



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 11, 2022

Andrew Dolloff, Superintendent  
Yarmouth School Department  
101 McCartney Street  
Yarmouth, ME 04096

Wendi Holden  
Harriman  
46 Harriman Drive  
Auburn, ME 04210

Dear Mr. Dolloff and Ms. Holden:

On February 9, 2022, the Yarmouth Planning Board voted to approve the Amended Major Site Plan and Special Exception to allow the construction of a Fifth Grade playground at the Yarmouth Elementary School and the relocation of the Community Garden with the following motion and vote:

On the basis of the application, plans, reports and other information submitted by the applicant, information from the public hearing, information and the findings and recommendations contained in Planning Board Report dated February 3, 2022, for Yarmouth Elementary School Fifth Grade Playground and Community Garden, Final Review for an Amendment to the Special Exception and Major Site Plan, dated August 14, 2019, Yarmouth School Department, Applicant, Map 36, Lot 38, the Planning Board finds that the plan is in conformance with Chapter 702, Site Plan Review Ordinance, and Chapter 701, Article VII.B.(1), Special Exception, subject to the following conditions of approval:

1. Prior to the issuance of a building permit for the installation of the play structures, the applicant shall submit an accessibility plan that demonstrates how students and visitors will access the playground and community garden. The accessibility plan shall require that all pathways leading to the playground and community garden will meet Universal Access design standards, including the installation of truncated domes at the crosswalk from YES to Winslow Field. Additionally, pathways and other elements within the playground and community garden will accommodate mobility devices. A HC parking space will be provided at the garden. Finally, a plan for snow removal will be incorporated to ensure access is provided year-round. The accessibility plan shall be submitted to the Director of Planning & Development and the Code Enforcement Officer for approval.

*"Our Latchstring Always Out"*

2. Prior to the start of construction of the playground or the community garden, the applicant shall consult with Yarmouth Community Services and Yarmouth Fire Department to provide appropriate vehicular access to the playground for maintenance and emergency services. An updated plan shall be provided to the Town Engineer and Director of Planning & Development for approval.
3. Prior to the start of construction of the playground or the community garden, the applicant shall consult with the Yarmouth Water District regarding its ability to serve the relocated community garden. An ability to serve letter shall be submitted to the Director of Planning & Development.
4. Bikes racks shall be installed at the Fifth Grade playground and the community garden.
5. A minimum of a 10-foot-wide gate shall be installed at the Fifth Grade playground to ensure access for maintenance and emergencies.
6. The applicant shall develop a landscape plan that provides landscape buffering at the northeast corner of the Fifth Grade playground. The plan shall be submitted to the Director of Planning & Development for approval.
7. The applicant shall submit an amendment to the School Department's Site Location of Development Permit to the Maine Department of Environmental Protection prior December 31, 2022, to account for the increase of impervious surfaces as an "Educational Exemption." Evidence of the submittal to the Maine Department of Environmental Protection shall be submitted to the Director of Planning & Development.
8. The applicant shall meet all requirements of Chapter 500 Stormwater requirements and Maine Department of Environmental Protection Erosion and Sedimentation Control (ESC) measures. During construction erosion and sedimentation control Best Management Practices (BMPs) shall be installed prior to construction activities and shall be maintained by the contractor until the permanent vegetation is in place.
9. The applicant shall comply with the site plan drawing comment from Steve Johnson, Town Engineer, in his review memorandum dated January 18, 2022.

**Moved by Andrew Bertocci, seconded by Anthony Cowles, and voted 6 in favor, 0 opposed (Wendi Holden recused).**

**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. **Preconstruction Meeting:** A preconstruction meeting is not required.
5. **Town Record Copies:** One mylar copy and three paper copies of the plat showing book and page and date of recording must be submitted to the Town Engineer as well as a plat submitted digitally to the Town Engineer, on a CD or DVD, in AutoCAD format (\*.dwg), release AutoCAD 2005 or greater.
6. **Landscaping:** All required landscaping shall be guaranteed for a 2-year period.

We are looking forward to working with you. 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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