



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

September 21, 2022

Elizabeth Russo
c/o Jennifer Lainey
84 Glowood Farm Road
Yarmouth, ME 04096

Dear Ms. Russo,

We have approved your Minor Site Plan for the Accessory Dwelling Unit (ADU) located at 84 Glowood Farm Road. 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 August 18, 2022, and updated via email September 9, 2022. Note that sprinklers and a heat detector are not required per the updated memorandum.
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. Evidence that the Declaration of Restrictions has been recorded in the Registry of Deeds shall be submitted to the Town.
4. In conjunction with the building permit for the ADU, the property owner shall submit the HHE-200 and HHE-234 for review and approval by the Local Plumber Inspector. Evidence that the HHE-234 has been recorded in the Registry of Deeds shall be submitted to the Town prior to the issuance of a Certificate of Occupancy.
5. In conjunction with the building permit for the ADU, the property owner shall submit third-party evidence from a licensed well driller that the existing well provides adequate flow for domestic use. If any improvements are recommended, those shall become conditions of the building permit.

Standard Conditions of Approval: Please note the following standard conditions of approval and requirements for all approved site plans:

"Our Latchstring Always Out"

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.
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 and Email from Chief Robitaille, dated August 18, 2022 and September 9, 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
CC: Nicholas Ciarimboli, Code Enforcement Officer
Subject: ADU Application

On August 18, 2022, I reviewed the ADU application for Elizabeth Russo located at 84 Glowood Farm Road. The following is required:

- Interconnect 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.
- An emergency egress and rescue opening shall be installed in the upstairs bedroom meeting the requirements of NFPA 101 (2018) 24.2.2.3.
- In accordance with Chapter 317 of the Yarmouth Ordinance, a sprinkler system, will be required to be installed in the new and existing construction. The cumulative area exceeds 4,000 square feet and the addition is greater than 25% of the building area or volume.
- House numbers are required and must be visible from the road if within 50 feet of road. If the home is greater than 50 feet the applicant will be required to have 4" numbers at the entryway of the road.

Sincerely,

Michael Robitaille

Michael Robitaille
Fire Chief

Erin Zwirko

From: Mike Robitaille
Sent: Friday, September 9, 2022 11:22 AM
To: Erin Zwirko
Subject: 84 Glowood Farm Road - ADU

Erin,

After discussion and review of the plan please accept this email as my approval for the sprinkler requirement to be eliminated from the ADU plan. I was under the impression that there was a garage and this was not correct. In accordance with the towns ordinance a residential sprinkler is not required unless the home is 4000' square feet of total space or 50% of interior walls removed. The memo dated August 18, 2022 also required a heat detector in the garage and this can be removed.

Thank you,

*Michael S. Robitaille
Chief of Department
Yarmouth Fire Rescue*