



135 River Road • Woolwich, ME 04579
207-837-2199 • tim@atlanticenviromaine.com
www.atlanticenviromaine.com

August 21, 2020

Mr. Alex Jaegerman, Director of Planning & Development
Town of Yarmouth
200 Main Street
Yarmouth, ME 04096

Re: Shoreland Zoning Permit and Building Permit Applications for a Set of Access Stairs and Landings
located at 148 Whites Cove Road in Yarmouth, Maine

Dear Mr. Jaegerman,

On behalf of Patricia Thompson, Atlantic Environmental, LLC (AE) is pleased to submit a Shoreland Zoning Permit Application and a Building Permit Application for the construction of a set of access landings and stairs. The Applicant has an existing set of access stairs and portions are in disrepair. The Applicant proposes to remove these stairs and construct a more stable form of access to Whites Cove and adjacent waters. AE investigated the site to determine the best approach to meet the Applicant's project purpose and avoid and minimize impacts to the environment. The Applicant proposes to construct a series of landings and stairs that will terminate at the bottom of the bank, above the Highest Annual Tide (HAT) line.

The Applicant's property is located in the Low Density Residential (LDR) and the Shoreland Overlay District (SOD). AE has reviewed Article IV.R.7.c.6 of the Town of Yarmouth's Zoning Ordinance and believes the project is in compliance with these standards. Please review the attached information demonstrating compliance with these Articles. The Applicant has submitted an application to the Army Corps of Engineers (ACOE) and relevant sections of those applications are included in the attached application materials, including a copy of the ACOE permit.

Thank you in advance for your consideration of this Application. If you require any additional information or clarifications, please feel free to contact me at 207 - 837 - 2199 or by email at tim@atlanticenviromaine.com.

Sincerely,
Atlantic Environmental LLC.

Timothy A. Forrester, Owner

TOWN OF YARMOUTH

200 Main Street

Yarmouth, Maine 04096

(207)846-2401

WWW.YARMOUTH.ME.US

Fax: (207)846-2438

OK 1563

SHORELAND ZONING PERMIT APPLICATION

PERMIT # SOD 20-29 ISSUE DATE _____ FEE AMOUNT 150⁰⁰

Date: 8/21/2020 Zoning District LDR and SZ Map 3 Lot 17 Ext _____

APPLICANT NAME: Atlantic Environmental, LLC c/o Tim Forrester PHONE NO: (207) 837 - 2199

MAILING ADDRESS: 135 River Road Woolwich, ME 04579 e-mail tim@atlanticenviromaine.com

OWNER (other than applicant)
NAME: Patricia Thompson PHONE NO: (207) 232 - 1114

MAILING ADDRESS: 148 Whites Cove Road Yarmouth, ME 04096 e-mail pthomps1@maine.rr.com

CONTRACTOR
NAME: Custom Floats PHONE NO: (888) 844 - 9666

MAILING ADDRESS: 11 Wallace Avenue South Portland, ME 04106 e-mail cpoole@customfloat.com

PROPERTY
LOCATION: 148 Whites Cove Road

Applicant must also include a narrative of the project including a description of all proposed construction, (E.G. Land clearing, road building, septic systems and wells – Please note: A site plan sketch is required on a separate sheet of paper no less than 11" x 17" or greater than 24"x36"

Please note: Plan set must be bound (not rolled) with a cover sheet and index.

Proposed use of project: Residential

Estimated cost of construction \$15,000

Lot area (sq. ft.) 8,712 sq. ft.

Frontage on Road (FT) +/- 73 ft.

SQ. FT. of lot to be covered by non-vegetated surfaces same location as existing. No additional sq. ft. - stairs located in

Elevation above 100 YR Flood Plain N/A

Frontage on water body (FT.) +/- 70 ft.

Height of proposed structure N/A

Existing use of property Residential

Proposed use of property Residential

Note: NEXT Questions apply only to expansions of portions of existing structures that are less than the required setback.

- A) Total building footprint area of portion of structure that is less than required setback as of 1/1/89: N/A SQ.FT.
- B) Actual shore setback of existing structure proposed for expansion (measured as required in SOD, e.g.: Highest Annual Tide; Upland Edge of Coastal Wetland; Top of Bank (RP); Normal High Water Line of rivers and streams; as applicable): Water Dependent
- C) Building footprint area of expansions of portion of structure that is less than required setback from 1/1/89 to present: N/A SQ.FT.
- D) Building footprint area of proposed expansion of portion of structure that is less than required setback: N/A SQ.FT.
- E) % Increase of building footprint of previous and proposed expansions of portion of structure that is less than required setback since 1/1/89: % increase = $((C+D) \times 100) / A =$
N/A %
- F) Floor Area and Market Value of Structure prior to improvements: (a) Area: N/A
Value: . Floor Area and Market Value of portions of Structure removed, damaged or destroyed: (b) Area: Value: . If the floor area or market value of (b) exceeds 50% of the area or value of (a), then the Relocation provisions of Article IV.R.5.a.(3) and (4) shall apply. **Note: A value appraisal may be required or submitted in close cases where the applicant asserts that that 50% trigger and relocation assessment provision is not met. Any plan revisions after initial approvals to replace rather than renovate building components (foundations, framing, etc.) shall be required to re-calculate the extent of removal, damage or destruction relative to retained structure.**
- ☒ Please provide a site plan to include lot lines, area to be cleared of trees and other vegetation; the exact position of proposed structures, including decks, porches, and out buildings with accurate setback distances from the shoreline, side and rear property lines; the location of proposed wells, septic systems, and driveways; and areas and amounts to be filled or graded. If the proposal is for the expansion of an existing structure, please distinguish between the existing structure and the proposed expansion.
- ☒ Note: For all projects involving filling, grading, or other soil disturbance you must provide a soil erosion control plan describing the measures to be taken to stabilize disturbed areas before, during and after construction.
- ☒ Draw a simple sketch showing both the existing and proposed structures with dimensions.

SHORELAND ZONING PERMIT CHECKLIST

Please note that this checklist is intended to help applicants identify major submittal components but it is the applicant's responsibility to review the SOD/RP provisions outlined in Chapter 701 of the Yarmouth Code and provide all required information as well as conform to all design components. Copies of Chapter 701 are available at the Yarmouth Town Hall or can be downloaded on the Town website which is www.yarmouth.me.us.

- ☒ Complete Shoreland Zoning Permit application including signatures of property owners and agents.
- ☒ Appropriate fee.
- ☒ Square footage of lot area within the 250' SOD Entire lot is within SOD (8712 sq. ft.)
- ☒ Square footage and % of lot covered by non-vegetated surfaces within the SOD 256 sq. ft.
- ☒ Square footage and % of cleared area within lot area within the SOD N/A
- ☒ Delineation of 75' setback from upland edge of the coastal wetland
- ☐ Delineation of 250' SOD line from upland edge of the coastal wetland. Extends beyond project boundary
- ☒ Delineation of Resource Protection District
- ☐ Height of any proposed structures as measured between the mean original grade at the downhill side of the structure and the highest point of the structure N/A
- ☐ Building elevations of any proposed structures as viewed from side and rear lot lines N/A
- ☒ % Increase of expansions of portion of structure which is less than the required setback (if applicable)
- ☐ Floor Area and Market Value of Structure prior to improvements: (a) Area: N/A
Value: N/A Floor Area and Market Value of portions of Structure removed, damaged or destroyed: (b) Area: N/A Value: N/A
- ☐ Elevation of lowest finished floor to 100 year flood elevation N/A
- ☐ Evidence of submission of the application to the Maine Historic Preservation Commission (MHPC) at least twenty (20) days prior to the Planning Board meeting as required in Article IV.R.O
- ☒ Copy of additional permit(s) if applicable:
 - Planning Board (e.g. Subdivision, Site Plan Review)
 - Board of Appeals
 - Flood Hazard
 - Exterior plumbing permit (Approved HHE 200 Application Form)
 - Interior plumbing permit
 - DEP permit (Site Location, Natural Resources Protection Act)
 - Army Corps of Engineers Permit (e.g. Sec. 404 of Clean Waters Act)
- ☒ Please circle all habitat types, marine organisms and shoreline elements present:
(Sand beach) (boulder/cobble beach) (sand flat) (mixed coarse & fines) (salt marsh)
(ledge) (rocky shore) (mudflat) (sediment depth if known) (Bluff/bank) (Mussels) (clams)
(marine worms) (rockweed) (eelgrass) (lobsters) (other _____)

*Proposed Access Structures located above coastal wetland
- ☒ Signs of intertidal erosion? (Yes) (no)
- ☒ Energy: (protected) (semi-protected) (partially exposed) (exposed)
- ☒ Copy of deed
- ☒ Soil erosion control plan
- ☒ Photographs
- ☒ Plan view

NOTE: Applicant is advised to consult with the CEO and appropriate state and federal agencies to determine whether additional permits, approvals, and reviews are required.

CONDITIONS OF APPROVAL

The property shown on this plan may be developed and used only as depicted on this approved plan. All elements and features of the plan and all representations made by the applicant concerning the development and use of the property which appear in the record of the Planning Board proceedings are conditions of approval. No change from the conditions of approval is permitted unless an amended plan is first submitted to and approved by the Planning Board.

I certify that all information given in this application is accurate. All proposed uses shall be in conformance with this application and the Town of Yarmouth Shoreland Regulations in the Zoning Ordinance. I agree to future inspections by the Code Enforcement Officer / Planning Director / Planning Board members (as applicable) at reasonable hours and with advance notice.

"I authorize appropriate staff within the Yarmouth Planning Department to enter the property that is the subject of this application, at reasonable hours, including buildings, structures or conveyances on the property, to collect facts pertaining to my application."

Applicant Signature _____

Date _____

Agent Signature Timothy A. Fennell
(if applicable)

Date 8/21/2020

Code Enforcement Officer _____

DATE OF APPROVAL / DENIAL OF APPLICATION _____
(by either staff or planning board)



TOWN OF YARMOUTH
Department of Planning and Development
200 Main Street Yarmouth, Maine 04096
(207)846-2401 www.yarmouth.me.us Fax: (207)846-2438

CK1563

BUILDING PERMIT

Date: 8/21/2020 Map³ Lot 17 Ext Permit # B20-147

Property Location: 148 Whites Cove Road

Applicant Name: Atlantic Environmental, LLC c/o Tim Forrester Phone #: (207) 837 - 2199
Mailing Address: 135 River Road Woolwich, ME 04579 e-mail: tim@atlanticenviromaine.com

Owner (other than applicant)
Name: Patricia Thompson Phone #: (207) 232 - 1114
Mailing Address: 148 Whites Cove Road Yarmouth, ME 04096 e-mail: pthomps1@maine.rr.com

Contractor
Name: Custom Floats Phone #: (888) 844 - 9666
Mailing Address: 11 Wallace Avenue South Portland, ME 04106 e-mail: cpoole@customfloat.com

Description of Proposed Construction: The Applicant proposes to remove an existing set of access stairs and construct a series of access landings and stairs.

Residential ☒ Commercial ☐ Area of New Construction/Addition 256 sq. ft.

ESTIMATED COST OF CONSTRUCTION: \$ 15,000 **PERMIT FEE:** \$ 150.00

Owner/Agent Signature: Timothy A. Forrester Date Signed: 8/21/2020
Owner/Agent Printed: Tim Forrester, Owner Atlantic Environmental, LLC

"I authorize appropriate staff within the Yarmouth Planning Department to enter the property that is the subject of this application, at reasonable hours, including buildings, structures or conveyances on the property, to collect facts pertaining to my application.

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**OFFICE USE ONLY:** Construction Type:      Zoning District      Use Group     

Conditions of Approval       
      
    

Code Enforcement Officer      Date Permit Issued:





135 River Road • Woolwich, ME 04579  
207-837-2199 • tim@atlanticenviromaine.com  
www.atlanticenviromaine.com

July 24, 2020

To whom it may concern:

By this letter, I authorize Atlantic Environmental LLC to act on my behalf as my Agent for the preparation and submission of all federal, state, and local town or city permit applications and relevant documents and correspondence related to the installation of stairs, landings and steps to access the shore at 148 Whites Cove Road in Yarmouth, Maine. This authorization includes attending meetings and site visits, appearing before all boards, commissions, and/or committees, and providing other services as required for completing the aforementioned tasks.

Thank you for the opportunity to work with you on this project. Should you have any additional questions, please do not hesitate to contact me at 207-837-2199 or via email at tim@atlanticenviromaine.com.

PATRICIA THOMPSON

Print Name

Patricia Thompson

Signature

7/24/2020

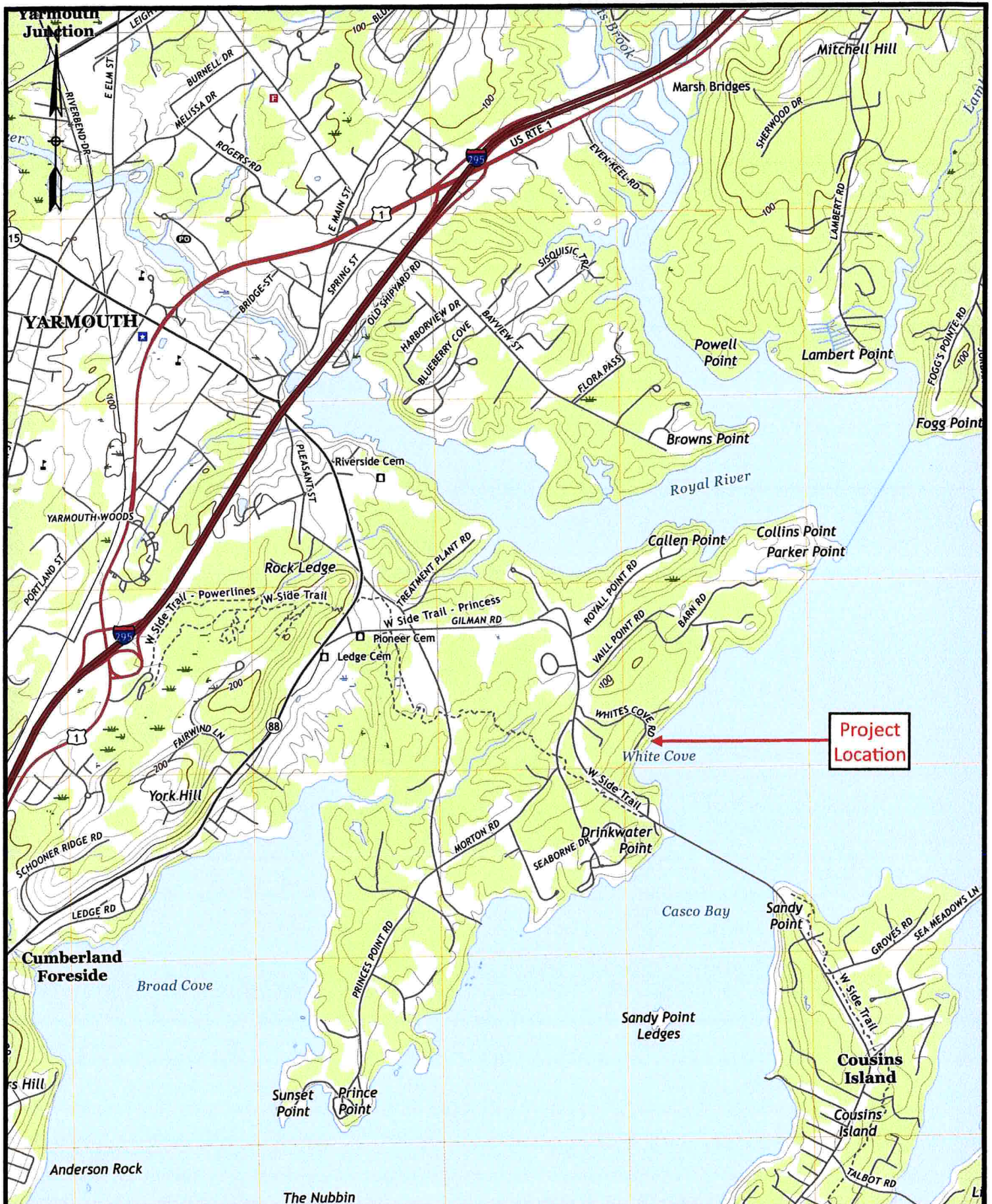
Date

Sincerely,  
Atlantic Environmental LLC.

Timothy A. Forrester

Timothy A. Forrester, Owner





**ATLANTIC ENVIRONMENTAL LLC.**  
 Environmental Consultants  
 135 River Road, Woolwich, ME 04579  
 (207) 837-2199  
 tim@atlanticenviromaine.com

**Date:** 7/24/2020  
**Revised:**  
**Project:** Thompson, Yarmouth  
**Drafted By:** —

**PROJECT LOCATION**  
 148 Whites Cove Road, Yarmouth, Maine  
 Maine Atlas & Gazetteer  
 Map 6 (Section D-1)  
 43.78035, - 70.154141

**Sheet**  
 1  
 of  
 1

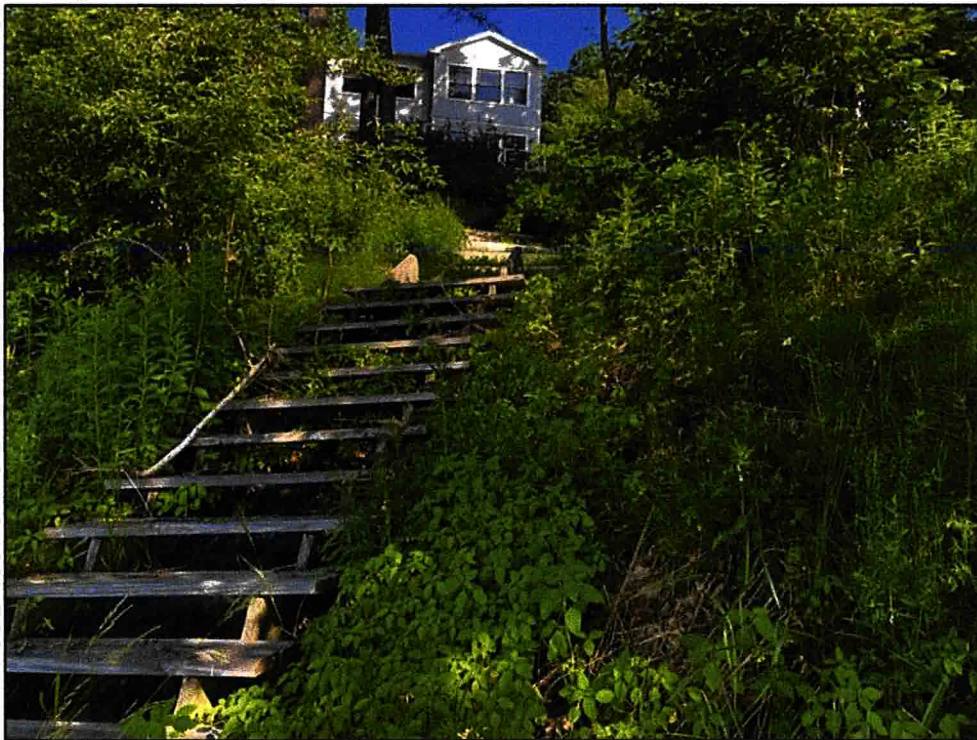


## PHOTOGRAPHS

The following photographs are taken from the site of the project and represent the proposed location of the proposed access stairs located at 148 Whites Cove Road in the Town of Yarmouth, ME.



**Photograph One. Aerial View of Project Site. Red arrow indicates approximate location of access stairs.**  
Source: Google Maps. Date: May 4, 2018.

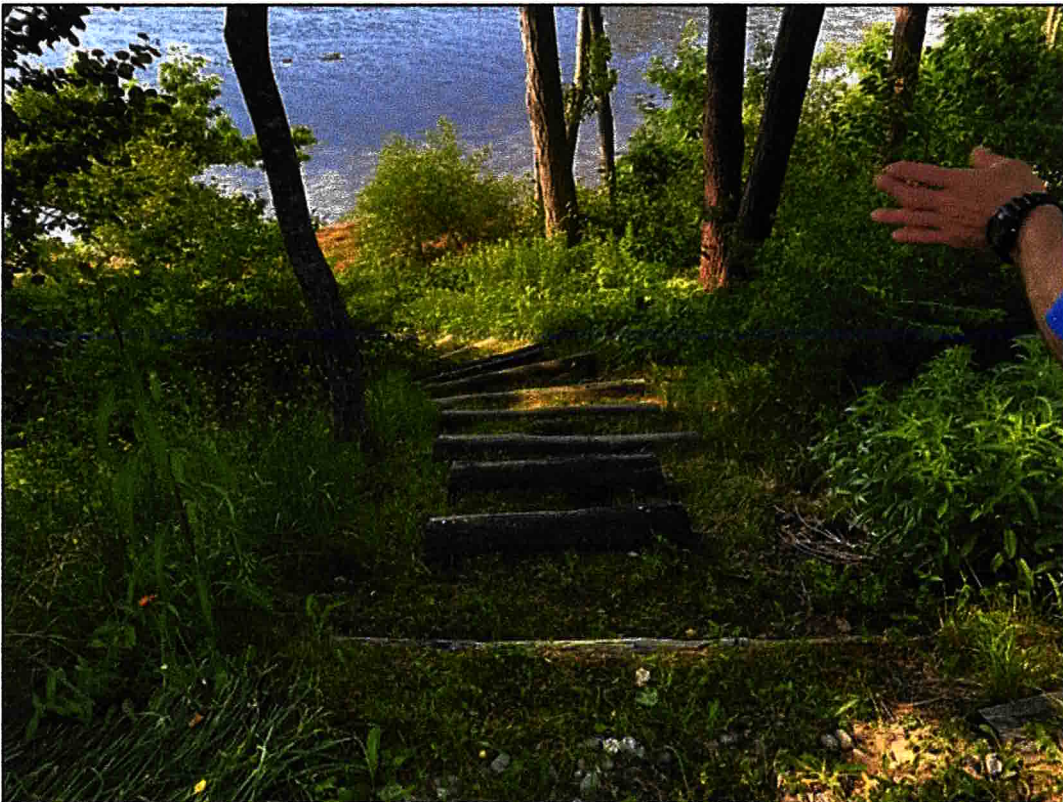


**Photograph Two. Facing westerly - view of existing access stairs. Photographer: Tim Forrester, Atlantic Environmental, LLC Date: June 26, 2020.**





**Photograph Three. View of lower half of existing access stairs. New stairs will be land in same location. Photographer: Tim Forrester, Atlantic Environmental, LLC Date: June 26, 2020.**



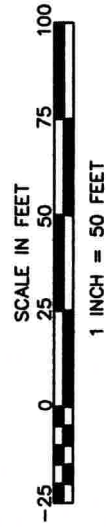
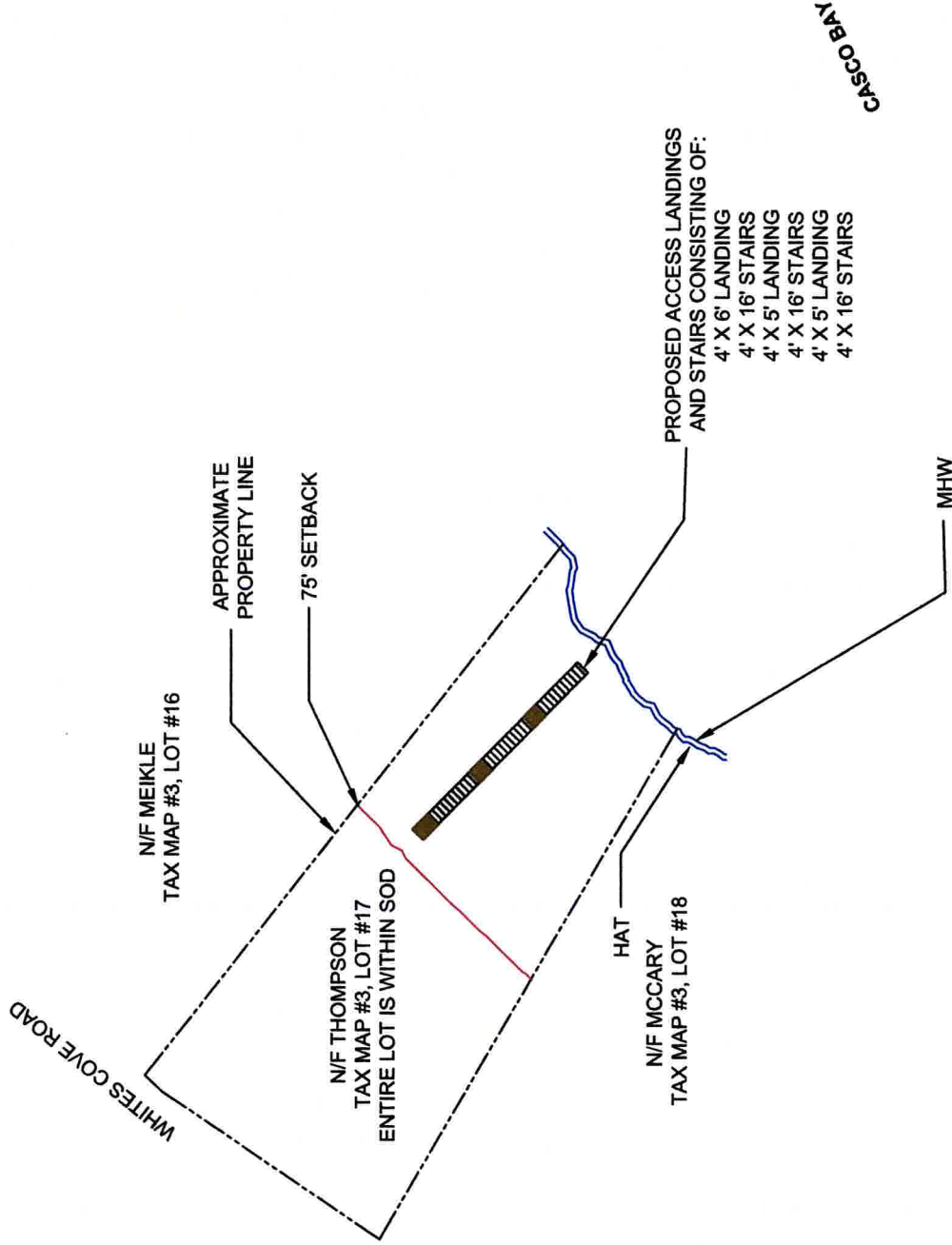
**Photograph Four. View of upper half of existing access stairs. Photographer: Tim Forrester, Atlantic Environmental, LLC Date: June 26, 2020.**





|                                                                                                                                                                      |                                                                                                |                                                                                                                                                                          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>ATLANTIC ENVIRONMENTAL LLC.</b><br/> Environmental Consultants<br/> 135 River Road, Woolwich, ME 04579<br/> (207) 837-2199<br/> tim@atlanticeviromaine.com</p> | <p>Date: 7/27/2020<br/> Revised:<br/> Project: Thompson, Yarmouth<br/> Drafted By: TAF/LCV</p> | <p>Plan View of the Proposed Access Stairs and Landings for Patricia Thompson located at 148 Whites Cove Road in Yarmouth, Maine.</p> <p>Sheet<br/> 1<br/> of<br/> 3</p> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|





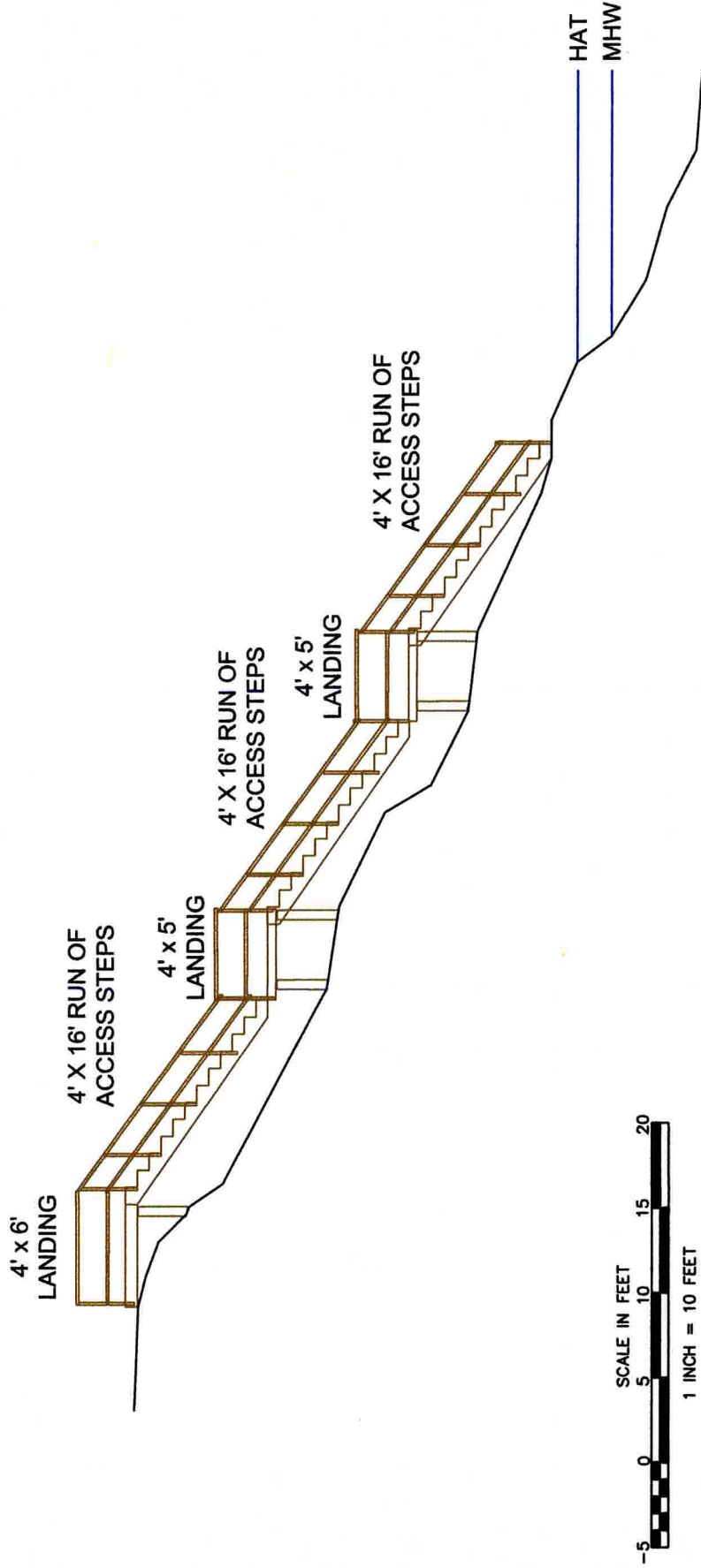
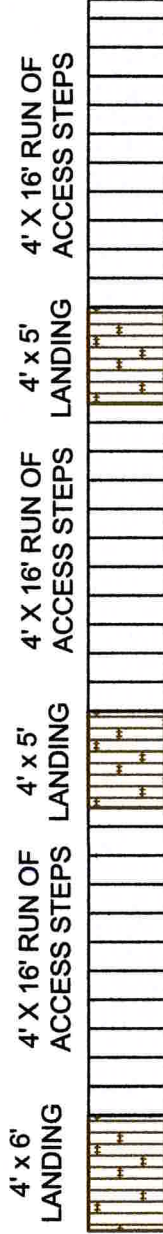
**A** ATLANTIC ENVIRONMENTAL LLC.  
Environmental Consultants  
135 River Road, Woolwich, ME 04579  
(207) 837-2199  
tim@atlanticeviromaine.com

Date: 7/27/2020  
Revised:  
Project: Thompson, Yarmouth  
Drafted By: TAF/LCV

Plan View of the Proposed Access Stairs and Landings for Patricia Thompson  
located at 148 Whites Cove Road in Yarmouth, Maine.



- NOTES:
- 1) EXISTING ACCESS STAIRS WILL BE REMOVED AND DISPOSED OF AT A LICENSED FACILITY.
  - 2) SUPPORT POSTS WILL BE PINNED TO LEDGE.



**QUITCLAIM DEED WITH COVENANT  
MAINE STATUTORY SHORT FORM**

**KNOW ALL MEN BY THESE PRESENTS**, that I, **Thomas A. Thompson**, of 148 White's Cove Road, Yarmouth, ME 04096, for consideration paid, grant to **Patricia J. Thompson**, of 148 White's Cove Road, Yarmouth, ME 04096, with **QUITCLAIM COVENANT**, the following described real property:

A certain lot or parcel of land, together with the buildings thereon, situated in the Town of Yarmouth, at the Foreside, so-called, County of Cumberland and State of Maine, and being all and the same premises conveyed to Myrtle S. Bennett, et al., by Quitclaim Deed of Mary S. Mitchell et al, dated March 9, 1936 and recorded in Cumberland County Registry of Deeds in Book 1495, Page 56, and also being the same premises conveyed to Munroe Stoddard by Edward R. Doyle by deed dated April 27, 1889 which is recorded in said Registry of Deeds in Book 556, Page 331, to which reference is made for a more particular description.

For title reference see deed to Maureen A. Cahill, Patricia J. Thompson and Thomas A. Thompson from Lois C. Barter and Mildred C. Howell dated October 15, 2007 and recorded in the Cumberland County Registry of Deeds in Book 25554, Page 78. Reference is also made to a deed from Patricia J. Thompson, Thomas A. Thompson and Maureen A. Cahill to Patricia J. Thompson and Thomas A. Thompson dated September 27, 2012 and recorded in said Registry in Book 29982, Page 108.

The purpose of this deed is vest title solely in Patricia J. Thompson.

Witness my hand and seal this 15<sup>th</sup> day of April, 2013.

Signed, sealed and delivered in the presence of:

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Thomas A. Thompson

STATE OF MAINE  
COUNTY OF Cumberland, ss

April 15, 2013

Personally appeared the above-named **Thomas A. Thompson**, and acknowledged the foregoing to be his free act and deed.

Before me,

  
\_\_\_\_\_  
Notary Public/Attorney at Law

Print name: Jeffrey R. Vigue

My commission expires Attorney at Law

Received  
Recorded Register of Deeds  
Apr 17, 2013 10:21:18A  
Cumberland County  
Pamela E. Lovley