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

December 22, 2020

Peter & Gail Cinelli  
P.O. Box 1297  
Yarmouth, ME

Dear Mr. and Mrs. Cinelli,

We have approved your Minor Site Plan for the site work located at 9 Sea Spray Reach. 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 Steve Johnson, Town Engineer, and Erik Street, Public Works Director, requirements (attached).

**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,



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

# Memo

**To:** Nick Ciarimboli, Code Enforcement Officer  
**From:** Steven S. Johnson, P.E., LEED AP, Town Engineer  
**CC:** Erik Street, Alex Jaegerman, Tom Connolly, Wendy Simmons, Karen Stover  
**Date:** December 9, 2020  
**Re:** Minor Site Plan Application, 9 Sea Spray Reach

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Nick:

I have reviewed the application from Peter Cinelli of 9 Sea Spray Reach, dated November 12, 2020 and have the following technical comments.

Prior to any soil disturbance, the applicant shall install all erosion and sedimentation BMP's to ensure off site conveyance of construction sediment. The BMP's shall remain in place until the disturbed areas are revegetated. I have no other concerns.

If you have any questions, please do not hesitate to see me.

Town of Yarmouth ME

Director of Public Works

## MEMORANDUM

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

**From:** Erik S. Street, Director of Public Works *ES*

**CC:** Steve Johnson, PE, Town Engineer, Wendy Simmons, Karen Stover

**Date:** 12-7-2020

**Re:** Cinelli – 9 Sea Spray Reach – Yard expansion

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**General:** Applicant is proposing to expand his lawn area and install approximately 400 CY of fill.

1. **Rights, Title:** No Concerns
2. **Easements:** No Concerns
3. **Homeowner Associations / Road Maintenance Agreements;** No Concerns
4. **Financial Capacity:** No Concerns
5. **Technical Ability:** No Concerns
6. **Solid Waste:** N/A
7. **Water:** N/A
8. **Traffic / Parking:** N/A
9. **Storm Drains:** N/A
10. **Drainage, Stormwater Management:** I am ok with the proposed project as long as the fill does not adversely affect the drainage along Sea Spray or Prince's Point Rd.
11. **Sewers:** N/A

12. **Erosion and Sediment Control:** Contractor shall be responsible for implementing BMP's for erosion and sediment control. This includes not tracking debris into Sea Spray or Prince's Point Rd. If the project is done in the winter season, any disturbed or unvegetated soils shall be protect against erosion and covered until growth can be established.

13. **Soils:** No Concerns

14. **Site Plan / Ordinance Requirements:** Applicant is proposing to work within the Sea Spray Reach right of way. Any work within the right of way, even outside the paved area, will require a road opening permit. Contractor is responsible for protecting the edge of road pavement and shoulder area while trucks enter and exit the site. Damaged shoulders or pavement will be the applicants/contractor's responsibility to repair.

Should this project be delayed until spring, please be advised that Prince Point Rd will be posted with heavy weight restrictions, beginning in early February and running until May 1<sup>st</sup>.

15. **Lighting:** N/A

16. **Waivers:** N/A

17. **Off-Site Improvements:** N/A

18. **Site Plan Drawing:** Sufficient for project

If you have any questions, please let me know.