



**PLANNING BOARD REPORT
YARMOUTH, MAINE**

44 Ashland Avenue, Yarmouth, Maine

Shoreland Zone Permit

Chapter 701 Article IV. Section R.

Ann Marie Meyaard, Applicant

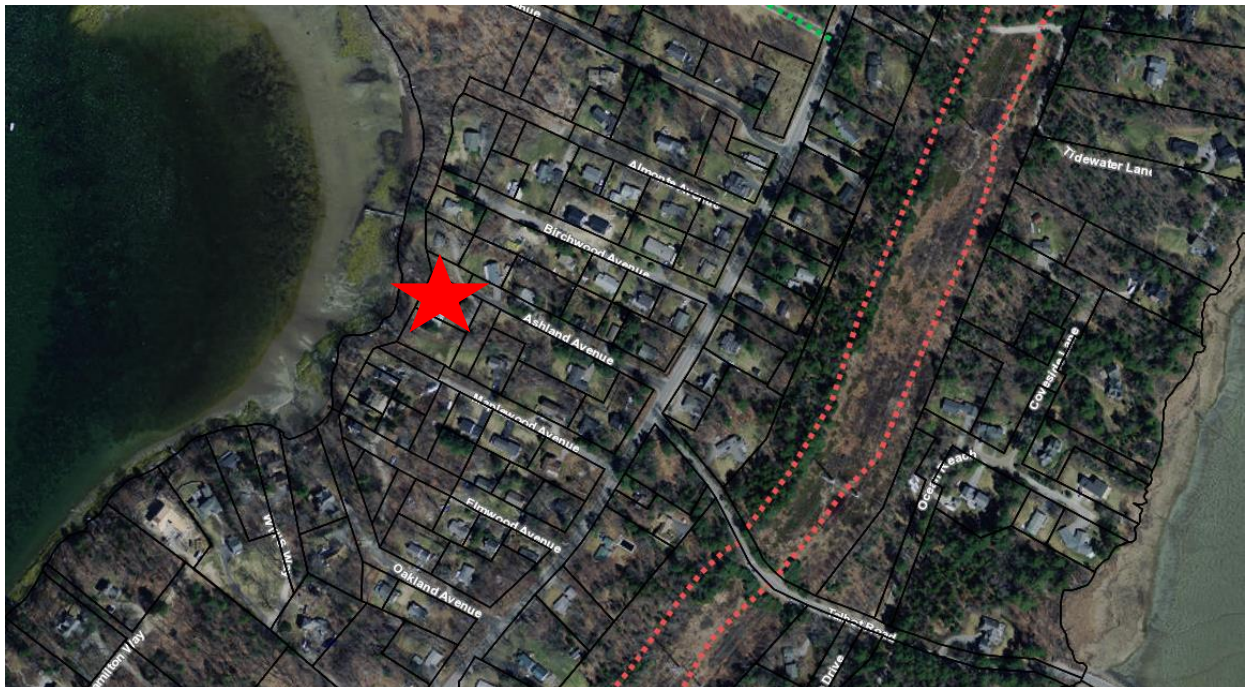
Map 55 Lot 56; LDR/SOD

Prepared by: Erin Zwirko, Director of Planning & Development

Report Date: September 21, 2023; Planning Board Meeting: September 27, 2023

I. INTRODUCTION

The applicant, Ann Marie Meyaard, proposes to demolish the existing single-family residence and build a new single-family residence at 44 Ashland Avenue (Map 55 Lot 56). The property is located in the Low-Density Residential district (LDR) and the Shoreland Overlay District (SOD). The lot is non-conforming at 0.23 acres in the LDR zone, which has a 2-acre minimum lot size, and has no ocean frontage, which otherwise requires 150 ft minimum shore frontage for a Tidal Area.



Aerial Photo of Project Area; Site Identified with a Star

The property is entirely located within the 250-foot shoreland zone and the majority of the existing and proposed structure is located beyond the 75-foot buffer zone. However, the southwestern corner of the existing and proposed deck is located within the 75-foot buffer zone. As such, the project requires a shoreland permit and a relocation analysis for the non-conforming portion of the deck.

The proposed project includes rebuilding the existing home in the same footprint as the existing structure. Initially the applicant planned to reuse the existing foundation, but it was found not to be structurally adequate, so the proposed structure will be built within the same footprint. The foundation is entirely outside of the 75-foot buffer zone, and only a portion of the deck is located within the 75-foot buffer zone (at a setback of 67 feet 2 inches), totaling approximately 139 square feet. While the reconstruction of this structure within the buffer zone can be allowed, the entire structure must be reviewed under Chapter 701, Article IV.R a (3) and (4), Reconstruction or Replacement, Relocation Assessment, to determine whether the deck could be moved to be conforming before allowing it to remain non-conforming. The project also requires an expansion analysis due to the cantilevered second story deck per Article IV.R.5.a.(1).c.i.

II. REQUIRED REVIEWS

<i>Applicant's Proposal</i>	<i>Applicable Standards</i>
Newly constructed and non-conforming Single-Family Residence	Shoreland Overlay District Permit Review Chapter 701 Article IV.R.5.a.(1).c.i, Expansion
Removal and rebuilding of an existing residence, resulting in a removal of greater than 50% of the market value of the structure prior to the rebuilding.	Shoreland Overlay District Permit Review, Chapter 701 Article IV. R. a (3) and (4) Reconstruction or Replacement, Relocation Assessment

Forty-two notices were sent to property owners within 500 feet of the subject parcel. A notice also appeared in the September 21, 2023, edition of *The Forecaster*. No written comments were received from the public as of this writing.

III. PROJECT DATA

<i>SUBJECT</i>	<i>DATA</i>
Existing Zoning	LDR/Shoreland Overlay District
Existing Use	Single Family Residence
Proposed Use	Single Family Residence
Parcel Size	0.23 acres
Property shoreline	0 feet
Estimated cost of the project	\$400,000

Uses in Vicinity: Permanent and seasonal Single-Family Homes

IV. PROPOSED DEVELOPMENT

While the majority of the structure is located beyond the 75-foot buffer zone the southwestern corner of the deck is located within the buffer zone. The location of the structure is constrained by the shape of the lot, a utility easement, and the septic leach field.

The southwestern corner of the deck is located within the 75-foot buffer zone totaling approximately 139 square feet. The second-floor deck is approximately 64 square feet and is within the same non-conforming footprint. While the non-conformity does not expand horizontally, it does expand vertically. The height of the cantilevered deck is 18 feet 6.75 inches. Although the height of the existing structure is not provided with the application, using the 20-foot standard as a conservative estimate, the proposed project is in compliance with the expansion standards.

The property is non-conforming as to the lot coverage requirements. Pursuant to Ch. 701, Article IV.R.7.c(4), "With the exception of General Development Districts located adjacent to coastal wetlands and rivers that do not flow to great ponds, and Commercial Fisheries/Maritime Activities Districts, nonvegetated surfaces shall not exceed a total of twenty (20) percent of the portion of the lot located within the shoreland zone." The overall impervious area coverage remains at 30%.

The existing septic system will be reused. It is unclear whether the existing well will be reused.

V. PUBLIC COMMENT

No public comments have been received to date.

VI. RIGHT, TITLE AND INTEREST AND FINANCIAL/TECHNICAL CAPACITY

a. Right, Title, and Interest

Although the applicant did not provide their deed to the property, it was obtained in the Registry at Book 39926 Page 316.

b. Financial and Technical Capacity

The estimated cost of the project is \$400,000. The application materials did not identify a contractor.

VII. ZONING ASSESSMENT

Shoreland Zoning Chapter 701 Article IV.R.5.a.(1).c.i, Expansion

(1) Expansion

All new principal and accessory structures, excluding functionally water-dependent uses, must meet the water body, tributary stream or ARTICLE IV CHAPTER 701 wetland setback requirement contained in Article IV R. 7 (c) (1) . A non-conforming Structure may be added to or expanded after obtaining a permit from the Permitting Authority, if the standards of this subsection are met, and if such Addition or expansion does not increase the non-conformity of the Structure.

(a.) Expansion of any portion of a structure within 25 ft of the normal high-water line of a water body, tributary stream or upland edge of a wetland is prohibited, even if the expansion will not increase non-conformity with the water body, tributary stream, or wetland setback requirement. Expansion of an accessory structure that is located closer to the normal high-water line of a water body, tributary stream, or upland edge of a wetland than the principal structure is prohibited, even if the expansion will not increase nonconformity with the water body, tributary stream or wetland setback requirement.

Staff Comment: The structure is not located within 25 feet from the HAT. This standard is not applicable.

(b.) Notwithstanding paragraph (a), above, if a legally existing nonconforming principal structure is entirely located less than 25 ft from the normal high-water line of a water body, tributary stream, or upland edge of a wetland, that structure may be expanded as follows, as long as all other applicable municipal land use standards are met and the expansion is not prohibited by Article IV.R, 5 (a).

Staff Comment: The structure is not located within 25 feet from the HAT. This standard is not applicable.

(c.) All other legally existing nonconforming principal and accessory structures that do not meet the water body, tributary stream, or wetland setback requirements may be expanded or altered as follows, as long as other applicable municipal land use standards are met and the expansion is not prohibited by Article IV .R. 5 (a) or Article IV. R. 5.(a) (1), above.

(i) For structures located less than 75 feet from the normal high-water line of a water body, tributary stream, or upland edge of a wetland, the maximum combined total footprint for all structures may not be expanded to a size greater than 1,000 square feet or 30% larger than the footprint that existed on January 1, 1989, whichever is greater. The maximum height of any structure may not be made greater than 20 feet or the height of the existing structure, whichever is greater.

Staff Comment: The southwestern corner of the deck is located within the 75-foot buffer zone totaling

approximately 139 square feet. The second-floor deck is approximately 64 square feet and is within the same non-conforming footprint. While the non-conformity does not expand horizontally, it does expand vertically. The height of the cantilevered deck is 18 feet 6.75 inches. Although the height of the existing structure is not provided with the application, using the 20-foot standard as a conservative estimate, the proposed project is in compliance with this standard.

Shoreland Zoning Chapter 701 Article IV Section R.5.a(3), Relocation – Does Structure Meet Setback to the Greatest Practical Extent

(3.) Relocation

(a.) A non-conforming structure may be relocated within the boundaries of the parcel on which the structure is located, provided that the site of relocation conforms to all setback requirements to the greatest practical extent as determined by the Permitting Authority, and that the relocation does not decrease the structure's setback from the Water Body, Tributary Stream, or Upland Edge of a Wetland.

Staff Comment: As a nonconforming and odd shaped lot as well as the location of a utility easement and the septic leach field, reconstructing the structure within the same footprint will conform to the setback requirements to the greatest extent practical.

(b.) In determining whether the Structure relocation meets the setback requirements to the greatest practical extent the Permitting Authority shall consider:

i. the size of the lot;

Staff Comment: The lot is non-conforming for size per the LDR zoning requirements. The entirety of the lot is located within the Shoreland Overlay District. While the majority of the structure is located beyond the 75-foot buffer zone the southwestern corner of the deck is located within the buffer zone. The location of the structure is constrained by the shape of the lot, a utility easement, and the septic leach field.

ii. the slope of the land;

Staff Comment: The property slopes toward the water. The flattest areas of the property are in the area of the septic leach field. The proposed structure will be constructed within the footprint of the existing structure.

iii. the potential for soil erosion;

Staff Comment: The proposed structure will be located within the footprint of the existing structure. The submittal of a soil erosion and sedimentation control plan for review and approval by relevant Town staff is recommended as a condition of approval.

iv. the location of other structures on the property and on adjacent properties;

Staff Comment: No other structures are on the lot.

v. the location of the septic system and other on-site soils suitable for septic systems, (provided that the applicant demonstrates that the present subsurface sewage disposal system meets the requirements of State law and the State of Maine Subsurface Wastewater Disposal Rules if a subsurface disposal system is being or is to be used;)

Staff Comment: The property is served by a private septic system. The Town Engineer has requested that, as a condition of approval, the applicant have the existing system inspected by a licensed professional to ascertain its

condition and suitability to serve the proposed structure. A report shall be submitted to the Town for review and approval prior to the issuance of a building permit.

vi. *the physical condition and type of foundation present, if any;*

Staff Comment: The applicant indicates that the existing foundation is inadequate. As such, a new foundation will be constructed within the same footprint.

vii. *and the type and amount of vegetation to be removed to accomplish the relocation.*

Staff Comment: The application materials do not indicate that any trees will be removed to support the proposed construction. The site plan identifies the locations of trees on the property and on the neighboring properties. The applicant and their construction manager/contractor must install tree protection measures and maintain those in good condition. The applicant and their construction manager/contractor shall ensure that crane mats are utilized wherever heavy equipment is expected to operate near trees that will not be removed.

Shoreland Zoning Article IV Section R.5.a (4), Reconstruction or Replacement

(4.) Reconstruction or Replacement

(a.) Any non-conforming structure which is located less than the required setback from the Normal High-Water line of a Water Body, Tributary Stream or Upland Edge of a Wetland and which is wholly or partially removed, damaged or destroyed regardless of the cause, by more than 50% of the market value of the Structure before such damage, destruction or removal, may be reconstructed or replaced provided that a permit from the Planning Board is obtained within eighteen (18) months of the date of said damage, destruction or removal, and provided that such reconstruction or replacement is in compliance with the water setback requirement to the greatest practical extent as determined by the Planning Board in accordance with Article IV.R.5.a.(3) of this Ordinance. In no case shall a Structure be reconstructed or replaced so as to increase its non-conformity. If the reconstructed or replacement Structure is less than the required setback it shall not be any larger than the original Structure, except as allowed pursuant to Section IV.R.6.a(1) above, as determined by the non-conforming Footprint of the reconstructed or replaced Structure at its new location. If the total amount of Footprint of the original Structure can be relocated or reconstructed beyond the required setback area, no portion of the relocated or reconstructed Structure shall be replaced or reconstructed at less than the setback requirement for a new Structure. When it is necessary to remove Vegetation in order to replace or reconstruct a Structure, Vegetation shall be replanted in accordance with section IV.R.5.a(3) of this Ordinance.

Staff Comment: While the majority of the structure is located beyond the 75-foot buffer zone the southwestern corner of the deck is located within the buffer zone. The location of the structure is constrained by the shape of the lot, a utility easement, and the septic leach field.

The southwestern corner of the deck is located within the 75-foot buffer zone totaling approximately 139 square feet. The second-floor deck is approximately 64 square feet and is within the same non-conforming footprint. While the non-conformity does not expand horizontally, it does expand vertically. The height of the cantilevered deck is 18 feet 6.75 inches. Although the height of the existing structure is not provided with the application, using the 20-foot standard as a conservative estimate, the proposed project is in compliance with the expansion standards.

The property is non-conforming as to the lot coverage requirements. Pursuant to Ch. 701, Article IV.R.7.c(4), "With the exception of General Development Districts located adjacent to coastal wetlands and rivers that do not flow to great ponds, and Commercial Fisheries/Maritime Activities Districts, nonvegetated surfaces shall not exceed a total of twenty (20) percent of the portion of the lot located within the shoreland zone." The overall impervious area coverage remains at 30%.

VIII. SHORELAND PERMIT REVIEW

If the Planning Board is the Permitting Authority, it shall hold a public hearing in accordance with Chapter 702 Article I.E. Notification, prior to the Planning Board rendering a decision the Permitting Authority shall consider the following criteria:

1. *Will maintain safe and healthful conditions;*

Staff Comment: The new home will be required to meet all building code requirements. Town staff had a variety of comments that will need to be addressed as conditions of approval:

- Because the new structure will require a sprinkler system, the proposed design will need to be reviewed by the State Fire Marshall.
- Compliance with the Fire Chief's requirements outlined in his memo dated September 14, 2023.
- Although the Yarmouth Water District does not require new structures to connect to the public water infrastructure, if the applicant chooses to connect to public water, the connection will require a water main extension and a new service, and the applicant shall receive approval of that infrastructure from the Yarmouth Water District prior to the issuance of a building permit.
- The applicant shall submit a final grading plan prior to the issuance of a building permit to be reviewed and approved by the relevant Town staff. The grading plan shall illustrate where the foundation drains daylight to assess the discharge location and proposed stabilization.
- Blocking or parking on Ashland Avenue shall be prohibited during site preparation and construction. The applicant and their construction manager/contractor shall limit parking to the project site or identify other arrangements to accommodate vehicles during site preparation and construction. Construction access routes and staging shall be submitted for review.

2. *Will not result in water pollution, erosion, or sedimentation to surface waters;*

Staff Comment: The submittal of a soil erosion and sedimentation control plan for review and approval by relevant Town staff is recommended as a condition of approval. All ESC BMPs must be installed prior to any disturbance of vegetation. This is recommended as a condition of approval.

Further, the applicant

3. *Will adequately provide for the disposal of all sewage and wastewater;*

Staff Comment: The Town Engineer has requested that, as a condition of approval, the applicant have the existing septic system inspected by a licensed professional to ascertain its condition and suitability to serve the proposed structure. A report shall be submitted to the Town for review and approval prior to the issuance of a building permit.

4. *Will not have an unreasonable adverse impact on spawning grounds, fish, aquatic life, bird or other wildlife habitat;*

Staff Comment: No comments have been received from the Harbormaster on this application.

5. *Will conserve shore cover and visual, as well as actual, points of access to inland and coastal waters and other identified scenic resources;*

Staff Comment: There are no changes proposed to the landscape that would affect visual or actual points of access. The proposed development does not impact any existing easements.

6. *Will protect archaeological and historic resources as designated in the comprehensive plan;*

Staff Comment: The property is not within a local historic district, the demolition delay overlay zone, or specifically identified in the Comprehensive Plan or the Phase 1 Architectural Survey as being a future study area. A letter of no impact from Maine Historic Preservation Commission (MHPC) is recommended as a condition of approval.

7. *Will not adversely affect existing commercial, fishing, or maritime activities in the Commercial, WOC I, WOC III, GD, or Industrial Districts,*

Staff Comment: The project is not located in any of the districts listed above and will have no impact on existing commercial, fishing, or maritime activities located in such districts.

8. *Will avoid problems associated with floodplain development and use, and*

Staff Comment: The property is located beyond the 100-Year Flood Plain.

9. *Has been designed in conformance with the land use standards of the SOD.*

Staff Comment: The staff have no other comments and finds that the proposal is in conformance with the SOD standards with appropriate conditions.

IX. STAFF RECOMMENDATION

The staff recommend that the proposed project be approved. The applicant may have additional testimony presented at the hearing, which the Planning Board can consider in addition to the staff recommendation.

The applicant is also informed that the Town of Yarmouth posts a 23,000-pound weight limit for certain roads between February and April. Contractors will not be able to access the site with vehicles registered more than 23,000 pounds during this time. Permits are weather dependent, so the contractor is advised to plan accordingly.

X. PROPOSED MOTION

The following motions are recommended for the Planning Board:

- A. On the basis of the plans presented by the applicant, the testimony and public hearing, and the findings of Planning Staff Memo dated September 21, 2023 regarding the application of Ann Marie Meygaard, Applicant, 44 Ashland Avenue, Map 55 Lot 56, regarding Chapter 701 Article IV.R.a.(3) and (4), Reconstruction or Replacement, and Relocation Assessment, the Planning Board finds that the plan **[is / is not]** set back from the shore edge to the greatest practical extent according to the standards for relocation contained in Article IV.R.a(3), and **[is / is not]** approved as to location.

Such motion moved by _____, seconded by _____, and voted ____ in favor, ____ opposed, _____.

(note members voting in opposition, abstained, recused, or absent, if any).

- B. On the basis of the plans presented by the applicant, the testimony and public hearing, and the findings of Planning Staff Memo dated September 21, 2023 regarding the application of Ann Marie Meygaard, Applicant, 44 Ashland Avenue, Map 55 Lot 56, regarding Shoreland Permit Review Chapter 701 Article IV.R.11 a & b, the Planning Board finds that the plan **[is / is not]** in conformance with the standards for review of this section, and **[is / is not]** approved subject to the following conditions of approval:

1. Prior to the issuance of a building permit, the applicant shall submit a letter of no impact from the Maine Historic Preservation Commission.
2. The applicant shall have the existing septic system inspected by a licensed professional to ascertain its condition and suitability to serve the proposed structure. A report shall be submitted to the Town for review and approval prior to the issuance of a building permit.

3. Prior to the issuance of a building permit, if the applicant chooses to connect to public water, the connection will require a water main extension and a new service, and the applicant shall receive approval of that infrastructure from the Yarmouth Water District. Evidence of such approval shall be submitted to the Code Enforcement Officer.
4. Prior to the issuance of a building permit, the applicant shall submit a final grading plan for review and approval by the Town Engineer, DPW Director, Director of Planning & Development, and Code Enforcement Officer. The grading plan shall illustrate where the foundation drains daylight to assess the discharge location and proposed stabilization of the discharge location.
5. The applicant shall comply with the requirements of the Fire Chief as outlined in his memorandum dated September 14, 2023.
6. All erosion and sedimentation controls (ESC) best management practices (BMPs) shall be installed prior to the disturbance of site soils and vegetation. This includes preventing any track out from the site into the public right-of-way. During construction, the applicant and their construction manager/contractor shall perform the required inspections and enforcement of the ESC plan per MDEP 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.
7. Tree protection measures shall be installed prior to the disturbance of site soils and vegetation. During construction, the applicant and their construction manager/contractor shall ensure that tree protection measures are maintained in good condition. The use of machinery, heavy foot traffic, storage of building materials, washing equipment, use of chemicals, and similar hazards should be avoided. The applicant and their construction manager/contractor shall ensure that crane mats are utilized wherever heavy equipment is expected to operate near the existing and protected trees.
8. The applicant and their construction manager/contractor are prohibited from blocking and/or parking on Ashland Avenue during site preparation and construction. The applicant and their construction manager/contractor shall limit parking to the project site or identify other arrangements to accommodate vehicles during site preparation and construction. Construction access routes and staging shall be submitted for review by the DPW Director, Town Engineer, and Director of Planning & Development prior to any site disturbance.
9. Any damage to Ashland Avenue caused by heavy equipment and trucks during construction will be the responsibility of the applicant. Any damaged areas shall be restored to Town standards in coordination with the DPW Director prior to the issuance of a Certificate of Occupancy.

Such motion moved by _____, seconded by _____, and voted ____ in favor, ____ opposed, _____.
(note members voting in opposition, abstained, recused, or absent, if any).

Attachments:

1. Steven Johnson, Town Engineer, Notes dated 9/14/2023
2. Mike Robitaille, Fire Chief, Memo dated 9/14/2023
3. Erik Street, DPW Director, Memo dated 9/18/2023
4. Eric Gagnon, Yarmouth Water District, Email dated 9/19/2023

TOWN OF YARMOUTH

Yarmouth, Maine 04096

Fax: (207)846-2438

5/9-14-2023

9



DATE: September 14, 2023
TO: Erin Zwirko, Town Planner
CC: Nicholas Ciarimboli, Code Enforcement Officer
FROM: Michael Robitaille, Fire Chief
RE: 44 Ashland Avenue, Yarmouth

On September 12, 2023, I reviewed the plans submitted by Joe Waltman to construct a single family dwelling unit at 44 Ashland Avenue, Yarmouth. The following is required by State and Local requirements.

- Interconnect smoke detectors are required.
- Carbon Monoxide detectors are required to be installed.
- In accordance with Chapter 317 of the Yarmouth Ordinance, a sprinkler system will be required to be installed. Plans are required to be submitted to the State Fire Marshalls Office for approval. (Chapt. 3.2.1.3 Change of Use)
- The Yarmouth Water District must approve the water rates and connections for the sprinkler system.
- House numbers are required and must be visible from the road if within 50 feet of the road. If the home is greater than 50 feet, the applicant will be required to have 4" numbers at the entryway of the road.
- A Residential KNOX box is recommended, however not required, whereas a sprinkler system is installed and there is an ADU planned for this site.

Sincerely,

Michael Robitaille

Michael Robitaille
Fire Chief

Town of Yarmouth ME

Director of Public Works

MEMORANDUM

To: Erin Zwirko -AICP, LEED AP - Director of Planning & Development

From: Erik S. Street, Director of Public Works 

CC: Steve Johnson, PE, Town Engineer, Wendy Simmons, Karen Stover

Date: 9/18/23

Re: 44 Ashland Ave – Shoreland Permit

-
1. **General:** Applicant is proposing to tear down an existing cottage and foundation and construct a new structure and new foundation in the same footprint.
 2. **Rights, Title:** No evidence of ownership provided.
 3. **Easements:** There is a utility easement referenced on the Boundary & Topographic Survey plan, but the easement is not shown. A copy of the easement should be provided.
 4. **Homeowner Associations / Road Maintenance Agreements.** Is the property part of the CI Shoreland Association? A copy of the By-laws should be provided.
 5. **Financial Capacity:** No Concern.
 6. **Technical Ability:** No comment at this time.
 7. **Solid Waste:** Structures is residential, therefore eligible to use the Yarmouth Transfer Station or contract privately for curbside collection. See Solid Waste Ordinance Chapter 306 for more details.
 8. **Water:** Will the new structure be tied to public water? If so, will the existing service be used or replaced.
 9. **Traffic / Parking:** No concern with residential parking, but I do have concerns about contractor parking and access to the site during demo and construction. Applicant should provide a contractor / equipment access plan before project commences.

Damage to Ashland Ave caused by heavy equipment and trucks during construction will be the responsibility of the applicant. Damaged areas will need to be restored to Town Standards at the end of the project.

10. **Storm Drains:** Where will the foundation drain discharge? How will this area be stabilized?
11. **Drainage, Stormwater Management:** The use of LID practices should be encouraged as part of the final grading plan.
12. **Sewers:** Will the existing septic system support the new structure? Age and condition?
13. **Erosion and Sediment Control:** A sediment / erosion control plan needs to be provided.
14. **Soils:** No Concerns.
15. **Site Plan / Ordinance Requirements:** See site plan comments below.
16. **Lighting:** N/A
17. **Waivers:** N/A
18. **Off-Site Improvements:** N/A
19. **Site Plan Drawing:** With a new foundation and foundation drains, material will be imported to the site. Grading around the foundation will take place and the foundation drains will need to daylight. Soil disturbance around the site will take place. The following should be depicted in a site plan.
 - Grading plan
 - Outfall location of foundation drains.
 - Equipment access route to the structure for demo & rebuild.
 - A separate Sediment & Erosion control plan.

If you have any questions, please let me know.

Erin Zwirko

From: Eric Gagnon <egagnon@yarmouthwaterdistrict.org>
Sent: Tuesday, September 19, 2023 5:41 PM
To: Erin Zwirko
Cc: Tim Herrick
Subject: Re: Planning Board Review of New Home at 44 Ashland Ave

Hi Erin. There is no requirement to connect to public water. Great additions to the requirements to contact us if they do decide to peruse public water as it would require a water main extension and a new service. I believe we've had conversations with folks regarding water service to this property before.

I always appreciate you keeping us in the loop as I know some of the emails to me from planning get skipped over from time to time.

On Tue, Sep 19, 2023 at 5:18 PM Erin Zwirko <EZwirko@yarmouth.me.us> wrote:

Hi Eric and Tim,

The Planning Board will be reviewing a new home at 44 Ashland Avenue and I'm working on the staff report. The applicant is at the Planning Board because they need a shoreland permit for the demo and reconstruction of the home. According to our assessing information, the property is on a well. The new home is going to need a sprinkler system.

Does the Water District have any requirements for the new home to connect to public water? The other homes on Ashland Avenue appear to be connected to public water, so I'm guessing that you have infrastructure in Ashland Avenue. If you do have a requirement to connect, I will include a condition requiring coordination with your office.

If the District does not have any requirements to connect to public water, I plan on including a condition that if the applicant chooses to connect to public water, they need to coordinate with your office.

Let me know as soon as you have the chance. I need to issue the staff report on Thursday by noon.

Thanks!

Erin

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Eric Gagnon
Superintendent
Yarmouth Water District

Our current work schedule is Monday through Thursday 7 am to 5 pm and I typically do not check my emails regularly outside of those hours.

207.846.5821 phone
207.846.1240 fax

<http://YarmouthWaterDistrict.org/>

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