



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

December 21, 2020

Deborah A. Murray
11 Oakwood Dr.
Yarmouth, ME

Dear Ms. Murray,

We have approved your Minor Site Plan for the Accessory Dwelling Unit (ADU) located at 11 Oakwood Drive (Basement level). 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 Mike Robitaille, Yarmouth Fire Chief, requirements (attached).
2. All work shall be completed in accordance with Eric Gagnon, Yarmouth Water District Superintendent, memorandum (attached).
3. A copy of the recorded Deed Restriction as described in CH. 702 is required prior to issuance of a Certificate of Occupancy.
4. Proof of Residency (copy of federal or state ID and a utility bill) is required prior to issuance of a Certificate of Occupancy.
5. Fire-resistance rated separation of the two units shall be provided in accordance with 2015 IRC/ R302.3 Two-family Dwellings.

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 'Nicholas J. Ciarimboli', with a large circular flourish at the end.

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

*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
CC: Nicholas Ciarimboli, Zachary Stoler
Subject: ADU Application, 11 Oakwood Drive

On December 3, 2020 I reviewed the ADU application for 11 Oakwood Drive (Map-30 Lot-28). I have approved the unit with the following conditions for the accessory dwelling unit:

- Interconnected smoke alarms and carbon monoxide alarms shall be required throughout the ADU in accordance with NFPA 101, NFPA 72 and State Statute. The ADU's smoke alarms shall NOT be interconnected with the separate main living unit above per NFPA 72 (2019) 29.8.8.2.
- An emergency egress and rescue opening shall be installed in the bedroom meeting the requirements of NFPA 101 (2018) 24.2.2.3.

Sincerely,

Michael Robitaille
Fire Chief

From: Eric Gagnon <egagnon@yarmouthwaterdistrict.org>

Sent: Thursday, December 10, 2020 11:05 AM

To: Wendy Simmons <WSimmons@yarmouth.me.us>; Nicholas Ciarimboli <NCiarimboli@yarmouth.me.us>

Subject: Re: Request for Comment - 346 West Main St., 11 Oakwood Dr. - DUE 12/14/20

Hi Nick,

It looks like these are popular, so I have a quasi-canned response:

- 11 Oakwood - 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 requires a separate water bill they will need to install a new service line from the water main in Oakwood Drive on the same side of the road. I do caution the applicant that if a lot more water fixtures are added this could adversely impact their water service as the additional use can reduce pressure and increase velocity within the system. I can work with the applicant if there are any concerns.

Feel free to contact me with any questions.

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