

Town of North Yarmouth
Planning Board
Meeting Minutes of February 8, 2022
Business Meeting
(recording is available via [Town Hall Streams](#))

I. Call to Order

The meeting was called to order at 7:06 PM. Present: Chris Cabot (Secretary), Sandra Falsey (Board Member), Jeffrey Brown (Board Member), Kimry Corrette (Board Member), Sanford Peabody (Alternate Board Member), Paul Metevier (Alternate Board Member) Ryan Keith (CEO), Ben Smith, Planner & Samantha Peikes, Associate Planner, North Star Planning.

Absent w/notice: Audrey Lones (Chairperson)

Absent without notice:

In the absence of Audrey Lones, Chris Cabot promoted Paul Metevier to a voting Board member for the meeting.

II. Minutes Approval

a. January 11, 2022 Minutes

Jeffrey Brown motioned to accept the minutes from the January 11, 2022 Planning Board meeting; Sandra Falsey seconded the motion. Discussion. Vote 3 Yes / 0 No

III. Old Business

IV. New Business

a. Preliminary Review – Proposed Solar Farm

Chris Byers, Principal at Branch Renewable Energy, reviewed the proposed North Yarmouth Community Solar Farm project which would be located on 14-acres of Map 005 Lot 002 owned by the Yarmouth Water District. The parcel is in the Farm & Forest Zoning district. Chris passed out updated plans to the Board. He indicated that the project is privately funded.

Chris Cabot opened the floor to any attendees that had questions about the project.

Jay Fulton, New Gloucester Rd, He indicated that he didn't have a question rather he supported the idea of the solar farm completely however he inquired about inflation and the flexibility of payments that the power company might provide, is there a possibility for the payments to the Town to be increased if payments from the power company increased over time.

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Chris Byers was not able to speak to Jay's inquiry, he indicated that the offer to pay the Town is not required and it is being offered to be a good neighbor.

The Planning Board requested applicant to provide a CV of other projects they have completed or work on with the application process.

b. Site Plan Review – Learning Loft Preschool

Jeffrey Read, P.E., Sevee & Maher Engineers, provided an overview of the proposed 864 sq ft preschool building on a portion of Map 001 Lot 062 on Walnut Hill Road. The parcel is approximately 4.5 acres, and it is located in the Village Residential zoning district. The Preschool will be licensed for 16 children, and it will be a half day program Monday-Friday.

Jeffrey Brown motioned to waive the site walk for the Learning Loft Preschool; Paul Metevier seconded the motion. Discussion. Vote 5 Yes / 0 No

Chris Cabot motioned to not hold a public hearing for the Learning Loft Preschool site plan review, Sandra Falsey seconded the motion. Discussion. Vote 5 Yes / 0 No

Chris Cabot motioned to find the Learning Loft Preschool Site Plan Review application complete; Kimry Corrette seconded the motion. Vote 5 Yes / 0 No

Chris Cabot motioned to approve the Site Plan Review application for the Learning Loft Preschool; Jeffrey Brown seconded the motion. Discussion. Vote 5 Yes / 0 No

c. Finding of Facts – Crossroad's Senior Neighborhood Major Subdivision

Tabled until the March Meeting

V. Administrative Business

a. Review of Previous Year's Applications

Ryan Keith, Code Enforcement Officer, reviewed the status of the applications that were heard before the Board last year: Preliminary Update – Village Center Estates Phase II; Site Plan Review – Yarmouth Water District's Pumping Station; Deer Brook Apartments Phase 2 Major Subdivision; Site Plan Review – Old Town House Project – North Yarmouth Historical Society.

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b. Workshops

The February Workshop is scheduled for February 22, 2022, at 6:30 PM.

VI. Any other Business

VII. Adjournment

Meeting was adjourned 8:48 PM.

Recorded by Tracey Cox, Executive Assistant to CEO/Assessor

Planning Board Members

~~Audrey Lones – Chair~~

Chris Cabot - Secretary

Sandra Falsey, Board Member

Jeffrey Brown, Board Member

Kimry Corrette, Board Member

Paul Metevier, Promoted Voting Member

~~Sanford Peabody, Alternate Member~~