



Erin Zwirko, AICP, LEED AP
Director of Planning & Development
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TOWN OF YARMOUTH

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

August 16, 2021

Ed Libby
374 Route One, Suite 8
Yarmouth, ME 04096

Dear Mr. Libby:

We have approved your minor site plan for regrading and filling at the northwest corner of Portland Street and Route One adjacent to the site work underway at 350 Route One. The plan is found to be consistent with the standards of Chapter 702, Site Plan Review Ordinance, subject to the following conditions of approval:

1. Access to the site is not permitted from Route One or Portland Street. The applicant shall provide evidence of an agreement with 103 Development, LLC, allowing trucks and other equipment to cross 350 Route One to access the applicant's property.
2. The applicant shall comply with the requirement of the Maine Department of Transportation Land License dated February 4, 2021, to create a ditch line between the right-of-way of the railroad and along the northern section of the site prior to the completion of site work.
3. During construction, the applicant and their construction manager/contractor shall perform the required inspections and enforcement of the ESC plan per MDEP requirements, including weekly inspections and documentation of all inspection work. In addition, the Town will be performing site inspections and will be reviewing the inspection records per the Town's NPDES MS4 General Permit. The BMP's shall be installed prior to the disturbance of site soils and vegetation.
4. The applicant and their selected construction contractor shall attend a pre-construction conference with Town Staff at a mutually agreeable date and time.

"Our Latchstring Always Out"

Standard Conditions of Approval:

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

5. **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.
6. **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.
7. **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.
8. **Landscaping:** All required landscaping shall be guaranteed for a 2-year period.

Please don't hesitate to contact me if you have any need to follow up on this approval.

Sincerely,



Erin Zwirko, AICP, LEED AP
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
Daniel Gallant, Police Chief
Michael Robitaille, Fire Chief
Scott LaFlamme, Economic Development Director
Nicholas Ciarimboli, Code Enforcement Officer
Zachary Stoler, Assistant Code Enforcement Officer/Fire Inspector
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