



Erin Zwirko, AICP, LEED AP  
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## TOWN OF YARMOUTH

200 Main Street, Yarmouth, Maine 04096

[www.yarmouth.me.us](http://www.yarmouth.me.us)

February 24, 2022

Diane Gifford  
7210 Brennan's Drive  
Dallas, TX 75214

Adam Creutz  
150 Middle Street, Unit 2F  
Portland, ME 04101

Dear Ms. Gifford and Mr. Creutz:

We have approved your minor site plan for the gravel parking area at Map 61 Lot 85. 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 to the commencement of any soil disturbance the contractor shall install and maintain all appropriate soil erosion and sedimentation Best Management Practices (BMPs) per Maine Department of Environmental Protection latest standards.
2. The applicant shall defer construction of the gravel pad until the Posted Road - Heavy Road Limitations expire or shall submit the necessary permit to access the site during the road posting period.
3. The applicant shall use the designated gravel parking area for staging and parking and shall be prohibited from on-street parking on Belmont Street for construction and staging purposes.
4. In conjunction with the building permit application for the home at 122 Littlejohn Road, the applicant shall submit information regarding how the new home will be accessed to ascertain the appropriate address for E-911 purposes.
5. In conjunction with the building permit application for the home at 122 Littlejohn Road, the applicant shall provide the Shoreland Zone Permit Site Plan.
6. In conjunction with the building permit application for the home at 122 Littlejohn Road, the applicant shall submit the required Building Permit and Uninhabited Shed Permit for the relocation of the existing shed onto Map 61-Lot 85.

*"Our Latchstring Always Out"*

**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.
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

Enclosure: Department of Planning & Development Staff Report, Prepared by Juliana Dubovsky

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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