



Nicholas Ciarimboli
Code Enforcement Officer
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TOWN OF YARMOUTH

200 Main Street, Yarmouth, Maine 04096

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June 4, 2019

SEKA Properties LLC
c/o JAY Ent Inc.
8 Holbrook St.
Freeport, ME 04032

Tom Farmer
343 Main St. 2B,
Yarmouth, ME 04096

Dear Mr. Farmer:

On May 30, 2019, the Yarmouth Planning Department approved the Minor Site Plan/Shoreland Zoning Application for the Royal River Grill House Walk-in Cooler Addition at 106 Lafayette St., Map 28 Lot 31, based on the application, plans, reports and other information submitted by the applicant, Tom Farmer, on behalf of the owner SEKA Properties LLC. subject to the conditions of approval as detailed below.

A. Site Plan & Shoreland Zoning Review

That the plan is found to be consistent with the standards of Chapter of 701, Art. IV, R. Shoreland Overlay District and Art. IV, P. Water Oriented Commercial I, and Chapter 702, Site Plan Review Ordinance, subject to the Standard conditions of approval.

Standard Conditions of Approval:

Please note the following standard conditions of approval and requirements for all approved subdivisions:

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

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approved site plan or alteration of a parcel shall require the prior approval of a revised site plan by the Planning Board or 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 the Planning Board or Planning Director as applicable. Requests to extend approvals must be received before the one year expiration date.

Sincerely,



Nicholas Clarimboli
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
Alexander Jaegerman, Director of Planning and Development
Project File