



Nicholas J. Ciarimboli
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TOWN OF YARMOUTH
200 Main Street, Yarmouth, Maine 04096
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June 17, 2021

Joe Coulombe
Town of Yarmouth
200 Main St.
Yarmouth, ME 04096

Dear Mr. Coulombe:

On June 17, 2021, the Yarmouth Planning Department approved your Minor Site Plan application for 659 East Main St., Map 13 Lot 16, 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 5/21/2021.

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 – 5/21/21

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: Nicholas Ciarimboli, Code Enforcement Officer
FROM: Steven S. Johnson, P.E., Town Engineer
DATE: May 21, 2021
RE: Minor Site Plan Application 659 East Main Street, PW Laydown Area

Nick:

I have reviewed the subject application submitted by Joseph Coulombe, EI, Project Manager on behalf of the Town of Yarmouth for a laydown area located at the Town Transfer Station dated April 20, 2021. Please accept my apologies for being so late in my response. I have the following technical comments:

1. The application has noted that the proper erosion and sedimentation control BMP's will be installed prior to soil disturbance. This is acceptable;
2. The increase in impervious area is less than 0.09 acres and will result in negligible impact to flooding conditions downstream. As designed the runoff will be directed via sheet flow to an existing forested buffer that will assimilate, cool, and filter the runoff. This is acceptable.
3. I do want to commend the applicant for a thorough and well-developed application.

If you have any questions, please see me.