



Nicholas J. Ciarimboli
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TOWN OF YARMOUTH

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

May 28, 2020

D. Scott Martin
316 East Main St.
Yarmouth, ME 04096
dsmbuilder@maine.rr.com

Dear Mr. Martin:

On May 28, 2020, the Yarmouth Planning Department approved your Minor Site Plan application for 107 Bridge St., Map 33 Lot 61, based on the application, plans, reports and other information submitted by the applicant, subject to the standard conditions of approval as detailed below.

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.

Sincerely,

Nicholas J. Ciarimboli
Code Enforcement Officer / Planning Assistant

"Our Latchstring Always Out"

Attachments:

- 1.) Steve Johnson – Memo – May 6, 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
Nicholas Ciarimboli, Code Enforcement Officer
Project File

Memo

To: Nick Ciarimboli, Code Enforcement Officer
From: Steven S. Johnson, P.E., Town Engineer
CC: Erik Street, Alex Jaegerman, Tom Connolly, Karen Stover, Wendy Simmons
Date: May 6, 2020
Re: Minor Site Plan Application: 107 Bridge Street

Nick:

I have reviewed the application from D. Scott Martin, of Bridge Street Properties, LLC for the replacement of an existing barn at 107 Bridge Street dated April 27, 2020.

I have the following technical comments on the application:

1. **General:** The applicant is proposing to demolish and reconstruct an existing barn on the site. The parcel is located in Village 3 District.
2. **Rights, Title:** The applicant has submitted adequate evidence of right, title and interest in the parcel to perform the project.
3. **Solid Waste:** The applicant will dispose of construction debris via a private hauler.
4. **Water:** No changes in the water service is proposed.
5. **Traffic\Parking:** The applicant is not proposing to increase parking or increase the number vehicle trips from the project. No traffic analysis will be required.
6. **Sewers:** Not applicable.
7. **Storm Drains:** Not Applicable
8. **Drainage, Stormwater Management:** The applicant is proposing to leave the site unchanged as far as stormwater runoff and there will be no increase in impervious area. As such, no stormwater analysis is required.
9. **Erosion and Sediment Control (ESC):** The applicant has included acceptable ESC notes and standards in the drawings. It is important that all ESC BMP's be installed prior to the disturbance of any vegetation and the BMP's must be inspected and maintained during the construction to ensure functionality.
10. **Soils:** No information was submitted by the applicant, however, a quick review of the Cumberland County Soil Survey indicated that the project is likely located above Suffield Silt Loam (SuE2) that is fairly slow draining, however, it should likely be adequate for the construction proposed if adequate engineering controls are implemented.
11. **Site Plan/Ordinance Requirements:** There appears to be adequate buffering to the immediate neighbors. I have no other concerns regarding this item.

12. Lighting: A lighting and photometric plan will not be required.
13. Waivers: No waivers have been requested.
14. Off-site Improvements: None proposed.
15. Site Plan Drawing Comments: No concerns.
16. A security bond, letter of credit or cash deposit and (2%) inspection fee will NOT be required for project.

I would be pleased to review any other aspect of the application that you may decide.