



Nicholas J. Ciarimboli  
Code Enforcement Officer / Planning Assistant  
E-mail: [nciarimboli@yarmouth.me.us](mailto:nciarimboli@yarmouth.me.us)

Tel: 207-846-2401  
Fax: 207-846-2438

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

June 18, 2019

John & Chris Kyle  
Pat's Pizza  
PO Box 369  
Yarmouth, ME 04096  
[patsyarm@maine.rr.com](mailto:patsyarm@maine.rr.com)

Dear Mr. Kyle:

On June 18, 2019, the Yarmouth Planning Department approved your Building & Lot Plan application for Pat's Pizza Kitchen Addition at 791 US Route 1, Map 33 Lot 87-A, based on the application, plans, reports and other information submitted by the applicant, Chris Kyle, on behalf of the Owner, John Kyle, subject to the conditions of approval as detailed below.

**A. Building & Lot Plan:**

That the plan is found to be consistent with the standards of Chapter of 703 Building and Lot Plans, and Chapter 702, Site Plan Review Ordinance, subject to the following conditions of approval:

1. Planting of Street Trees as identified in the Planning Director's, Alex Jaegerman, email and sketch dated June 17, 2019 (attached). This email revises the yet to be completed Conditions of Approval from previous Consolidated Review Committee Approval dated July 18, 2016 (attached). All trees shall have a minimum caliper of 2½ inches. A detail for the street trees installation and curbing shall be developed by a qualified professional and submitted to the Public Works Director, Erik Street, for review and approval.
2. A security irrevocable letter of credit or cash deposit and (2%) inspection fee will be required for the value of street trees and their installation.

*"Our Latchstring Always Out"*

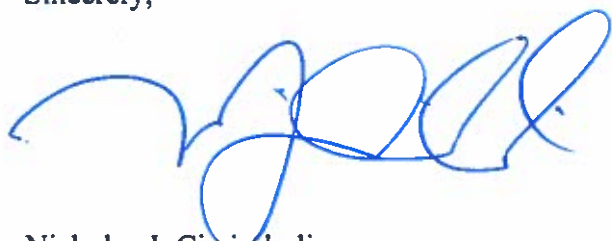
### Standard Conditions of Approval:

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 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.
4. **Preconstruction Meeting:** Prior to the release of a building permit or site construction, a preconstruction meeting shall be held at the project site, Town Hall or other mutually agreeable location. This meeting will be held with the contractor, Town Engineer, Code Enforcement Officer and Director of Public Works representative and owner to review the construction schedule and critical aspects of the site work. The site/building contractor shall provide three copies of a detailed construction schedule to the attending Town's representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.

We are looking forward to working with you and appreciate your continued presence and investment in expanding your operation within the Town of Yarmouth. Please do not hesitate to contact me if you have any need to follow up on this approval.

Sincerely,



Nicholas J. Ciarimboli  
Code Enforcement Officer / Planning Assistant

### Attachments:

- 1.) Alex Jaegerman – Email – 6/17/2019
- 2.) CRC Approval Letter – 7/18/2016

**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**

**Project File**

From: Alex Jaegerman <[AJaegerman@yarmouth.me.us](mailto:AJaegerman@yarmouth.me.us)>  
Sent: Monday, June 17, 2019 3:13 PM  
To: Nicholas Ciarimboli <[NCiarimboli@yarmouth.me.us](mailto:NCiarimboli@yarmouth.me.us)>  
Subject: FW: Pats Pizza Site Plan Tree Planting 6-17-19

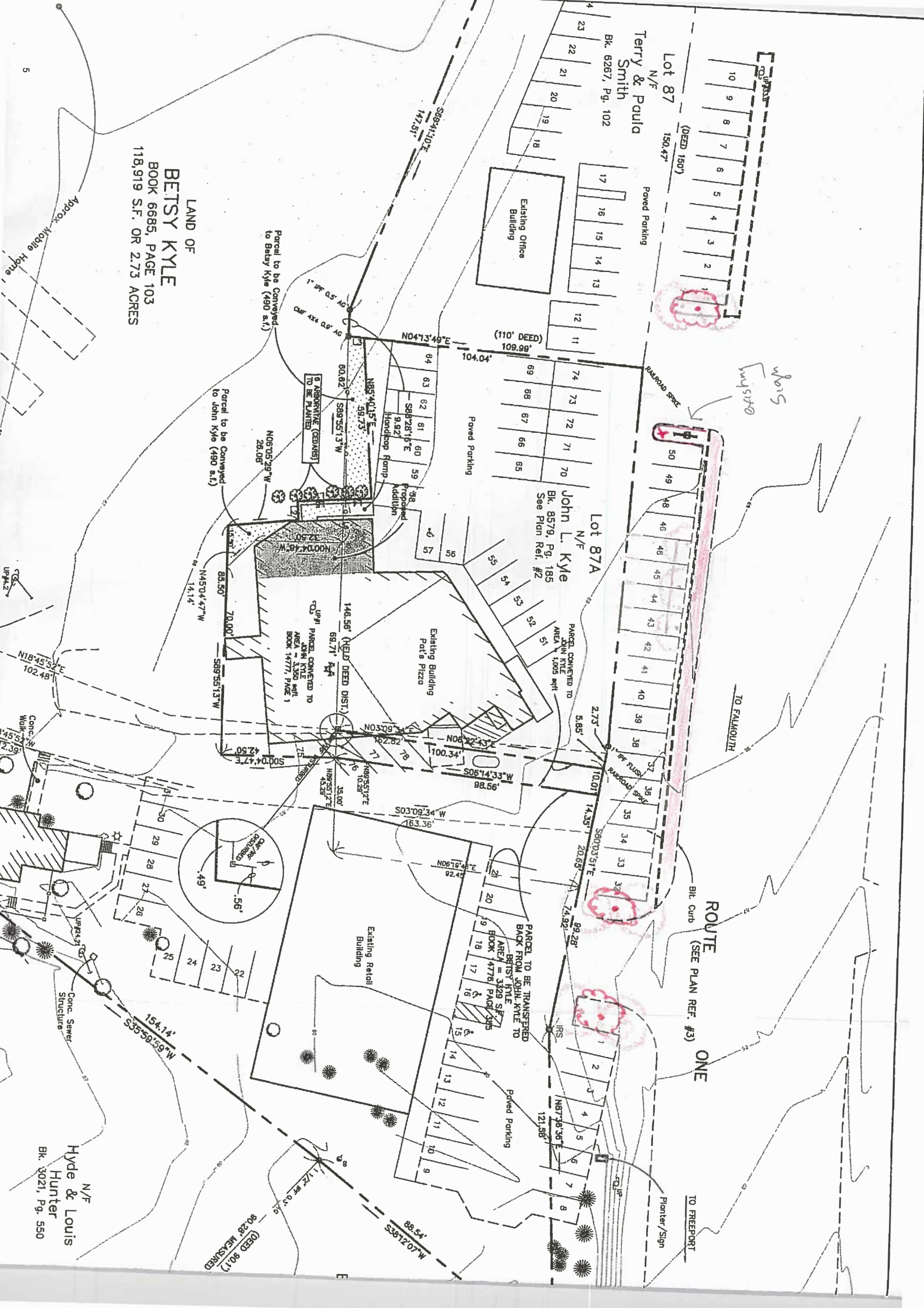
Nick:

After deliberating, my request for the Pat's Pizza cooler addition site plan is to defer any sidewalk improvements at this time, with the understanding that future site development or improvements will require either a sidewalk to be installed or a contribution for the estimated cost of a sidewalk across the Rt. 1 frontage. The earlier plan for tree plantings would have required trees in the area where a sidewalk could be located. I have reduced the tree requirement to just three street trees, which shall be of a variety listed in Chapter 703.6.E.4. Ginkgo Biloba (Maidenhair Tree) is described as salt tolerant and columnar in form, a good choice for this location given the limited area. (Armstrong Maple might also be a good columnar tree choice, but is not described as salt tolerant.)

Alexander Jaegerman, FAICP  
Director of Planning & Development  
200 Main Street  
Yarmouth, ME 04096  
Ph: 207-846-2401 Ext. 222  
[ajaegerman@yarmouth.me.us](mailto:ajaegerman@yarmouth.me.us)



LAND OF  
**BETSY KYLE**  
BOOK 6685, PAGE 103  
118,919 S.F. OR 2.73 ACRES



**ROUTE ONE**  
(SEE PLAN REF. #3)

info  
info

N/F  
**Hyde & Louis Hunter**  
Bk. 3021, Pg. 550



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## **TOWN OF YARMOUTH**

200 Main Street, Yarmouth, Maine 04096

[www.yarmouth.me.us](http://www.yarmouth.me.us)

Alexander Jaegerman, FAICP  
Director of Planning & Development  
E-mail: [ajaegerman@yarmouth.me.us](mailto:ajaegerman@yarmouth.me.us)

Tel: 207-846-2401  
Fax: 207-846-2438

**Consolidated Review Committee  
Review, Findings, and Waiver Recommendation  
John Kyle – Pat's Pizza  
791 Route 1  
Map 33 Lot 87A  
CD4-C2 Standards Review  
Site Plan for standards covered by CBDC  
July 18, 2016**

**Consolidated Review Committee, Chapter 703, Article 1, Section J**

Alex Jaegerman, Director of Planning & Development, Chair  
Erik Street, Director of Public Works  
Mike Robitaille, Fire Chief  
Mike Morrill, Police Chief  
Steve Johnson, Town Engineer  
Karyn Garofoli, Director of Community Services

**I. Consolidated Review Committee Meetings**

**CRC Meeting: June 8, 2016**

CRC Members: Alex Jaegerman, Mike Morrill, Erik Street, Steve Johnson, Karyn Garofoli  
Others: Denise Clavette, Director of Economic Development, Dan Ostrye, Complete Streets Advisory Committee

Following the June 8 CRC meeting, the plans were deemed to be incomplete, and the applicant was requested to submit a revised plan set, which was submitted on June 29, 2016.

**II. Character Based Development Code Route 1 Corridor Review**

780 Sf Addition to Pat's Pizza, sports bar/lounge seating area. Approx. Lot size 16,400 sf +/-

**Table 5.F.2A Character District Standards**

\*Ch 703 Article 2(Q): This Chapter incorporates, in full, the provisions of Chapter 701 Article III [Nonconformance]

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report Pat's Pizza 7-18-16.docx

## General Urban District – Corridor 2

Building Placement	Required	Proposed	Finding
Front Setback	0 to 5'	125' +/-	Lawfully Nonconforming
Side Setback	0 to 6'(max)	0	OK
Rear Setback	3'Min.	10' +/-	OK
Frontage Buildout	75%	0	Existing Bldg. is Lawfully Nonconforming

	Required	Proposed	Finding
<b>Yard Type</b>	Edgeward	Edgeward	OK
<b>Lot occupation</b>			
<b>Lot width</b>	18' min – 200' max	150'	OK
<b>Lot Coverage (Building)</b>		5,780 sf 35%	
<b>Lot Coverage (Building &amp; Pavement)</b>	70%	95% +/-	Lawfully Nonconforming
<b>Building Form</b>			
<b>Building Height</b>	3 Stories	1 Story	OK
<b>First Story Height</b>	12' Min. 25' Max.	12'	OK
<b>Upper Story Height</b>	10' Min	NA	
<b>Façade Glazing</b>	20% Min. 75% Max	18%	OK within 10% Administrative Auth.
<b>Roof Type</b>	Flat, Hip, Gable	Addition, Sloped	Addition to Nonconforming
<b>Roof Slope</b>	10:12 to 14:12	2:12	Addition to Nonconforming

### Outbuilding (None Proposed)

<b>Parking (5.F.1)</b>	Third Lot Layer	(Existing)	Lawfully Nonconforming
<b>Parking (5.K.1)</b>	4 per 1,000 sf 24 required	43 on site 99 available on 3 lots	OK

### Screening of Drive-Through and Parking

Section 5.L.2 states that *Drive-throughs, Parking Areas and Parking Lots shall be screened from the Frontage by a Building or Streetscreen.* Not screened. Existing Nonconforming condition. Require 5 street trees along Route 1 frontage as condition of approval.

## Architectural Standards (Article 5.M)

Assessed by <b>A. Jaegerman</b>	Building addition on existing nonconforming building is acceptable.
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Private Lot Landscape (Article 5.N)	Required	Proposed	Finding
5.N.t: 1 tree per 30' frontage	160'/30= 5 trees	0	5 trees required along Route 1 frontage – 2 ½ “ caliper min.
5.N.gg.i: 1 island per 20 spaces	2 islands	0	Trees required in two Islands at 805, plus 1 additional island at entry to 791 and 1 additional island at 781 (Total 4 trees in islands)
5.N.gg.ii: 1 tree per 2,000 s.f.	1 tree per 2,000 sf of parking area (approx. 14,200 sf parking area) 7 trees	0	Credit for 5 street trees, and 4 island trees.
<b>Signage</b> Band sign		No change	Existing condition OK due to limited project scope.
<b>Lighting</b> Photometrics		No Change	Existing condition OK due to limited project scope

### III. SITE PLAN STANDARDS REVIEW (Chapter 702)

Chapter 703 Article 1 Section C.3:

*b. The Town Municipal Code (collectively, the “Existing Local Codes”), including without limitation Chapters 601 (Subdivision), 701 (Zoning) and 702 (Site Plan Review) thereof, shall continue to be applicable to matters not covered by this Chapter, except where the Existing Local Codes would be in conflict with this Chapter and except as may otherwise be provided in Section 1.C.3.c.i.*

1. **Conformance with Comprehensive Plan:** The proposed development is located and designed in such a way as to be in conformance with the Town’s Comprehensive Plan.

The development is consistent with the comprehensive plan.

2. **Traffic:** The proposed development will not cause unreasonable highway or public road congestion or unsafe conditions with respect to use of the highways, public road or pedestrian walkways existing or proposed. The Planning Board may require mitigation when the proposed development is anticipated to result in a decline in service, below level of service “c”, of nearby roadways of intersections. Levels of service are defined by the 1985 Highway Capacity manual published by the Highway Research Board.

Chief Morrill indicates no concerns with project as proposed.

3. **Parking and Vehicle Circulation:** The proposed plan provides for adequate parking and vehicle circulation. The amount of dedicated parking provided on-site or

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**within a reasonable walking distance from the site meets the requirements of ARTICLE II.H of the Zoning Ordinance (Off Street Parking and Loading), the size of the parking spaces, vehicle aisle dimensions and access points are in conformance with the Technical Standards of Section J of this document.**

Two bicycle hitches, (Dero Bike Hitch or Hoop Rack or approved equivalent) shall be provided in proximity to business entry or ice cream window (per Section J.11.f.13). (Consider locating in Triangle Island with added tree.)

- 4. Sanitary Sewerage: The proposed development will not cause an unreasonable adverse effect to the Municipal sewerage treatment facilities and will not aggravate and existing unhealthy situation such as the bypassing of untreated sewerage into Casco Bay, the Royal River, or its tributaries. If a subsurface wastewater disposal system is to be used, the system conforms to the requirements of the State Plumbing Code.**

The Town Engineer has determined that the project can be adequately served by the existing sanitary service. No new plumbing is proposed.

- 5. Water: The proposed development will not cause the depletion of local water resources or be inconsistent with the service plan of the Yarmouth Water District.**

The existing service from Yarmouth Water District is sufficient to serve this project.

- 6. Fire Safety: The proposed development is located and designed in such a way as to provide adequate access and response time for emergency vehicles or mitigates inadequate access or response time by providing adequate fire safety features such as but not limited to fire lanes, smoke and fire alarms and sprinkler systems, as part of the proposed development.**

The Sprinkler will need to be extended into the new section and this will need approval from the Fire Marshalls Office.

- 7. Buffering: The proposal provides for adequate on-site buffering in the vicinity of property boundaries, when required by this subsection. On-site buffering is required wherever commercial, industrial or mixed use developments are proposed adjacent to or across a street from residential districts or agricultural uses, where multi-family buildings are to be located adjacent to single family uses or districts, and when required by ARTICLE IV.S.3 of the Yarmouth Zoning Ordinance (Mobile Home Park Performance Standards). Buffer areas shall consist of an area ranging from a minimum of five feet to a maximum of twenty-five feet in width, adjacent to the property boundary, in which no paving, parking or structures may be located. The Planning Board may allow a buffer area of less width when site conditions, such a natural features, vegetation, topography, or site improvements, such as additional landscaping, beaming, fencing or low walls, make a lesser area adequate to achieve the purposes of this Section. Landscaping and screening, such as plantings, fences or hedges, are to be located in buffer areas to minimize the adverse impacts on neighboring properties from parking and vehicle circulation areas, outdoor storage areas, exterior lighting and buildings.**

This Standard is superseded by the Route 1 Corridor Character Based Development Code as per Article 1.c.3.

- 8. Natural Areas: The proposal does not cause significant adverse impacts to natural resources or areas such as wetlands, significant geographic features, significant wildlife and marine habitats and natural fisheries. The proposal is consistent with the recommendations of the Maine Department of Inland Fisheries and Wildlife as found in the document titled "The Identification and Management of Significant Fish and Wildlife Resources in Southern Coastal Maine," February 1988.**

No significant impacts will affect natural resources or areas.

9. **Lighting:** The proposal shall provide exterior lighting sufficient for the safety and welfare of the general public while not creating an unsafe situation or nuisance to neighboring properties or motorists traveling nearby roadways.

This Standard is superseded by the Route 1 Corridor Character Based Development Code as per Article 1.c.3.

10. **Storm Water Management:** The plan provides for adequate storm water management facilities so that the post development runoff rate will be no greater than the predevelopment rate or that there is no adverse downstream impact. Proposed storm water detention facilities shall provide for the control of two year and twenty-five year storm frequency rates. The design, construction and maintenance of private facilities are maintenance of private storm water management facilities.

The project will provide adequate storm water management. The applicant is strongly urged to incorporate Low Impact Development (LID) technology into their new building expansion. This project appears to be well suited to utilize LID Best Management Practices, such as a drip edge infiltrator, to manage the little runoff that will be generated by the new roof area. The Town Engineer is prepared to work with the applicant to help incorporate LID in this project.

11. **Erosion and Sedimentation Control:** The proposed development includes adequate measures to control erosion and sedimentation and will not contribute to the degradation of nearby streams, watercourses or coastal lowlands by virtue of soil erosion or sedimentation. The erosion control measures are to be in conformance with the most current edition of the "Environmental Quality handbook, Erosion and Sedimentation Control", prepared by the Maine Soil and Water Conservation Commission.

Prior to disturbing any soil on site, the applicant and their construction contractor shall install ESC BMP's per the latest MDEP standards.

12. **Buildings:** The bulk, location and height of proposed buildings or structures will not cause health or safety problems to existing uses in the neighborhood, including without limitation those resulting from any substantial reduction to light and air or any significant wind impact. To preserve the scale, character, and economy of the Town in accordance with the Comprehensive Plan no Individual Retail use with a Footprint greater than 55,000 square feet shall be permitted. Structures defined as Shopping Centers shall be limited to a Footprint of 75,000 square feet. When necessary to accommodate larger projects, several Individual Retail Structures with Footprints of not more than 55,000 square feet each may be placed on the same lot, provided that all other standards are met. No less than 40 feet shall be allowed as separation distance between buildings. Efforts to save and plant native trees between and among structures shall be encouraged.

This Standard is superseded by the Route 1 Corridor Character Based Development Code as per Article 1.c.3.

13. **Existing Landscape:** The site plan minimizes to the extent feasible any disturbance or destruction of significant existing vegetation, including mature trees over four (4) inches in diameter and significant vegetation buffers.

This Standard is superseded by the Route 1 Corridor Character Based Development Code as per Article 1.c.3.

14. **Infrastructure:** The proposed development is designed so as to be consistent with off premises infrastructure, such as but not limited to sanitary and storm sewers, waste water treatment facilities, roadways, sidewalks, trail systems and street lights, existing or planned by the Town.

There is no sidewalk along the Route 1 frontage of this project, however given the small scope of this project a sidewalk is not required. Further improvements to this or adjoining sites might trigger the requirement to build a sidewalk. The Town is initiating a Complete Street study of Route 1 and is expected to have recommendations for sidewalk improvements over the course of the next year.

- 15. Advertising Features: The size, location, design, color, texture, material and lighting of all permanent signs and outdoor lighting fixtures are provided with a common design theme and will not detract from the design of proposed buildings or neighboring properties.**

This Standard is superseded by the Route 1 Corridor Character Based Development Code as per Article 1.c.3.

- 16. Design Relationship to Site and Surrounding Properties: The proposed development provides a reasonably unified response to the design constraints of the site and is sensitive to nearby developments by virtue of the location, size, design, and landscaping of buildings, driveways, parking areas, storm water management facilities, utilities storage areas and advertising features.**

This Standard is superseded by the Route 1 Corridor Character Based Development Code as per Article 1.c.3.

- 17. Scenic Vistas and Areas: The proposed development will not result in the loss of scenic vistas or visual connection to scenic areas as identified in the Town's Comprehensive Plan.**

This site does not impact any scenic vistas or connections.

- 18. Utilities: Utilities such as electric, telephone and cable TV services to proposed buildings are located underground except when extraordinary circumstances warrant overhead service. Propane or natural gas tanks are located in safe and accessible areas, which are properly screened.**

All utilities remain and are underground to the buildings.

- 19. Technical Standards: The proposed development meets the requirements of ARTICLE I.J (Technical Standards) of this Ordinance, except as waived by the Planning Board.**

The site shall incorporate street trees as described in the section above pertaining to private lot landscaping, and in accordance with Article I.J.11.f.11, and bike racks in accordance with Article I.J.11.f.13.

- 20. Route One Corridor Design Guidelines: Notwithstanding the technical standards of this ordinance and the requirements of Article II, General provisions of the Zoning Ordinance, development and redevelopment within the "C", Commercial and "C-III", Commercial II districts shall be consistent with the Route One Corridor Design Guidelines, as approved August 19, 1999.**

This Standard is superseded by the Route 1 Corridor Character Based Development Code as per Article 1.c.3.

- 21. Right, Title and Interest: The applicant has sufficient right, title or interest in the site of the proposed use to be able to carry out the proposed use.**

The applicant shall provide evidence of right, title, and interest in the property, such as a copy of the deed. A survey indicating ownership has been provided as well as the assessor's records indicating applicant ownership.

- 22. Technical and Financial Capacity:** The applicant has the technical and financial ability to meet the standards of this Section and to comply with any conditions imposed by the Board pursuant to ARTICLE I.I

The applicant has the capacity to carry out this project.

**23. Special Exception Standards:**

- a. The proposed use will not create unsanitary or unhealthful conditions by reason of emissions to the air, or other aspects of its design or operation.
- b. The proposed use will not create public safety problems which would be substantially different from those created by existing uses in the neighborhood or require a substantially greater degree of municipal police protection than existing uses in the neighborhood.
- c. The proposed use will be compatible with existing uses in the neighborhood, with respect to visual impact, intensity of use, proximity to other structures and density of development.
- d. If located in a Resource Protection District or Shoreland Overlay Zone, the proposed use (1) will conserve visual points or access to water as viewed from public facilities; (2) will conserve natural beauty; and (3) will comply with performance standards of Article II of Chapter 701, Zoning Ordinance.

This Standard is superseded by the Route 1 Corridor Character Based Development Code.

#### **IV. CONSOLIDATED REVIEW COMMITTEE FINDINGS, CONCLUSIONS, CONDITIONS OF APPROVAL**

Based on the information and analysis contained within this report regarding the compliance with the applicable regulations of the Route 1 Character Based Development Code and the applicable regulations and standards of Chapter 702, Site Plan, the Town of Yarmouth Consolidated Review Committee for the Route 1 Corridor Character Based Development Code, Chapter 703, hereby finds and concludes that the Building and Lot Plan for John Kyle – Pat’s Pizza 791 Route 1 Map 33 Lot 87A is approved subject to the following conditions of approval:

1. 5 trees required along Route 1 frontage – 2 ½ “ caliper min., species subject to Planning Director approval;
2. Trees required in two Islands at 805, plus 2 additional islands at entries to 791 and 781.
3. Two bicycle hitches, (Dero Bike Hitch or Hoop Rack or approved equivalent) shall be provided in proximity to business entry or ice cream window (per Section J.11.f.13). (Consider locating in Triangle Island with added tree.)

Attachments:

1. Steve Johnson, Town Engineer, Comment Memo
2. Erik Street, Public Works Director, Comment Memo
3. Mike Morrill, Police Chief, Comment Memo
4. Mike Robitaille, Fire Chief, Comment Email

# Memo

**To:** Alex Jaegerman, FAICP, Director of Planning and Development  
**From:** Steven Johnson, P.E., LEED AP, Town Engineer  
**CC:** Erik Street, Bill Longley, Tom Connolly, Karen Stover, Tom Fitzgerald  
**Date:** July 19, 2016  
**Re:** Minor Site Plan Application Review for Pat's Pizza, 791 US Route 1

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Alex:

I have reviewed the site plan from John Kyle; owner of Pat's Pizza for a new building addition at 791 U.S. Route 1 dated June 29, 2016.

It appears that most of my comments noted in my June 7, 2016 memorandum to you are still outstanding. I have updated my comments from that memo in **RED**.

I have the following technical comments on the application:

1. General: It appears the application is complete and generally meets Yarmouth's standards except for non-conformance to the new Character Based Code.
2. Rights, Title: I assume the applicant has adequate right, title and interest in the property to perform the project; however this information was not submitted. I did verify with the Town's assessor's records and it appears that the applicant does own the properties. You may want to consider asking that copies of the pertinent deeds be submitted. **The newest package did not include copies of the deed.**
3. Solid Waste: The applicant currently provides commercial solid waste disposal service using an existing dumpster arrangement which I assume will continue. This is acceptable.
4. Water: The new addition will be served by the existing water service provided by the Yarmouth Water District. This is acceptable.
5. Traffic\Parking: The applicant is proposing to serve the new addition from the existing entrance from US Route 1 and it is my opinion that any traffic generated will be minimal and will not cause undue impact to Route 1. The applicant should provide the number of parking spaces that will be provided to serve the expansion. Also, a traffic impact analysis will not be required. **The submitted plan shows the numbered parking spaces and it appears that the site has approximately 99 spaces between the Pat's Pizza parcel (Lot 87-00A) and the building located to the south (Lot 87) and the building to the east (Lot 86) of Pat's Pizza. It appears that all three lots are owned by the applicant and his spouse.**
6. Sewers: The new building will be served by the existing sewer service and will only include dining room space. It is not anticipated that additional bathrooms will be provided as part of this small expansion.
  - a. There is adequate capacity in the Town sewer system for the project;
  - b. A plumbing permit and fee will be required before construction start, if new plumbing is proposed.
7. Storm Drains: The applicant did not provide a drainage plan. However, it appears that the small amount of runoff from the new roof will shed toward the rear of the applicant's lot and the abutting trailer park. The applicant should provide information noting where the runoff will be directed and how its impact will be mitigated to adjoining properties. **After review of the site grading, it appears that only the applicant's property will be affected by this minor runoff and it should not be a significant issue.**

8. Drainage, Stormwater Management:
    - a. A pre- and post-development storm flow analysis will not be required, however the applicant should provide information as noted in 7 above;
    - b. The applicant is strongly urged to incorporate Low Impact Development (LID) technology into their new building expansion. This project appears to be well suited to utilize LID Best Management Practices, such as a drip edge infiltrator, to manage the little runoff that will be generated by the new roof area. I would be happy to work with the applicant to help incorporate LID in this project.
  9. Erosion and Sediment Control (ESC): Prior to disturbing any soil on site, the applicant and their construction contractor shall install ESC BMP's per the latest MDEP standards.
  10. Soils: The applicant has not submitted evidence that the existing site soils are appropriate for the proposed development, however, I anticipate that they will be.
  11. Lighting: A photometric plan will not be required.
  12. Waivers: None requested.
  13. Off-site Improvements: None required.
  14. Site Plan Drawing Comments:
    - Existing Conditions Plan (Sheet 1)
      - The existing contour elevations should be included; **Done**
      - The trailer located in the land swap area should be included; **Done**
      - The plan should be updated to show the existing building infrastructure and utilities as they currently existing. The plan submitted is quite old and does not show the infrastructure as it currently exists. **The plan has been updated.**
  15. A security irrevocable letter of credit or cash deposit and (2%) inspection fee will not be required for the project.
- I would be pleased to review any other aspect of the application that you or the CRC may decide.



Erik S. Street, Director of Public Works  
[estreet@yarmouth.me.us](mailto:estreet@yarmouth.me.us)



207-846-2401 Phone  
207-846-2438 Fax

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

# Memorandum

**To:** Planning Department

**CC:** Steve Johnson – Town Engineer

**From:** Erik S. Street – Director of Public Works 

**Date:** 6/3/16

**Re:** Pats Pizza

---

After reviewing the application I have no comments or concerns about the project.

Thank you

# **M E M O**

**From Michael E. Morrill**  
**Chief of Police**



**To: Alex Jaegerman, Director of Planning and Development**

**Date: June 1, 2016**

**RE: NOTICE of FILING for PAT'S PIZZA ADDITION**

I have reviewed the above-indicated filing and supporting documents for the proposed 780 square foot addition to Pat's Pizza at 791 US Route One.

I have no concerns or comments regarding this proposal as its location will have little impact on motor vehicle traffic or public safety.

Please let me know if I can be of any further assistance in this matter.

—

emw

**From:** [Mike Robitaille](#)  
**To:** [Alex Jaegerman](#)  
**Subject:** RE: Pat's Pizza  
**Date:** Tuesday, July 19, 2016 10:45:33 AM

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Alex,

I can't find it either...maybe I forgot to send and only thought that I did...

The Sprinkler will need to be extended into the new section and this will need approval from the Fire Marshalls Office. Other than that; I am good.

Do you want me to put this in a memo form?

Thank you,

Mike

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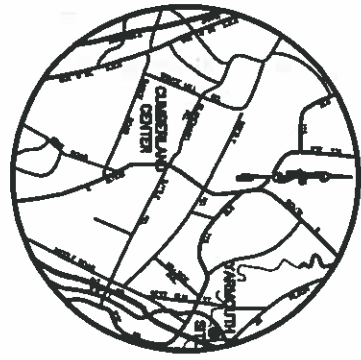
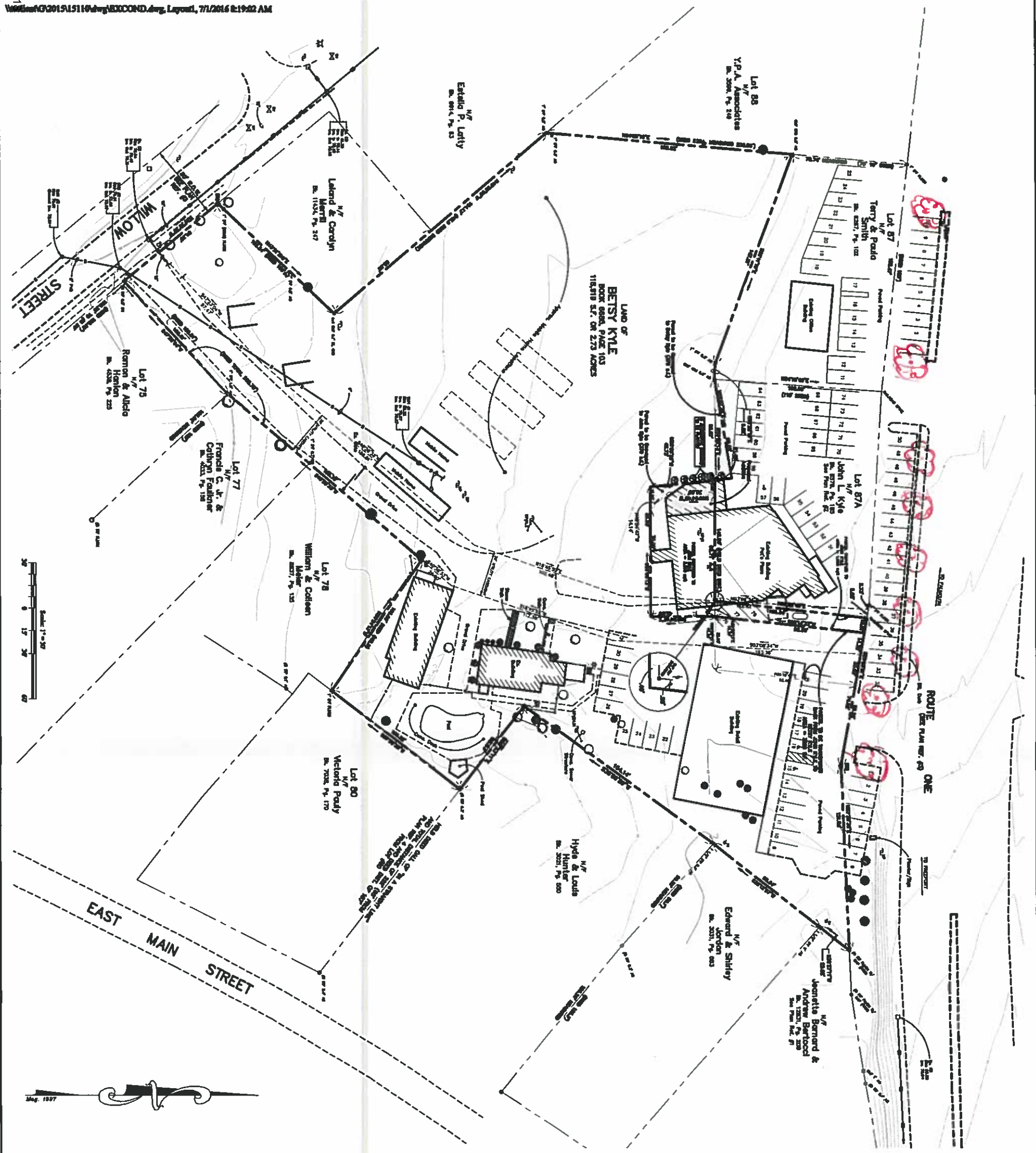
**From:** Alex Jaegerman  
**Sent:** Monday, July 18, 2016 5:20 PM  
**To:** Mike Robitaille  
**Subject:** Pat's Pizza

Mike:

I can't find a comment from you on Pat's Pizza 780 sf addition. 780 sf dining area in sports pub. I assume sprinklers? Bill Longley says must have fire marshall approval.

Alex.

Alexander Jaegerman, FAICP  
Director of Planning & Development  
200 Main Street  
Yarmouth, ME 04096  
Ph: 207-846-2401 Ext. 222  
[ajaegerman@yarmouth.me.us](mailto:ajaegerman@yarmouth.me.us)



LOCATION MAP  
SCALE: 1" = 2 MILES

- BLM REFERENCES**
1. PLAN OF LAND ON EAST MAIN STREET, YARMOUTH, QUEBEC COUNTY, MAINE, FOR GEORGE, OLIVER, & EAST MAIN STREET, YARMOUTH, MAINE, DATED JULY 1986 BY WALTER DORRIS.
  2. PLAN OF PROPERTY U.S. ROUTE 1, YARMOUTH, MAINE, DATED JANUARY 1989 BY THOMAS ASSOCIATES.
  3. MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY MAP STATE HIGHWAY 1, YARMOUTH, QUEBEC COUNTY, DATED MARCH 1982, STATE FILE NO. 5873, SHEET 1 AND 2 OF 16.
  4. LAND OF YARMOUTH CHEMICAL CO. INC. FROM THE MAINE LEGISLATION, DATED JULY 22, 1946 BY CHARLES L. LAMAR SURVEYOR.

- SYMBOL**
- 8" x 8" ROUGH BOUNDARY
  - 4" x 4" ROUGH BOUNDARY
  - 2" x 2" ROUGH BOUNDARY
  - 1" x 1" ROUGH BOUNDARY
  - 0.5" x 0.5" ROUGH BOUNDARY
  - 0.25" x 0.25" ROUGH BOUNDARY
  - 0.125" x 0.125" ROUGH BOUNDARY
  - 0.0625" x 0.0625" ROUGH BOUNDARY
  - 0.03125" x 0.03125" ROUGH BOUNDARY
  - 0.015625" x 0.015625" ROUGH BOUNDARY
  - 0.0078125" x 0.0078125" ROUGH BOUNDARY
  - 0.00390625" x 0.00390625" ROUGH BOUNDARY
  - 0.001953125" x 0.001953125" ROUGH BOUNDARY
  - 0.0009765625" x 0.0009765625" ROUGH BOUNDARY
  - 0.00048828125" x 0.00048828125" ROUGH BOUNDARY
  - 0.000244140625" x 0.000244140625" ROUGH BOUNDARY
  - 0.0001220703125" x 0.0001220703125" ROUGH BOUNDARY
  - 0.00006103515625" x 0.00006103515625" ROUGH BOUNDARY
  - 0.000030517578125" x 0.000030517578125" ROUGH BOUNDARY
  - 0.0000152587890625" x 0.0000152587890625" ROUGH BOUNDARY
  - 0.00000762939453125" x 0.00000762939453125" ROUGH BOUNDARY
  - 0.000003814697265625" x 0.000003814697265625" ROUGH BOUNDARY
  - 0.0000019073486328125" x 0.0000019073486328125" ROUGH BOUNDARY
  - 0.00000095367431640625" x 0.00000095367431640625" ROUGH BOUNDARY
  - 0.000000476837158203125" x 0.000000476837158203125" ROUGH BOUNDARY
  - 0.0000002384185791015625" x 0.0000002384185791015625" ROUGH BOUNDARY
  - 0.00000011920928955078125" x 0.00000011920928955078125" ROUGH BOUNDARY
  - 0.000000059604644775390625" x 0.000000059604644775390625" ROUGH BOUNDARY
  - 0.0000000298023223876953125" x 0.0000000298023223876953125" ROUGH BOUNDARY
  - 0.00000001490116119384765625" x 0.00000001490116119384765625" ROUGH BOUNDARY
  - 0.000000007450580596923828125" x 0.000000007450580596923828125" ROUGH BOUNDARY
  - 0.0000000037252902984619140625" x 0.0000000037252902984619140625" ROUGH BOUNDARY
  - 0.00000000186264514923095703125" x 0.00000000186264514923095703125" ROUGH BOUNDARY
  - 0.000000000931322574615478515625" x 0.000000000931322574615478515625" ROUGH BOUNDARY
  - 0.0000000004656612873077392578125" x 0.0000000004656612873077392578125" ROUGH BOUNDARY
  - 0.00000000023283064365386962890625" x 0.00000000023283064365386962890625" ROUGH BOUNDARY
  - 0.000000000116415321826934814453125" x 0.000000000116415321826934814453125" ROUGH BOUNDARY
  - 0.0000000000582076609134674072265625" x 0.0000000000582076609134674072265625" ROUGH BOUNDARY
  - 0.00000000002910383045673370361328125" x 0.00000000002910383045673370361328125" ROUGH BOUNDARY
  - 0.000000000014551915228366851806640625" x 0.000000000014551915228366851806640625" ROUGH BOUNDARY
  - 0.0000000000072759576141834259033203125" x 0.0000000000072759576141834259033203125" ROUGH BOUNDARY
  - 0.00000000000363797880709171295166015625" x 0.00000000000363797880709171295166015625" ROUGH BOUNDARY
  - 0.000000000001818989403545856475830078125" x 0.000000000001818989403545856475830078125" ROUGH BOUNDARY
  - 0.0000000000009094947017729282379150390625" x 0.0000000000009094947017729282379150390625" ROUGH BOUNDARY
  - 0.00000000000045474735088646141895751953125" x 0.00000000000045474735088646141895751953125" ROUGH BOUNDARY
  - 0.000000000000227373675443230709478759765625" x 0.000000000000227373675443230709478759765625" ROUGH BOUNDARY
  - 0.0000000000001136868377216153547393798828125" x 0.0000000000001136868377216153547393798828125" ROUGH BOUNDARY
  - 0.00000000000005684341886080767736968994140625" x 0.00000000000005684341886080767736968994140625" ROUGH BOUNDARY
  - 0.000000000000028421709430403838684844970703125" x 0.000000000000028421709430403838684844970703125" ROUGH BOUNDARY
  - 0.0000000000000142108547152019193424224853515625" x 0.0000000000000142108547152019193424224853515625" ROUGH BOUNDARY
  - 0.000000000000007105427357600959671211244267578125" x 0.000000000000007105427357600959671211244267578125" ROUGH BOUNDARY
  - 0.0000000000000035527136788004798356056221337890625" x 0.0000000000000035527136788004798356056221337890625" ROUGH BOUNDARY
  - 0.0000000000000017763568394002399178028110719453125" x 0.0000000000000017763568394002399178028110719453125" ROUGH BOUNDARY
  - 0.00000000000000088817841970011995890140553597265625" x 0.00000000000000088817841970011995890140553597265625" ROUGH BOUNDARY
  - 0.000000000000000444089209850059979450702767986328125" x 0.000000000000000444089209850059979450702767986328125" ROUGH BOUNDARY
  - 0.0000000000000002220446049250299897253513839931640625" x 0.0000000000000002220446049250299897253513839931640625" ROUGH BOUNDARY
  - 0.00000000000000011102230246251499486267569199658203125" x 0.00000000000000011102230246251499486267569199658203125" ROUGH BOUNDARY
  - 0.000000000000000055511151231257497431337834599291015625" x 0.000000000000000055511151231257497431337834599291015625" ROUGH BOUNDARY
  - 0.000000000000000027755575615628748715668917299645578125" x 0.000000000000000027755575615628748715668917299645578125" ROUGH BOUNDARY
  - 0.0000000000000000138777878078143743578344586498227890625" x 0.0000000000000000138777878078143743578344586498227890625" ROUGH BOUNDARY
  - 0.00000000000000000693889390390718717891722932491139453125" x 0.00000000000000000693889390390718717891722932491139453125" ROUGH BOUNDARY
  - 0.000000000000000003469446951953593589458614662455697265625" x 0.000000000000000003469446951953593589458614662455697265625" ROUGH BOUNDARY
  - 0.0000000000000000017347234759767967947293073312278486328125" x 0.0000000000000000017347234759767967947293073312278486328125" ROUGH BOUNDARY
  - 0.00000000000000000086736173798839839736465366561392431640625" x 0.00000000000000000086736173798839839736465366561392431640625" ROUGH BOUNDARY
  - 0.000000000000000000433680868994199198682326832806962158203125" x 0.000000000000000000433680868994199198682326832806962158203125" ROUGH BOUNDARY
  - 0.0000000000000000002168404344970995993411634164034810791015625" x 0.0000000000000000002168404344970995993411634164034810791015625" ROUGH BOUNDARY
  - 0.0000000000000000001084202172485497996705817082017405395578125" x 0.0000000000000000001084202172485497996705817082017405395578125" ROUGH BOUNDARY
  - 0.0000000000000000000542101086242748998352908541008702697890625" x 0.0000000000000000000542101086242748998352908541008702697890625" ROUGH BOUNDARY
  - 0.00000000000000000002710505431213744996764542705043513489453125" x 0.00000000000000000002710505431213744996764542705043513489453125" ROUGH BOUNDARY
  - 0.000000000000000000013552527156068724983822713525021757447265625" x 0.000000000000000000013552527156068724983822713525021757447265625" ROUGH BOUNDARY
  - 0.0000000000000000000067762635780343624919113567625108787361328125" x 0.0000000000000000000067762635780343624919113567625108787361328125" ROUGH BOUNDARY
  - 0.00000000000000000000338813178901718124595567831250543936806640625" x 0.00000000000000000000338813178901718124595567831250543936806640625" ROUGH BOUNDARY
  - 0.000000000000000000001694065894508590622977839156252719684033203125" x 0.000000000000000000001694065894508590622977839156252719684033203125" ROUGH BOUNDARY
  - 0.0000000000000000000008470329472542953114889196957812513942021515625" x 0.0000000000000000000008470329472542953114889196957812513942021515625" ROUGH BOUNDARY
  - 0.000000000000000000000423516473627147655744459847875069710107578125" x 0.000000000000000000000423516473627147655744459847875069710107578125" ROUGH BOUNDARY
  - 0.0000000000000000000002117582368135738278722299239375034850537890625" x 0.0000000000000000000002117582368135738278722299239375034850537890625" ROUGH BOUNDARY
  - 0.00000000000000000000010587911840678691394361149696875017252689453125" x 0.00000000000000000000010587911840678691394361149696875017252689453125" ROUGH BOUNDARY
  - 0.000000000000000000000052939559203393456971805748484375086263447265625" x 0.000000000000000000000052939559203393456971805748484375086263447265625" ROUGH BOUNDARY
  - 0.0000000000000000000000264697796016967284859028742421875431317236328125" x 0.0000000000000000000000264697796016967284859028742421875431317236328125" ROUGH BOUNDARY
  - 0.000000000000000000000013234889800848364242951437121093771565861640625" x 0.000000000000000000000013234889800848364242951437121093771565861640625" ROUGH BOUNDARY
  - 0.0000000000000000000000066174449004241821214757185604688578293083203125" x 0.0000000000000000000000066174449004241821214757185604688578293083203125" ROUGH BOUNDARY
  - 0.00000000000000000000000330872245021209106073785928023442891465416015625" x 0.00000000000000000000000330872245021209106073785928023442891465416015625" ROUGH BOUNDARY
  - 0.000000000000000000000001654361225106045303368929640117214457327080078125" x 0.000000000000000000000001654361225106045303368929640117214457327080078125" ROUGH BOUNDARY
  - 0.0000000000000000000000008271806125530322651684648200586072286635400390625" x 0.0000000000000000000000008271806125530322651684648200586072286635400390625" ROUGH BOUNDARY
  - 0.00000000000000000000000041359030627651612758423241002930361433177001953125" x 0.00000000000000000000000041359030627651612758423241002930361433177001953125" ROUGH BOUNDARY
  - 0.000000000000000000000000206795153138258063792116205014651807165885009765625" x 0.000000000000000000000000206795153138258063792116205014651807165885009765625" ROUGH BOUNDARY
  - 0.0000000000000000000000001033975765691290318960581025073259035829425048828125" x 0.0000000000000000000000001033975765691290318960581025073259035829425048828125" ROUGH BOUNDARY
  - 0.000000000000000000000000051698788284564515948029051250365951791471252140625" x 0.000000000000000000000000051698788284564515948029051250365951791471252140625" ROUGH BOUNDARY
  - 0.0000000000000000000000000258493941422822579740145256251829758958562510715625" x 0.0000000000000000000000000258493941422822579740145256251829758958562510715625" ROUGH BOUNDARY
  - 0.00000000000000000000000001292469707114112898700726281250914794792812553578125" x 0.00000000000000000000000001292469707114112898700726281250914794792812553578125" ROUGH BOUNDARY
  - 0.000000000000000000000000006462348535570564493503631406250457397396406276890625" x 0.000000000000000000000000006462348535570564493503631406250457397396406276890625" ROUGH BOUNDARY
  - 0.0000000000000000000000000032311742677852822467518157031250228698698031384453125" x 0.0000000000000000000000000032311742677852822467518157031250228698698031384453125" ROUGH BOUNDARY
  - 0.00000000000000000000000000161558713389264112337590785156250114349434901672265625" x 0.00000000000000000000000000161558713389264112337590785156250114349434901672265625" ROUGH BOUNDARY
  - 0.000000000000000000000000000807793566946320561687953925781250057174724508361328125" x 0.000000000000000000000000000807793566946320561687953925781250057174724508361328125" ROUGH BOUNDARY
  - 0.0000000000000000000000000004038967834731602808439769628906250028587362541806640625" x 0.0000000000000000000000000004038967834731602808439769628906250028587362541806640625" ROUGH BOUNDARY
  - 0.00000000000000000000000000020194839173658014042198848144531250014289368127033203125" x 0.00000000000000000000000000020194839173658014042198848144531250014289368127033203125" ROUGH BOUNDARY
  - 0.000000000000000000000000000100974195868290070210994240722656250007144680636351015625" x 0.000000000000000000000000000100974195868290070210994240722656250007144680636351015625" ROUGH BOUNDARY
  - 0.0000000000000000000000000000504870979341450351054971203613281250003572340316755078125" x 0.0000000000000000000000000000504870979341450351054971203613281250003572340316755078125" ROUGH BOUNDARY
  - 0.00000000000000000000000000002524354896707251755274856018066406250001786170158275390625" x 0.00000000000000000000000000002524354896707251755274856018066406250001786170158275390625" ROUGH BOUNDARY
  - 0.000000000000000000000000000012621774483536258776374280090332031250000893085291376953125" x 0.000000000000000000000000000012621774483536258776374280090332031250000893085291376953125" ROUGH BOUNDARY
  - 0.00000000000000000000000000000631088724176812938788714400451660156250000446542645687890625" x 0.00000000000000000000000000000631088724176812938788714400451660156250000446542645687890625" ROUGH BOUNDARY
  - 0.00000000000000000000000000000315544362088406469394357002258300781250000223271322839453125" x 0.000000