



Nicholas Ciarimboli
Code Enforcement Officer
E-mail: nciarimboli@yarmouth.me.us

Tel: 207-846-2401
Fax: 207-846-2438

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

June 16, 2021

Erik Hellstedt
73 West Elm St.
Yarmouth, ME 04096

Dear Mr. Hellstedt,

We have approved your Minor Site Plan for the Accessory Dwelling Unit (ADU) located at 73 West Elm Street. The plan is found to be consistent with the standards of Chapter 702, Site Plan Review Ordinance, subject to the following condition of approval:

1. All work shall be completed in accordance with attached staff memorandums.
 - Mike Robitaille, Yarmouth Fire Chief, memorandum dated 4/20/2021
 - Steve Johnson, Town Engineer, memorandum dated 4/21/2021
 - Erik Street, Director of Public Works, memorandum dated 4/12/2021

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 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 Planning Director as applicable. Requests to extend approvals must be received before the one year expiration date.

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

Sincerely,



Nicholas J. Ciarimboli
Code Enforcement Officer/ Planning Assistant

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, Planning Director
File copy

*Town of Yarmouth,
Maine*

Incorporated 1849

**YARMOUTH FIRE RESCUE
178 NORTH ROAD (PO BOX 964)
YARMOUTH, MAINE 04096**



MICHAEL ROBITAILLE, CHIEF OF DEPARTMENT

DAN MASSELLI, DEPUTY FIRE/EMS CHIEF
BILL GODDARD, DEPUTY CHIEF

MEMO

TO: Erin Zwirko
CC: Nicholas Ciarimboli, Zachary Stoler
Subject: ADU Application

Dear Ms. Zwirko,

On April 20, 2021 I reviewed the ADU application for 73 West Elm Street (Map-41 Lot-68). I have approved the unit with the following conditions for the accessory dwelling unit:

- Interconnected smoke alarms and carbon monoxide alarms shall be required throughout the ADU in accordance with NFPA 101, NFPA 72 and State Statute.
- An emergency egress and rescue opening shall be installed in the upstairs loft meeting the requirements of NFPA 101 (2018) 24.2.2.3.
- The spiral staircase shall comply with NFPA 101 (2018) 24.2.5.5.

Sincerely,

Michael Robitaille
Fire Chief



TOWN OF YARMOUTH
INTERNAL MEMORANDUM

TO: Nick Ciarimboli, Code Enforcement Officer
FROM: Steven S. Johnson, P.E., Town Engineer
DATE: April 21, 2021
RE: Minor Site Plan Application for ADU 73 West Elm Street

Nick:

I have reviewed the subject minor site plan ADU application package submitted by Erik Hellstedt dated April 6, 2021. I have the following technical comments.

The applicant is proposing to construct a new and separate ADU structure on the northwesterly corner of the parcel (Map 41 Lot 68). The project is located in the MDR zone.

The applicant will be required to connect the new structure to the Town sewer main per Chapter 304 Sewerage Ordinance and will require a separate connection from the existing dwelling. The applicant shall submit a Sewer Connection Permit Application and permit fee (\$2,250) for the new connection. It should be noted that all sewer infrastructure shall meet Town standards including any pump station infrastructure.

The new ADU will require a separate E-911 address assignment from the existing home, likely an address on Baker Street. The applicant will be required to placard both residences with the appropriate 4" tall numbers.

If you have any questions, please see me.

Town of Yarmouth ME

Director of Public Works

MEMORANDUM

To: Nick Ciarimboli – Code Enforcement / Planning Assistant

From: Erik S. Street, Director of Public Works



CC: Steve Johnson, PE, Town Engineer, Wendy Simmons, Karen Stover

Date: 4/12/21

Re: 73 West Elm Street – Hellstedt

-
1. **General:** Applicant proposes to install a new driveway off of Baker St and build an ADU
 2. **Rights, Title:** No Concerns
 3. **Easements:** No Concerns
 4. **Home Owner Associations / Road Maintenance Agreements;** No Concerns
 5. **Financial Capacity:** No Concerns
 6. **Technical Ability:** No Concerns
 7. **Solid Waste:** The unit will be considered residential therefore it can be served by the Yarmouth Transfer Station or the owner could contract privately for automated curbside collection.
 8. **Water:** No Concerns
 9. **Traffic / Parking:** Applicant proposes a one car wide driveway off Baker St. An entrance permit has already been issued, but a right of way permit is also needed before any excavation work can begin in the right of way. The sewer trench into Baker Street can be captured in the same right of permit. This is separate from any other sewer connection fees.

Driveway apron shall be constructed so that it does not dam water in the apron or along the road shoulder.

Final inspection of the entrance portion within the right of way is required by the Town.

10. **Storm Drains:** No Concerns

11. **Drainage, Stormwater Management**

12. **Sewers:** Applicant proposes to connect into Baker Street. A sewer connection fee, right of way permit and inspection of the service line by the wastewater plant personnel is required.

13. **Erosion and Sediment Control:** Yarmouth is an MS4 Community so BMP for soil and sight erosion apply. Track out onto Baker Street shall be managed and any track out must be cleaned up at the Town request or at the end of every day.

14. **Soils:** No Concerns

15. **Site Plan / Ordinance Requirements:** No Concerns

16. **Lighting:** N/A

17. **Waivers:** N/A

18. **Off-Site Improvements:** N/A

19. **Site Plan Drawing:**

If you have any questions, please let me know.