

**Town of North Yarmouth**  
**Planning Board**  
**Meeting Minutes of March 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: Audrey Lones, (Chairperson), Chris Cabot (Secretary), Jeffrey Brown (Board Member), Kimry Corrette (Board Member), Paul Metevier (Alternate Board Member) and Ryan Keith (CEO)

Absent w/notice: Sandra Falsey (Board Member),  
Absent without notice: Sanford Peabody (Alternate Board Member)

**Minutes Approval**

a. February 8, 2022 Minutes

**Chris Cabot motioned to accept the minutes from the February 8, 2022 Planning Board meeting as presented; Jeffrey Brown seconded the motion. Discussion. Vote 4 Yes / 0 No**

**II. Old Business**

**III. New Business**

a. Finding of Facts – Crossroad’s Senior Neighborhood Major Subdivision

**Jeffrey Brown motioned to accept the Finding of Facts for Crossroad’s Senior Neighborhood Major Subdivision as presented; Audrey Lones seconded the motion. Discussion Vote 3 Yes / 0 No**

b. Finding of Facts – Learning Loft Preschool

**Chris Cabot motioned to accept the Finding of Facts for the Learning Loft Preschool Site Plan Review from 2/8/2022; Kimry Corrette seconded the motion. Discussion. Vote 3 Yes / 0 No**

**IV. Any other Business**

a. **Administrative Business**

▪ 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: Yarmouth Water District Booster Pump Station off Sweetser Road, the York Ridge Major Subdivision, 64 Country Ln Minor Subdivision Amendment, Deer Brook Apartments Phase II & Old Town House Relocation project.

▪ Village Center Estates Phase II – Revised Site Plan

Ryan Keith reviewed with the Planning Board a Revised Site Plan that requires the Board’s approval and signatures. Due to the setbacks for the

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Village Center, one of the lots after the house was placed to meet the setbacks, the driveway was a tight squeeze. No property lines were moved with this amendment, but the applicant added a driveway easement that crossed one of the parcels that the developer owned. In our ordinance, any easements that are added to a recorded subdivision plan requires the Planning Board's approval.

**Jeffery Brown motioned to approve the amended plan for Village Center Estates Phase II Major Subdivision which added a driveway easement b; Audrey Lones seconded the motion. Discussion. Vote 4 Yes / 0 No**

**VI. Adjournment**

Meeting was adjourned 7:45 PM.

Recorded by Tracey Cox, Executive Assistant to CEO/Assessor

**Planning Board Members**

\_\_\_\_\_  
Audrey Lones - Chair

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Chris Cabot - Secretary

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~~Sandra Falsey, Board Member~~

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Jeffrey Brown, Board Member

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Kimry Corrette, Board Member

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~~Paul Metevier, Alternate Member~~

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~~Sanford Peabody, Alternate Member~~