



Erin Zwirko, AICP, LEED AP, Town Planner
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TOWN OF YARMOUTH
200 Main Street, Yarmouth, Maine 04096
www.yarmouth.me.us

October 27, 2022

Richard Davee
30 Lady Slipper Lane
Yarmouth, ME 04096

Dear Mr. Davee,

We have approved your Minor Site Plan for the Accessory Dwelling Unit (ADU) located at 30 Lady Slipper Lane. 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. All work shall be completed in accordance with attached memorandum from Mike Robitaille, Yarmouth Fire Chief, dated October 5, 2022.
2. 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.
3. Before obtaining a building permit for the ADU, the property owner shall file with the Cumberland County Registry of Deeds the Declaration of Restrictions as outlined in Town of Yarmouth Ordinances Chapter 702 Article I.J.13.k. Evidence that the Declaration of Restrictions has been recorded in the Registry of Deeds shall be submitted to the Town. An example of the Declaration of Restrictions may be obtained from the Department of Planning & Development.

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: Memo from Chief Robitaille, dated October 5, 2022

*Town of Yarmouth,
Maine*

Incorporated 1849

**YARMOUTH FIRE RESCUE
178 NORTH ROAD (PO BOX 964)
YARMOUTH, MAINE 04096**



MICHAEL ROBITAILLE
CHIEF OF DEPARTMENT



BILL GODDARD
DEPUTY CHIEF

To: Erin Zwirko, Town Planner
From: Michael Robitaille, Fire Rescue Chief
Date: October 5, 2022
RE: 30 Lady Slipper Lane

I have reviewed the Minor site plan for an ADU located at 30 Lady Slipper Lane as submitted by Richard Davee and have the following requirements.

- Interconnected smoke detectors are required
- Carbon Monoxide detectors are required to be installed
- Gas Detectors for the purpose of detecting natural gas, propane, fuel or any liquified petroleum gas. *Title 25, Chapter 317, Section 2469*
- Additionally, I am requiring a heat alarm in the garage under the unit. Such heat alarm shall be interconnected with the unit's smoke and carbon monoxide alarms
- House numbers shall be a minimum of 4" in height and be of a contrasting color or reflective. These numbers shall be easily readable from the road, or a sign must be located, at fire departments desired area, that identifies location in advance.
- The rear exit that discharges to the ground level at the car port should restrict any vehicle or storage from interfering or blocking the discharge area.

Doc#: [REDACTED] Bk: [REDACTED] Pg: [REDACTED]

DECLARATION OF RESTRICTIONS ON DEED

Owner: [REDACTED], Trustee of the [REDACTED] Living Trust dated
September 23, 2005

Doc: [REDACTED] Bk: [REDACTED] Pg: [REDACTED]

Re: Accessory Dwelling Unit

1. The accessory unit shall not be sold separately.
2. The unit is restricted to the approved size.
3. The use permit for the accessory unit shall be in effect only so long as either the main residence or the accessory unit is occupied by the owner of record as the principal residence.
4. The above declarations are binding upon any successor in ownership of the property.
5. The deed restrictions shall lapse upon removal of the accessory unit.

State of Maine

Cumberland County ss.

Date: 4/17/18

[REDACTED]

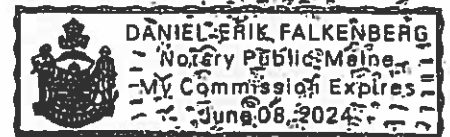
Personally appeared the above-named [REDACTED]
and acknowledged the foregoing instrument to be of his/her free act and deed.

Before me,


Daniel E. Falkenberg

Notary Public/Attorney at Law

Commission Expiration Date 6/8/24



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