



March 1, 2024

Mark Nordby
Barrett Made
65 Hanover Street
Portland, ME 04101

Dear Mr. Nordby:

On February 28, 2024, the Yarmouth Planning Board reviewed Condition 10 of their December 13, 2023, Major Site Plan and Building and Lot Plan decision for the construction of a mixed-use structure at 298 Main Street. Condition 10 reads:

Prior to the issuance of a building permit, the applicant shall produce a 3D rendering of all sides of the building illustrating the exterior building materials and elements for review and approval by the Planning Board. All major elements of the facade shall be featured including the cast stone base, the transition line cornice between the first and second stories, the upper story windows and trim, the column, the roofline cornice, and the selected clapboard color, clapboard reveal, and corresponding trim color. The rendering shall be considered at a regularly scheduled Planning Board meeting.

The Planning Board reviewed a package prepared by Barrett Made, dated December 20, 2023, which presented two renderings; one which presented the building as proposed, and a second which presented the building incorporating the recommendations from the Yarmouth Historic Preservation Committee. The window and door schedule remains as originally approved in both presentations.

The Planning Board made the following motion:

Based on the application, plans, reports and other information submitted by the applicant, information from the previously-held public hearings, information contained in Planning Board Memo dated January 18, 2024 regarding the requirement to submit a 3D rendering of the proposed building, 298 Main Partners, LLC, Applicant; 298 Main Street, Map 37 Lot 30, the Planning Board hereby finds and concludes that the 3D rendering of the proposed building incorporating all of the recommendations of the Historic Preservation Committee is consistent with Condition 10 of the Building & Lot Plan and Major Site Plan Approval dated December 13, 2023.

Such motion moved by Hildy Ginsburg, seconded by Mary Lynn Engel, and voted 6 members in favor, 0 members opposed (Holden absent).

Erin Zwirko, AICP, LEED AP | Director of Planning & Development
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200 Main Street, Yarmouth, ME 04096

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:

Rob Barrett, Owner

Nicholas Ciarimboli, Code Enforcement Officer

File copy