



Erin Zwirko, AICP, LEED AP
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TOWN OF YARMOUTH

200 Main Street, Yarmouth, Maine 04096
www.yarmouth.me.us

February 11, 2022

Caitlin Henningsen
38 Newell Road
Yarmouth, ME 04096

Dear Ms. Henningsen:

We have approved your minor site plan for the back deck at Owl & Elm Restaurant located at 365 Main Street, Yarmouth, consistent with the requirement of the Building Permit, issued July 7, 2020, which required minor site plan approval by May 1, 2022. 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. A screen shall be provided around the sides and rear of the two dumpsters in order to provide a buffer for the abutting residential properties. 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 dumpsters. Installation of the screen shall be completed by May 1, 2023.

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

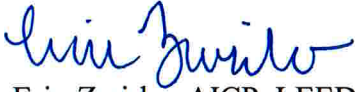
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date if approved by the Planning Board or Planning Director as applicable. Requests to extend approvals must be received before the one-year expiration date.

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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