



Nicholas Ciarimboli  
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**TOWN OF YARMOUTH**  
200 Main Street, Yarmouth, Maine 04096  
[www.yarmouth.me.us](http://www.yarmouth.me.us)

August 12, 2021

Marilyn Bickford  
21 Westcustogo Point  
Yarmouth, ME 04096

Dear Ms. Bickford,

We have approved your Minor Site Plan for the Accessory Dwelling Unit (ADU) located at 21 Westcustogo Point. 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.
  - a. Mike Robitaille, Yarmouth Fire Chief, memorandum dated 7/12/2021
  - b. Steve Johnson, Town Engineer, memorandum dated 7/16/2021 & email dated 8/3/2021
2. Proof of primary residence to include;
  - a. Driver's License or other recognized form of state or federal ID
  - b. a copy of a utility bill.
3. A copy of the recorded deed restriction as referenced in CH 702/ Art I/J/13/k.
  - a. *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.*

**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  
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