



Nicholas Ciarimboli
Code Enforcement Officer
E-mail: nciarimboli@yarmouth.me.us

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

TOWN OF YARMOUTH
200 Main Street, Yarmouth, Maine 04096
www.yarmouth.me.us

March 16, 2021

Mary Post
365 East Main St.
Yarmouth, ME 04096

Dear Ms. Post,

We have approved your Minor Site Plan for the Accessory Dwelling Unit (ADU) located at 365 East Main Street. 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 Eric Gagnon, Yarmouth Water District Superintendent, memorandum (attached).
2. A copy of the recorded Deed Restriction as described in CH. 702 is required prior to issuance of a Certificate of Occupancy.
3. Proof of Residency (copy of federal or state ID and a utility bill) is required prior to issuance of a Certificate of Occupancy.

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.

Sincerely,

A handwritten signature in blue ink, appearing to read 'N. Ciarimboli', with a large, sweeping flourish on the left side.

Nicholas J. Ciarimboli
Code Enforcement Officer/ Planning Assistant

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
Alex Jaegerman, Planning Director
File copy

From: Eric Gagnon <egagnon@yarmouthwaterdistrict.org>
Sent: Thursday, December 10, 2020 10:32 AM
To: Wendy Simmons <WSimmons@yarmouth.me.us>; Nicholas Ciarimboli <NCiarimboli@yarmouth.me.us>
Subject: Re: Request for Comment - 365 E. Main St.

Hi Nick,

The proposed ADU can be served after the existing water meter that currently serves the residence on the same lot only if that the lot will NEVER be subdivided. The lot (current home and ADU) will have one service line and one meter/bill from YWD. If the ADU wants a separate water bill they will need to install a new service line from the water main in East Main Street in the opposite side quarter point of the road.

Could you send me a quick reply to let me know you received this as I am going to SPAM for some folks.

Eric Gagnon
Superintendent
Yarmouth Water District
207.846.5821 phone
207.846.1240 fax
<http://YarmouthWaterDistrict.org/>