

**Town of North Yarmouth
Planning Board Meeting
Meeting Minutes for July 12, 2016
7:00pm @ North Yarmouth Memorial School**

I. Call to Order

Present: Peter Lindsay (Chair), Steve Morrison, Tom Hinman, Katryn Gabrielson, Gary North-Alt. and Ryan Keith (CEO).

Absent: Gary Dilisio, without notification.

Gary North appointed as full voting member for this meeting.

II. Minutes of Previous Meeting(s)

Steve Morrison moved to approve the June 13, 2016 minutes with amendments. Tom Hinman seconded the motion. Discussion: None. **Vote 4-Yes, 0-No, 1 Abstention (Katryn Gabrielson)**

III. Organization of Board

Steve Morrison nominated Katryn Gabrielson for Chairperson, Tom Hinman seconded the motion. Discussion: None. **Vote 4-Yes, 0-No, 1 Abstention (Katryn Gabrielson)**

Katryn Gabrielson nominates Steve Morrison for Secretary, Gary North seconded the motion. Discussion: None. **Vote 4-Yes, 0-No, 1 Abstention (Steve Morrison)**

Steve Morrison moved to appoint Stacey Ruby as his designee, Tom Hinman seconded the motion. Discussion: None. **Vote 5-Yes, 0-No.**

Peter Lindsay moved that his resignation be in effect at the close of this July 12, 2016 meeting. Katryn Gabrielson seconded the motion. Discussion: None. **Vote 5-Yes, 0-No.**

IV. Communications

Board email addresses and passwords were distributed.

V. Old Business

a. Ridgewood Subdivision Application- Proposed 6 Lot Subdivision Map 8 Lot 16; 56.81 +/- acres

Stephen Bradstreet of Ransom Consulting, Inc. representing Mr. Paul Benard. Mr. Bradstreet advised the Board of the changes that they are making or have made to the current plans per the findings of the Peer Review. He informed the Board that they have submitted a Permit by Rule application for the stream crossing on the property and that they have yet to receive a reply. Mr. Bradstreet also noted that it generally takes 14 business days to get answers.

Board reviewed the Checklist.

Steve Morrison moved to find the application complete. Gary North seconded the motion. Discussion: None. **Vote 5 –Yes, 0 –No.**

Katryn Gabrielson noted that she was not comfortable voting final approval without the final plan. Peter Lindsay concurred stating that with the amount of changes that need to be added to the final plan, it's hard to approve with those missing. Steve Morrison stated the same.

Applicant requested that checklist waivers be granted for section 10-21, A-B6, section 10-26. D-J, and section 10-25, C.

Steve Morrison moved to approve the checklist waivers, Peter Lindsay seconded the motion. Discussion: None. **Vote 5- Yes, 0- No.**

Tom Hinman moved that the Board will not require compliance with the DOT K values standards. Steve Morrison seconded the motion. Discussion: None. **Vote 5- Yes, 0 –No.**

b. Chandler Brook Subdivision, Proposed 6 Lot Subdivision Map 13 Lot 14; 28.96 +/- acres.

Steve Meehan presented updated plan with corrections. Road now conforms with standards.

Checklist waivers were reviewed. Applicant requested that waivers be granted for g.ii., m.,q., v., and bb.

Katryn Gabrielson moved that the Findings are complete. Steve Morrison seconded the motion. Discussion: None. **Vote 5- Yes, 0- No.**

Katryn Gabrielson moved to accept the plan currently dated July 12, 2016. Gary North seconded the motion. Discussion: Board deemed that the waivers need to be printed on the Mylar. Katryn moved to accept the plan with amended conditions. Steve Morrison seconded the motion. Discussion: None. **Vote 5- Yes, 0- No.**

c. Stone Post Subdivision- Peer Review Submission 7 Lot Subdivision, Map 7 Lot 69; 4+/- acres.

Ransom Consulting, Inc. conducted peer review for Sevee & Maher. Ransom Consulting, Inc. found nothing further needed for the plan.

Board discussed the review.

Katryn Gabrielson moved to table the Peer Review submission until monitoring/maintenance plan for septic system has been submitted and also Peer Reviewed. Steve Morrison seconded the motion. Discussion: None. **Vote 5- Yes, 0- No.**

VI. New Business

a. Amber Woods Subdivision, Proposed 4 Lot Subdivision – Pre Application Review – Map 14 Lot 7; 14+/- acres

Wayne Wood presented the plan to the Board. Discussion about the plan followed.

Nothing voted on just a pre-application review.

VII. Any Other Business

a. Review and Approve amended Bylaws

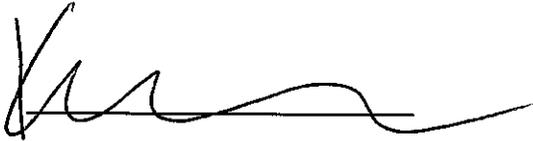
Gary North moved to table the amended bylaws and called for a special meeting for August 9th. Steve Morrison seconded the motion. Discussion: None. **Vote 4- Yes, 0- No, 1- Abstention (Peter Lindsay)**

VIII Adjournment

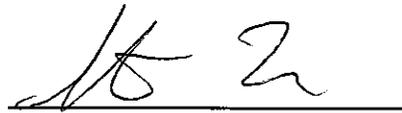
Katryn Gabrielson moved to adjourn, Gary North seconded the motion. Discussion: None. **Vote 5- Yes, 0- No.**

Recorded by: Stacey Ruby- ASC I

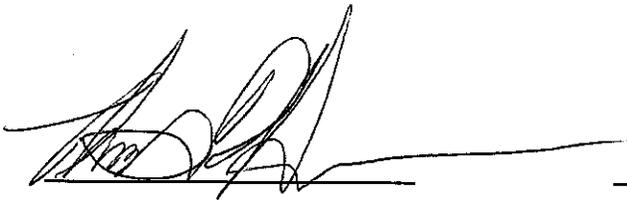
Planning Board Members



Katryn Gabrielson- Chair



Steve Morrison- Secretary



Tom Hinman



Gary DiLisio



Gary North



Vacant - Alternate