

CONCEPT PLAN SUBMISSION
MINOR SUBDIVISION AND REQUEST FOR CONTRACT ZONE AGREEMENT

February 8, 2023

Erin Zwirko
Director of Planning & Development
200 Main St.
Yarmouth ME 04096

Dear Erin,

This is a submission of request for a concept review of a minor subdivision and a contract zone agreement for 251 West Main St. in Yarmouth, pursuant to Chapter 701, Article IV, Section V of the zoning ordinance. Enclosed you will find the following information in support of that request:

1. Project description, including Comprehensive Plan consistency and advancement of public good;
2. GIS maps showing: The zoning and location of the existing lot at 251 West Main St., Yarmouth Tax Map 46 Lot 86, including the area in the immediate vicinity of the proposed contract zone, and a 2-foot contour detail;
3. Detail from the official land survey completed this year showing the official property boundaries and the location of the existing home;
4. Map depicting the proposed lots.

Thank you,
Julia

Project Description

Summary of proposal: The proposed project involves splitting the existing 1.88 acre lot located at 251 West Main St., into 3 residential lots. One of the resulting lots would be +/- .20 acres and retain the existing historic home. This lot would include a historic preservation easement that would regulate and restrict any future alterations/restorations to the home, to ensure that the historic integrity and architectural details are appropriately preserved. The other two lots would be +/- .84 acres each. One of the large lots would front West Main St., and the other would front Newell Rd., as depicted on the map submitted. Due to the 1 acre minimum lot size requirement of the MDR, a contract zone agreement would be needed to allow for the smaller lot sizes proposed.

Project History:

A very similar proposal was introduced in September 2021, but was not pursued further at that time. Since that proposal for this property, there have been several significant changes in the Town that have led to it being brought forward again.

Since that time:

1. A Historic Preservation Ordinance was adopted.
2. A Historic Preservation Committee (HPC) has been formed.
3. Recently the Chair of the HPC approached me with a plan to preserve this historic home, that was nearly identical to the one I had proposed in Sept. 2021.

With the mutual interest of the HPC and the Town in preserving historic structures, I have decided to bring the plan forward again. I hope that with Yarmouth's strong commitment to historic preservation,

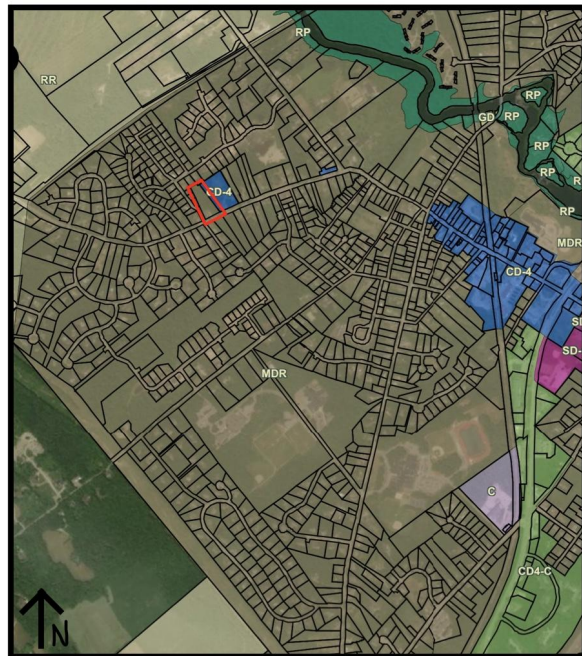
evidenced by its adoption of the Historic Preservation Ordinance and formation of the HPC, that the value of preserving this house will be a demonstration of this commitment.

Consistency with Comprehensive Plan and Advancement of Public Good:

This proposal is consistent with the 2010 Comp Plan in that it preserves a historic building that has been identified by the Town as a building of historic value. In fact, it is one of the oldest homes in Yarmouth and is only one of a handful of 18th century homes remaining in Yarmouth. Greg Paxton, current Chair of the HPC and then Director of Maine Preservation, described it as having a “remarkable number of surviving original features”. The proposal also provides housing in the Town’s designated growth area. Preserving Yarmouth’s historic structures and providing housing in our designated growth area also advances the public good.

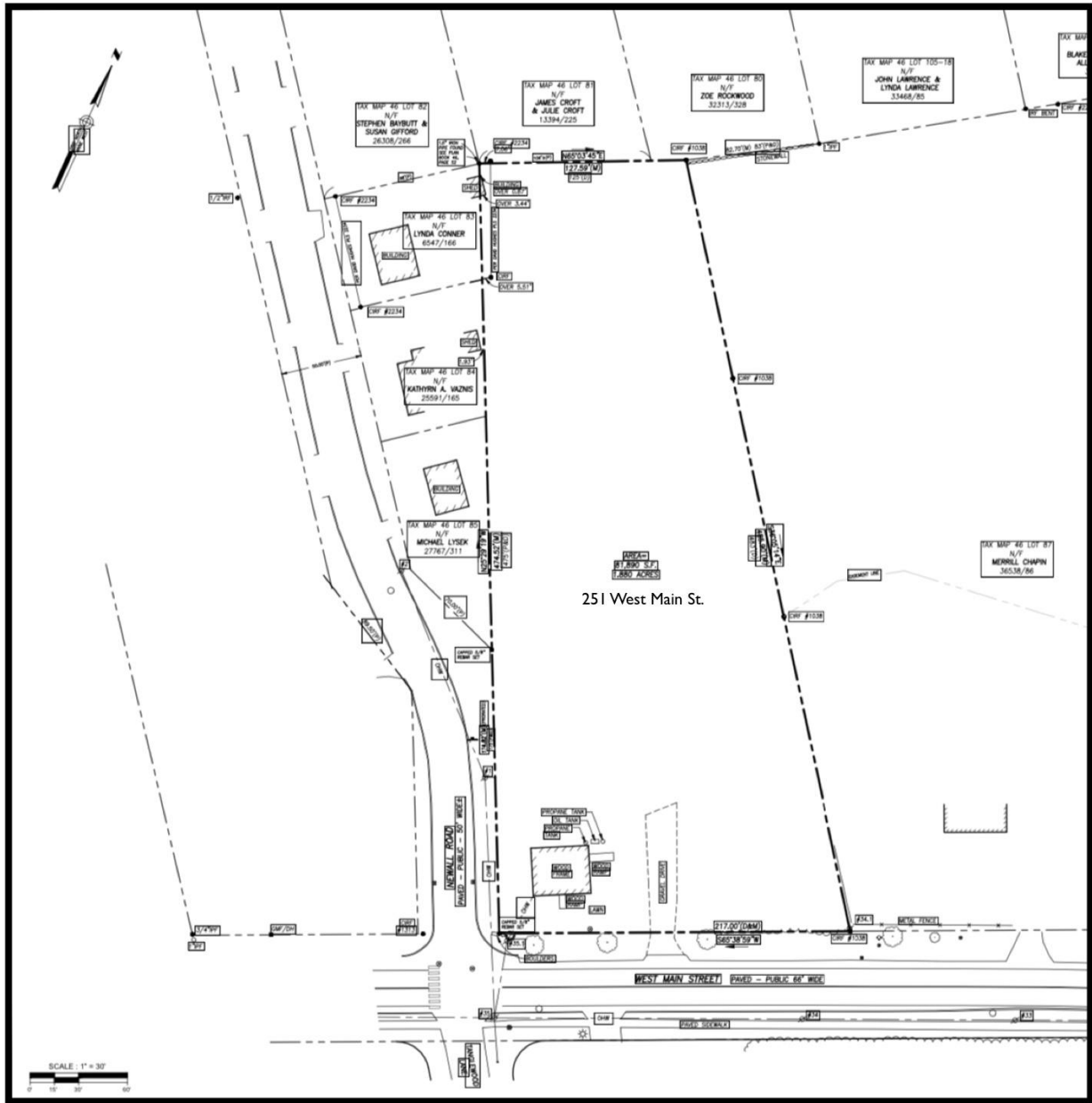


2' Contour Map of 251 West Main St.
Source: www.yarmouthme.arcgis.maps.com

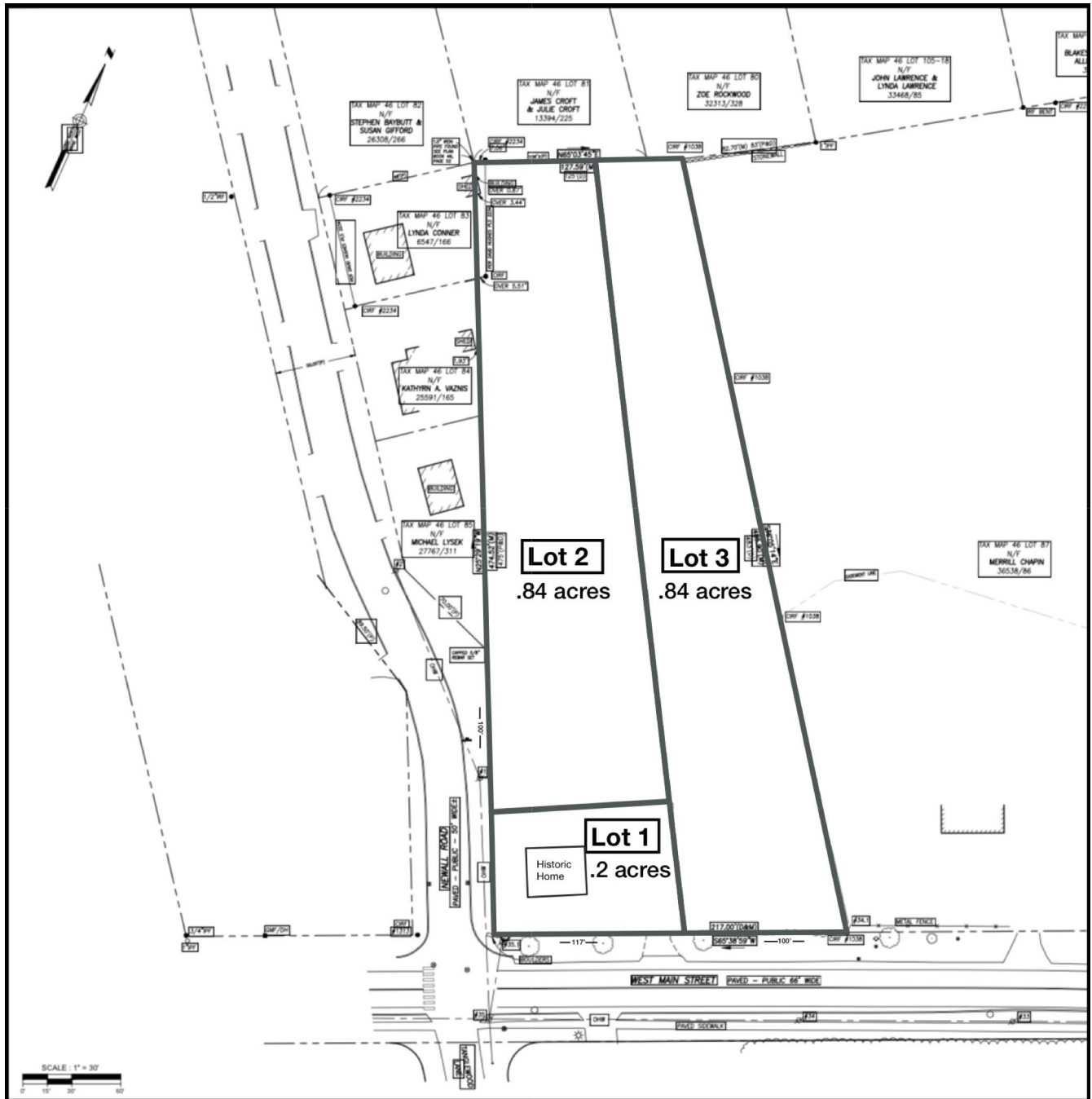


Zone Boundary Map 251 West Main St. Lot
Source: www.yarmouthme.arcgis.maps.com

Maps showing contour, general location and zoning boundaries of 251 West Main St.



Detail from official land survey showing property boundaries, feature location and dimensions.



Map showing the proposed lot split, approximate acreage.