



Erin Zwirko, AICP, LEED AP
Director of Planning & Development
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TOWN OF YARMOUTH
200 Main Street, Yarmouth, Maine 04096
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September 23, 2021

Horace Horton
Drummond and Drummond, LLP
One Monument Way
Portland, ME 04101

RE: Subdivision Alteration, Map 23, Lot 1; Removal of Lot 1 from Seaborne Subdivision

Dear Mr. Horton:

The Department of Planning and Development has approved the removal of Lot 1 from the 1967 “Plan of Seaborne of Yarmouth for Drinkwater Shores, Yarmouth, Maine”, as documented in the application dated September 1, 2021. This approval is pursuant to Chapter 601, Subdivision Ordinance, Article III.D.2, Plan Revisions After Approval, subject to the following conditions

1. The main house and guest house shall be re-addressed to 17A and 17B Spinnaker Lane, respectively, consistent with the E-911 standards. This includes placing contrasting 4-inch tall letters on each structure designating the structures 17A and 17B.
2. A walkway from the driveway and parking area to the guest house shall be permitted and installed in compliance with Chapter 701, Article IV.R, Shoreland Overlay District.
3. Low-hanging vegetation removal along Spinnaker Lane shall be completed in consultation with the Fire Chief and the Code Enforcement Officer.

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

1. **Separate Building Permits Are Required:** This approval does not constitute approval of any building permit, which must be reviewed and approved by Yarmouth Code Enforcement Officer.
2. **Subdivision Alteration Approval Expiration:** This approval will be deemed to have expired unless the signed revised recording plat or other instrument is recorded in the Cumberland County Registry of Deeds within 180 days of this approval date.
3. **Town Record Copies:** If a revised recording plat is prepared, one mylar copy and three paper copies of the revised subdivision plat showing book and page and date of recording must be submitted to the Town Engineer as well as a plat submitted digitally to the Town Engineer, on a CD or DVD, in AutoCAD format (*.dwg), release AutoCAD 2005 or greater.

Please do not hesitate to contact me with any questions of concerns.

Sincerely,

A handwritten signature in cursive script that reads "Erin Zwirko".

Erin Zwirko, AICP, LEED AP
Director of Planning & Development

CC:

Nathaniel J. Tupper, Town Manager
Steven S. Johnson, Town Engineer
Erik S. Street, Director of Public Works
Daniel Gallant, Police Chief
Michael Robitaille, Fire Chief
Nicholas Ciarimboli, Code Enforcement Officer
Ben Thompson, Assessor
Project File