

Attendance
Chris Cabot
Steve Berry
Rosemary Roy
Vanessa Farr
Ryan Keith
Bob McKinnon of Yarmouth Water District
Eric Gagnon of Yarmouth Water District
Matt Reynolds : Geologist

Comprehensive Plan Meeting Minutes

7/26/2018

1. **Call to order**
2. **Discussion with the Yarmouth Water District about the comprehensive plan committee ambition to avoid sprawl and encourage concentrated development with higher density and solid organization**
 - a. **Current thinking is ½ acre to 20,000' lots in the village center**
 - i. **Village Center is currently 612 acres**
 - ii. **In a rough, highest density possible given current lot sizes, we would have .92 acres per dwelling in the center.**
 - iii. **A new proposed Village Center would be 1037 acres**
 1. **The same estimate process would bring us to 1045 possible units.**
 - b. **Ryan highlighted the overlay area between the potential Village Center and the Yarmouth Water District's protection zones map.**
 - i. **Ryan made the point that a community center and a gravel pit are both probably less impactful than residential housing in those areas.**
 - ii. **A Significant region of concern off of Route 9 and Colonial Drive**
 - c. **Discussion of 'gallon per day zoning'**
 - i. **For development to move forward we want to be able to have 4 units on some lots**
 - ii. **We believe we can keep an organized residential development with less impermeable coverage through concentrated development subdivisions.**
 - iii. **For development to move forward we want to be able to have 4 units on some lots**
 - d. **Discussion about waste water system expectation for the redistricted zone**
 - i. **The committee is firm in its belief that we need to require advanced waste-water systems**
 1. **To effect this we could include changes to the standards language to require regular maintenance**

e. Vanessa Farr discussed the future patterns of development on the ground surface of North Yarmouth

1. Spoke to the concepts of

- a. a hamlet with a variety of lots and house sizing.
- b. A pocket neighborhood with a small house type with a restricted square footage with a 3-4,000 sq ft lot with a shared open area.
- c. These concepts would allow North Yarmouth to address the need for small house types for single people, small families, first time buyers, and retirees.
- d. These patterns of development could also eliminate, in some instances, the redundancies of infrastructure we have in our current development patterns.
 - i. Example: a driveway from everyone

f. The next step is to have a formalized map created and shared with the Yarmouth Water District that included lots that may still be split and divided to get a good picture of maximal development in the future.

3. Next meeting August 8h at 6:00 with Yarmouth Water District in attendance

4. October remains the goal for a special town meeting

6. Adjourned at 8:00

Chapter number	Chapter Title	✓ or Who? content-checklist	✓ or Who? Data or maps	✓ or who format	✓ or who final review	Formatted Draft Due	Current Status	✓ or who final review date
	Introduction	Rosemary	n/a	Rosemary		✓	DONE- rer Introduction is in the drop box as a .pdf and cannot be edited at this moment. Chris had a few redline edits.	4/25/2018
1	Vision Statement	✓					✓	✓
2	Demographics	✓	None needed	Steve		✓	✓	4/25/2018
3	Historical	Rosemary	Add strategies from land use code document	Steve		✓	DONE- rer is in the drop box as a .pdf and cannot be edited at this moment. Chris had a few redline edits.	4/25/2018

4	Economy and Economic Development	Checklist items missing: job growth and wage growth need to mention the shift in employment away from rural communities to larger metro areas Check on bringing new data into the body of the narrative Include TIF districts as a strategy (call it an area of focus).	✓	Patrick takes the first stab, then Steve follows up if necessary		July?	Rosemary will complete this for July or August meeting - need to discuss meeting date.	July?
5	Housing	Sandy - Lacking data on the relationship between pricing and income Stephanie will take another pass at it.	Sandy - Lacking data on the relationship between pricing and income	Steve		5/16/2018	Status?	5/23/2018
6	Public Facilities and Service Plans	Rosemary				5/16/2018	Status?	5/23/2018
7	Transportation	Ryan				5/16/2018	Status?	5/23/2018
8	Fiscal Capacity	Rosemary				August		
9	Natural Resources and Recreation	Chris	Add discussion of 1st 10 years of the parks and rec 100 year plan			6/20/2018		6/27/2018
10	Growth Management	Rosemary				August		6/27/2018
11	Future Land Use	Ryan	Chris will look into the maps. Ryan and/or Chris will connect with Vanessa Farr			August		