



Erin Zwirko, AICP, LEED AP
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TOWN OF YARMOUTH

200 Main Street, Yarmouth, Maine 04096

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August 12, 2022

Joshua Kline
Stonefield Engineering and Design
1 Beacon Street, 15th Floor
Boston, MA 02108

Dear Mr. Kline:

On August 10, 2022, the Yarmouth Planning Board voted to extend the approval of the Building and Lot Plan and Major Site Plan to September 8, 2023, as well as approve an amendment to the Building and Lot Plan and Major Site Plan to alter the previously approved illumination for the Chase Bank and ATM located at the Hannaford Plaza, 756 Route One, with the following motions and votes:

Building & Lot Plan and Major Site Plan Approval Extension

Based on the application, plans, reports and other information submitted by the applicant, information from the public hearing, information and the findings and recommendations contained in Planning Board Report dated August 4, 2022, for an extension to the previously approved Building & Lot Plan and Major Site Plan, JP Morgan Chase NA, Applicant; 756 Route One, Map 39 Lot 9 & 10, the Planning Board hereby extends the Building and Lot Plan and Major Site Plan approval to September 8, 2023.

Such motion moved by Mary Lynn Engel, seconded by Janet Hansen, and voted 5 members in favor, 0 members opposed (Andrew Bertocci absent, one vacancy).

Building & Lot Plan and Major Site Plan Amendment

Based on the application, plans, reports and other information submitted by the applicant, information from the public hearing, information and the findings and recommendations contained in Planning Board Report dated August 4, 2022, for an amendment to the Building & Lot Plan and Major Site Plan, JP Morgan Chase NA, Applicant; 756 Route One, Map 39 Lot 9 & 10, regarding the compliance with the applicable standards of the Character Based Development Code, Chapter 703, and the applicable standards of Site Plan Review, Chapter 702, the Planning Board hereby finds and concludes that the waiver of the maximum illumination for the property line, parking lot, pedestrian and driveway areas in order to meet industry standards for security is consistent with the Character Based Development Code and Site Plan Review and is therefore approved subject to the following condition of approval:

"Our Latchstring Always Out"

1. Prior to the issuance of a building permit, the applicant shall provide an updated Photometric Plan that shows the property line lighting levels do not exceed the requirements of Chapter 702 and Chapter 703. If the lighting level at the property line exceeds the requirements of the applicable ordinances, the applicant shall add either vegetative or structural buffers to bring the property line lighting levels into compliance.

Such motion moved by Mary Lynn Engel, seconded by Janet Hansen, and voted 5 members in favor, 0 members opposed (Andrew Bertocci absent, one vacancy).

Please note that all of the conditions of approval and the standard conditions of approval outlined in the Planning Board's approval dated September 8, 2021, are still applicable.

We are looking forward to continuing to work with you on this project within the Town of Yarmouth. 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:

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

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