



Nicholas J. 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

January 13, 2022

Baker Design Consultants
c/o Travis Pryor
7 Spruce Rd.
Freeport, ME 04032
t.pryor@bakerdesignconsultants.com

Dear Mr. Pryor:

On January 13, 2022, the Yarmouth Planning Department approved your Shoreland Zoning Permit application for Shoreland Improvements and Stabilization at Homewood Village, Map 2 Lot 34-0-0CA. Based on the application, plans, reports and other information submitted by the applicant, the project is found to be in keeping with the applicable standards for development within the Shoreland Overlay District per CH. 701 Article IV.R.11.a&b including;

- (1) Will maintain safe and healthful conditions;
- (2) Will not result in water pollution, erosion, or sedimentation to surface waters;
- (3) Will adequately provide for the disposal of all sewage and wastewater;
- (4) Will not have an unreasonable adverse impact on spawning grounds, fish, aquatic life, bird or other wildlife habitat;
- (5) Will conserve shore cover and visual, as well as actual, points of access to inland and coastal waters and other identified scenic resources;
- (6) Will protect archaeological and historic resources as designated in the comprehensive plan;
- (7) Will not adversely affect existing commercial, fishing, or maritime activities in the Commercial, WOC I, WOC III, GD, or Industrial Districts,
- (8) Will avoid problems associated with floodplain development and use, and
- (9) Has been designed in conformance with the land use standards of the SOD.

And subject to the conditions of approval as detailed below.

Conditions of Approval:

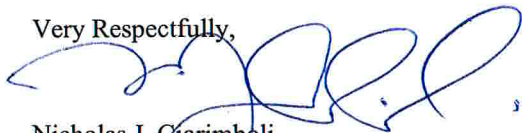
1. **Develop Site According to Plan:** The site shall be developed and maintained as depicted in the engineered drawings by Barney J. Baker dated December 2021 and in the written submission of the applicant. Modification of any approved plan or alteration of a parcel shall require the prior approval of a revised plan by the Planning Board or the Planning Authority.
2. **Permit Expiration:** The permit 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.

"Our Latchstring Always Out"

3. **Excavation within the Shoreland Zone:** Pursuant to 38 MRSA Section 439-B excavation contractors working in the Shoreland Overlay District should take notice that whenever an excavation contractor will perform an activity that requires or results in more than one (1) cubic yard of soil disturbance, the person responsible for the management of erosion and sedimentation control practices at the site must be certified in erosion control practices by the Maine Department of Environmental Protection. This person must be present at the site each day the earth moving activity occurs for a duration that is sufficient to ensure that proper erosion and sedimentation control practices are followed. This is required until erosion and sedimentation control measures have been installed, which will either stay in place permanently or stay in place until the area is sufficiently covered with vegetation necessary to prevent soil erosion.
4. **Staff Comments:** Applicant shall comply with all items outlined in Erik Street, Director of Public Works, Memo dated 12/28/2021.
5. **Erosion and Sedimentation Control Best Management Practices (BMP's):** Erosion and sedimentation control Best Management Practices (BMP's) shall be installed prior to construction activities and shall be maintained by the contractor throughout the duration of the project.

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. Clarimboli
Code Enforcement Officer / Planning Assistant

Attachments:

- 1.) Erik Street Memo – 12/28/2021
- 2.) Steve Johnson Memo – 12/20/2021
- 3.) Mike Robitaille Memo – 12/27/2021

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 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: 12/28/21

Re: Homewood Village – Shoreland Improvements

-
1. **General:** Applicant is proposing to do shore stabilization, drainage and sea wall repair on the Homewood Village association property.
 2. **Comments:** Applicant should be aware that Drinkwater Point Road and Morton Rd will be posted with a 23000lb weight restriction starting sometime in February and will remain in place until mid to late April. Actual dates will depend on weather conditions.

During this time, heavy loads will be prohibited unless temperatures allow. The Town does run a permit system if conditions are favorable, but applicant should not assume permits will be granted. If they are granted, they will likely have restrictions as to the time of day and number of vehicles.

I am not sure when construction is anticipated but if the project requires heavy vehicles accessing the site, I would strongly suggest the contractor avoid February thru end of April.

I have no other concerns with this project.

If you have any questions, please let me know.

MAP 2 LOT 34

Submit Comments to Nick Ciarimboli by 12/29/21

TOWN OF YARMOUTH

200 Main Street

Yarmouth, Maine 04096

(207)846-2401

Fax: (207)846-2438

NOTICE OF PLANNING DEPARTMENT FILING & REQUEST FOR COMMENT

Date Rec'd.: 12/13/21

Agenda Date: N/A - Staff Review

Project Description: Shoreland Improvements

Project Location: Homewood Village

Applicant: Baker Design Consultants

Agent/Contact: Barney Baker - b.baker@bakerdesignconsultants.com

*No concerns
As proposed
12-20-2021
SV*

Project Description:

Shoreland improvements & stabilization

Date Completed:

Review For Completeness/Checklist

Respond To Applicant Re: Completeness

Staff Input/Request Sent:

1. Director of Public Works (full size)

X

2. Town Engineer (full size)

X

3. Fire Chief (pdf)

X

4. Police Chief (pdf)

X

5. Director of Community Svcs (pdf)

6. Yarmouth Water District (pdf)

7. Code Enforcement Officer (full size)

X

8. Town Manager (pdf)

9. Harbormaster (pdf)

X

10. School District (pdf)

11. Tree Warden (pdf)

X

12. Economic Development Director (pdf)

13. Planning Director (full size)

X

14. Assessor - Subdivision Only (pdf)

15. Bike & Ped Committee (pdf)

16. Assistant CEO/Fire Inspector (pdf)

17. Traffic Peer Review - TYLin (pdf)

Notice Letters Created/Sent

Agenda To PB

Agenda Posting:

1. Forecaster

2. Website

3. Bulletin Board

Copy Of Findings And Decision In File

From: [Mike Robitaille](#)
To: [Wendy Simmons](#)
Cc: [Nicholas Ciarimboli](#)
Subject: RE: Request for Comment - Homewood Village - DUE 12/29
Date: Monday, December 27, 2021 11:04:56 AM

I have no input regarding this project as described. Thank you

*Michael S. Robitaille
Chief of Department
Yarmouth Fire Rescue*

From: Wendy Simmons <WSimmons@yarmouth.me.us>
Sent: Thursday, December 16, 2021 1:11 PM
To: Mike Robitaille <MRobitaille@Yarmouth.me.us>; Dan Gallant <DGallant@Yarmouth.me.us>; William Owen <wowen@yarmouth.me.us>
Subject: Request for Comment - Homewood Village - DUE 12/29

For your review

Thanks. Wendy

Wendy L. Simmons, SHRM-CP (she, her, hers)
Administrative Assistant
Planning, Code Enforcement and Economic Development
Town of Yarmouth
200 Main St.
Yarmouth, ME 04096
Phone: 207.846.2401
Fax: 207.846.2438
www.yarmouth.me.us