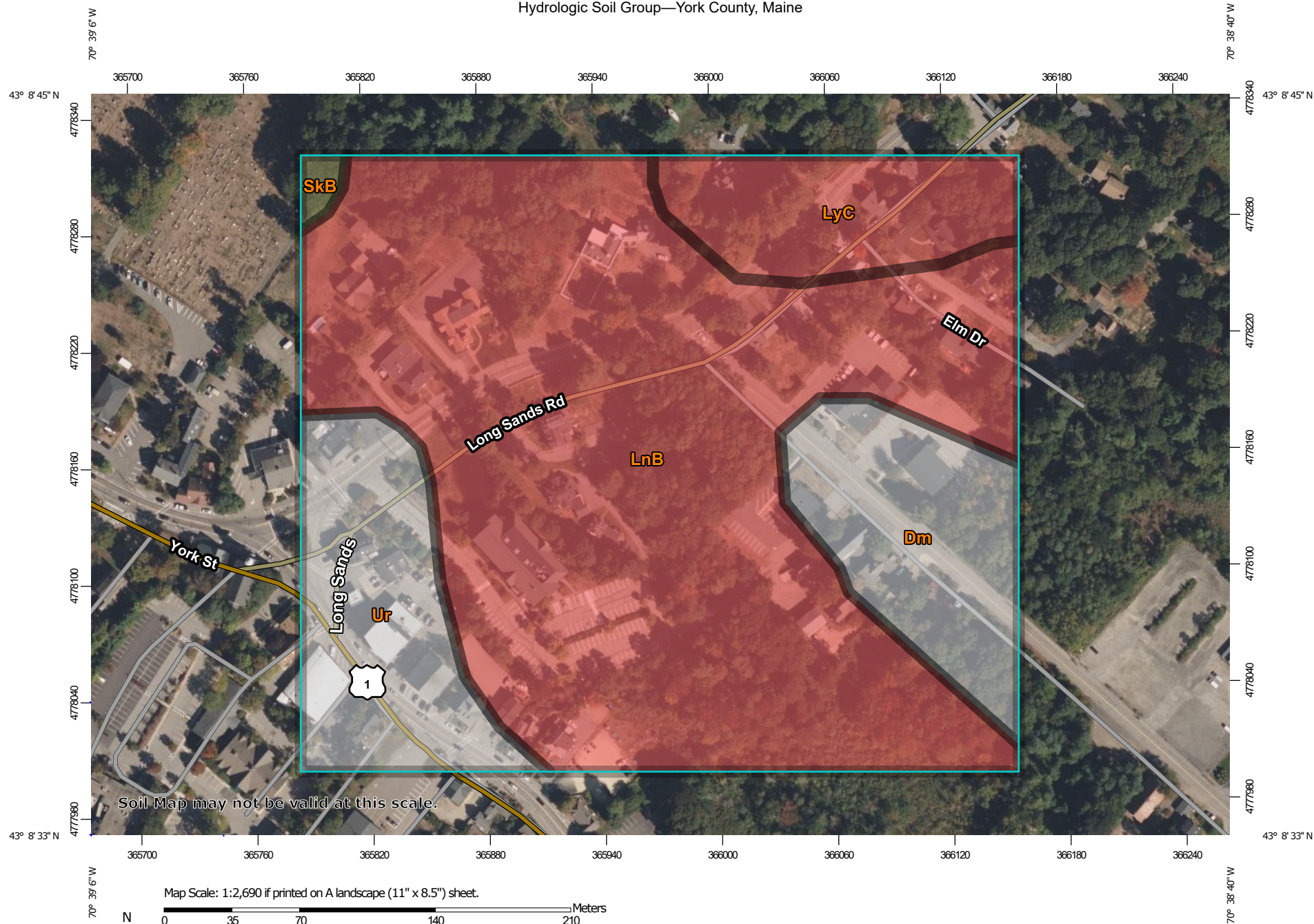


March 17, 2025

- | | | |
|---|---|--|
| Parcels- Unorganized Townships | Wild Brook Trout Habitat | Rare Plants and Natural Communities |
| Parcels- Organized Towns/Cities | Shorebird Habitat | Focus Areas- Overlapping Organized Towns |
| Developed Land/Impervious Surfaces | Seabird Nesting Island | Conserved Lands |
| City/Township | Tidal Waterfowl / Wading Bird Habitat | Highway Bridge Connectors |
| Aquifers | Inland Waterfowl / Wading Bird Habitat | Riparian Connectors |
| National Wetlands Inventory Wetlands | Significant Vernal Pools | Less than 2000 Vehicles/Day |
| Shellfish Beds | Deer Wintering Areas | More than 2000 Vehicles/Day |
| Stream Buffer (75 feet) | Essential Wildlife Habitats | Undeveloped Block Connectors |
| Great Ponds, Rivers and Coastal Buffer (250 feet) | Endangered, Threatened, and Special Concern Species | Less than 2000 Vehicles/Day |
| Atlantic Salmon Habitat | Natural Communities | More than 2000 Vehicles/Day |
| | | Undeveloped Habitat Blocks |



Hydrologic Soil Group—York County, Maine



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

3/17/2029
Page 1 of 4

MAP LEGEND

Area of Interest (AOI)









 Area of Interest (AOI)

Soils

Soil Rating Polygons





 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Lines

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Points





 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available


Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

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

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

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

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

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

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

Soil Survey Area: York County, Maine
 Survey Area Data: Version 23, Aug 26, 2024

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

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

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

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Dm	Dumps		3.3	11.3%
LnB	Lyman loam, 3 to 8 percent slopes, rocky	D	19.6	66.9%
LyC	Lyman-Rock outcrop complex, 8 to 15 percent slopes	D	2.6	8.8%
SkB	Skerry fine sandy loam, 0 to 8 percent slopes	C/D	0.2	0.6%
Ur	Urban land		3.6	12.4%
Totals for Area of Interest			29.2	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

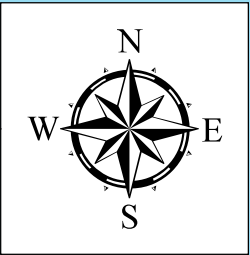
Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

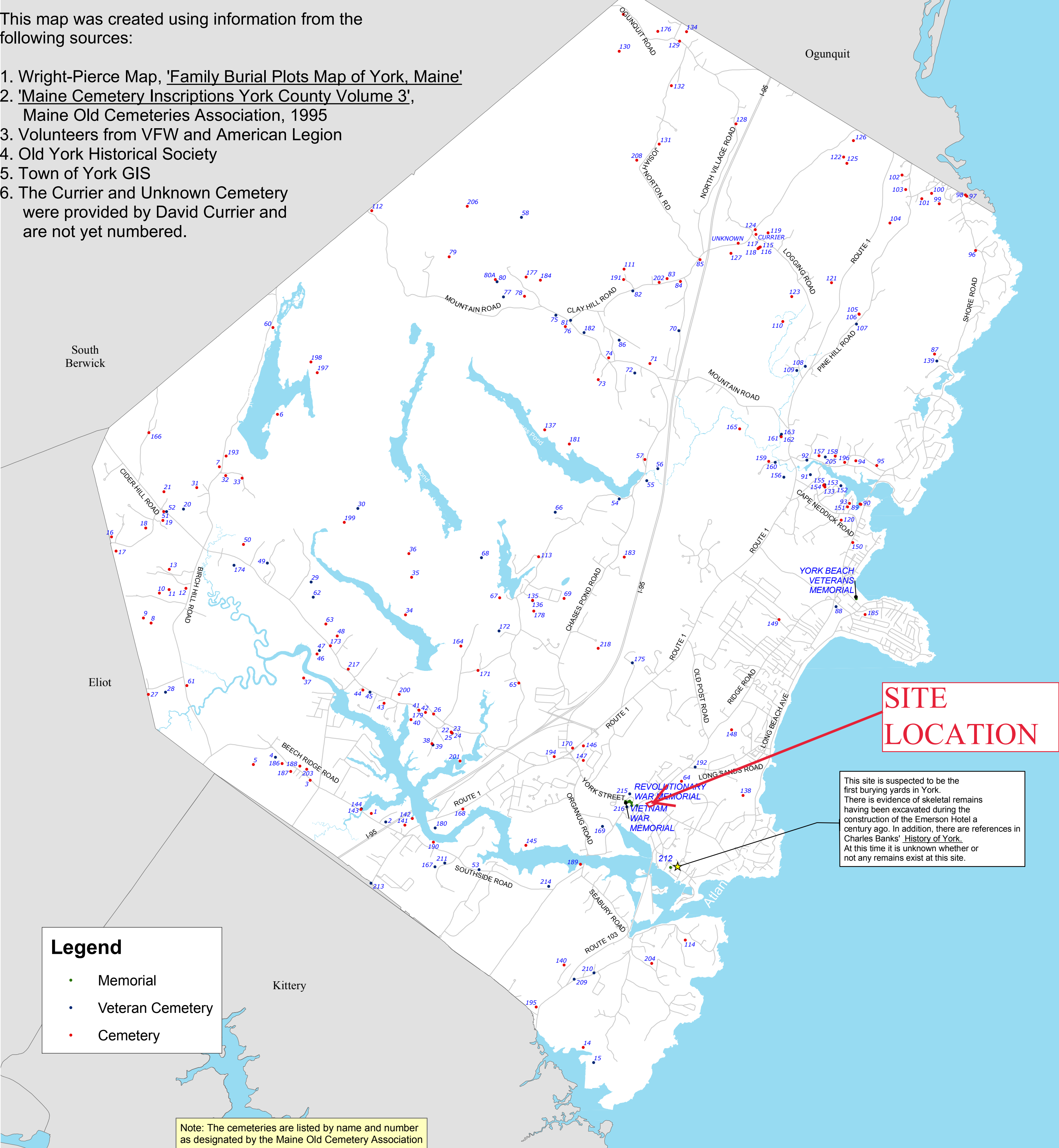
Cemeteries and Family Burial Grounds

York Comprehensive Plan Inventory and Analysis Municipal Capacity Chapter November 2009



This map was created using information from the following sources:

- 1. Wright-Pierce Map, 'Family Burial Plots Map of York, Maine'
- 2. 'Maine Cemetery Inscriptions York County Volume 3', Maine Old Cemeteries Association, 1995
- 3. Volunteers from VFW and American Legion
- 4. Old York Historical Society
- 5. Town of York GIS
- 6. The Currier and Unknown Cemetery were provided by David Currier and are not yet numbered.



Legend

Memorial

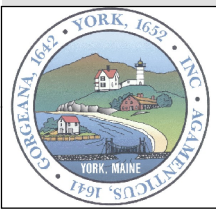
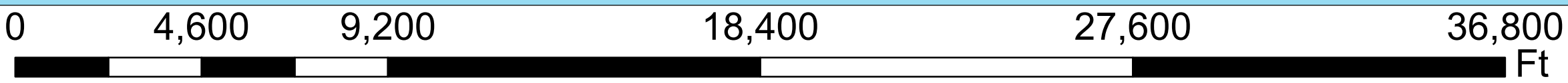
Veteran Cemetery

Cemetery

Note: The cemeteries are listed by name and number as designated by the Maine Old Cemetery Association

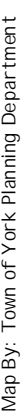
1	TRAFTON	33	JUNKINS	65	YOUNG	96	LITTLEFIELD	128	MOODY	160	HUTCHINS	192	TOWN FARM
2	TRAFTON	34	JOHNSON	66	REDDEN	97	PERKINS	129	WINN	161	BRAGDON	193	CHICK
3	FURBISH	35	ADAMS	67	GAREY	98	PERKINS	130	WINN	162	FREEMAN	194	SIMPSON
4	MCINTIRE	36	LEAVITT	68	YOUNG	99	STAPLES	131	BOSTON	163	WEBBER	195	MUGRIDGE
5	MCINTIRE	37	MCINTIRE	69	PARSON	100	BROOKS	132	WINN	164	MENDUM	196	LORD
6	SPINNEY	38	GOWEN	70	PARSONS	101	LITTLEFIELD	133	ALLEN	165	TODD	197	ANONYMOUS*
7	JUNKINS	39	MOULTON	71	RAMSDELL	102	PERKINS	134	BOSTON	166	FARISH	198	JELLISON
8	GRACE	40	YOUNG	72	TRAFTON	103	PERKINS	135	WOODWARD	167	MOULTON	199	JUNKINS
9	CAME	41	YOUNG	73	BEAL	104	WEARE	136	LUNT	168	FURBISH	200	FREETHY
10	SHAW	42	YOUNG	74	PREBLE	105	PERKINS	137	PREBLE	169	BROOKS	201	SAYWARD
11	SHAW	43	NOWELL	75	FITZGERALD	106	WEARE	138	DONNELL	170	PLAISTED	202	MOULTON
12	SHAW	44	JUNKINS	76	BRACY	107	WEARE	139	PHILLIPS	171	VINCENT	203	BLAISDELL
13	MANSON	45	BRAGDON	77	FITZGERALD	108	WEARE	140	PATCH	172	GRANT	204	ADAMS
14	RAYNES	46	MOODY	78	PLAISTED	109	GOODWIN	141	GORDON	173	JUNKINS	205	CURRIER
15	MOORE	47	MCINTIRE	79	LEWIS	110	FREEMAN	142	MAIN	174	SIMPSON	206	ANONYMOUS
16	TOMBS	48	GRANT	80	FITZGERALD	111	MOULTON	143	BARRELL	175	SIMPSON	208	O'CONNOR
17	PREBLE	49	NOWELL	80 A	MOORE	112	NORMAN	144	TRAFTON	176	WINN	209	PAYNE
18	THOMPSON	50	SHAW	81	STEVENS	113	GRANT	145	AUSTIN	177	PLAISTED	210	MOORE
19	LEAVITT	51	LEAVITT	82	MOULTON	114	COX	146	JUNKINS	178	PREBLE	211	SCHNABLE
20	MCINTIRE	52	SMITH	83	WELCH	115	PERKINS	147	YOUNG	179	MOULTON	212	ST GEORGES
21	MCINTIRE	53	BLAISDELL	84	TRAFTON	116	LAURENT	148	MOODY	180	BRECKINRIDGE	213	ANONYMOUS
22	PLAISTED	54	CHASE	85	BRIDGES	117	WILSON	149	DONNELL	181	ANONYMOUS	214	SOUTHSIDE CEMETERY
23	PLAISTED	55	CHASE	86	SWETT	118	PERKINS	150	FREEMAN	182	STEWART	215	FIRST PARISH
24	ROBERTS	56	CHASE	87	PARSONS	119	WILSON	151	NORTON	183	ANONYMOUS	216	OLD BURIAL YARD
25	YOUNG	57	CARD	88	YORK BEACH	120	SIMPSON	152	MATTHEWS	184	ANONYMOUS	217	JUNKINS
26	GRANT	58	DIXON	89	TALPEY	121	PERKINS	153	AVERY	185	LORD	218	KNICKERBOCKER
27	PAUL	59	WINN	90	CASWELL	122	RAMSDELL	154	NORTON	186	GROVER	219	CURRIER
28	ROGERS	60	GAREY	91	CLARK ROAD	123	WELCH	155	SIMPSON	187	CARTER	220	UNKNOWN
29	KINGSBURY	61	COOK	92	RIVER ROAD	124	RAMSDELL	156	TALPEY	188	BLAISDELL		
30	JUNKINS	62	JUNKINS	93	FREEMAN	125	LITTLEFIELD	157	NORTON	189	PERKINS		
31	NOWELL	63	WILLIAMS	94	WEARE	126	ADAMS	158	NORTON	190	BROOKS		
32	NOWELL	64	HUTCHINS	95	WEARE	127	SWETT	159	PREBBLE	191	ANONYMOUS		

* These graves were moved to the 1st Parish Cemetery before the construction of the Bell Marsh Reservoir



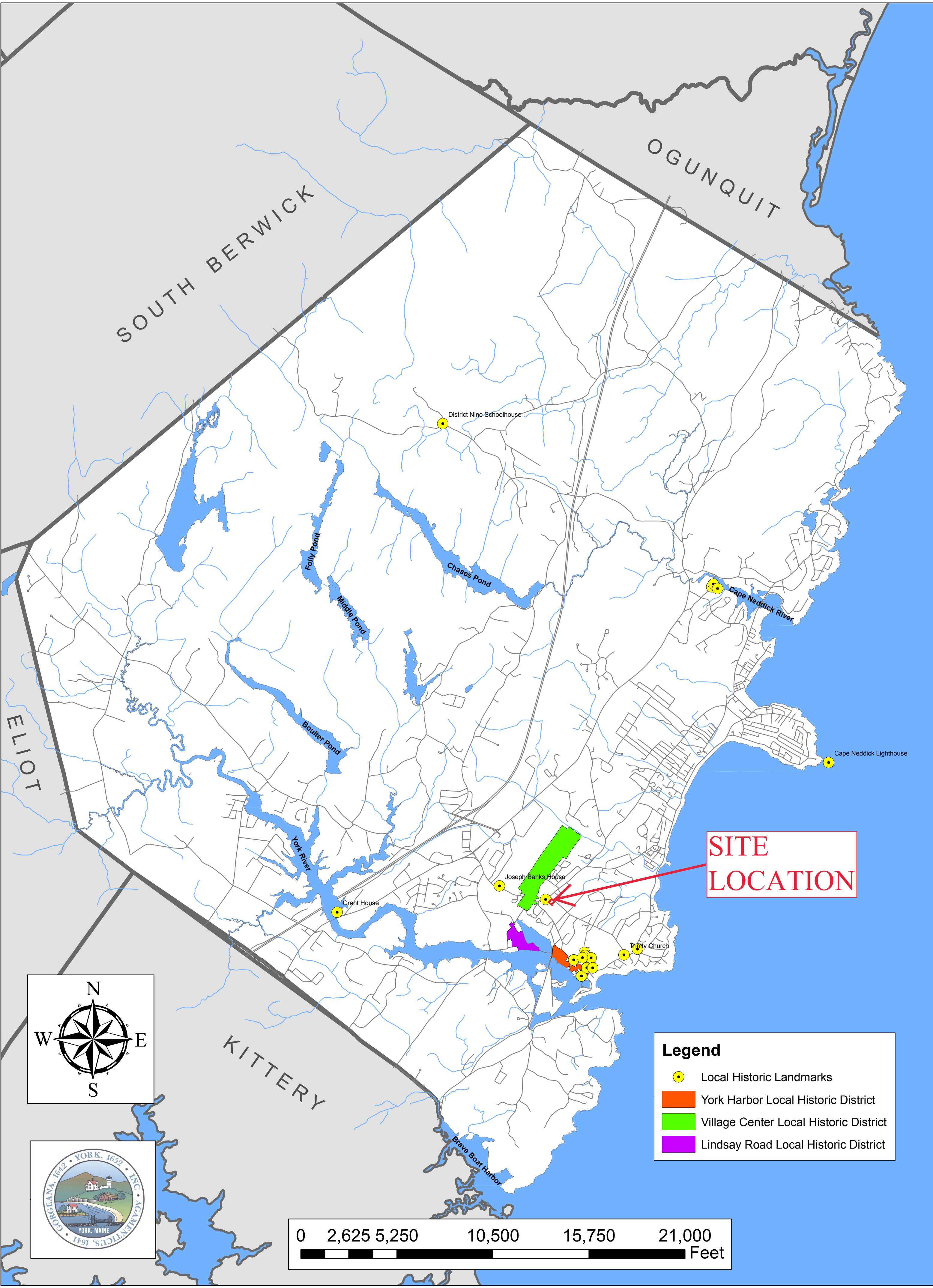
York Comprehensive Plan
Inventory and Analysis
Natural Resources
February 10, 2006

All parcels shown are as they appear on the Assessing Tax Maps in the Town of York GIS.



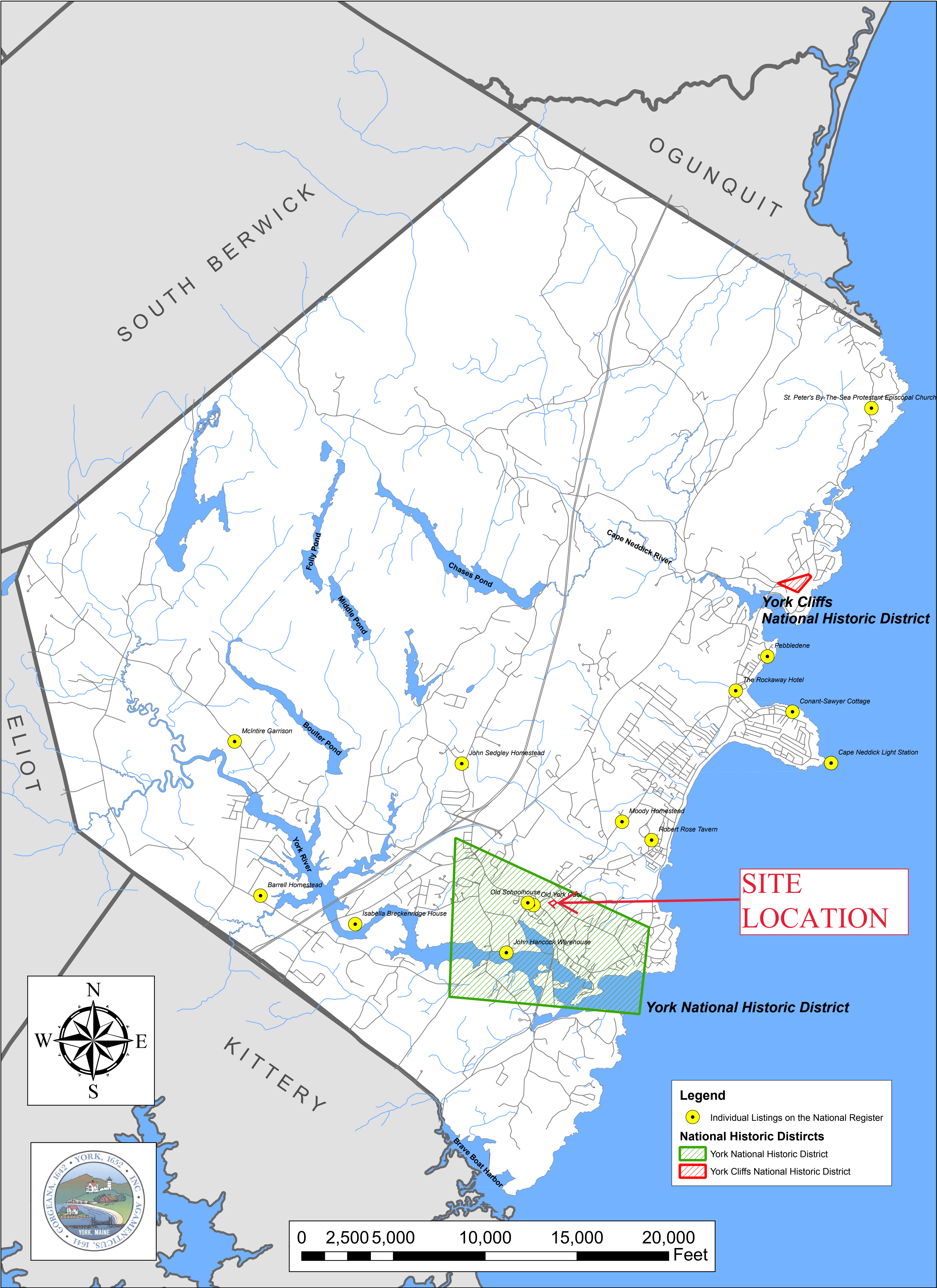
Locally Designated Historic Resources

York Comprehensive Plan
Inventory and Analysis
Historic and Archeological Resources Chapter
November 6, 2007



National Register Districts & Individual Listings

York Comprehensive Plan
Inventory and Analysis
Historic and Archeological Resources Chapter
November 6, 2007



The Boon Island Light Station is individually listed on the National Register, but is not shown on this map for the sake of clarity.



**CIVIL
CONSULTANTS**

P. O. Box 100
South Berwick
Maine
03908
207-384-2550
FAX 384-2112

June 19, 2025

Don Neumann, Superintendent
York Water District
86 Woodbridge Road
York, Maine 03909
Email: dneumann@yorkwaterdistrict.org

**RE: JMP Realty, LLC
7 Woodbridge Road, York, York County, Maine
Tax Map 50, Lot 111-D**

Dear Mr. Neumann:

JMP REALTY, LLC proposes the development of a currently vacant 1.22-acre lot with four two-story buildings. The upper floors will contain 14 residential units, while the ground floors will offer commercial space intended for professional office use, with the possibility of future retail occupancy.

Public sewer and water will be connected at Woodbridge Rd to serve the property with the total proposed water flow for the development estimated at 7,560 GPD. See below for breakdown of estimation.

Upper Residential

Maine State Plumbing code – 120 GPD / Bedroom (Multiple Unit Housing)
 $120 * 2 * 14 = 3,360 \text{ GPD}$

Lower Offices

Estimated as exact application is unknown – 500 GPD / 1000SF
Total building footprint = 8,200 sf
 $8.2 * 500 = 4,100 \text{ GPD}$

In accordance with Town requirements, we are requesting your review and comments to clarify that the York Water District has sufficient capacity to serve the proposed development. Attached please find the proposed site plan, USGS location map, and York GIS map.

Should you have any questions or comments, please call at your convenience. Thank you for your time.

Respectfully,
Lachlan Ellwood
CIVIL CONSULTANTS

Enclosures: Sheet L1, USGS Map, York GIS Map

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**CIVIL
CONSULTANTS**

P. O. Box 100
South Berwick
Maine
03908
207-384-2550
FAX 384-2112

June 19, 2025

Philip Tucker, Superintendent
York Sewer District
PO Box 1039
York Beach, Maine 03910
Email: ptucker@yorksewerdistrict.org

**RE: JMP Realty, LLC
7 Woodbridge Road, York, York County, Maine
Tax Map 50, Lot 111-D**

Dear Mr. Tucker:

JMP REALTY, LLC proposes the development of a currently vacant 1.22-acre lot with four two-story buildings. The upper floors will contain 14 residential units, while the ground floors will offer commercial space intended for professional office use, with the possibility of future retail occupancy.

Public sewer and water will be connected at Woodbridge Rd to serve the property with the total proposed water flow for the development estimated at 7,560 GPD. See below for breakdown of estimation.

Upper Residential

Maine State Plumbing code – 120 GPD / Bedroom (Multiple Unit Housing)
 $120 * 2 * 14 = 3,360 \text{ GPD}$

Lower Offices

Estimated as exact application is unknown – 500 GPD / 1000SF
Total building footprint = 8,200 sf
 $8.2 * 500 = 4,100 \text{ GPD}$

In accordance with Town requirements, we are requesting your review and comments to clarify that the York Sewer District has sufficient capacity to serve the proposed development. Attached please find the proposed site plan, USGS location map, and York GIS map.

Should you have any questions or comments, please call at your convenience. Thank you for your time.

Respectfully,
Lachlan Ellwood
CIVIL CONSULTANTS

Enclosures: Sheet L1, USGS Map, York GIS Map

J:\aaa\2025\2512000\PLANNING BOARD\REVIEW LETTERS\Sewer\20250618-2512000-SEWER-DISTRICT-LETTER.docx

BOARD OF TRUSTEES:
ROBERT HOYT, CHAIRMAN
WAYNE MCINTIRE, VICE CHAIRMAN
BARRY DAVIS, TREASURER
NICHOLAS DONIS, CLERK
ROBERT KNOWLES, TRUSTEE



ADMINISTRATION OFFICE
21 BAY HAVEN ROAD
(207) 363-4232
TREATMENT PLANT
106 MAIN STREET

YORK SEWER DISTRICT
PO. BOX 1039
YORK BEACH, MAINE 03910

Lachlan Ellwood, P.E.
Civil Consultants
P.O. Box 100
South Berwick, ME 03908
lachlan.ellwood@civcon.com

July 2, 2025

Re: JMP Realty, LLC
7 Woodbridge Road, York, York County, ME.
Tax Map 50, Lot 111-D

Dear Mr. Ellwood,

I have reviewed your letter dated June 19, 2025, regarding the proposed project at 7 Woodbridge Road, which consists of four mixed-use, two-story buildings. The York Sewer District has ample capacity to serve the proposed development. However, there are a couple of conditions that must be met prior to construction for the District to issue final approval:

1. Sewer Connection

The proposed development must tie into the sewer system at Sewer Manhole (SMH) 896, which is located directly across from the property.

2. Impact Fee

According to District records, this property has not previously been connected to the public sewer system and will therefore be subject to an impact fee.

- The District accepts your estimated usage calculations for the commercial spaces.
- For the residential units, fees will be assessed based on the number of bedrooms, in accordance with the District's impact fee schedule.

A copy of the current fee schedule is embedded in the email accompanying this letter. Please feel free to reach out if you have any questions or need additional information.

Sincerely,
Philip J. Tucker

Philip J. Tucker
Superintendent



**CIVIL
CONSULTANTS**

*P. O. Box 100
South Berwick
Maine
03908
207-384-2550
FAX 384-2112*

June 19, 2025

Dean Lessard, P.E.
Director of Public Works
York Department of Public Works
115 Chase's Pond Road
York, Maine 03909

**RE: JMP Realty, LLC
7 Woodbridge Road, York, York County, Maine
Tax Map 50, Lot 111-D**

Dear Mr. Lessard:

JMP REALTY, LLC proposes the development of a currently vacant 1.22-acre lot with four two-story buildings. The upper floors will contain 14 residential units, while the ground floors will offer commercial space intended for professional office use.

In accordance with Town requirements, we are requesting your review and comments.

The property will be serviced by the existing water and sewer on Woodbridge Road. On behalf of JMP REALTY, LLC, CIVIL CONSULTANTS is submitting this preliminary site plan application, and your review and comments are requested. We have provided the proposed site plan, traffic impact memorandum, a USGS location map, and a York GIS map. The traffic generation is not expected to exceed the requirement for a full traffic study.

Please feel free to contact me with any questions or feedback. Thank you for your time.

Respectfully,
Lachlan Ellwood
CIVIL CONSULTANTS

Enclosures: Sheet L1, Traffic Impact Memo, USGS Map, York GIS Map
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**CIVIL
CONSULTANTS**

*P. O. Box 100
South Berwick
Maine
03908
207-384-2550
FAX 384-2112*

June 19, 2025

Steven J. Spofford, Deputy Chief
York Police Department
9 Hannaford Drive
York, Maine 03909

**RE: JMP Realty, LLC
7 Woodbridge Road, York, York County, Maine
Tax Map 50, Lot 111-D**

Deputy Chief Spofford,

JMP REALTY, LLC proposes the development of a currently vacant 1.22-acre lot with four two-story buildings. The upper floors will contain 14 residential units, while the ground floors will offer commercial space intended for office use, with the possibility of future retail occupancy.

Access will be provided via a 22-foot-wide driveway off Woodbridge Road, with pedestrian access continuing through the rear of the site to the adjacent Town of York Library parcel.

Attached is the proposed site plan, a USGS location map, and a York GIS map.

On behalf of JMP REALTY, LLC, CIVIL CONSULTANTS is submitting this preliminary site plan application, and your review and comments are requested.

Please feel free to contact me with any questions or feedback. Thank you for your time.


Respectfully,
Lachlan Ellwood
CIVIL CONSULTANTS

Enclosures: Sheet L1, USGS Map, York GIS Map

J:\aaa\2025\2512000\PLANNING BOARD\REVIEW LETTERS\Police\20250618-2512000-POLICE-LETTER.docx

Re: REVIEW - 7 WOODBRIDGE RD (CC2512000)

From Steven J. Spofford <sspofford@yorkpolice.org>
Date Mon 6/23/2025 10:26 AM
To Lachlan Ellwood <lachlan.ellwood@civcon.com>

 2 attachments (15 KB)
Outlook-3cfqodjh; Outlook-cid_image0;

Lachlan,

The York Police Department has no issues or questions regarding the proposed development at 7 Woodbridge Road.

Thank you,

Steve



Steven J. Spofford
Deputy Chief

Town of York, ME Police Department
9 Hannaford Drive, York, ME 03909-6244
i: www.yorkpolice.org
e: sspofford@yorkpolice.org
p: (207) 363-1031
f: (207) 363-1035

From: Lachlan Ellwood <lachlan.ellwood@civcon.com>
Sent: Thursday, June 19, 2025 8:07 AM
To: Steven J. Spofford <sspofford@yorkpolice.org>
Cc: CC Out <ccout@civcon.com>
Subject: REVIEW - 7 WOODBRIDGE RD (CC2512000)

<p>CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.</p>

Deputy Chief Spofford,

Attached please find a request for review of a proposed project, along with the required background materials. Feel free to reach out with any questions. Thanks,

Lachlan Ellwood

603.294.3443



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**CIVIL
CONSULTANTS**

*P. O. Box 100
South Berwick
Maine
03908
207-384-2550
FAX 384-2112*

June 18, 2025

Scott Stevens, Chair
York Historic District Commission
186 York Street
York, Maine 03909
Email: klagasse@yorkmaine.org

**RE: JMP Realty, LLC
7 Woodbridge Road, York, York County, Maine
Tax Map 50, Lot 111-D**

Dear Mr. Stevens:

JMP REALTY, LLC proposes the development of a currently vacant 1.22-acre lot with four two-story buildings. The upper floors will contain 14 residential units, while the ground floors will offer commercial space intended for professional office use, with the possibility of future retail occupancy.

Please review your records and advise us as to whether or not there are any recorded historic areas located on or adjacent to the site. We have attached a USGS Location Map, York GIS map, and proposed site plan for your review.

Should you have any questions or comments, please call at your convenience. Thank you for your time.

Respectfully,
Lachlan Ellwood
CIVIL CONSULTANTS

Enclosures: Sheet L1, USGS Map, York GIS Map

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**CIVIL
CONSULTANTS**

*P. O. Box 100
South Berwick
Maine
03908
207-384-2550
FAX 384-2112*

June 19, 2025

Kirk F. Mohny, Director
Maine Historic Preservation Commission
55 Capitol Street
65 State House Station
Augusta, ME 04333-0065
Email: MHPCprojectreview@maine.gov

**RE: JMP Realty, LLC
7 Woodbridge Road, York, York County, Maine
Tax Map 50, Lot 111-D**

Mr Mohny,

JMP REALTY, LLC proposes the development of a currently vacant 1.22-acre lot with four two-story buildings parking, access, and associated infrastructure,

Attached is the proposed site plan, a USGS location map, and a York GIS map.

On behalf of JMP REALTY, LLC, CIVIL CONSULTANTS is submitting this preliminary site plan application and requests your review and comments.

Please feel free to contact me with any questions or feedback. Thank you for your time.

Respectfully,
Lachlan Ellwood
CIVIL CONSULTANTS

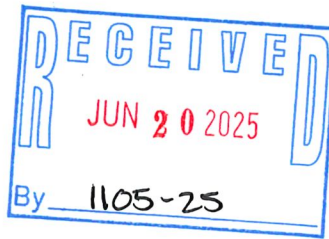
Enclosures: Sheet L1, USGS Map, York GIS Map

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**CIVIL
CONSULTANTS**

P. O. Box 100
South Berwick
Maine
03908
207-384-2550
FAX 384-2112



June 19, 2025

Kirk F. Mohnney, Director
Maine Historic Preservation Commission
55 Capitol Street
65 State House Station
Augusta, ME 04333-0065
Email: MHPCprojectreview@maine.gov

RE: **JMP Realty, LLC**
7 Woodbridge Road, York, York County, Maine
Tax Map 50, Lot 111-D

Mr Mohnney,

JMP REALTY, LLC proposes the development of a currently vacant 1.22-acre lot with four two-story buildings parking, access, and associated infrastructure,

Attached is the proposed site plan, a USGS location map, and a York GIS map.

On behalf of JMP REALTY, LLC, CIVIL CONSULTANTS is submitting this preliminary site plan application and requests your review and comments.

Please feel free to contact me with any questions or feedback. Thank you for your time.

Respectfully,
Lachlan Ellwood
CIVIL CONSULTANTS

Enclosures: Sheet L1, USGS Map, York GIS Map

J:\aaa\2025\2512000\PLANNING BOARD\REVIEW LETTERS\MHPC\20250618-2512000-MHPC-LETTER.docx

<p>As proposed, the project will not adversely affect historic properties. Pursuant to 800.5 (c), if no consulting parties object to this finding within the 30-day review period, the project may proceed, as proposed, unless resources are discovered during project implementation pursuant to 800.13.</p> <p><i>Kirk F. Mohnney</i> State Historic Preservation Officer</p> <p>Date: <u>7/9/25</u></p>



**CIVIL
CONSULTANTS**

*P. O. Box 100
South Berwick
Maine
03908
207-384-2550
FAX 384-2112*

June 19, 2025

David Apgar, Fire Chief
York Village Fire Department
1 Firehouse Drive
York, Maine 03909
Email: dapgar@yorkmaine.org

**RE: JMP Realty, LLC
7 Woodbridge Road, York, York County, Maine
Tax Map 50, Lot 111-D**

Chief Apgar,

JMP REALTY, LLC proposes the development of a currently vacant 1.22-acre lot with four two-story buildings. The upper floors will contain 14 residential units, while the ground floors will offer commercial space intended for professional office use.

The project includes associated infrastructure, parking, and site access. Public sewer and water will be extended to serve the property.

Access will be provided via a 22-foot-wide driveway off Woodbridge Road, with pedestrian access continuing through the rear of the site to the adjacent Town of York Library parcel.

Fire protection will be provided by an existing hydrant on Woodbridge Road, located at the western edge of the accessway. The farthest building is approximately 250 feet from the hydrant, avoiding obstructions. All buildings will be equipped with fire suppression sprinkler systems.

The development will be served by the York Water District and the York Sewer District.

Attached is the proposed site plan, a USGS location map, and a York GIS map. On behalf of JMP REALTY, LLC, CIVIL CONSULTANTS is submitting this preliminary site plan application, and your review and comments are requested.

Please feel free to contact me with any questions or feedback. Thank you for your time.

Respectfully,
Lachlan Ellwood
CIVIL CONSULTANTS

Enclosures: Sheet L1, USGS Map, York GIS Map

J:\aaa\2025\2512000\PLANNING BOARD\REVIEW LETTERS\Fire\20250618-2512000-FIRE-LETTER.docx

RE: REVIEW - 7 WOODBRIDGE RD (CC2512000)

From David Apgar <dapgar@yorkmaine.org>
Date Mon 6/23/2025 3:00 PM
To Lachlan Ellwood <lachlan.ellwood@civcon.com>
Cc Geoff Aleva <geoff@civcon.com>; CC Out <ccout@civcon.com>

Thank you for your review and feedback. The responses below reflect the requested adjustments.

Section E.3 – Hydrant Distance

Comment: The furthest building is approximately 250 feet from the existing hydrant (measured as usable distance). While this exceeds the 100-foot maximum, we are exploring whether a hydrant flow test could demonstrate sufficient firefighting capacity and allow compliance based on performance rather than strict distance.

Response: A hydrant flow test to verify adequacy is acceptable. However, since a waterline extension is already anticipated, please consider adding a yard hydrant as an option.

Section G – Access and Walkways

Comment: As shown on Sheet L1, 4-foot-wide concrete walkways are provided around all accessible building sides, and ladder truck access is maintained within 30 feet of each structure. Due to wetland constraints, this represents the most practical access configuration. Does this meet the intent of the access requirement?

Response: The concrete sidewalks at the rear of the buildings will allow for safe and efficient placement and operation. This configuration is acceptable.

Section I – Standpipes

Comment: All buildings are two and a half stories, townhouse-style, with no shared corridors or common hallways. Each unit has a private entrance and is fully sprinklered. Given the layout and lack of interior common space, we believe standpipes would offer limited benefit. Is there flexibility on this requirement?

Response: Given that the larger building consists of individual units separated by compliant firewalls, the requirement for standpipes is waived.

Please let me know if any further clarification or revisions are needed.

David Apgar
Chief of Department

From: Lachlan Ellwood <lachlan.ellwood@civcon.com>
Sent: Monday, June 23, 2025 1:11 PM
To: David Apgar <dapgar@yorkmaine.org>
Cc: Geoff Aleva <geoff@civcon.com>; CC Out <ccout@civcon.com>
Subject: RE: REVIEW - 7 WOODBRIDGE RD (CC2512000)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Chief Apgar,
Thanks for your prompt reply.

We've reviewed the Fire Department's safety requirements and had a few project-specific considerations.

Section E 3 - The furthest building from the existing hydrant is approximately 250 feet away (measured as usable distance). Although this exceeds the 100-foot maximum noted, we are wondering whether a hydrant flow test could be used to demonstrate adequacy for firefighting purposes and allow for compliance through performance rather than distance alone.

Section G - As shown on Sheet L1, we have included 4-foot-wide concrete walkways around all possible building sides and ensured ladder truck access is available within 30 feet of each structure. Due to the site's wetland constraints, this configuration reflects the maximum practical access possible. From your perspective, does this arrangement meet the intent of the access requirement?

Section I – All buildings are proposed to be two and a half stories with no common hallways or shared corridors (townhouse style). Each unit will have a private entrance and automatic sprinkler systems. Given the building layout, non-existent interior common space, and full sprinkler coverage, we believe the inclusion of standpipes would offer limited practical benefits. Is there room for discretion on this item?

We appreciate your time and guidance.

Thanks, Lachlan

Lachlan Ellwood

603.294.3443



From: David Apgar <dapgar@yorkmaine.org>
Sent: Thursday, June 19, 2025 8:51 PM

To: Lachlan Ellwood <lachlan.ellwood@civcon.com>
Subject: RE: REVIEW - 7 WOODBRIDGE RD (CC2512000)

Dear Mr. Elwood,

Enclosed are the Fire Department Safety Requirements for this project. Please review them at your earliest convenience and let me know if you have any questions or concerns.

Additionally, kindly provide a full-size copy of the completed plans once they are available.

Thank you.

Best regards,



David Apgar
Chief of Department
Town of York, ME Fire Department
1 Firehouse Drive, York, ME 03909
e: dapgar@yorkmaine.org
p: (207) 363-1015
c: (207) 451-8258

From: Lachlan Ellwood <lachlan.ellwood@civcon.com>
Sent: Thursday, June 19, 2025 7:49 AM
To: David Apgar <dapgar@yorkmaine.org>
Subject: REVIEW - 7 WOODBRIDGE RD (CC2512000)

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Chief Apgar,

Attached please find a request for review of a proposed project, along with the required background materials. Feel free to reach out with any questions. Thanks,

Lachlan Ellwood

603.294.3443



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**CIVIL
CONSULTANTS**

*P. O. Box 100
South Berwick
Maine
03908
207-384-2550
FAX 384-2112*

June 19, 2025

Joshua Allen, Chief of Operations
York Ambulance Association
PO Box 238
York, Maine 03909
Email: chief@yorkambulance.com

**RE: Real Estate Holdings, LLC
336 U.S. Route 1, York, ME 03909
Tax Map 59, Lot 22G**

Dear Chief Allen:

JMP REALTY, LLC proposes the development of a currently vacant 1.22-acre lot with four two-story buildings. The upper floors will contain 14 residential units, while the ground floors will offer commercial space intended for professional office use, with the possibility of future retail occupancy.

The project includes associated infrastructure, parking, and site access. Public sewer and water will be extended to serve the property.

Access will be provided via a 22-foot-wide driveway off Woodbridge Road, with pedestrian access continuing through the rear of the site to the adjacent Town of York Library parcel.

In accordance with Town requirements, we are requesting your review and comments. We have provided a proposed site plan along with USGS and York GIS mapping for your review. Please review these materials and advise us as to any items of note for this site.

Please feel free to contact us with any questions.

Respectfully,
Lachlan Ellwood
CIVIL CONSULTANTS

Enclosures: Sheet L1, USGS Map, York GIS Map

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