



December 18, 2023

Matthew Orr
Sebago Technics
75 John Roberts Road, Suite 4A
South Portland, ME 04106

Dear Mr. Orr:

On December 13, 2023, the Yarmouth Planning Board voted to approve the Major Site Plan and Building and Lot Plan for the expansion of the existing building and other site improvements at 940 Route One with the following motions and votes:

Waiver – Site Plan Review Application Requirements

Based on 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 December 7, 2023 for Building & Lot Plan and Major Site Plan, Yarmouth Route One, LLC, Applicant; 940 Route One, Map 40 Lot 56, regarding the compliance with the applicable regulations and standards of Chapter 702, Site Plan Review, the Planning Board hereby finds and concludes that the waiver for the submittal of a full stormwater report, a high intensity soils report, a full traffic study, and a photometric plan is consistent with Chapter 702, Site Plan Review, and is therefore approved.

Such motion moved by Janet Hansen, seconded by Hildy Ginsburg, and voted 7 in favor, 0 opposed.

Major Site Plan and Building & Lot Plan

Based on 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 December 7, 2023 for Building & Lot Plan and Major Site Plan, Yarmouth Route One, LLC, Applicant; 940 Route One, Map 40 Lot 56, regarding the compliance with the applicable regulations and standards of Chapter 702, Site Plan Review, and the regulations and standards of Chapter 703, Character Based Development Code, the Planning Board hereby finds and concludes that the Major Site Plan and the Building and Lot Plan meets the required standards and is therefore approved subject to the following conditions of approval.

Such motion moved by Janet Hansen, seconded by Mary Lynn Engel, and voted 7 in favor, 0 opposed.

Conditions of Approval

1. Prior to the issuance of the building permit, the applicant shall submit a technical memorandum from a Maine licensed traffic engineer that confirms there is small to negligible traffic impacts as a result of the expansion to the Town Engineer and Director of Planning & Development for review and approval.

Erin Zwirko, AICP, LEED AP | Director of Planning & Development
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2. Prior to the issuance of the building permit, the applicant shall receive written approval from the Yarmouth Water District that the existing line that supports the fire suppression system is adequate for the expansion.
3. Prior to the issuance of the building permit, the applicant shall address the Town Engineer's site plan drawing comments outlined in his memorandum dated November 29, 2023, and the DPW Director's site plan drawing comments outlined in his memorandum dated December 5, 2023, and submit an updated site plan package for review and approval by the Town Engineer and the Director of Planning & Development.
4. Prior to the issuance of the Certificate of Occupancy, the applicant shall contribute \$15,000 in lieu of constructing a six-foot wide sidewalk along the property frontage to help offset a portion of the construction of the 12-foot wide Beth Condon Memorial Pathway.
5. Erosion and Sedimentation Control (ESC) best management practices (BMPs) shall be installed prior to the disturbance of site soils and vegetation. In particular, the applicant shall also prevent track out from the project site into the Route One Right-of-Way and contain wash water from concrete trucks and collect any excess concrete from the dedicated wash out site. During construction, the applicant and their construction manager/contractor shall perform the required inspections and enforcement of the ESC plan per Maine Department of Environmental Protection requirements, including weekly inspections and documentation of all inspection work. In addition, the Town will be performing site inspections and will be reviewing the inspection records per the Town's NPDES MS4 General Permit.
6. All storm drain infrastructure shall conform to Yarmouth Town Standards. All connections to Town infrastructure shall be per Town requirements.
7. An irrevocable letter of credit or cash escrow and a non-refundable two percent (2%) inspection fee will be required for the estimated cost of the pedestrian connection, drainage, stormwater BMPs, landscaping, if any, and sediment/erosion control prior to the issuance of the building permit. Also, prior to issuance of building permits or the commencement of work, the applicant and their selected construction contractor shall attend a pre-construction conference with Town staff at a mutually agreeable date and time. Also, prior to issuance of building permits, the applicant shall satisfy all Town concerns and provide updated drawings as required. All other permit applications and fees will be required prior to the release of a building permit.

Standard Conditions of Approval

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: Prior to the release of a building permit or site construction, a preconstruction meeting shall be held at the project site, Town Hall or other mutually agreeable location. This meeting will be held with the contractor, Town Engineer, Code Enforcement Officer and Director of Public Works representative and owner to review the construction schedule and critical aspects of the site work. The site/building contractor shall provide three copies of a detailed construction schedule to the attending Town's representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
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.
7. Appeals: The Director of Planning and Development's decisions regarding minor site plans are appealable by an aggrieved party to the Planning Board within 30 days of the date of the issuance of the decision. Site plan decisions of the Planning Board are appealed to the Cumberland County Superior Court.

Please do not hesitate to contact the Department of Planning & Development if you have any additional questions about this approval.

Sincerely,



Erin Zwirko, AICP, LEED AP
Director of Planning & Development

CC:

John Quirk, Owner
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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