

North Yarmouth EDSC Minutes

Tuesday, May 26, 2022; 6:30-8:00pm

EDSC Members Present

Alicia Dostilio
Byron Kern
Maureen Lucey
Rich Parenteau
Kevin Robinson

EDSC Members Not Present

Ian Acker
Kit Maloney
Jason Perkins

6:30 Call to order

Pledge of allegiance and opening to the meeting

Minutes from April 28, 2022 meeting approved unanimously

Newsletter update – No June Newsletter, Byron will continue to be coordinator and can accept committee input

Kevin and Kit sent letter to Select Board with notification of position to open up in July with Jason Perkins expiring term and his decision not to seek continued appointment. Kit has requested to renew.

Select Board has approved appointment of Maureen Lucey as regular member to replace Jason Perkins.

There will be an alternate position open with the appointment of Maureen as regular member.

6:40 Begin discussion of Comp Plan

Public comment opened

Vision Statement (Page 3)

Read by Rich

General agreement the Vision statement is appropriate

Comprehensive Plan Chapter 9 Land Use – A Strategy for Conservation and Growth (Page 71)

Is the goal aligned and how are we doing with implementing the goal?

Introduction – opening paragraph

Discussion of the growth cap and changes since this was written

Paragraph includes old info (As in 2004)

“proposed growth area” could be better defined by district

“limited water” could be more accurate as “limited water service”

Also limited infrastructure could be noted

Could add limited gas line service is being expanded into North Yarmouth

Paul Hodgetts commented that gas lines are being installed near Village View

Discussion on how we will proceed with suggested edits and our review process

Agreement to review goals and do they capture the spirit of where we want to go

Introduction – 2nd and 3rd paragraphs read by Maureen

General agreement the paragraph is appropriate

Concern about phrasing of “dis-incentivizing” and “sprawl”

7:05 Public comment opened

David Reed commented on citizens concerns about density in the Village Center

Mike Mallory commented on dis-incentivize the Farm and Forest residential development, setback rules and commercial development

Amy Haile commented on establishing separate goals for each district

David Reed commented on overdevelopment of the village center and what growth do we want

7:15 Discussion on each of the 14 goals

Is this an important goal

- 1. Establish a clear land use pattern that safeguards the North Yarmouth and Yarmouth public water supplies, encouraging the use of Advance Waste Water Treatment Systems and other technologies.**

Discussion about Site-Plan Review requirement for any new septic system in Aquifer overlay area

Discussion about some limit to the number of new septic systems in the Aquifer overlay area

General agreement this is an important goal

- 2. Establish a walkable, mixed use, village-scaled land use pattern that defines and directs growth to the Village Center and supports new housing, businesses, and a rich civic life.**

General agreement this is an important goal

- 3. Establish a new rural hamlet with a strong neighborhood commercial center at the intersection of Route 231 and Route 115, supported by a mix of housing types and lot sizes.**

Goal needs further investigation

- 4. Establish a clear land use pattern that supports rural character in the rural areas, preserving open space, farmland, and environmental resources while providing opportunities for rural economies to flourish.**

General agreement this is an important goal with a tweak about rural

- 5. Establish a Fabrication district to encourage growth and better utilization of existing industrial buildings and sites, promoting new contractors' yards, light manufacturing, food processing, light industrial, and creative industries.**

General agreement this is an important goal

- 6. Control the pace and timing of development and promote a land use pattern that will assure cost-effective and efficient delivery of public services.**

General agreement this is an important goal

7. Ensure that new development is compatible with the existing scale and rural character of North Yarmouth and does not negatively impact the site and/or surrounding areas.

General agreement this is NOT an important goal, as it is individual opinion driven, a vision statement, not a goal

8. Attain a goal of at least 60-70% of new residential dwellings to be located in the Village Center and Village Residential Areas over the next ten years.

Goal needs further investigation

9. Attain a goal of no more than 30-40% of new residential dwellings to be located in the Farm and Forest District over the next ten years.

Goal needs further investigation

10. Incentivize a diversity of housing sizes, types, lot sizes, and price points to be constructed in the Village Center and Village Residential Districts, with a goal of achieving approximately six new affordable housing units per year.

General agreement this is an important goal but edited to remove the last phrase "with a goal of achieving approximately six new affordable housing units per year."

11. Protect high value plant and animal habitats and preserve, where feasible, large undeveloped habitat blocks, particularly those greater than 1,000 acres in size and/or associated with the Royal River, Chandler Brook, East Branch, Pratt's Brook, Deer Brook, and Knight's Pond Preserve.

General agreement this is an important goal

12. Provide adequate administration and enforcement, including maintenance of up-to-date land use and natural resource information and online access to the GIS maps that are user-friendly and accessible to Town officials, developers, and the public with hopes of attaching all property permit info to the associated GIS map and lot file online.

General agreement this is an important goal but edited to remove the first phrase "Provide adequate administration and enforcement". This is already assumed

13. Work with neighboring communities, the Greater Portland Council of Governments, State agencies, and active local not-for-profit organizations to address and coordinate growth and development in the region.

General agreement this is NOT an important goal. This should be standard town procedure.

14. Continue dialogue with representatives of the Town of Cumberland and MSAD 51 regarding future school enrollment projections and growth within the two towns

General agreement this is NOT an important goal. This should be standard town procedure.

Next Meeting to continue discussion of goals captured and goals missing and objectives and next steps

8:10 Meeting Adjourned

Submitted by Rich Parenteau