



Erin Zwirko, AICP, LEED AP
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TOWN OF YARMOUTH

200 Main Street, Yarmouth, Maine 04096
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December 9, 2021

Tammy Estabrook
337 East Main St.
Yarmouth, ME 04096

Dear Ms. Estabrook:

We have approved your minor site plan to add the detached walk-in cooler accessory to the flower shop at 33 Yarmouth Crossing Drive owned by 33 Next Gen, LLC. The plan is found to be consistent with the standards of Chapter 702, Site Plan Review Ordinance, and CH. 703, Character Based Development Code subject to the following conditions of approval:

1. A street screen shall be provided along the frontage of the walk-in cooler and extended at least two feet beyond either side. The screen may be structural in nature (e.g. a fence) or vegetative and of appropriate density and height to obscure the view of the accessory storage walk-in cooler. Installation of the street screen shall be completed by June 30, 2022.

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.

"Our Latchstring Always Out"

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.
4. **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
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