

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

## **Comprehensive Plan Meeting Minutes**

8/30/2018

### **Discussion with the Yarmouth Water District Prior to the Comp Plan Meeting**

- 1. Shared changes in Proposed Zones to The YWD**
- 2. Discussed a Proposed Use Table, it was well received by YWD.**
  - a. 5 zones.**
    - i. Village Center with minimum lot area 1 acre that may be reduced to 20,000ft<sup>2</sup> under any of these specific conditions**
      - 1. When the lot is served by an advanced wastewater treatment system that meets or exceeds state definition providing 50% of more reduction in nitrates and has demonstrated that water will not be degraded**
      - 2. GPD (gallon per day) design flows may be utilized when presented with proven to not exceed the assumed 4 bedroom or 360 gpd flows of a typical residential home per lot, this type of development requires planning board approval**
    - ii. Village Residential with minimum lot area of 1 acre**
    - iii. Farm and Forest with minimum lot area of 3 acres and maximum subdivision density of 1 residential unit per 3 net acres**
      - 1. Open space or clustered subdivision are mandatory and at least 50% of the total parcel must be preserved in open space pursuant to Section 11-3. Cluster Housing Development and Open Space Development**
    - iv. Residential Shoreland with minimum lot area of 3 acres and maximum subdivision density of 1 residential unit per 3 net acres**
      - 1. Open space or clustered subdivision are mandatory and at least 50% of the total parcel must be preserved in open space pursuant to Section 11-3. Cluster Housing Development and Open Space Development**
    - v. Resource Protection with minimum of 3 acres and maximum subdivision density of 1 residential unit per 3 net acres**

1. Open space or clustered subdivision are mandatory and at least 50% of the total parcel must be preserved in open space pursuant to Section 11-
3. Cluster Housing Development and Open Space Development
  - b. Anything above and beyond a 'single family' will be reviewed
3. General agreement that there will not be separate rules or standards for lots within the Groundwater Zones of Contribution depending on which zone they are classified in by the town.
4. General agreement for 'maintenance of wastewater systems' be important in the towns' language about these systems use within the village center.
5. The town's ordinances would not likely attempt to steer a developer toward a shared system or a distributed system.
  - a. The town would have an arrangement with the installer of these systems. If a contract is not renewed the maintenance company would inform the town.
6. Discussion of subdivisions or the potential 2 2-bedroom units and the biggest challenge from the YWD perspective is the hypothetical the single homeowner who does not continue to maintain an arrangement with a company to maintain their wastewater system.
  - a. In reality most homeowners would have some checks and balances on their maintenance of the wastewater system.
    - i. Mortgage companies will have requirements
    - ii. Neighbors will be angry
    - iii. Subdivisions will have to be approved to start with and that will tip off mortgage companies
    - iv. No one wants a messy problem and no one wants a lien or a condemnation
    - v. There will be someone who slips through, we can only hope to minimize.
  - b. The town would have an arrangement with the installer of these systems. If a contract is not renewed the maintenance company would inform the town.
7. YWD was concerned about potential issues with sequencing. Most likely the town will 1)change the zoning map then 2)change the use language.
  - a. This means that even in the interim the minimum lot size without advanced wastewater will be
8. YWD will send data about other zones of contribution (North and South of the zone presented tonight) to Ben, Vanessa, Planning Board and Comprehensive Plan Committee
9. Eventually the agreements between YWD and the town will be formalized in a more substantial way
10. Eric offered to join the town hall meeting to answer questions (tentatively Oct. 30)
11. Ryan asked YWD to look at 2 items on the use table to potential define as 'conditional use' as opposed to 'site plan review'
  - a. Nursing Home
  - b. Overnight storage or parking

Comprehensive Plan Committee

1. Call to Order 7:45
2. Reviewed the Draft of the Plan
  - a. Discussed maps
3. Rosemary handed out hard copies
4. Comprehensive Plan Committee must have Public Hearing
5. Schedule of events
  - a. October 4th-Public Hearing in Town Offices Meeting Room
    - i. Planning Board and Comp Plan Committee will be present
    - ii. Post Card will be sent on September 5th.
    - iii. We will post the document soon after the Comp Plan Meeting on the 6th
  - b. There will not be a forum event.
  - c. Tentative Town Meeting Oct 30
6. Our next meeting is September 6th at 6:30
7. Adjourned 8:15