



Erin Zwirko, AICP, LEED AP
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TOWN OF YARMOUTH

200 Main Street, Yarmouth, Maine 04096

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May 27, 2022

Kate Carey and Charlie Hewitt
90 Main Street
Yarmouth, ME 04096

Dear Ms. Carey and Mr. Hewitt,

On May 25, 2022, the Yarmouth Planning Board determined that the proposed substantial modification retains and respects the significant character defining features of the Contributing Structure in the Lower Village Historic District at 82-84 Main Street, and therefore is not required to undergo a delay, with the following motion and vote:

On the basis of the plans presented by the applicant, the testimony and public hearing, and the findings of Planning Memo dated May 19, 2022, regarding the application of Chapter 701 Article IX, Historic Building Alterations and Demolitions, for the façade alterations at 82-84 Main Street, Map 32 Lot 6, Kate Carey and Charlie Hewitt, Applicants, the Planning Board finds that the proposed design retains and respects the significant character defining features of the building, and therefore waives the delay period, and allows that the substantial modifications proceed subject to Town Planning Authority approval with the following conditions:

1. Additional specifications are provided with the Building Permit to document the compliance with the architectural standards for porches as outlined in Chapter 703, Article 5.M.3.a and b.
2. Additional specifications are provided with the Building Permit to document the side door exiting to the porch.
3. The applicant shall coordinate with the Department of Public Works regarding the need for a Right of Way permit, and if such permit is needed, the applicant shall submit the application and receive approval prior to the removal of the concrete steps.
4. The applicant shall appropriately screen the porches and provide access along the easterly property line.
5. The applicant shall replace the two first floor windows with 6 over 6 windows.
6. The applicant shall retain the secondary door on the front façade, but enclose it behind new siding.

"Our Latchstring Always Out"

Such motion moved by Janet Hanson, seconded by Mary Lynn Engel, and voted 7 members in favor, 0 members opposed.

Please note that this approval does not constitute a Building Permit. You must receive a Building Permit prior to beginning the façade alterations. The Planning Board also notes that additional façade alterations to 82-84 Main Street may require additional review in the future.

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 Town Council
Yarmouth Historical Society, Executive Director
Chair and Members of the Yarmouth Planning Board
Chair of the Historic Preservation Committee
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
Project File