



Erin Zwirko, AICP, LEED AP
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TOWN OF YARMOUTH

200 Main Street, Yarmouth, Maine 04096

www.yarmouth.me.us

December 1, 2021

Kenneth Hayner
257 Hillside Street
Yarmouth, ME 04096

Dear Mr. Hayner:

We have approved your minor site plan to expand your front yard at 257 Hillside Street. The plan is found to be consistent with the standards of Chapter 702, Site Plan Review Ordinance, subject to the following conditions of approval:

1. Prior placing any fill as proposed outside the buffer area, an Erosion and Sedimentation Control (ESC) berm shall be installed along the entire setback boundary prior to removing the placed fill and placing any new fill. Once the finished fill area has been revegetated, the ESC berm shall be removed.
2. Any fill and lawn located within the wetland buffer shall be removed. The wetland buffer shall be restored and revegetated with appropriate wetland plantings as recommended by Maine Department of Environmental Protection's *Buffer Handbook Plant List* (https://www.maine.gov/dep/land/watershed/buffer_plant_list.pdf) and in consultation with a competent third-party professional. Revegetation shall not include lawn. All revegetation shall be completed by November 1, 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.

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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.
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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