



Nicholas Ciarimboli
Code Enforcement Officer
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TOWN OF YARMOUTH
200 Main Street, Yarmouth, Maine 04096
www.yarmouth.me.us

August 15, 2019

Maine Gateway LLC,
c/o Kathryn Wallingford, Manager
305 US Route One
Yarmouth, Me 04096

Royal River Community Players
c/o Ian Michaud
602 Granite St.
Yarmouth, ME 04096

Dear Ms. Wallingford and Mr. Michaud:

We have approved your minor site plan for the Royal River Community Players Theatre located at 305 US Route One. 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 be completed in accordance with Michael Robitaille's, Yarmouth Fire Chief, requirements (attached).
2. The maximum occupant load of the space is limited to 199 people and shall be posted adjacent to the exit doors.
3. Panic and fire hardware shall be provided at exits in accordance with 2015 IBC/ 1010.1.10
4. The rear egress stairs shall comply with 2015 IBC/ 1011.7.2 Outdoor conditions.
5. If the parking agreement as described in the lease is to be altered, the applicant shall propose an alternative parking arrangement to be reviewed and approved by the Town.

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 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.

Please don't hesitate to contact me if you have any need to follow up on this approval.

Sincerely,


Nicholas J. Ciarimboli
Code Enforcement Officer/ Planning Assistant

CC:

Chair and Members of the Yarmouth Planning Board
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
File copy

Attachments:

1. Michael Robitaille, Fire Rescue Chief – Memo dated 6/27/2019

***Town of Yarmouth,
Maine***

Incorporated 1849

**YARMOUTH FIRE RESCUE
178 NORTH ROAD (PO BOX 964)
YARMOUTH, MAINE 04096**



MICHAEL ROBITAILLE, CHIEF OF DEPARTMENT

DAN MASSELLI, DEPUTY FIRE/EMS CHIEF
BILL GODDARD, DEPUTY CHIEF

To: Alex Jaegerman, Town Planner
From: Michael Robitaille, Fire Rescue Chief
Date: June 27, 2019
RE: 305 US Route 1, Royal River Community Players

I have reviewed the preliminary plans submitted by Ian Michaud requesting conversion of a restaurant / bar space to a small theater / performance space for Royal River Community Players.

The following requirements are in accordance with NFPA 101 Life Safety Code, NFPA 25 Standards on Inspection, Testing, and Maintenance of Water Based Fire Protection Systems, and NFPA 1 Fire Code.

1. Documentation of the most recent Sprinkler and Fire Alarm testing shall be provided to the Fire Chief prior to any change of use, construction, or certificate of occupancy. [NFPA 12]
2. Emergency lighting and Exit signage shall be in accordance with Life Safety 101.
3. The main entrance / exit shall be of a width to accommodate two-thirds of the total occupant load. [Life Safety 101, Chapter 12.2.3.6.2]
4. Additional exits shall be a width to accommodate not less than one-half of the total occupant load. [NFPA 101, Chapter 12.2.3.7]
5. Sprinklers, under stages, shall not be required for stages 1000 square feet or less in area or 50feet or less in height where both the following criteria are met
 - a. Curtains, scenery, or other combustible hangings are not retractable vertically.
 - b. Combustible hangings are limited to borders, legs, a single main curtain and a single backdrop.
6. The applicant is requesting approval for a place of assembly and Yarmouth Fire Rescue recommends the installation of a wall mounted Automatic External Defibrillator (AED) for the purpose of sudden cardiac death. These may be purchased through the Fire Rescue Department who uses Defib Tech through a Maine State grant program.