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TOWN OF YARMOUTH
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April 13, 2020

Pamela Higgins and Stephen Connolly
7 Merganser Way
Freeport, ME 04032

William C. Haskell
Gorrill-Palmer Consulting Engineers, Inc.
707 Sable Oaks Road #30
South Portland, ME 04106

Dear Pamela, Stephen, and Will:

On March 6, 2020 you submitted an application for an amendment to the 474 Lafayette Street subdivision containing your house lot, involving a land swap to acquire lot frontage on Lafayette Street where the approved subdivision shows an access and utility easement. That subdivision was approved by the Yarmouth Planning Board on February 27, 2019. The waivers approved by the Planning Board on that date are still applicable to the amended plan and remain in effect. We have conducted a staff level review of the amended plan for compliance with the standards of **Chapter 601, Subdivision**. The findings of the staff review are contained within the Planning Report – **Amendment to Approved Plan, April 10, 2020**, attached. Based on the original plan approval by the Planning Board and the findings of the April 10, 2020 Planning Report on the amended subdivision plan, the Planning Authority hereby approves the amended plan, subject to the following conditions of approval:

Chapter 601, Subdivision, Review Standards of Article I.D: The plan is in conformance with Chapter 601, Subdivision Ordinance, subject to the following conditions of approval:

1. The applicant or future home developer shall submit HHE-200 forms at the time of building permit applications.
2. The following requirements of the Yarmouth Water District (YWD) are necessary for the lot to be eligible to obtain water service:

1. The new singular lot must have a minimum of 30' of deeded frontage on the water main on Lafayette Street, an easement does not constitute as deeded ownership.

2. The Yarmouth Water District will need a copy of the recorded deed and parcel plot plan clearly showing that the lot has ownership of frontage and all Town approvals before the District installs a water service.
3. To receive District approval to install a service line from the water main to the new lot, the owner of the new lot must enter into and record a Deed Restriction that would require a main extension to be constructed at that owner's expense if any portion of the new lot is transferred, gifted or subdivided, etc. This is to protect against a temporary land transfer that would take away legal frontage for the lot and against subdivision of the lot into new lots that would require a main extension to be constructed.

After those criteria are met the District will complete an estimate to install a water service from the 16" main on the opposite side of the street. The District will be doing all the work for a new water service inside the ROW of Lafayette Street at the customer's expense. YWD will determine the location of the service and meter pit based on other utility locations, where the customer's deeded frontage is located, and the location of the driveway. As mentioned, a meter pit is required due to the length of the service to the home. YWD recommends the size of the private portion of the customer's service line to be 1.5"-2" tubing to minimize friction loss and velocity through the tubing.

3. All erosion and sedimentation control BMP's shall be installed prior to the disturbance of any vegetation and shall be maintained until the site has stabilized and been revegetated.
4. The applicant has provided an easement to the Town of Yarmouth for maintenance of the Town-owned Ledge Cemetery. The maintenance easement shall be recorded along with the revised recording plat.
5. The Plans shall meet the requirements of Fire Chief Michael Robitaille:
A reduction in required fire flow of seventy-five (75) percent shall be permitted where the one- and two-family dwelling is provided with an approved automatic sprinkler. (NFPA 1, Sec. 18.4.5.1.2)

If more than two residential structures are located on this access road; they will need to meet the requirements of the E-911 Ordinance. This would require that the access road be named as required in the street ordinance.

A meeting should be held to determine the water capacity at the closes fire hydrant. If the hydrant is within One thousand (1,000) feet of a structure then we would not require, although we would recommend, a residential sprinkler.

If more than two residential structures are located on this access road; they will need to meet the requirements of the E-911 Ordinance. This would require that the access road be named as required in the street ordinance.

Standard Conditions of Approval:


Please note the following standard conditions of approval and requirements for all approved subdivisions:

1. **Subdivision Recording Plat and Performance Guarantee:** A final recording plat listing all conditions of subdivision approval must be submitted for review and planning authority signature for recording at the Cumberland County Registry of Deeds. A performance guarantee will not be required per direction of the Town Engineer.
2. **Subdivision Waivers:** Pursuant to 30-A M RSA section 4406(B)(1), any waiver must be specified on the subdivision plan or outlined in a notice and the plan or notice must be recorded in the Cumberland County Registry of Deeds within 90 days of the final subdivision approval.

3. **Final Recording Plat Submission:** Upon recording of the subdivision plat at the Cumberland County Registry of Deeds, 1 mylar and 3 paper copies of the plat showing book and page and date of recording shall be submitted to the Town Engineer, along with an electronic plan set in both AutoCAD format (*.dwg), release AutoCAD 2005 or greater and PDF formats. The Town Engineer shall forward a copy of the recorded plat to the Town Assessor and GIS Technician.
4. **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.
5. **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.
6. **Subdivision Expiration:** Any subdivision Plan not so filed or recorded within 180 days of the date upon which such Plan is approved and signed by the Planning Authority as herein provided shall become null and void, unless the particular circumstances of said applicant warrant the Planning Board to grant an extension which shall not exceed two additional periods of 180 days.
7. **Preconstruction Meeting:** Unless waived by the Town Engineer and Planning Director, prior to the release of a building permit or site construction, a preconstruction meeting shall be held at the project site, Town Hall or other mutually agreeable location. This meeting will be held with the contractor, Town Engineer, Code Enforcement Officer and Director of Public Works representative and owner to review the construction schedule and critical aspects of the site work. The site/building contractor shall provide three copies of a detailed construction schedule to the attending Town's representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.

We are looking forward working with you. Please don't hesitate to contact me if you have any need to follow up on this approval.

Sincerely,


Alexander Jaegerman, FAICP
Director of Planning & Development

CC:

Chair and Members of the Yarmouth Planning Board

Nathaniel J. Tupper, Town Manager

Steven S. Johnson, Town Engineer

Erik S. Street, Director of Public Works

Karyn MacNeill, Community Services Director

Dan Gallant, Police Chief

Michael Robitaille, Fire Chief

Scott LaFlamme, Economic Development Director

Nicholas Ciarimboli, Code Enforcement Officer

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