



Nicholas J. Ciarimboli
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TOWN OF YARMOUTH
200 Main Street, Yarmouth, Maine 04096
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June 2, 2021

Brent Sullivan
36 Main St.
Yarmouth, ME 04096
brent@portlandyacht.com

Dear Mr. Sullivan:

On June 2, 2021, the Yarmouth Planning Department approved your Minor Site Plan application for 36 Main St., Map 33 Lot 131, 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.
2. Applicant shall comply with all items outlined in Erik Street, Director of Public Works, Memo dated 5/13/2021.

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 – 5/21/2021
- 2.) Erik Street Memo – 5/13/2021

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 36 Main Street Retaining Wall

Nick:

I have reviewed the application for a new retaining wall submitted by Todd Gammon, P.E., of Blais Civil Engineer on behalf of Brent Sullivan dated April 29, 2021. I have the following technical comments:

1. Prior to continuing the work, the applicant should review the Erosion and Sedimentation Control BMP's to be sure they are still in good condition and should inspect them prior to and after rainstorms and make any needed repairs;
2. The wall design appears acceptable and should be constructed in strict conformance with the drawings, including all pertinent notes.
3. Please note the requirement that the design professional, Mathew Hardison, P.E., of Summit Geoengineering Services, perform at least one site visit to confirm construction is acceptable and in conformance with the design.

I do want to commend the applicant for providing a thorough and detailed application package.

Please see me if you have any questions.

Town of Yarmouth ME

Director of Public Works

MEMORANDUM

To: Nick Ciarimboli – Code Enforcement Officer / Planning Assistant

From: Erik S. Street, Director of Public Works



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

Date: 5/13/21

Re: 36 Main Street – Minor Site Plan Review

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1. **General:** Applicant is proposing to construct a large boulder retaining wall on the S.E side of the property.

After reviewing the plans, I have the following comments.

Applicant shows the cellar drain and states that it will be extended through the wall. Depending on the flow coming out of the drain (gravity or sump pump) the end of the pipe should be stabilized accordingly to prevent any down stream erosion.

It is not shown where the pipe will penetrate the wall, but I would suggest that the portion through or under the wall be sleeved in case the pipe ever fails and needs to be removed or replaced. This would allow it be done without disturbing the wall.

Soil track out from the site onto Main Street is not allowed. Non-paved areas around the project site where trucks will travel should be protected or stabilized to prevent material from tracking out.

If you have any questions, please let me know.

Thank you