



Erin Zwirko, AICP, LEED AP  
Director of Planning & Development  
E-mail: [ezwirko@yarmouth.me.us](mailto:ezwirko@yarmouth.me.us)

Tel: 207-846-2401  
Fax: 207-846-2438

---

**TOWN OF YARMOUTH**

200 Main Street, Yarmouth, Maine 04096  
[www.yarmouth.me.us](http://www.yarmouth.me.us)

January 26, 2023

Noah Tucker  
Bartlett Tree Experts  
PO Box 6828  
Scarborough, ME 04070

Dear Mr. Tucker:

On January 11, 2023, the Yarmouth Planning Board voted to approve the Shoreland Zoning Permit for the clearing or removal of vegetation for activities other than timber harvesting at 448 Pemasong Lane with the following motion and vote:

On the basis of the application, plans, letters and other information submitted by the applicant, the testimony presented at the Planning Board hearing, and findings and recommendations contained in Planning Board Report dated January 4, 2023, relevant to the Shoreland Overlay District Permit for the Dale Beardon Tree Removal project at 448 Pemasong Lane, Map 62 Lot 6-A-5, regarding Chapter 701, Article IV.R.7.k., Clearing or Removal of Vegetation for Activities other than Timber Harvesting, the Planning Board finds that the plan is in conformance with the Shoreland Overlay District standards of the land use code is approved subject to the following conditions of approval:

1. The Applicant shall provide a statement to the Planning Department from the owner identifying them as their agent.
2. The Applicant shall exclude two trees, #63 and #142 from the proposed cut, or provide additional evidence to the Planning Department how their removal complies with CH. 701 Article IV.R.7.k.
3. The applicant shall provide a statement to the Planning Department ensuring all Hazard Tree standards are met in compliance with Chapter 701 Article IV.R.7.l.1. (Hazard Trees).
4. The Applicant shall provide a statement to the Planning Department verify outstanding Zoning Review items as identified in Section VII.A. of the Planning Department report.

**Such motion moved by Janet Hansen, seconded by Mary Lynn Engel, and voted 6 members in favor, 0 members opposed (1 vacancy).**

*"Our Latchstring Always Out"*

**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 Board or 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. Permit Expiration: The permit shall expire one year from the date of issuance if a substantial start is not made in construction or in the use of the property during that period. If a substantial start is made within one year of the date of issuance of the permit, the applicant shall have one additional year to complete the project at which time the permit shall expire.
4. Landscaping: All required landscaping shall be guaranteed for a 2-year period.

Please coordinate with Nicholas Ciarimboli, the Code Enforcement Officer, to submit the items listed in the conditions of approval before undertaking the proposed tree removal. Please don't hesitate to contact the Department of Planning and Development if you any questions or concerns.

Sincerely,



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

CC:

Dale Beardon, Owner  
Chair and Members of the Yarmouth Planning Board  
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