

Town of North Yarmouth  
Board of Selectmen  
Public Hearing Minutes of Thursday, October 15, 2015

I. **Call to Order**

Members Present: Vice Chair Jeanne Chadbourne, Mark Girard, Steve Palmer. Town Manager Rosemary Roy was also present. Chairman Carr and Selectman Moulton were absent with notification.

II. **Public Hearing** – Referendum Question #2

Selectman Palmer moved to open the Public Hearing regarding Referendum Question #2. Selectman Girard seconded the motion. Discussion: None. **Vote: 3- Yes 0- No.**

Linc Merrill, North Road, gave a brief history of the Grange Hall. He stated that the Wescustogo Committee agreed not to accept the Memorial School as a replacement. He believes that it would go against the 1997 agreement that was made regarding the Grange Hall.

Gary Whiting, Mill Road, spoke in favor of Question 2, specifically that the town is authorizing the Selectmen to accept a sewer system.

Katie Murphy, Mountfort Road, opposes Question 2. She stated that there is an equal danger if we develop the municipal campus or if there is clustered housing put on the property according to the Water Districts evaluation. Sevee & Maher proposed slow and careful development.

Gary Whiting, Mill Road, is supporting Question 2 because he is opposed to the septic system specifically because of the Water Districts evaluation. He commented about the potential contamination.

Mark Verrill, Walnut Hill Road, is in favor of Question 2 because it is a common sense question. He stated that it stops the sewer system and it reassures there won't be any quarter acre lots. It still allows for cluster type housing and TIFT zones without the sewer piece. He stated you don't know what will happen until you do it.

Clark Whittier, Walnut Hill Road, spoke to the quarter acre lot confusion. He stated those were only for Townhouses or apartments not for regular homes. He stated he was not in favor of rebuilding Wescustogo and clarified the agreement stated it didn't need to be rebuilt just replaced in some fashion.

Peter Lindsay, Mountfort Road, plans to vote no on Question 2 for one specific reason and that was because the Town elects the Board of Selectmen to work for the best interest of the town. He stated that the Selectmen proposed the referendum question with the best interest of the town in mind. He believes that Question 2 takes away any flexibility. He urged the public to vote no on Question 2.

Audrey Lones, Baston Road, expressed concern about building and maintaining a building such as Wescustogo. The town would end up paying for 2 facilities. She commented about the old Wescustogo not receiving enough in rent to keep up with the cost of expenses. She believes that renovating the Memorial School to meet energy efficient and sustainability standards to cover expenses is the better option. She stated to vote no on Question 2 to keep from burdening the tax payers with having to maintain two (2) facilities. Question 1 makes more sense.

Amy Horstmann, Henry Road, commented about the sewer being a hot topic from the previous night's meeting. She believes there is a lot of doubt that towns people are expressing on a study that was done by a professional company. Some of the people that work for them live within the community and wonders why they would give the town false information.

Norman Smith, The Lane, commented on the sewer system topic and explained the situation currently at the North Yarmouth Woods location. He also commented about where the sewage was going to go if they were to over flow, the ocean.

Paul Napolitano, Mill Ridge Road, stated that he installs septic systems and is voting no on Question 1 and yes on Question 2. He believes that gravity works better than pumps that will always require maintenance and break down at some point. He commented about the increasing taxes and that the town would need to pay for a bond before they sell the property. He stated the bond issue will increase the debt to the town. He stated he is voting no on Question 1 and yes on Question 2.

Nancy Gordon, Heather Loch Lane, feels the situation is a "them against us or an us against them as opposed as us working with us." She commented that the taxes are going up and that is in part to the houses being built if they have children will increase the amount paid to the school. She agrees with everyone who has concerns about the cost figures or lack thereof cost figures. She asked the town not to be put in deep debt.

Nelson Smith, Ledge Road, noted that he liked what Ms. Gordon said. He stated that there are people on both sides of this issue and that there are currently standing Selectmen that are for Question 1 and then there are former Selectmen who are for Question 2. He commented about the past and about how the community used to be about helping each other.

Mary Bird, Walnut Hill Road, asked for clarification about what happens if both items are voted down if everything starts over again. She would like to see a friendlier neighborhood/ town center with street lights to make it known that it is the town center.

Michael Roof, Henry Road, commented about spending his life working on steel buildings and made note about rebuilding Wescustogo as a steel building inexpensively.

Rob Wood, Milliken Road, agrees with Mr. Smith's comment about neighbors helping neighbors. He however, doesn't agree about rebuilding Wescustogo. He believes it would cost a lot more as a free standing building as opposed to an attached building. He believes Question 2 is too rigid and locks us into not being able to change plans as needed over time.

Scott Kerr, New Gloucester Road, believes Question 2 seeks more and better information from real developers. He discussed the PDI report. He stated we should be getting prices from contractors with the best and current available information. Question 2 helps make a better informed decision.

Dan Smith, Walnut Hill Road, encouraged the citizens not to make decisions based on rumors and fears and vote no on Question 2. He stated the false rumors that were going around about Question 1. What is valuable is the opportunity that the town has with the property. He encouraged people to vote no on Question 2 and yes on Question 1.

Steve Palmer, Mountfort Road, stated North Yarmouth has an opportunity to develop and replace Wescustogo hall. If the town sells it to a developer that opportunity is forever gone. He explained his thoughts on the future and painted a picture of what it could be. He expressed voting yes on Question 1 and no on Question 2.

Mark Girard, Timber Lane, explained that there is little information about Question 2. He commented about the information that was provided at the previous night's hearing. He posed the question about how much is it going to cost to renovate the gym and who is going to pay for it. He stated vote no on Question 2.

Al Ahlers, North Road, commented about rebuilding Wescustogo and the parking issue that the building had on its old site. He believes that the current site of the town hall does not have enough room for that type of expansion. He also stated his concerns about the sewage system. He is voting no on Question 2.

Tom, Hinman, Baston Road, is voting no on Question 2. He commented about the town facilities and noted the town employees having a workable space.

Pam Ames, Gray Road, is voting no on Question 2. She explained that the priority is in retaining the

Memorial School property and not risk losing it.

Chris Pynchon, Sligo Road, is voting no on Question 2. He reiterated his points from the previous night's meeting. He explained that the town has the opportunity to control of the towns destiny. He is in favor of a single system verses multiple little systems.

Martha Leggat, Mountfort Road, is not supporting Question 2. She explained that the Selectmen deserve the credit for putting this proposal together. She encouraged people to talk to the Selectmen and in reference to Question 2 she doesn't believe you can just throw a proposal together like that in the matter of a couple weeks.

Katie Murphy, Mountfort Road, finished her comments from earlier regarding the examples of open space that was used as community space such as the old Westbrook High School Gym. Her concerns are about selling it to a developer just to have the deal go south. She commented about the old hand shake deals.

Matt Ahlberg, Walnut Hill Road, explained he is an architect and noted the opportunity that the Memorial School property has. He plans on voting no on Question 2.

Audrey Lones, Baston Road, commented about the need for emergency shelter. The town has been told multiple times that the town is lacking that shelter space.

Nelson Smith, Ledge Road, commented about selling the property. He stated again that it shouldn't be sold but be leased. He also commented about talking to multiple developers regarding the property.

Dan Smith, Walnut Hill Road, wanted to clarify about the sewage comment going to the ocean was based on a combined sewer overflow which is because those are very old systems a system that would be designed in 2015 would not do that.

Mark Girard, Timber Lane, wanted to clarify that there was never a study regarding quarter acre lots. He specifically referenced page 13 of the PDI report.

Steve Palmer, Mountfort Road, noted that the current town hall is not handicap accessible. He stated that the towns employees and residents in town deserve better.

Selectman Palmer moved to close the public hearing. Selectman Girard seconded the motion. Discussion: None. **Vote: 3- Yes 0- No.**

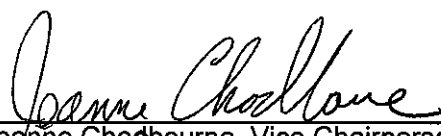
### III. Adjournment

Selectman Girard moved to adjourn.

Melissa Henes  
ACS II- Recording Secretary

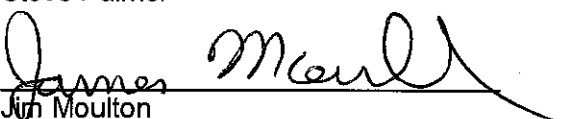
  
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Alex Carr, Chairperson

Board of Selectpersons

  
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Jeanne Chadbourne, Vice Chairperson

  
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Steve Palmer

  
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Mark Girard

  
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Jim Moulton