



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

June 2, 2021

Adam Mitchell
531 Cousins St.
Yarmouth, ME 04096
Acmitch10@yahoo.com

Dear Mr. Mitchell:

On June 2, 2021, the Yarmouth Planning Department approved your Minor Site Plan application for 531 Cousins St., Map 53 Lot 25, based on the application, plans, reports and other information submitted by the applicant, subject to the conditions of approval as detailed below.

1. Applicant shall comply with all items outlined in Steve Johnson, Town Engineer, Memo dated 8/31/2020.
2. Applicant shall comply with all items outlined in Erik Street, Director of Public Works, Memo dated 8/12/2020.
3. Applicant shall comply with all items outlined in Zachary Stoler, Asst. Code Enforcement Officer, Memo dated 8/11/2020.

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.

We are looking forward to working with you and appreciate your continued presence and investment in the Town of Yarmouth. Please do not hesitate to contact me if you have any need to follow up on this approval.

Very Respectfully,

Nicholas J. Ciarimboli
Code Enforcement Officer / Planning Assistant

"Our Latchstring Always Out"

Attachments:

- 1.) Steve Johnson Memo – 8/31/2020
- 2.) Erik Street Memo – 8/12/2020
- 3.) Zachary Stoler Memo – 8/11/2020

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

Erin Zwirko, Director of Planning and Development

Project File



TOWN OF YARMOUTH
INTERNAL MEMORANDUM

TO: Nick Ciarimboli, CEO
FROM: Steven S. Johnson, Town Engineer
DATE: August 31, 2020
RE: Minor Site Plan Application 531 Cousin's Street

Nick:


I have reviewed the subject application submitted by Adam Mitchell for the site work performed at 531 Cousin's Street dated August 10, 2020. I have the following comments.

1. The site appears to have had the Erosion and Sedimentation Control (ESC) Best Management Practices (BMP's) installed. However, the site is quite large with over an acre of area disturbed and not stabilized. Any areas that are not to be worked within with-in 7 days should be temporarily stabilized. Also, the BMP's should be regularly inspected and maintained prior to and after each significant rainstorm;
2. The disturbed area appears to have exceeded an acre in size and has likely triggered the requirement for coverage under the Maine Construction General Permit (MCGP) for stormwater discharge. As such, the applicant and their contractor must submit a Notice of Intent (NOI) to obtain coverage under the MCGP;
3. It is clear from our site visit that stormwater will be conveyed across the site and the applicant should make sure that drainage is properly conveyed across the lot once the work is complete.

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

MEMORANDUM

To: Nick Ciarimboli – Planning Assistant / Code Enforcement Officer

From: Erik S. Street, Director of Public Works 

CC: St/eve Johnson, PE, Town Engineer, Wendy Simmons, Karen Stover

Date: 8/12/2020

Re: 531 Cousins Street – Adam Mitchel – Minor Site Plan

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1. **General:** Applicant proposes to prepare the site for building in 2021. Work will include grading, stump removal with burial on site, stubbing utilities, and partial driveway construction
 2. **Rights, Title:** No Concerns
 3. **Easements:** No Concerns
 4. **Homeowner Associations / Road Maintenance Agreements;** N/A
 5. **Financial Capacity:** No Concerns
 6. **Technical Ability:** No Concerns
 7. **Solid Waste:** N/A
 8. **Water:** N/A
 9. **Traffic / Parking:** No concerns at this time
 10. **Storm Drains:** No Concerns at this time
 11. **Drainage, Stormwater Management:** Site should be graded so as not to cause down stream erosion or block of existing drainage along the road right of way.
 12. **Sewers:** N/A
 13. **Erosion and Sediment Control:** Applicant and contractor must use BMP for erosion and sediment control.

14. **Soils:** No Concerns

15. **Site Plan / Ordinance Requirements:** Entrance permit has been issued. Applicant and contractor responsible for following permit requirements

16. **Lighting:** N/A

17. **Waivers:**

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

19. **Site Plan Drawing:** No Concerns

20. Any work performed in the right of way requires a road opening permit. This would include the construction of the new entrance.

If you have any questions, please let me know.



Zachary M. Stoler
Assistant Code Enforcement Officer
E-mail: zstoler@yarmouth.me.us

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

TOWN OF YARMOUTH
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MEMO

TO: Alex Jaegerman
CC: Michael Robitaille, Nicholas Ciarimboli, Wendy Simmons
SUBJECT: 531 Cousins Street, Yarmouth, ME

On August 11, 2020 I reviewed "531 Cousins Street Minor Site Plan" dated August 4, 2020. The following comment(s) are made to inform the applicant of the proposed project as to what will be required of them for code compliance. These comments are not intended to be comprehensive and with unknown variables there may be additional requirements not discussed below.

An electrical permit will need to be obtained by a master or limited electrician in house wiring, licensed by the State of Maine's Electricians Examining Board. An excavation contractor may not install conduit. If the applicant opts to perform the work themselves, they may pull the permit under their name, with the condition that the proposed lot must contain the applicant's bona fide personal abode and be used solely as a residence. An inspection of the conduit will be required before burial. A separate electrical permit will need to be obtained for the construction of the dwelling.

Sincerely,

Zachary M. Stoler
Assistant Code Enforcement Officer