



Erin Zwirko, AICP, LEED AP, Town Planner  
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**TOWN OF YARMOUTH**  
200 Main Street, Yarmouth, Maine 04096  
[www.yarmouth.me.us](http://www.yarmouth.me.us)

November 29, 2022

Emily and Philip Bryson  
166 East Elm Street  
Yarmouth, ME 04096

Dear Mr. and Mrs. Bryson,

We have approved your Minor Site Plan for the Accessory Dwelling Unit (ADU) located at 166 East Elm Street. The plan is found to be consistent with the standards of Chapter 702, Site Plan Review Ordinance, subject to the following conditions of approval:

1. The applicant shall approval from the Yarmouth Water District that the existing water infrastructure can serve the existing home and ADU. If the existing infrastructure cannot serve the addition of the ADU to the property, the applicant shall make the necessary upgrades as directed by the Yarmouth Water District.
2. The applicant shall receive a Sewer Connection Permit if the existing sewer infrastructure cannot serve the addition of the ADU to the property. The applicant shall make the necessary upgrades as directed by the Town Engineer.
3. If any work in required within the right of way, a Right of Way Permit must be received. All paving work is subject to the Town of Yarmouth specifications, inspections, and warrantee requirements. There is no excavation work allowed within the right of way between November 15th and May 1st.
4. Proof of primary residence to include;
  - a. Driver's License or other recognized form of state or federal ID
  - b. a copy of a utility bill.

**Standard Conditions of Approval:** Please note the following standard conditions of approval and requirements for all approved site plans:

1. **Develop Site According to Plan:** The site shall be developed and maintained as depicted on the site plan and in the written submission of the applicant. Modification of any approved site plan or alteration of a parcel shall require the prior approval of a revised site plan by the Planning Authority.
2. **Separate Building Permits Are Required:** This approval does not constitute approval of building plans, which must be reviewed and approved by Yarmouth Code Enforcement Officer.

*"Our Latchstring Always Out"*

3. **Site Plan Expiration:** The site plan approval will be deemed to have expired unless work has commenced within one year of the approval or within a time period up to two years from the approval date if approved by Planning Director as applicable. Requests to extend approvals must be received before the one year expiration date.

Please don't hesitate to contact me if you have any need to follow up on this approval.

Sincerely,



Erin Zwirko, AICP, LEED AP  
Director of Planning & Development

CC: Nathaniel J. Tupper, Town Manager  
Steven S. Johnson, Town Engineer  
Erik S. Street, Director of Public Works  
Karyn MacNeill, Community Services Director  
Daniel Gallant, Police Chief  
Michael Robitaille, Fire Chief  
Scott LaFlamme, Economic Development Director  
Nicholas Ciarimboli, Code Enforcement Officer  
File copy

Attachments: Minor Site Plan Report for an Accessory Dwelling Unit at 166 East Elm Street