



Nicholas Ciarimboli  
Code Enforcement Officer  
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**TOWN OF YARMOUTH**  
200 Main Street, Yarmouth, Maine 04096  
[www.yarmouth.me.us](http://www.yarmouth.me.us)

June 23, 2022

Greta Parsons & William Humphries  
557 North Rd  
Yarmouth, ME 04096

Dear Ms. Parsons and Mr. Humphries,

We have approved your Minor Site Plan for the Accessory Dwelling Unit (ADU) located at 557 North Road. The plan is found to be consistent with the standards of Chapter 702, Site Plan Review Ordinance, subject to the following condition of approval:

1. All work shall be completed in accordance with attached staff memorandums.
  - a. Mike Robitaille, Yarmouth Fire Chief, memorandum dated 5/16/2022
  - b. Erik Street, Director of Public Works, memorandum dated 5/19/2022

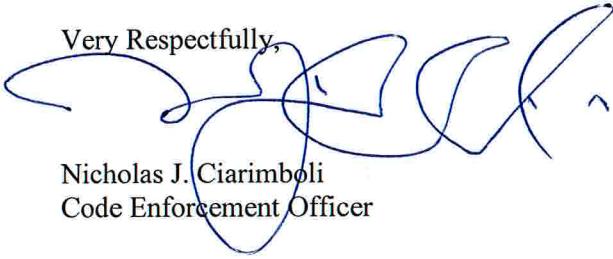
**Standard Conditions of Approval:**

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 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.

Very Respectfully,

A handwritten signature in blue ink, appearing to read 'N. Ciarimboli', written over the text 'Very Respectfully,'.

Nicholas J. Ciarimboli  
Code Enforcement Officer

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  
Erin Zwirko, Planning Director  
Juliana Dubovsky, Assistant Planner  
File copy

*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 May 16, 2022, I reviewed the ADU application for Great Parson / William Humphries located at 557 North 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

