



OK 6894

TOWN OF YARMOUTH  
Department of Planning & Development  
200 Main Street Yarmouth, Maine 04096  
WWW.YARMOUTH.ME.US

(207)846-2401

Fax: (207)846-2438

**MINOR SITE PLAN APPLICATION FORM  
ACCESSORY DWELLING UNITS**

Date: 7.5.2021 Zoning District LDR/SZ Map 3 Lot 26 Ext.      Fee Paid 100<sup>00</sup>

Name of Owner/Applicant Marilyn P. Bickford Living Trust

Mailing Address 21 Westcustago Point Road, Yarmouth, Maine 04096

Phone 207.807-2682 Fax      Email mbickfor@icloud.com

Street Address same

Proposed Use garage and single-family residential ADU

The Department of Planning and Development shall send notices to all property owners at a minimum of 500 feet including a description of the proposal. Letters will be at a cost of \$5/letter to the applicant.

**Fee: \$100.00**

The Owner (or Applicant representing the Owner) hereby authorizes representatives of the Yarmouth Department of Planning and Development to enter upon and into the property for which this application has been made during normal business hours to make required inspections and observations appropriate to evaluating the site and processing this application.

I certify that, to the best of my knowledge, all information provided in this application, including all supporting plans and materials, is true and accurate.

Signature of Applicant

(If signed by Applicant's agent, provide written documentation of authority to act on behalf of Applicant)

Print or type name and title of signer     

Surface Water and Groundwater: No owner of a lot, his agents or successors in interest shall after the natural course of surface water on any lot in a way which would alter the natural flow of such water across any other parcel, unless such alteration is approved by the owners of all parcels affected. No owner of a lot, his agents or successors in interest shall use blasting chemicals that generate perhlorates.

# MINOR SITE PLAN APPLICATION

## PROJECT DESCRIPTION

A. Describe the overall project and proposed uses of property.

Existing home will remain. Proposed ADU will provide accessible living space above garage.

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B. Project details

1. Name and approval date of any subdivision for this site:

n/a

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Subdivision lot numbers (if applicable) \_\_\_\_\_

2. Assessor's Map number(s) 3 Lot number(s) 26

3. Existing zone(s) of the site LDR

Shoreland Overlay District  Yes \_\_\_\_\_ No

Affordable Housing District \_\_\_\_\_ Yes \_\_\_\_\_ No

Mobile Home Park Overlay \_\_\_\_\_ Yes \_\_\_\_\_ No

4. a. Total land area of site: 49,800

b. Total floor area proposed building in square feet (all floors): 32x32 x 2 = 2048 sf

c. Footprint of proposed building in square feet: 1024 plus 192 (deck)

d. Height of proposed building: 29'9" feet 2 stories

e. Total number of proposed parking spaces: 2

f. Number of proposed handicap parking spaces: n/a

C. Include a plot/site plan showing the following existing and proposed conditions:

- a. Lot boundaries' and dimensions at scale
- b. Zoning district
- c. Date of plan
- d. Property owner with deed reference
- e. Lot area
- f. Location and setback of all buildings
- g. Date of construction of single-family dwelling
- h. Separate floor layout of all finished levels
- i. All plumbing facilities, kind and location
- j. Use of all rooms
- k. All entrances/exits
- l. All partitions, temporary or permanent
- m. Location and type of all appliances

- n. Rights of way, public and private
- o. All easements
- p. Street names
- q. Sewerage facilities
- r. Off-street parking spaces

In permitting an ADU, the Planning Director and/or CEO shall find that:

- a. Exterior design of the accessory unit is compatible with the existing residence on the lot through architectural use of building forms, height, construction materials, colors, landscaping, and other methods that conform to acceptable construction practices.
- b. The exterior design is in harmony with, and maintains the scale of the neighborhood.
- c. The accessory unit does not result in excessive noise, traffic or parking congestion.
- d. The property fronts on a public water main and public sewer line each with the capacity to serve the additional accessory unit.
- e. Major access stairs, deck entry doors, and major windows will generally be limited to the walls facing the primary residence. Windows that impact the privacy of the neighboring side or rear yard have been minimized. The design of the accessory unit shall relate to the design of the primary residence and shall not visually dominate it or the surrounding properties.
- f. The orientation and location of the buildings, structures, open spaces and other features of the site plan are such that they maintain natural resources including heritage or significant trees and shrubs to the extent feasible and minimize alteration of natural land forms.
- g. Building profiles, location and orientation relate to natural land forms.
- h. One parking space shall be provided on-site for each a studio and or one bedroom accessory unit. Two parking spaces shall be provided on site for each a two bedroom accessory unit. Parking of the accessory unit is in addition to the required parking for the primary residence. Required parking spaces for the primary residence and the accessory dwelling unit may be provided in tandem on a driveway. A tandem arrangement consists of one car behind the other. No more than two cars in tandem may be counted towards meeting the parking requirement.
- i. A single-family dwelling exists on the lot or will be constructed in conjunction with the accessory unit. Only one ADU is permitted per lot.
- j. Accessory dwelling units are not eligible for variances to setbacks.
- k. Before obtaining a building permit for an ADU the property owner shall file with the registry of deeds a declaration of restrictions containing a reference to the deed under which the property was acquired by the present owner and stating that:
  - a. The accessory unit shall not be sold separately.
  - b. The unit is restricted to the approved size.
  - c. The use permit for the accessory unit shall be in effect only so long as either the main residence, or the accessory unit, is occupied by the owner of record as the principal residence.
  - d. The above declarations are binding upon any successor in ownership of the property;
  - e. The deed restrictions shall lapse upon removal of the accessory unit.
- l. Units within an Accessory Structure shall not exceed 900 square feet. If an ADU occupies an entire single floor, the Planning Department may allow for an increase in the allowed size of the ADU in order to efficiently use all of the floor area, so long as all other standards of this section are met.

**Know All Men by These Presents,****That** YARMOUTH REALTY BUREAU

Yarmouth  
 Realty  
 Bureau  
 to  
 Bickford  
 --  
 War

a Corporation organized and existing under the laws of the State  
 of Maine and located at Yarmouth  
 in the County of Cumberland and State of Maine  
 in consideration of One Dollar and other valuable considerations

paid by MARILYN P. BICKFORD, of Falmouth, in the County and State aforesaid,

the receipt whereof it does hereby acknowledge, does hereby give, grant,  
 bargain, sell and convey unto the said MARILYN P. BICKFORD, her

heirs and assigns forever, a certain lot or parcel of land

on Drinkwater Point, so-called, in the Town of Yarmouth, and bounded and described as follows: Commencing at an iron pin hereafter referred to as point "A", in the ground on the easterly sideline of the Central Maine Power Transmission Line Right of Way, which said pin is also located on the southerly sideline of a proposed roadway being constructed by the Grantors; said pin also being situated approximately seventy-five (75) feet easterly at right angles from the Central Maine Power 38 KV Transmission Line and approximately one hundred seventy-five (175) feet southerly, more or less, from a point directly opposite (and seventy-five (75) feet distant easterly) the center of the Central Maine Power 38 KV Transmission Tower #19 designated and referred to in a deed from Central Maine Power to Alan M. Rand, Cumberland County Registry of Deeds, Book 2527, Page 147.

Thence southerly South thirty-eight (38°) degrees East along the sideline of the Central Maine Power Right of Way approximately two hundred and five (205) feet, more or less, to the shore of Casco Bay, designated as point "B".

Thence returning to point "A" and thence in a northeasterly direction along the southerly sideline of the proposed roadway approximately one hundred and three (103) feet, more or less, to another iron pin, designated as point "C".

Thence turning approximately sixty-three (63°) degrees to the left and continuing along the side of the proposed roadway approximately forty-one feet nine inches (41' 9"), more or less, to an iron pin, designated as point "D".

Thence to the right approximately seventy-nine (79°) degrees a distance of approximately fifty (50) feet to another iron pin, designated as point "E".

Thence to the right approximately fifty-five (55°) degrees in a south-easterly direction thirty-five (35) feet, more or less, to another pin, designated as point "F".

Thence approximately eleven (11°) degrees to the right and continuing to the shore of Casco Bay.

Thence to the right along the shore of Casco Bay to the point designated as point "B" and thence to the point of beginning.

Title reference (a portion of) Cumberland County Registry of Deeds, Book 2527, Page 148 and Book 2527, Page 158.

Also granted herewith is a right of way in common with the Grantors across the Central Maine Power Right of Way and the use of the proposed roadway.

In the event of any variation or discrepancy between the courses or distances and the location of the iron pins referred to in this conveyance, the location of the iron pins which both Grantors and Grantee have observed and agreed to shall govern and control.

~~On her and in hold~~ the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said

MARILYN P. BICKFORD, her

heirs and assigns, to her and their use and behoof forever.

And the said Grantor Corporation does hereby ~~represent~~ warrant with the said Grantee, her heirs and assigns, that it is lawfully seized in fee of the premises, that they are free of all incumbrances;

that it has good right to sell and convey the same to the said Grantee to hold as aforesaid; and that it and its successors, shall and will ~~warrant and defend~~ the same to the said Grantee, her heirs and assigns forever, against the lawful claims and demands of all persons.

~~In Witness Whereof~~, the said YARMOUTH REALTY BUREAU

has caused this instrument to be sealed with its corporate seal and signed in its corporate name by ALAN M. RAND and MILTON A. NIXON

, its President and Treasurer

thereunto duly authorized, this 5th day of July

in the year one thousand nine hundred and sixty.

Signed, Sealed and Delivered  
in presence of

*Margie E Cook*

YARMOUTH REALTY BUREAU, INC.  
By *Alan M. Rand*  
Alan M. Rand, President  
*Milton A. Nixon*  
Milton A. Nixon, Treasurer  
(CORPORATE SEAL)

State of ~~Maine~~ Cumberland ss. July 5, 1960.

Personally appeared the above named Alan M. Rand and Milton A. Nixon,  
President and Treasurer

of said Grantor Corporation  
as aforesaid, and acknowledged the foregoing instrument to be his  
free act and deed in his said capacity, and the free act and deed of  
said corporation.

Before me,



*Margie E Cook*  
Justice of the Peace  
CUMBERLAND

STATE OF MAINE  
CUMBERLAND, ss. REGISTRY OF DEEDS  
Received at 1 H 12 M P M on JUL 7 1960 and recorded in  
Book 2550 Page 258 ATTEST  
*Margaret L. Heber, Deputy* Register