

**Town of North Yarmouth  
Board of Selectmen  
Public Hearing Minutes of Wednesday, October 14, 2015**

**I. Call to Order**

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

**II. Public Hearing – Referendum Question #1**

Selectman Palmer moved to open the Public Hearing regarding Referendum Question #1. Selectman Girard seconded the motion. Discussion: None. **Vote: 4- Yes 0- No.**

Linc Merrill, North Road, opposes Question 1 and supports Question 2. He clarified misinformation that has been going around about Question 2.

Mark Verrill, Walnut Hill Road, opposes Question 1. He commented about quarter acre lots and about rebuilding Wescustogo Hall. He urged people to vote no on Question 1 and yes on Question 2.

Gary Whiting, Mill Road, opposes Question 1. He commented about North Yarmouth's rural character and any community center that is built should reflect that rural character. He commented about the renovation of the Memorial School. He also commented about rebuilding Wescustogo Hall.

Katie Murphy, Mountfort Road, commented about the rumors and angry comments that are going around town. She also commented about the opportunities North Yarmouth has. She expressed voting yes on Question 1.

Clark Whittier, Walnut Hill Road, expressed that this plan is an opportunity. He commented about the plan setting us up for the next 100 years.

Rob Wood, Milliken Road, supports Question 1. He supports creating a Village Center on the Memorial School property. He believes there is a chance to be proactive vs reactive. He thought the Sevee and Maher report was a good report. He is excited about possibilities of creating a town center. He noted it is a beginning of a process.

Steve Gordon, Heather Loch Lane, explained that he used to work for the Portland Water District. He believes there is not enough financial information to support the sewage part of the proposed plan. He doesn't want to put citizens in a position that they should vote on something that they do not know how much it is going to cost them.

Wendy Wren, Mill Road, asked if she may yield her time to allow Mr. Gordon to finish what he was saying.

David Holman, Sligo Road, expressed that he holds some sentimental value to both the Memorial School and the Wescustogo Hall as he grew up in the town. He expressed that if we were going to put subdivisions in we can control where they go in in the village center. He also expressed that if you weren't sure what you wanted to do vote no on both questions but absolutely vote no on Question 2 and vote yes on Question 1.

Patrick Gilligan, Colonial Drive, supports Question 1. He explained that he moved to town because of the rural feel and explained that there is not really a community center here in town. He commented about the rising taxes. He mentioned the subdivisions that are already here in town that are sitting vacant and expressed that if the town was going to have an influx of business and residents it would already be here. He thinks the best option is Question 1.

Audrey Lones, Baston Road, expressed that North Yarmouth needs to be looking to the future as well as honoring the past. The NYMS gives the town a great opportunity. She commented that the septic is

a valuable asset. Question 1 only starts the process for the future nothing will happen right away. She expressed her support for Question 1.

Kate Perrin, Mill Ridge Road, expressed that the one thing she hasn't been hearing at meetings is about the schools. She mentioned that she moved here because of the school system. She commented about PDI's presentation about a declining enrollment and she doesn't believe that is what's happening with the newly approved homes being developed in Cumberland and the homes here in North Yarmouth.

Nelson Smith, Ledge Road, opposes Question 1. He does not support moving the existing Town Hall location. He expressed that we have a great location for the Town Office and that it does need to be expanded. He doesn't believe we need big money in this town right now he believes we need to take care of our seniors and that we don't have a place to do that.

Tim Rafford, Mill Road, opposes Question 1. He is not in favor of the septic system. He expressed he is not opposed to development. He believes the risks outweigh the rewards when it comes to the septic system proposal. He thought the Yarmouth Water District coming out in opposition about the plan is a game changer for the proposal. He respectfully asked the Selectmen to take another vote on the proposal considering the new information from the Water District.

Mark Girard, Timber Lane, is in favor of Question 1. He explained that this question is about moving forward to create a town better than when they found it as well as create opportunities for future generations. He expressed his concern about the negative process of exploiting fears what if's and concerns instead of having clear discussions about the opportunities regarding the risks and rewards. He urged the public to have a discussion about the facts.

Richard Sweet, Carriage Hill Road, opposes Question 1 primarily due to the fact of contamination issue being a significant risk. He noted the studies that took place from Sevee and Maher and from the Water District. He explained that he is not opposed to everything being presented on Question 1 just the septic aspect of the proposal.

Paul Napolitano, Mill Ridge Road, expressed he was the only member of the Board to oppose the proposal. He explained the asset that the town has at the NYMS. He also explained that new construction does not need to happen at that location. He gave the example that you would not build your leach field on top of your well.

Pam Ames, Gray Road, explain that the town has a huge asset in keeping the Memorial School property totaling 111 acres. She explained that this asset is too valuable to risk on what if scenarios.

Candy Burgess, Sligo Road, expressed that the way in which the Board put out the proposal by putting everything into one basket was the wrong way to go about it. She explained that they should have been individual items because they are all different.

Paul Hodgetts, Sligo Road, explained that he agreed with Candy 100% on what she said. He expressed that he did not like the way Question 1 was worded. He feels that the septic system is being forced down their throats. He noted he already voted no on Question 1 and Yes on Question 2.

David White, Walnut Hill Road, explained that he doesn't know which way he is voting on this. He further explained that he weighed the pros and cons on both sides of the issue then he looked at the numbers of both sides and he explained that there are no numbers on costs on either side. He doesn't see how it would be possible to vote on either one when there are no costs presented for either side.

Dixie Hayes, New Gloucester Road, commented about the slogan "Protect North Yarmouth." She expressed that she liked the slogan so much that she is voting yes on Question 1 because she wants to protect North Yarmouth from paying higher taxes, protect the asset the town of the multipurpose room at the NYMS. She believes that Question 1 protects seniors and younger citizens with affordable

housing.

Gay Peterson, Milliken Road, expressed her understanding was that the town was in the middle of a process not just starting out due to the comprehensive plan put before the town in 2002. She explained according to that plan the general population wanted to keep North Yarmouth a rural area and develop a populated village center. She explained that in order to do that it would need to include affordable housing to maintain taxes at a lower level. She also explained the town needs to be looking at the whole picture not just the sentimental feelings of right now.

Steve Morrison, Brown Dog Drive, commented about the purchase of Knights Pond & Blueberry Hill. He explained that the way he is looking at the question was as a price value struggle. He said he supports Question 1. He mentioned that if we give up this opportunity it is gone forever. He believes Question 2 is going to cost the town a lot of money. He urged everyone to vote yes on Question 1 and no on Question 2. He believes Question 2 stops everything in its tracks.

Scott Kerr, New Gloucester Road, gave a brief bio on himself. He referenced the PDI report and believes it is not a complete report in his professional opinion. He stated he is not voting yes on Question 1.

Candice Smith, Ledge Road, wanted clarification between what a septic system and what a sewer system is as both terms have been used interchangeably. She stated she is voting no on Question 1.

Al Ahlers, North Road, believes Question 1 is a good plan. It provides the town an opportunity to go into the future. He expressed his only concern with the plan was about the sewer and he was concerned that this plan becomes "dead" without the sewer being approved. He believes Question 1 is the way to go.

Carol Ellison, Hallowell Road, explained she was new to town and that what attracted her to the town was that it was rural. She further explained that from someone coming from the outside that is all you see of North Yarmouth is that it is rural. She explained that it isn't apparent that there really is a community. There is no community gathering space or town center. She supports Question 1. She clarified this question was not an all or nothing question.

Diane Morrison, Brown Dog Drive, stated she is voting yes on Question 1 and no on Question 2. She mentioned the development of the Village Green in Cumberland. She also noted that everyone including the Water District has weighed in very conservatively. She explained that as a community North Yarmouth would lose control of what happens here should a developer come in and design the same project as they did for Cumberland. She stated Question 2 means no control.

Thomas Hinman, Baston Road, explained that he was from away but that he loves living in North Yarmouth. He stated he was voting to protect the town by voting yes on Question 1.

Bill Verrill, Ladyslipper Lane, opposes Question 1. He explained he is against putting 300 homes on quarter acre lots. He expressed his concern about his taxes. He explained he sees the school and fire taking a hit. He explained that he is not going vote for something and then read the details later, in this case vote for it and figure out the cost later. He didn't think it was right to present something without a cost.

Todd Nicholson, Hawthorne Road, supports Question 1 because it is a progressive forward looking plan. He believes that in order to be in the driver seat the town needs to create the infrastructure as a foundation.

Julie Waterman, Christopher Road, teaches exercise classes for the town and is unsure of how she is going to vote. She expressed that both questions are very confusing and wished for the average citizen that doesn't understand sewage systems that it be put in simpler terms. She believes the housing aspect confuses the issue further.

Martha Leggat, Mountfort Road, appreciates the dialogue that the town has been having. She feels there are a lot of intricate parts to Question 1. She felt that when she moved here there were a lot of gathering places in town. She doesn't think that the once sense on tight knit community exists any more. She believes it could be a very positive development.

Amy Horstmann, Henry Road, supports Question 1. She explained that being part of the Economic Development Committee it is her job to spur economic development. She commented on economic growth. She hopes that by doing that it will create a more family oriented and localized sense of community. There are no gathering places anymore. She expressed that Question 1 will get the town there.

Peter Lindsay, Mountfort Road, supports Question 1. He believes that all three (3) parts of the referendum question comes together and they work together to generate the whole picture. He expressed he was going to vote in favor of Question 1.

Chris Pynchon, Sligo Road, explained that he came into the meeting being undecided. He further explained that his time in town he has heard constantly about the desire to have lower taxes and getting elderly housing and being able to attract new families to increase the tax base. He supports Question 1. He explained that they need to put trust in the professionals that they have paid and think about the community that North Yarmouth is trying to build.

Steve Gordon, Heather Loch Lane, continued to comment about the Sevee and Maher report regarding the sewage system.

Dave Holman, Sligo Road, mentioned he was on the Budget Committee and clarified that they look at the budget the Town Manager and Selectmen propose and try to keep taxes as low as possible. He further explained the process of spending money on a project that is budgeted which would come out of the committee's recommendation it would then go to Town Meeting as a warrant to be voted on. He encouraged people to vote no on Question 2 and is in personal favor on Question 1.

Margie Hansel, Sweetser Road, commented on the sewer question coming up continuously in multiple meetings. It was asked of the board to take the sewer part out of the question and they were denied because it was the only way to make the "numbers work". Her concern was being tied to the decision. She stated the risk of the sewer that is keeping her from voting on Question 1.

Katie Murphy, Mountfort Road, commented about the PDI's interview. Her question was about what changed from the PDI interview to the Water District letter. She thinks there is more information that the town needs to explore.

Mark Girard, Timber Lane, agrees that it is complicated and difficult. The town has a lot of information about the building and he urged people to educate yourself however way possible on the issue.

Dixie Hayes, New Gloucester Road, commented about the Grange Hall. She reiterated what the Wescustogo Committee voted on doing about the Grange Hall. She believes it's foolish to spend money on two (2) separate systems.

Christina Smith, Baston Road, was under the assumption the meeting was an informational meeting. She stated that she pays particular attention to the professionals. She stated that there have been questions about where the money is going to come from. She stated that the Memorial School closed because it needed \$4 Million to keep it open. She wanted clarification as to where that money is going to come from. She believes 200 quarter acre lots does not suite North Yarmouth.

Mark Verrill, Walnut Hill Road, is concerned about the water. He doesn't believe that everything should have been lumped together. He spoke to the Chairman and the CEO and stated that there can be as many half acre lots as wanted in the town on a regular back yard system. He shared a brief history of himself. He believes the town can do better than Question 1.

Selectman Palmer moved to close the public hearing. Selectperson Chadbourne seconded the motion. Discussion: None. **Vote: 4- Yes 0- No.**

III. **Adjournment**

Selectperson Chadbourne moved to adjourn. Selectman Palmer seconded the motion. Discussion: None. **Vote: 4- Yes 0- No**

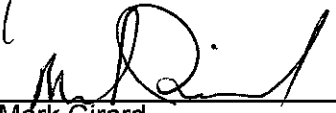
Melissa Henes  
ACS II- Recording Secretary

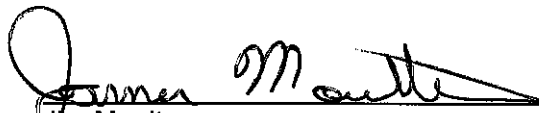
Board of Selectpersons

  
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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