



# Planning Board Agenda

## December 8, 2020 - 7:00 PM

### Remote Business Meeting

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ZOOM REMOTE MEETING LINK WILL BE POSTED ON THE  
PLANNING BOARD CALENDAR 1 HOUR PRIOR TO START OF THE MEETING  
Planning Board will not take up new agenda items after 10:00 PM

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#### **I. Call to Order**

The format and structure for Planning Board meetings are authorized and governed by Maine State Statute, the North Yarmouth Land Use Ordinance and Planning Board Bylaws. In accordance with Public Law Chapter 617 adopted as emergency legislation by the Maine State Legislature on March 17, 2020 and signed into effect by Governor Mills, 1 MRSA § 403-A permits public proceedings through remote access during the declaration of state of emergency due to COVID-19. We ask that all participants enter their first/last name and address when joining.

#### **II. Minutes Approval**

- a. November 10, 2020
- b. November 30, 2020 Yarmouth Water District Pump Station Site Walk

#### **III. Old Business**

- a. Deerbrook Apt Subdivision Phase II

#### **IV. New Business**

- a. Bacon Farm Rd Minor Subdivision
- b. Village Center Estates Subdivision Phase II

#### **V. Administrative Business**

- a. Ordinance Review Workshop
- b. Regulatory Protections – Comprehensive Plan
- c. Review of Previous Year's Applications

#### **VI. Any other Business**

#### **VII. Adjournment**

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#### **Mission Statement**

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The North Yarmouth Planning Board is a volunteer board composed of members of the North Yarmouth community. The Board is charged with reviewing applications for development within the town and making decisions by applying the Town of North Yarmouth Land Use Ordinance and applicable State of Maine Statutes.

In addition to application review, the Planning Board periodically reviews the [Land Use Ordinance](#) and recommends changes to support the [Comprehensive Plan](#) and foster sustainable development. The goal is to keep North Yarmouth a safe, peaceful, healthful, attractive, and economically successful community.

Applicants can expect efficient, fair, thoughtful, impartial decisions and respectful treatment by all members of the Board.



TOWN OF NORTH YARMOUTH  
REMOTE PLANNING BOARD MEETINGS  
PUBLIC PARTICIPATION/PUBLIC HEARING PROCESS

Members of the public may be afforded the opportunity to view the meetings live online or cable tv. Due to the constraints of the virtual environment, the public comment portion of Planning Board meetings, where live comments must be considered for inclusion in the public record, the following procedures shall apply:

- Application files will be posted online under the Planning Board Calendar Event with all public comments that have been received to date so that people can receive them that way.
- Written comments submitted prior to the meeting for inclusion in the record must be submitted to the Town's Code Enforcement office [codeoffice@northyarmouth.org](mailto:codeoffice@northyarmouth.org) or 829-3705 option 1 and must be received by noon of the Monday before the scheduled Planning Board Meeting to guarantee inclusion in the record. Such comments will be read by the Chairperson and must be limited to 3 minutes in length. (Name and address must be included with comment.)

**Instructions for meeting participants:**

The Planning Board will conduct remote access meetings using the Zoom Application. To learn more about Zoom, find tutorials and sign up for a free account, please go to <https://zoom.us/>.

**To view** a Planning Board meeting you have the following options:

- 1) You can watch the live meeting via Town Hall Streams, please to go to town website click [meetings on demand](#) button on the left side of the screen and select Town Hall Stream then enter North Yarmouth, ME in the drop down.
- 2) Channel 1301 on Spectrum cable is now available for live viewing.
- 3) The Zoom meeting link will be provided 1 hour prior to the start of the meeting in the calendar information accessed on the Planning Board page of the town website. Enter first name, last name and address when joining

**To comment** in the meeting:

- Live comments by attendees will be accepted during the public hearing time designated by the Chair. All comments will be limited to 3 minutes.
  - If you are participating by video, please enter "I have a comment" into chat box and you will be called upon by the Chair.
  - If you are participating by phone, you can let us know you have a comment by pressing \*9.

**We still highly suggest that advanced written comments are the best way to provide feedback to the Planning Board on applications.**