

TOWN OF YARMOUTH
Department of Planning & Development
200 Main Street Yarmouth, Maine 04096
WWW.YARMOUTH.ME.US

(207)846-2401

Fax: (207)846-2438

MINOR SITE PLAN APPLICATION FORM
ACCESSORY DWELLING UNITS

Date: 7/19/22 Zoning District _____ Map 19 Lot 24 A 2 Ext. _____ Fee Paid ☒

Name of Owner/Applicant Elizabeth Russo contact: Jennifer Lainey

Mailing Address 84 910wood Farm Road, Yarmouth, ME 04091

Phone 632-0471 Fax - Email jlainey5@gmail.com

Street Address 84 910wood Farm Road

Proposed Use add a 24x24 adu/storage space

The Department of Planning and Development shall send notices to all property owners at a minimum of 500 feet including a description of the proposal. Letters will be at a cost of \$5/letter to the applicant.

Fee: \$100.00

The Owner (or Applicant representing the Owner) hereby authorizes representatives of the Yarmouth Department of Planning and Development to enter upon and into the property for which this application has been made during normal business hours to make required inspections and observations appropriate to evaluating the site and processing this application.

I certify that, to the best of my knowledge, all information provided in this application, including all supporting plans and materials, is true and accurate.



Signature of Applicant

(If signed by Applicant's agent, provide written documentation of authority to act on behalf of Applicant)

Print or type name and title of signer Jennifer W. Lainey

Surface Water and Groundwater: No owner of a lot, his agents or successors in interest shall alter the natural course of surface water on any lot in a way which would alter the natural flow of such water across any other parcel, unless such alteration is approved by the owners of all parcels affected. No owner of a lot, his agents or successors in interest shall use blasting chemicals that generate perhlorates.

ACCESSORY DWELLING UNIT (ADU) APPLICATIONS

Must Minimally Meet Following Criteria

1. Adequate Parking – minimum 3 spaces (2 spaces for primary dwelling and 1 space for ADU.
2. Either the house proper or ADU must be primary residence of the homeowner.
3. Detached ADU's are required to install a fire sprinkler system. (Chapter 317)

ADU's are governed under Chapter 702 – Site Plan Review Ordinance; Article J, Section 13. The ordinance can be found on the Town of Yarmouth website at the following path:

https://yarmouth.me.us/vertical/sites/%7B27541806-6670-456D-9204-5443DC558F94%7D/uploads/702_Site_Plan.pdf

OR

Go to the website: Yarmouth.me.us

Choose: Government

Choose: Charter, Codes & Ordinance, Comprehensive Plan

Scroll to: 702 – Site Plan

ADU Application Completion Checklist:

- ☐ Sections A&B – Completed
- ☐ Section C – Items a-r accounted for on the plot/site plan
- ☐ The Planning Director/Code Enforcement Officer Findings – Items a-w must be answered individually in a separate document. If an item does not apply indicate N/A
- ☐ Indicate on the drawings the square footage of all areas pertaining to the ADU (areas in excess of 900sf may require Planning Board approval).
- ☐ If on private water and/or private sewer, provide third-party documentation that the system(s) have sufficient capacity for the primary residence and the ADU, and if there is not sufficient capacity, identification of any required improvements to achieve capacity. Approval of an ADU shall be conditioned on any required improvements for the system(s).
- ☐ Provide 5 complete sets of the Application including 11x17 size sets of drawings for staff review
- ☐ Email a PDF copy of the entire application to Wendy Simmons at wsimmons@yarmouth.me.us for the website
- ☐ Complete and submit The Fire Sprinkler Permit (Fee \$75.00)
- ☐ Pay \$100.00 fee

MINOR SITE PLAN APPLICATION

PROJECT DESCRIPTION

A. Describe the overall project and proposed uses of property.

attach 24x24 structure to existing building.
structure will include openspace & a 12x24 adu

B. Project details

1. Name and approval date of any subdivision for this site:

Woodman's Way Subdivision, approved 7/27/11

Subdivision lot numbers (if applicable) Lot 2

2. Assessor's Map number(s) 19 Lot number(s) Lot 24 A 2

3. Existing zone(s) of the site rural residential

Shoreland Overlay District Yes ☒ No

Affordable Housing District Yes ☒ No

Mobile Home Park Overlay Yes ☒ No

4. a. Total land area of site: 3 acres

b. Total floor area proposed building in square feet (all floors): 576'

c. Footprint of proposed building in square feet: 24 x 24

d. Height of proposed building: feet stories

e. Total number of proposed parking spaces: 1

f. Number of proposed handicap parking spaces: 0

C. Include a plot/site plan showing the following existing and proposed conditions:

a. Lot boundaries' and dimensions at scale

b. Zoning district

c. Date of plan

d. Property owner with deed reference

e. Lot area

f. Location and setback of all buildings

g. Date of construction of single-family dwelling 4/2012

h. Separate floor layout of all finished levels

i. All plumbing facilities, kind and location

j. Use of all rooms

k. All entrances/exits

l. All partitions, temporary or permanent

m. Location and type of all appliances

- n. Rights of way, public and private
- o. All easements
- p. Street names
- q. Sewerage facilities
- r. Off-street parking spaces

In permitting an ADU, the Planning Director and/or CEO shall find that:

- a. Exterior design of the accessory unit is compatible with the existing residence on the lot through architectural use of building forms, height, construction materials, colors, landscaping, and other methods that conform to acceptable construction practices.
- b. The exterior design is in harmony with, and maintains the scale of the neighborhood.
- c. The accessory unit does not result in excessive noise, traffic or parking congestion.
- d. The primary residence and the ADU shall connect to public water and public sewer in compliance with all applicable Town of Yarmouth and Yarmouth Water District requirements as well as the Maine Subsurface Wastewater Disposal rules. If the primary residence and the ADU cannot connect to public water and/or public sewer, the applicant shall demonstrate by competent third-party evidence that the supply of potable water and/or septic capacity is sufficient for the primary residence and ADU. Approval of an ADU shall be conditional on any required improvements.
- e. Major access stairs, deck entry doors, and major windows will generally be limited to the walls facing the primary residence. Windows that impact the privacy of the neighboring side or rear yard have been minimized. The design of the accessory unit shall relate to the design of the primary residence and shall not visually dominate it or the surrounding properties.
- f. The orientation and location of the buildings, structures, open spaces and other features of the site plan are such that they maintain natural resources including heritage or significant trees and shrubs to the extent feasible and minimize alteration of natural land forms.
- g. Building profiles, location and orientation relate to natural land forms.
- h. One parking space shall be provided on-site for each a studio and or one bedroom accessory unit. Two parking spaces shall be provided on site for each a two bedroom accessory unit. Parking of the accessory unit is in addition to the required parking for the primary residence. Required parking spaces for the primary residence and the accessory dwelling unit may be provided in tandem on a driveway. A tandem arrangement consists of one car behind the other. No more than two cars in tandem may be counted towards meeting the parking requirement.
- i. A single-family dwelling exists on the lot or will be constructed in conjunction with the accessory unit. Only one ADU is permitted per lot.
- j. Accessory dwelling units are not eligible for variances to setbacks.
- k. Before obtaining a building permit for an ADU the property owner shall file with the registry of deeds a declaration of restrictions containing a reference to the deed under which the property was acquired by the present owner and stating that:
 - a. The accessory unit shall not be sold separately.
 - b. The unit is restricted to the approved size.
 - c. 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.
 - d. The above declarations are binding upon any successor in ownership of the property;

- e. The deed restrictions shall lapse upon removal of the accessory unit.
- l. Units within an Accessory Structure shall not exceed 900 square feet. If an ADU occupies an entire single floor, the Planning Department may allow for an increase in the allowed size of the ADU in order to efficiently use all of the floor area, so long as all other standards of this section are met.
- m. An ADU may have no more than two (2) bedrooms.
- n. The water and sewage facilities shall meet all existing laws and codes.
- o. Approval of an accessory apartment shall be conditional on obtaining applicable building, plumbing, electrical and any other necessary municipal permits.
- p. The Fire Chief must review and sign off on the application.
- q. Unless part of the design of an existing single family dwelling the dwelling(s) shall have only one (1) front entrance and all other entrances shall be on the side or in the rear of the dwelling. A front entrance leading to a foyer with entrances leading from the foyer to the two (2) dwelling units is permitted. Outside stairways (either open or enclosed), that service an Accessory Dwelling Units on upper stories are not permitted.
- r. For an ADU located within an existing garage or other outbuilding, the structure is not required to approximate the exterior features of the existing single family dwelling, but any exterior modifications should be consistent with the architectural style of that structure unless the building is upgraded per the requirement of new structures or unless the new structure is designed in a traditional New England form such as a barn.
- s. An existing single family dwelling that is nonconforming solely due to lot size, lot width, lot frontage, lot coverage, height or setback requirements may be expanded to incorporate an Accessory Apartment subject to the requirements of Chapter 701 of the Yarmouth Code Article III for the expansion of other non-conforming single family dwellings.
- t. ADU's may be permitted on back lots.
- u. ADU's are not permitted on a lot with a non-conforming use.
- v. ADU's are not permitted on a lot with mixed uses.
- w. When an owner wishes to eliminate the accessory apartment proof of the removal of the second kitchen and the restoration of the apartment to its status before the conversion shall be submitted to the satisfaction of the Planning Department. The owner shall record a Release of the Declaration of Restrictions on the Land after inspection and confirmation by the Code Enforcement Officer.

MINOR SITE PLAN REVIEW PROCESS AND PROCEDURES

For minor site plan applications, the Department will mail such notice as detailed above within 7 days of determination of completeness of a complete application, as determined by the Director. The Director of Planning and Development shall not make a decision on the proposal for a period of ten (10) days after the mailing of abutter notification to provide an opportunity for public comment.

CONDITIONS OF APPROVAL

The property shown on this plan may be developed and used only as depicted on this approved plan. All elements and features of the plan and all representations made by the applicant concerning the development and use of the property which appear in the record of the Planning Board proceedings are conditions of approval. No change from the conditions of approval is permitted unless an amended plan is first submitted to and approved by the Planning Board.

**TRUSTEE'S DEED
(Statutory Short Form)**

THIS INDENTURE WITNESSETH, that **JENNIFER LAINEY, ELIZABETH RUSSO, and JOYCE PELOTTE**, in their capacity as successor Trustee, of the **GLORIA B. WOODMAN LIVING TRUST** dated July 26, 2005, and any amendments thereto ("Grantor"), of Yarmouth, Cumberland County, in the State of Maine, **CONVEY AND WARRANT TO ELIZABETH W. RUSSO**, of Yarmouth, Cumberland County, Maine, as joint tenants and not as tenants in common, for consideration, the receipt of which is hereby acknowledged, with Warranty covenants, a portion of certain real estate in Yarmouth, Cumberland County, in the State of Maine, described as follows in a deed from **GLORIA B. WOODMAN** to **GLORIA B. WOODMAN**, sole Trustee, or her successors in trust, under the **GLORIA B. WOODMAN LIVING TRUST** dated July 26, 2005, and any amendments thereto, which deed was dated August 28, 2006, and recorded in the Cumberland County Registry of Deeds on May 11, 2007, in Book 25097, Page 40:

A certain lot or parcel of land situated off the Westerly side of the North Road on the Southwesterly side of a 50 foot wide private right of way to be known as Glowood Farm Road in the Town of Yarmouth, County of Cumberland and State of Maine being more particularly described as follows:

Beginning at a point on the Southerly boundary of land now or formerly of Karen Ann Huber (11,660/117); said point being located S 74°52'28" W a distance of 771.64 feet and then S 74°54'15" W a distance of 70.11 from a 5/8" capped rebar (#1328) set in the ground at the Southeasterly corner of land of the said Huber on the assumed Westerly side line of North Road;

Thence S 17°31'45" E along the Southwesterly side line of a 50 foot wide private right of way to be known as Glowood Farm Road 233.32 feet to a point; Thence S 72°28'15" W continuing along the side line of the said Glowood Farm Road 50.00 feet to a point; Thence S 17°31'45" E continuing along the said Glowood Farm Road 25.00 feet to a point; Thence S 74°54'15" W across land of the Grantor 465.00 feet to a point; Thence N 14°13'03" W continuing across land of the Grantor 260.24 feet to a point on the Southerly boundary of land of the said Huber; Thence N 74°54'15" E along land of the said Huber 500.00 feet to the point of beginning. Containing 3.00 acres.

The above described lot is conveyed together with rights in common with others in and to the 50 foot wide private right of way to be known as Glowood Farm Road; being more particularly described as follows:

Beginning at a 5/8" capped rebar (#1328) set in the ground on the assumed Westerly side line of North Road at the Northeasterly corner of land now or formerly of Robert Maguire (26,355/105); Thence S 76°32'42" W along land of the said Maguire 300.00 feet to a point; Thence across land of the Grantor following a curve to the right with a radius of 125.00 feet a distance of 189.23 feet to a point; Thence continuing across land of the Grantor following a curve to the left with a radius of 75.00 feet a distance of 73.21 feet to a point; Thence N 72°41'31" W continuing across land of the Grantor 346.07 feet to a point; Thence continuing across land of the Grantor following a curve to the right with a radius of 200.00 feet a distance of 157.26 feet to a point; Thence S 72°28'15" W continuing across land of the Grantor 53.11 feet to a point; Thence N 17°31'45" W continuing across land of the Grantor 50.00 feet to a point; Thence N 72°28'15" E continuing across land of the Grantor 50.00 feet to a point; Thence N 17°31'45" W continuing across land of the Grantor 233.32 feet to a point on the Southerly boundary of land now or formerly of Karen Ann Huber (11,660/117); Thence N 74°54'15" E along land of the said Huber 50.04 feet to a point; Thence S 17°31'45" E across land of the Grantor 246.09 feet to a point; Thence continuing across land of the Grantor following a curve to the left with a radius of 150.00 feet a distance of 144.42 feet to a point; Thence S 72°41'31" E continuing across land of the Grantor and along the Southwesterly boundary of land now or formerly of Jennifer W. and Danny B. Lainey (27,458/121) a total distance of 346.07 feet to a point; Thence continuing along land of the said Lainey following a curve to the right with a radius of 125.00 feet a distance of 122.11 feet to a point; Thence continuing along land of the said Lainey following a curve to the left with a radius of 75.00 feet a distance of 113.54 feet to a point; Thence N 76°32'42" E continuing along land of the said Lainey 297.95 feet to a point on the assumed Westerly side line of the said North Road; Thence S 15°47'55" E along the assumed Westerly side line of the said North Road 50.04 feet to the point of beginning. Glowood Farm Road is intended to be used for any and all purposes for which a town road would be used including utilities.

All bearings are Magnetic of the year 1993.

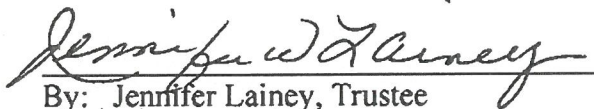
Subject to restrictions and easements of record.

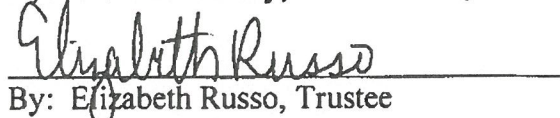
Subject to the following restrictions:

1. Stockade fencing shall not be installed on any of the minor subdivision lots. The exception would be if the trees are removed from the adjacent property along the northwesterly boundary line, then stockade fencing would be permitted along the northwesterly boundary line.

2. Any vehicle/equipment parked more than thirty days on lots must be owned by landowner. The exception would be by approval of two of the three minor subdivisions landowners.
3. Reoccurring business/recreational activities that include more than two vehicles traveling per hour, are not permitted. Reoccurring activities that create excessive: noise, lighting, parking, are not permitted.
4. All three minor subdivision landowners must give permission in order for trees that grow more than twenty feet in height are planted.
5. All three minor subdivision landowners must give permission before any outbuilding, not attached to primary residence, is placed.
6. Manure that accumulates on any lot, must either be used as compost or removed from the property at least once a year.

GRANTOR: GLORIA B. WOODMAN LIVING TRUST
DATED JULY 26, 2005


By: Jennifer Lainey, Trustee

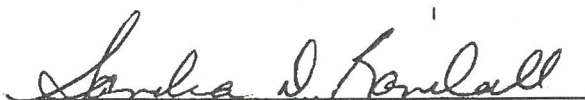

By: Elizabeth Russo, Trustee


By: Joyce Pelotte, Trustee

STATE OF MAINE
COUNTY OF CUMBERLAND, SS.

Then personally appeared the above named JENNIFER LAINEY, ELIZABETH RUSSO, and JOYCE PELOTTE and acknowledged the foregoing instrument to be their free act and deed in their said capacity and the free act and deed of the GLORIA B. WOODMAN LIVING TRUST DATED JULY 26, 2005.

WITNESS my hand and notarial seal this 5th day of October, 2011.


SANDRA RANDALL, Notary Public
Notary Public, Maine
My commission expires March 18, 2017
My commission expires:

Received
Recorded Register of Deeds
Oct 06, 2011 02:13:24P
Cumberland County
Pamela E. Lovley

SEAL

THIS IS NOT A BOUNDARY SURVEY

INSPECTION OF PREMISES

I HEREBY CERTIFY TO Douglas Title Co.

Bath Savings Institution and its Title Insurer

The monumentation is ~~not~~ in harmony with current deed description.

The building setbacks are ~~not~~ in conformity with town zoning requirements.

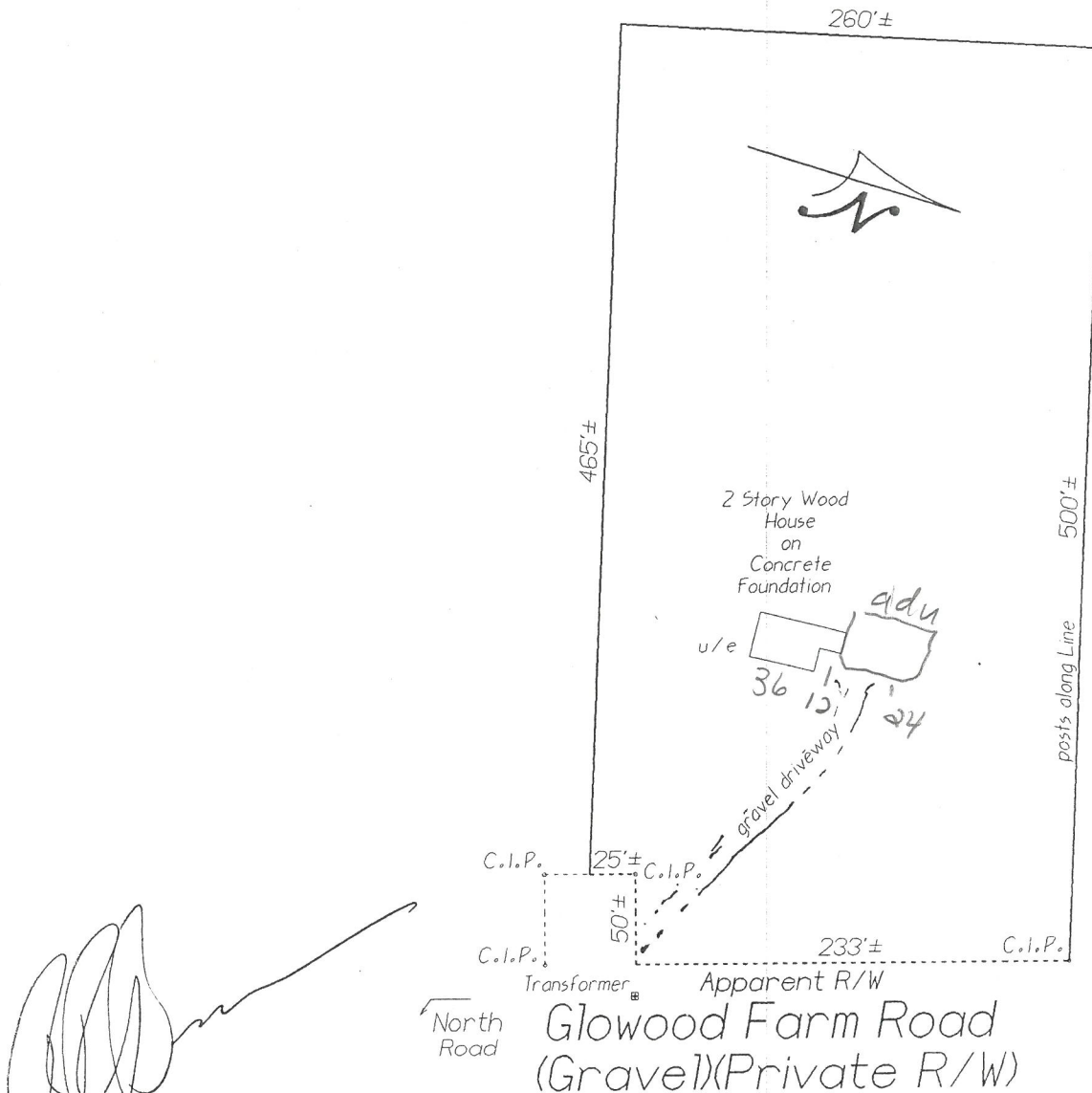
The dwelling does not ~~appear to~~ fall within the special flood hazard zone as delineated by the Federal Emergency Management Agency.

The land does not ~~appear to~~ fall within the special flood hazard zone as indicated on community-panel # 230055 0002 B.

Glowood Farm Road
Yarmouth, Maine

Job Number: 415-52
Inspection Date: 02-27-12
Scale: 1"= 100'

OWNER: Elizabeth W. Russo



THIS PROPERTY IS SUBJECT TO ALL RIGHTS AND EASEMENTS OF RECORD. THOSE THAT ARE EVIDENT ARE SHOWN. THIS PLAN MIGHT NOT REVEAL CONFLICTS WITH ABUTTING DEEDS.

Bruce R. Bowman
INCORPORATED

184 John Small Road
Chebeague Island, Maine 04017
Phone: (207) 846-1663
Fax: (207) 846-1664



PLAN BOOK 211 PAGE 336 LOT 2
DEED BOOK PAGE COUNTY Cumberland

THIS PLAN IS NOT FOR RECORDING Drawn by: BRB

[illegible]

CONTRACTOR AND/OR HOMEOWNER
TO VERIFY ALL EXISTING CONDITIONS
PRIOR TO CONSTRUCTION

****GENERAL PLAN NOTES****

ALL WORK SHALL CONFORM TO STATE AND LOCAL BUILDING CODES

THE BUILDING CODE IS THE MINIMUM REQUIREMENT, ALWAYS CONSULT WITH THE LOCAL AUTHORITIES FOR AMENDMENTS OR IMPROVEMENTS TO THE CODE

ALL DIMENSIONS ARE TO BE VERIFIED IN THE FIELD

ALL FOOTINGS ARE TO REST ON UNDISTURBED SOIL AND EXTEND BELOW THE FROST LINE

ALL LUMBER EXPOSED TO THE WEATHER OR IN DIRECT CONTACT WITH CONCRETE MUST BE PRESSURE TREATED

SMOKE ALARMS ARE TO BE HARDWIRED, INTERCONNECTED AND INSTALLED IN THE FOLLOWING LOCATIONS:

-EACH SLEEPING AREA

-OUTSIDE EACH SEPARATE SLEEPING AREA IN THE VICINITY OF THE BEDROOMS

-ON EACH ADDITIONAL STORY INCLUDING BASEMENT AND HABITABLE ATTICS

-NOT LESS THAN 3' HORIZONTALLY FROM A BATHROOM DOOR CONTAINING A SHOWER OR A BATHTUB

A GARAGE CEILING WITH HABITABLE SPACE ABOVE MUST BE PROTECTED WITH 5/8" TYPE X GYPSUM

COMMON WALL BETWEEN HOUSE AND GARAGE MUST HAVE NO LESS THAN 1/2" GYPSUM ON THE GARAGE SIDE

OPENINGS BETWEEN THE RESIDENCE AND GARAGE SHALL BE PROTECTED WITH A 20 MIN. FIRE RATE DOOR EQUIPPED WITH A SELF-CLOSING DEVICE.

GARAGE SLAB MUST BE AN APPROVED NON-COMBUSTIBLE MATERIAL AND BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TO A FLOOR DRAIN OR THE MAIN VEHICLE ENTRY DOOR

MAX SILL HEIGHT FOR EGRESS WINDOWS IS 44"

REFER TO IRC 308.4 FOR HAZARDOUS GLAZING LOCATIONS

REFER TO IRC TABLE R602.3(1) FOR FASTENING SCHEDULE

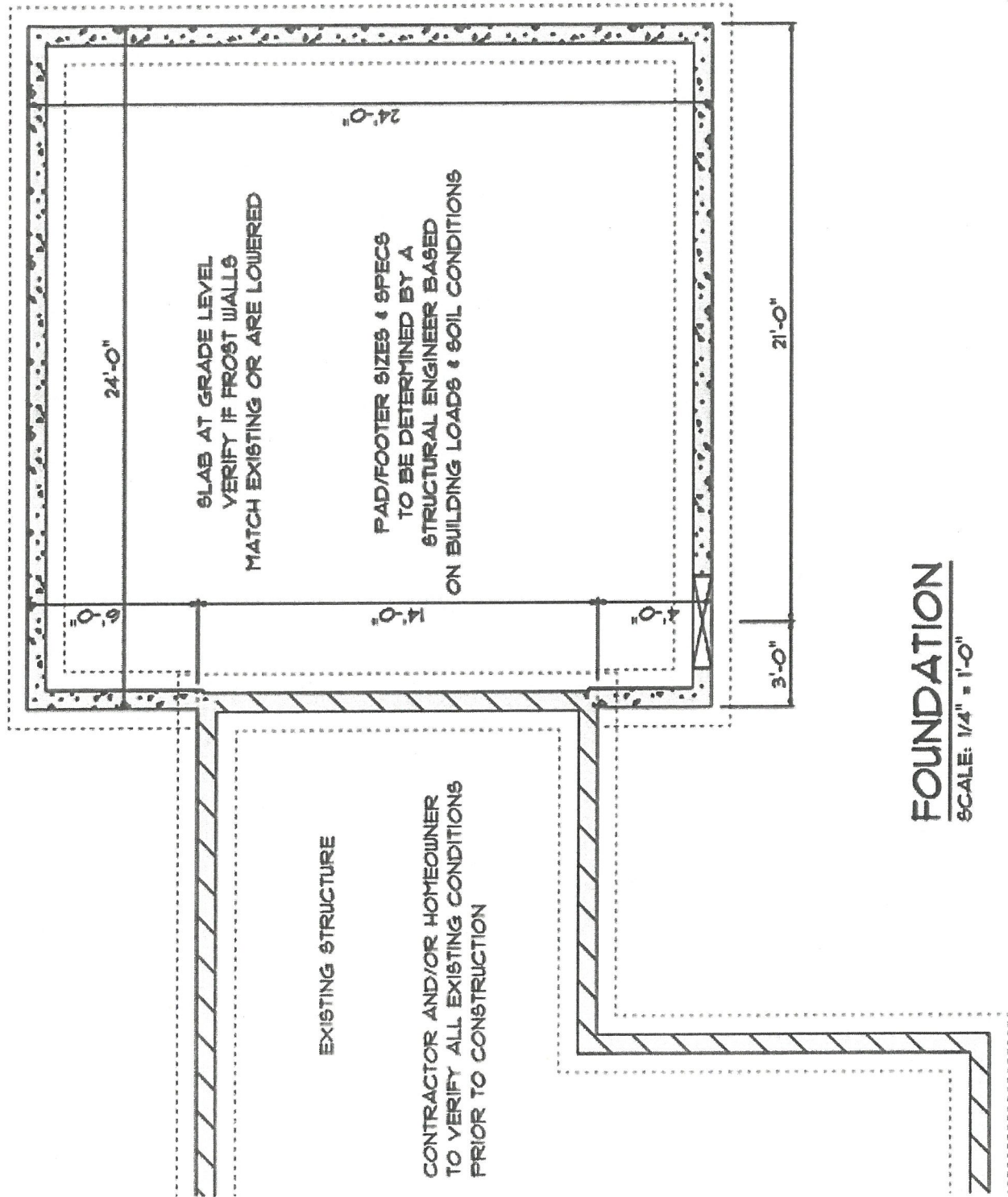
REFER TO IRC R602.7(2) FOR INTERIOR GIRDER SPANS

REVISION SCHEDULE

NUMBER	DATE	REVISION NOTE
1	9/15/21	REMOVE GARAGE IN FRONT
2	4/7/22	MOVE BATH DOWN NEXT TO BED, ADD MORE WINDOWS
		SMALLER SPACE FOR LIFT, MORE LIVING SPACE

OPENING SCHEDULE

PRODUCT CODE	COUNT	EGRESS
3068L	1	Yes
3068 L	3	No
TW3046	7	Yes
2668 B	1	No
2668 R	1	No



FOUNDATION
SCALE: 1/4" = 1'-0"

7158

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept. Health & Human Services
Div. Environmental Health, 11SHS
(207) 287-2070 Fax: (207) 287-4172

PROPERTY LOCATION		>> CAUTION: LPI APPROVAL REQUIRED <<	
City, Town, or Plantation	Yarmouth	Town/City	Permit #
Street or Road	84 Glowood Farm Road	Date Permit Issued	Fee: \$ Double Fee Charged []
Subdivision, Lot #			L.P.I. #
OWNER/APPLICANT INFORMATION		Local Plumbing Inspector Signature	
Name (last, first, MI)	Lainey, Jennifer	Fee: \$ state min fee \$ Locally adopted fee	Copy: [] Owner [] Town [] State
Mailing Address of Owner/Applicant	84 Glowood Farm Road Yarmouth 04096	The Subsurface Wastewater Disposal System shall not be installed until a Permit is issued by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.	
Daytime Tel. #	632-0471	Municipal Tax Map #	Lot #
OWNER OR APPLICANT STATEMENT I state and acknowledge that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a Permit.		CAUTION: INSPECTION REQUIRED I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application.	
Signature of Owner or Applicant _____ Date _____		Local Plumbing Inspector Signature _____ (1st) date approved _____ _____ (2nd) date approved _____	

PERMIT INFORMATION

TYPE OF APPLICATION 1. First Time System 2. Replacement System Type replaced: _____ Year installed: _____ 3. Expanded System a. <25% Expansion b. >25% Expansion 4. Experimental System 5. Seasonal Conversion	THIS APPLICATION REQUIRES 1. No Rule Variance 2. First Time System Variance a. Local Plumbing Inspector Approval b. State & Local Plumbing Inspector Approval 3. Replacement System Variance a. Local Plumbing Inspector Approval b. State & Local Plumbing Inspector Approval 4. Minimum Lot Size Variance 5. Seasonal Conversion Permit	DISPOSAL SYSTEM COMPONENTS 1. Complete Non-engineered System 2. Primitive System (graywater & alt. toilet) 3. Alternative Toilet, specify: _____ 4. Non-engineered Treatment Tank (only) 5. Holding Tank, _____ gallons 6. Non-engineered Disposal Field (only) 7. Separated Laundry System 8. Complete Engineered System (2000 gpd or more) 9. Engineered Treatment Tank (only) 10. Engineered Disposal Field (only) 11. Pre-treatment, specify: _____ 12. Miscellaneous Components
SIZE OF PROPERTY 3 SQ. FT. ACRES	DISPOSAL SYSTEM TO SERVE 1. Single Family Dwelling Unit No. of Bedrooms: 4 2. Multiple Family Dwelling, No. of Units: _____ 3. Other: 3 bedroom + attached in-law (specify) _____ Current Use Seasonal Year Round Undeveloped	TYPE OF WATER SUPPLY 1. Drilled Well 2. Dug Well 3. Private 4. Public 5. Other
SHORELAND ZONING Yes No		

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

TREATMENT TANK 1. Concrete Regular existing 2. Plastic 3. Other: _____ CAPACITY: 1,000 GAL.	DISPOSAL FIELD TYPE & SIZE 1. Stone Bed 2. Stone Trench 3. Proprietary Device a. cluster array c. Linear b. regular load d. H-20 load 4. Other: _____ SIZE: 2016 sq. ft. lin. ft.	GARBAGE DISPOSAL UNIT 1. No 2. Yes 3. Maybe If Yes or Maybe, specify one below: a. multi-compartment tank b. _____ tanks in series c. increase in tank capacity d. Filter on Tank Outlet	DESIGN FLOW 390 gallons per day BASED ON: 1. Table 4A (dwelling unit(s)) 2. Table 4C (other facilities) SHOW CALCULATIONS for other facilities
SOIL DATA & DESIGN CLASS PROFILE CONDITION 9 / D at Observation Hole # TP1 Depth 13" of Most Limiting Soil Factor	DISPOSAL FIELD SIZING 1. Medium---2.6 sq. ft. / gpd 2. Medium---Large 3.3 sq. ft. / gpd 3. Large---4.1 sq. ft. / gpd 4. Extra Large---5.0 sq. ft. / gpd	EFFLUENT/EJECTOR PUMP 1. Not Required 2. May Be Required 3. Required Specify only for engineered systems: DOSE: _____ gallons	3. Section 4G (meter readings) ATTACH WATER METER DATA LATITUDE AND LONGITUDE at center of disposal area Lat. 43 d 49 m 29 s Lon. 70 d 11 m 49 s If g.p.s. state margin of error: 15

SITE EVALUATOR STATEMENT

I certify that on 7/19/22 (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241).

Site Evaluator Signature
Hope Hampton
Site Evaluator Name Printed

427
SE #
207-632-8125
Telephone Number

7/19/22
Date
hamptonsiteeval@gmail.com
E-mail Address

Note: Changes to or deviations from the n should be confirmed with the Site Evaluator.

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Health & Human Services
Division of Environmental Health
(207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation

Street, Road, Subdivision

Owner's Name

Yarmouth

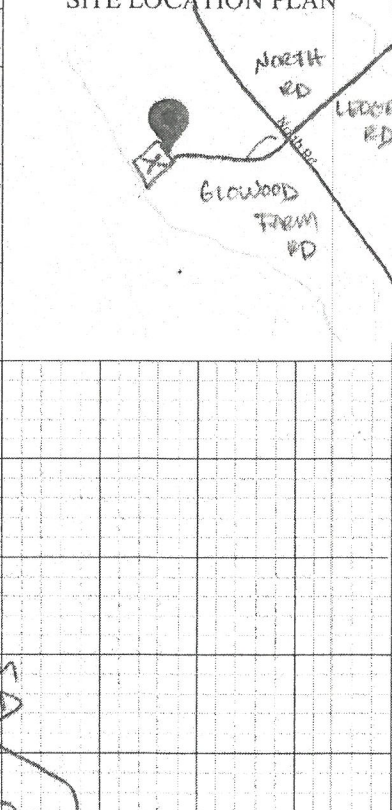
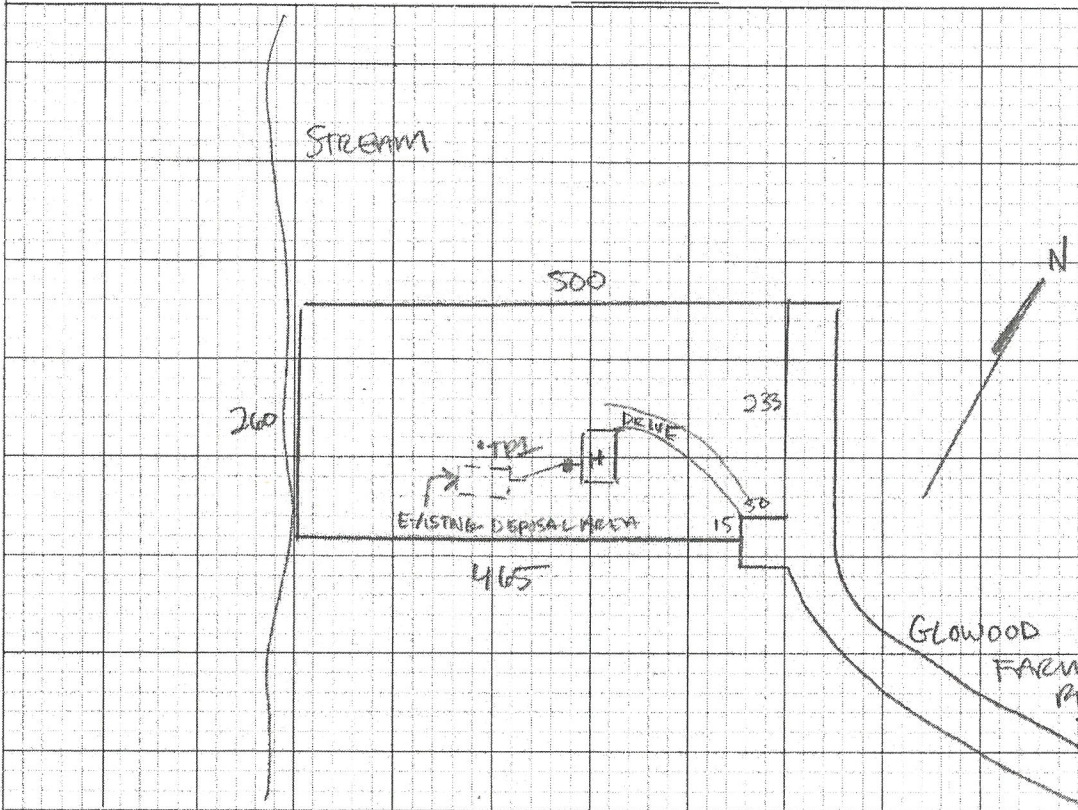
84 Glowood Farm Road

Lainey, Jennifer

SITE PLAN

Scale 1" = 200 ft. or as shown

SITE LOCATION PLAN



SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole TP1 ☒ Test Pit ☐ Boring
" Depth of Organic Horizon Above Mineral Soil

Observation Hole _____ ☐ Test Pit ☐ Boring
" Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
0	Silt Loam	Friable	Dark Brown
10	Silt Loam	Friable	Brown
20	Silty Clay Loam	Firm	Gray
30			Common and Distinct
40			
50			

Texture	Consistency	Color	Mottling
0			
10			
20			
30			
40			
50			

Soil Classification	Slope	Limiting Factor	<input checked="" type="checkbox"/> Ground Water
9 D	6 %	13 "	<input type="checkbox"/> Restrictive Layer
Profile Condition			<input type="checkbox"/> Bedrock
			<input type="checkbox"/> Pit Depth

Soil Classification	Slope	Limiting Factor	<input type="checkbox"/> Ground Water
Profile Condition	%	"	<input type="checkbox"/> Restrictive Layer
			<input type="checkbox"/> Bedrock
			<input type="checkbox"/> Pit Depth

Jayne J. J. J.
Site Evaluator Signature

427

SE #

7/19/22

Date

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Health & Human Services
Division of Environmental Health
(207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation
Yarmouth

Street, Road, Subdivision

84 Glowood Farm Road

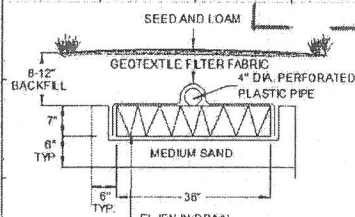
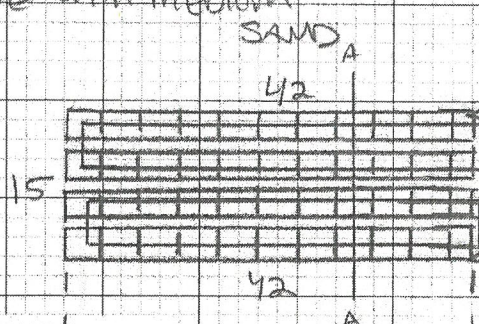
Owner's Name

JENNIFER LAINEY

SUBSURFACE WASTEWATER DISPOSAL PLAN

0
SCALE: 1" = 20 FT.

* CONTRACTOR TO REMOVE ENTIRE
EXISTING LEACH FIELD AND ALL
CONTAMINATED SOILS AND REBUILD TO
GRADE WITH MEDIUM SAND



FOOTPRINT OF EXISTING BED

4 ROWS OF 10.5 EWENS, 2 SETS OF 2 ROWS w/10" STEP

FILL REQUIREMENTS

Depth of Fill (Upslope) 0

Depth of Fill (Downslope) 0

CONSTRUCTION ELEVATIONS

Finished Grade Elevation

Top of Distribution Pipe or Proprietary Device

Bottom of Disposal Area

-31, -41

-41, -51

-52, -62

ELEVATION REFERENCE POINT

Location & Description: Top of foundation wall

Reference Elevation: 0

Note: Materials and installation shall be in accordance with Maine Subsurface Wastewater Disposal Rules dated 08/15 as amended.

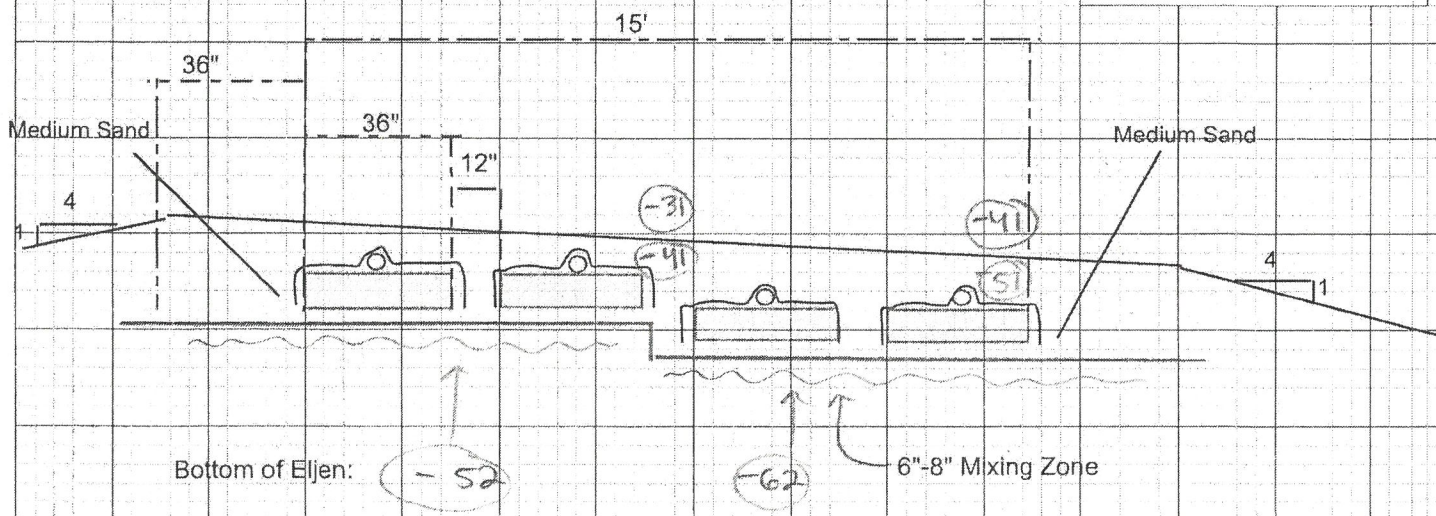
DISPOSAL AREA CROSS SECTION

Scale

Horizontal 1" = 4 ft.

Vertical 1" = 4 ft.

Note: All ground to be filled must be scarified



Jane J. [Signature]
Site Evaluator Signature

427

SE #

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DECLARATION OF RESTRICTIONS ON DEED

Owner: Elizabeth W, Russo by dated October 5, 2011, recorded in Cumberland County Registry of Deeds in Book 29019, Page 342.

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.

Date: 7/21/2022



Elizabeth W. Russo

State of Maine
Cumberland County ss.

Personally appeared the above named Elizabeth W. Russo and acknowledged the foregoing instrument to be of her free act and deed.

Before me,

Date: 7/21/2022


Notary Public/~~Attorney at Law~~
Print Name: Jennifer S. Doten
Commission expiration date:
10.11.2022

**NOTICE OF INTENT TO INSTALL A
SUBSURFACE WASTEWATER DISPOSAL SYSTEM
PERTAINING TO THE EXPANSION OF AN EXISTING STRUCTURE.**

DATE: 7/21/2022

OWNER'S NAME:

First Elizabeth Russo Last Russo

PROPERTY LOCATION:

Town/City Yarmouth Street/Road 84 Glowood Farm Road

Lot # 24-A-2 Map # 19 Book # 29019 Page # 342

The Subsurface Wastewater Disposal System specified on the attached plan has been designed to replace an existing system currently in use. The replacement disposal system design is required due to an expansion resulting in an increase in wastewater flow. The attached design meets the requirements of the Maine Subsurface Wastewater Disposal Rules and will be installed at some future date. This notice is given pursuant to 30A MRSA 4211 subsection 3B.

Elizabeth Russo

LAND OWNER'S NAME PRINTED

Elizabeth Russo

LAND OWNER'S SIGNATURE

State of Maine

County of Cumberland, ss Date 7/21/2022

Then personally appeared the above named Elizabeth Russo and

N/A and (severally) acknowledged the foregoing

instrument to be his (or their) free act and deed.

Before me,

Jennifer S. Doten
Justice of the Peace or Notary Public

Jennifer S. Doten
Commission Expires: 10-11-2022

HHE-234 Rev 4/98

re: 84 Glowood Farm Road

- a. The ADU will match the house color, window styles, roof style.
- b. The ADU exterior design will be in harmony with the neighborhood.
- c. n/a
- d. The primary dwelling and ADU are on private water and sewer.
- e. The entry door will face the driveway, windows will face the woods (no homes built behind the dwelling or ADU)
- f. n/a (no trees or shrubs on property)
- g. n/a
- h. One parking space in driveway for the one bedroom ADU
- i. Permit request to the town is for one ADU
- j. Variances are not necessary due to the location of the dwelling and ADU on this 3 acre parcel
- k. Declaration of restrictions copy has been provided with application and will be filed with the Cumberland County Registry of Deeds by applicant
- l. The ADU is less than 900 square feet.
- m. n/a - one bedroom ADU
- n. Water and sewer meet existing laws and codes
- o. Building, plumbing and electrical permits will be obtained from town
- p. The Fire Chief should review and sign off on this application
- q. No outside staircases
- r. n/a - no garage
- s. n/a - dwelling conforms
- t. n/a
- u. n/a
- v. n/a
- w. If the ADU is removed, all rules and regulations will be followed