



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)

June 13, 2022

Bruce Rudolph  
Yarmouth School Department  
101 McCartney Street  
Yarmouth, ME 04096

Dear Mr. Rudolph:

We have approved the Yarmouth School Department's minor site plan request to construct a pre-kindergarten playground at the Rowe Elementary School, including benches and tables and a storage shed. 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. All erosion and sedimentation controls (ESC) best management practices (BMP) shall be installed prior to the disturbance of site soils and vegetation. Once ESC BMPs are installed, please contact the Yarmouth Town Engineer to coordinate a site inspection(s) in accordance with the Town's NPRDES MS4 General Permit. The applicant and contractor are required to maintain the ESC BMPs for the duration of construction.
2. The applicant shall submit a Building Permit for the playground and an Uninhabited Shed Permit for the shed.
3. The School Department shall regularly ensure that the sewer manhole is sufficiently covered with wood chips to avoid a hazard to children playing.

### **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.

*"Our Latchstring Always Out"*

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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