

Christopher Yale
244 Greely Rd
Cumberland Center, ME 04021
Chrislyale@gmail.com
207-831-2496
09/24/2024

Town of Yarmouth
Planning and Development Office
200 Main Street
Yarmouth, ME 04096

Dear Members of the Planning and Development Office,

I am writing to formally request a contract zoning agreement to facilitate the construction of a new single-family home on my property at Lot 45-85 (Corner of Rogers rd and Burnell dr) in Yarmouth. I plan to gift this lot to my son Thomas Yale and his wife Andrea Lavoie, both of whom have strong ties to the town, having spent much of their youth here.

Our proposed project will align with Yarmouth's values and long-term growth plans. The construction of a new, well-designed single-family home will bring several positive impacts to the community:

1. **Strengthening the Local Economy:** The project will engage local contractors, suppliers, and businesses, contributing to the town's economy during both construction and ongoing home maintenance.
2. **Enhancing Neighborhood Vitality:** The new home will fit harmoniously within the surrounding community, adding to the local housing stock while maintaining the character and charm of the neighborhood.
3. **Improving Drainage and Environmental Stability:** As part of the development, we will implement enhanced drainage solutions on the property to manage runoff effectively. This will help prevent erosion and protect adjacent properties, contributing to the area's overall environmental stability.
4. **Supporting Sustainable Growth:** My son and daughter-in-law are committed to environmentally responsible building practices. They plan to incorporate energy-efficient designs, green technologies, and landscape preservation to ensure the home aligns with the town's sustainability goals.

I am proud to gift this property to my family and support their desire to return to Yarmouth. We believe this project will positively impact the community and we are eager to work with the Planning and Development Office to ensure it meets all zoning requirements.

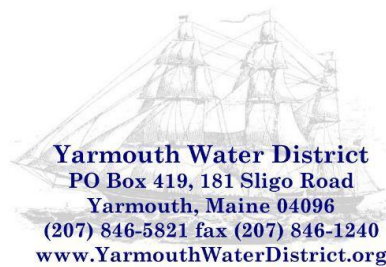
Thank you for your time and consideration. I look forward to further discussions and am happy to provide any additional information needed.

Sincerely,
Christopher Yale

Proposed Contract Zone - Corner of Burnell Drive and Rogers Road

- A. Lot Map 45, Lot 85, corner of Burnell Drive and Rogers Road.
Existing lot is 100' x 200' = 20,000 sq ft.
Proposed lot is 85' x 100' = 8,500 sq ft. which makes existing lot 11,500'
- B. Single family residential house 26' x 44' raised ranch, 1,144 sq ft. and 13.45% area of the lot.
- C. Storm water and basement drainage will tie into the catch basin on the corner of the property. Utility service will be regular mast electrical from across the road.
Two-car underneath garage with parking for two cars in the driveway.
- D. Total land area 8,500 sq ft.
- E. Existing and proposed zoning district is in the MDR district.
- F. Grass and lawn have slight slope to the property. Soil is clay with natural top soil.
- G. See pictures and maps.
- H. Single family house, minimal impact on municipal facilities. Vehicles entering and leaving: two cars.

Eric Gagnon
General Manager



Andrew Walsh
Chairperson, Board of Trustees

November 5, 2024

Chris Yale
Via Email: chrislyale@gmail.com

RE: Rogers Road Lot 45-85

Dear Chris,

This letter is to inform you that the Yarmouth Water District can serve and has the capacity for the proposed above-referenced project and will provide fire and domestic service in accordance with Maine Public Utilities Commission and the Yarmouth Water District Terms and Conditions.

Water service can be installed from the existing watermain on Rogers Road at cost to the Developer. The proposed dwelling will have one service connection at the water main and be split at the property line into separate fire and domestic services into the building with a valve for each at the property line. The Yarmouth Water District requires separate domestic and fire service lines that can be isolated using valves installed at the property line. We do not allow combined (also known as network or multi-purpose) 13D fire sprinklers. The water service lines must have 10' of horizontal separation from the sewer services and 6' horizontal separation from all other utilities. To determine service line and meter sizing an application for new water service must be completed including fire flow design and requirements. There are options to use a fire suppression tank system that would not require a separate fire service line into the building.

The Developer would be required to hire a contractor who would excavate and install the service lines to our specifications within the right-of-way. This includes any required permitting and excavation restoration. The materials within the right-of-way will be purchased through the district at cost. Once we are notified that construction is imminent, we will provide an estimate that will include the materials mentioned above, district inspection, and the live taps required for the service line if they are 2" or smaller. The estimated amount must be deposited to the district before construction of the service lines can begin. Once the project is complete, we will tabulate the actual costs versus the deposited amount and issue a refund for any overage or a bill for any amount due.

Please keep us informed as the project progresses. If you have questions or concerns, feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Eric Gagnon', is written over a horizontal line.

Eric Gagnon
Superintendent

CC: Tim Herrick, Yarmouth Water District

On Fri, Aug 30, 2024 at 7:27 AM Steven Johnson <SJohnson@yarmouth.me.us> wrote:

Good morning Mr. Yale:

Please accept my apologies for taking so long to get back to you. This got lost in the shuffle.

We did speak last year, and you would be able to serve your lot from the existing sewer manhole on Rogers Road. The invert depth is 87 inches below the manhole cover rim. Whether gravity or low-pressure force main, you certainly can connect. I would suggest that you consider connecting in Burnell since it will likely be cheaper due to less pipe/excavation and road restoration cost. If you connect to Roger's Road, you will have to be in pavement since the shoulder is reserved for future underdrain piping.

Thanks,

Steve

Steven S. Johnson, P.E.

Town Engineer

[200 Main Street, Yarmouth Maine 04096](https://www.yarmouth.me.us)

207-846-2401 X 224

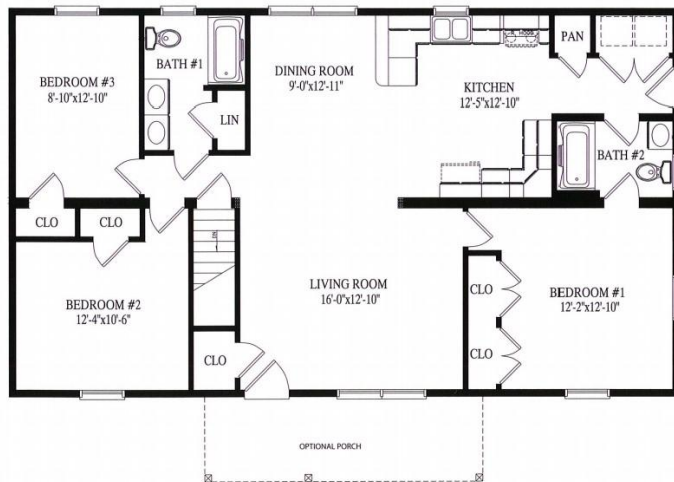
www.yarmouth.me.us



Would you not be opposed to Chris Yale creating a new lot behind
126 Burnell drive to build a single family home facing Rogers rd?

JOANNE GONGER 246 Rogers Rd
Pam McGuinness 115 Melissa Dr. Yarm.
MIKE PIERCE 217 ROGERS RD, YARM.
Gino Bianchini 269 ROGERS RD. Yarmouth
Lisa Bianchini 269 Rogers Rd Yarmouth
Rever Johnson 290 Rogers Rd Yarmouth
Kay F. Moody 125 Burnell Dr Yarmouth ME
~~BOB~~ 270 Rogers Rd Yarmouth ME
~~BOB~~ 101 Melissa Dr Yarmouth ME
~~BOB~~ 149 Melissa Dr Yarmouth ME
Paul H. Wapner 84 Burnell Dr. YARMOUTH, ME-
Dannelle Pelletier 289 Rogers Rd, Yarmouth, ME
Jeremy Bell 109 MELISSA DR. Yarmouth, ME
Jane Abbott 31 Shickbridge Dr Yarmouth
Sarah Dawson 207 119 Burnell Dr.
John A. Ouellette 133 Burnell Dr.
Linda Ouellette 133 Burnell Dr.
Patrice Walsh, POA 98 Burnell Dr.
Patrice Walsh, POA 106 Burnell Drive.



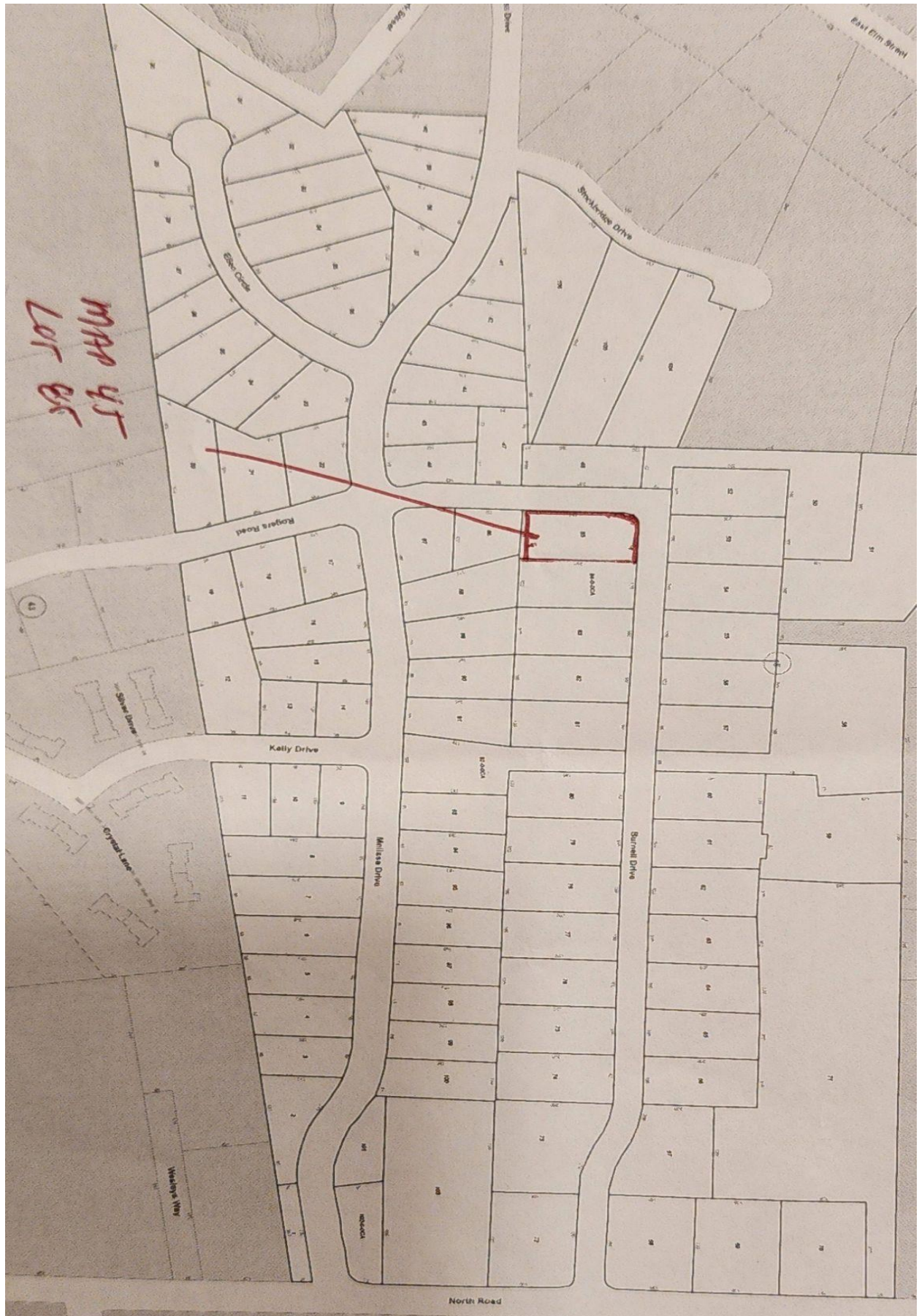


Fairview

1320 Sq. Ft. Living Area

27'6" x 48'





0046472

BK 16470 PG 323

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS,

THAT I, LESLIE M. YALE, of North Yarmouth, County of Cumberland and State of Maine, in consideration of One Dollar and other valuable consideration paid by CHRISTOPHER L. YALE, whose mailing address is P. O. Box 531, Yarmouth, ME 04096, the receipt whereof I do hereby acknowledge, do hereby remise, release, bargain, sell and convey, and forever quitclaim unto the said CHRISTOPHER L. YALE, his heirs and assigns forever, a certain lot or parcel of land with the buildings thereon, situated in the Town of North Yarmouth, County of Cumberland and State of Maine, described as follows:

A certain lot or parcel of land with the buildings thereon, situated in the Town of Yarmouth, County of Cumberland and State of Maine being bounded and described as follows:

Being Lot #15 as delineated on Plan of Subdivision for Forest L. York, Burnell Drive #2, which plan is dated September, 1964, and recorded in the Cumberland County Registry of Deeds in Plan Book 68, Page 129, including in this conveyance a right of way in common with others of Burnell Drive as delineated on said Plan.

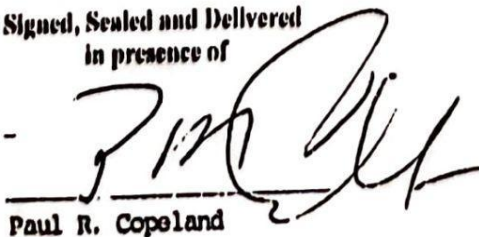
This conveyance is made subject to utility covenants of record.

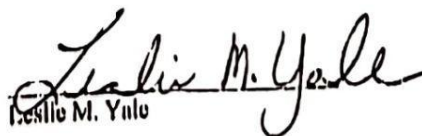
Being the same premises conveyed to Christopher L. Yale and Leslie M. Yale by deed dated June 29, 1988, recorded in the Cumberland County Registry of Deeds in Book 8355, Page 309.

TO HAVE AND TO HOLD the same, together with all the privileges and appurtenances thereunto belonging, to the said CHRISTOPHER L. YALE, her heirs and assigns forever.

IN WITNESS WHEREOF, I, LESLIE M. YALE, have hereunto set my hand and seal this ____ day of the month of 6/25, 2001.

**Signed, Sealed and Delivered
in presence of**


Paul R. Copeland


Leslie M. Yale

BK 16470 PG 324

STATE OF MAINE
County of York, ss.

6/25, 2001

Personally appeared the above-named Leslie M. Yule, and acknowledged the foregoing instrument to be his free act and deed.

Paul R. Cozeland
Notary Public/Attorney at Law

Bar # 289

Print name:

Paul R. Cozeland

RECEIVED
RECORDED REGISTRY OF DEEDS:

2001 JUN 29 AM 8:42

CUMBERLAND COUNTY

John B. O'Brien