



November 21, 2023

Emily Rowe
21 Seaborne Drive
Yarmouth, ME 04096

Dear Ms. Rowe,

We have approved your Minor Site Plan to regrade the backyard at 21 Seaborne Drive through the addition of fill and loam. 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 project is envisioned as a stand-alone project, and if the applicant completes the project as identified as Phase 1 on the plans submitted, the applicant shall:
 - a. Receive approval from the Town Engineer regarding the Zoom Drain report and video televising the existing basement drain, and if the Town Engineer requires any improvements as a result of the video and report, the applicant shall be required to complete those improvements;
 - b. Update the Phase 1 site plan to show proposed contours, spot grades, and the inclusion of erosion and sedimentation control (ESC) best management practices (BMPs), particularly a stone entrance to prevent sediment track out;
 - c. Submit the licensed Maine professional engineer sealed plan(s) to the Town Engineer and the Director of Planning & Development for approval; and
 - d. Obtain an easement from the property owner at 41 Seaborne Drive that is recorded in the Cumberland County Registry of Deeds and evidence of such recording provided to the Director of Planning & Development.

2. Should the applicant work cooperatively with the property at 41 Seaborne Drive to complete Phase 2, or complete Phase 2 individually following the completion of Phase 1, or forgo Phase 1 for Phase 2, the applicant shall:
 - a. Update the Phase 2 site plan to show proposed contours, spot grades, and the inclusion of erosion and sedimentation control (ESC) best management practices (BMPs), particularly a stone entrance to prevent sediment track out;
 - b. Submit the licensed Maine professional engineer sealed plan(s) to the Town Engineer and the Director of Planning & Development for approval; and
 - c. Obtain an easement from the property owner at 41 Seaborne Drive that is recorded in the Cumberland County Registry of Deeds and evidence of such recording provided to the Director of Planning & Development.

ERIN ZWIRKO | DIRECTOR OF PLANNING & DEVELOPMENT
207-846-2401 | ezwirko@yarmouth.me.us | yarmouth.me.us
200 Main Street, Yarmouth, ME 04096

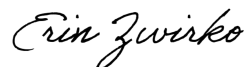
3. In either phase, the applicant shall comply with the requirements of the Town Engineer outlined in his memorandum dated September 25, 2023, and the requirements of the DPW Director outlined in his memorandum dated September 1, 2023.
4. ESC BMPs shall be installed prior to any disturbance of site soils and vegetation. During construction, the applicant and their construction manager/contractor shall perform the required inspections and enforcement of the ESC plan per Maine Department of Environmental Protection requirements, including weekly inspections and documentation of all inspection work. In addition, the Town will be performing site inspections and will be reviewing the inspection records per the Town's NPDES MS4 General Permit.
5. The applicant shall be responsible for any damage to Seaborne Drive as a result of unloading machinery in the roadway. All machinery or materials shall be stored on the applicant's property.

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.
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.
4. **Appeals:** The Director of Planning and Development's decisions regarding minor site plans are appealable by an aggrieved party to the Planning Board within 30 days of the date of the issuance of the decision. Site plan decisions of the Planning Board are appealed to the Cumberland County Superior Court.

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

Sincerely,



Erin Zwirko
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, CEO
File copy