

**Town of North Yarmouth**  
**Planning Board**  
**Meeting Minutes of January 11, 2022**  
**Business Meeting**  
(recording is available via [Town Hall Streams](#))

**I. Call to Order**

The meeting was called to order at 7:02 PM. Present: Audrey Lones (Chairperson), Chris Cabot (Secretary), Sandra Falsey (Board Member), Jeffrey Brown (Board Member), Sanford Peabody (Alternate Board Member), Ryan Keith (CEO) & Ben Smith, Town Planner

Absent w/notice: Kimry Corrette (Board Member)

Absent without notice: Paul Metevier (Alternate Board Member)

Audrey Lones introduced Ben Smith from North Star Planning who has recently been hired as a contractor to support the planning board. He will review submitted applications for completeness as well as against the Land Use Ordinance standards and helping prepare materials for the Planning Board to review. North Star Planning will also be working with applicants. He has two other employees that may also be working on certain applications. Ben is a resident of North Yarmouth.

**II. Public Hearings**

a. Crossroad's Senior Neighborhood

**Audrey Lones motioned to open the public hearing for Crossroad's Senior Neighborhood; Jeff Brown seconded the motion. Discussion. Vote 4 Yes 0 No**

Polly Sewell, of A.H. Grover, reviewed the details of the Crossroad's Senior Neighborhood project. This proposed 13 lot subdivision is located between Route 115 and Route 9 on parcels 010-18 and 010-024. Each single-family dwelling will have 2 bedrooms with a 1 or 2 car garage and you must be 55 and over to own or rent these dwellings. The applicant has not decided whether they will be selling or renting the unit at this time. The applicant has not determined whether they will be rental units or sold individually. The dwellings will be on public water and there will be two (2) common septic systems. The roadway with slip form curbing with a sidewalk on one (1) side of the road, landscaped with trees along Route 9 and Route 115 for esthetics and buffering for the project. She indicated that plan current plan has been updated from the comments from the last meeting include the agreed upon deed restrictions for the annual maintenance of the advanced wastewater systems and the 55 or older age requirement.

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**Donna Palmer, Mountfort Rd** – She stated the need for senior housing has been discussed for the past 17 years. She commended Ben Grover for his vision, for the senior neighborhood project and for helping the Town of North Yarmouth fill this need first expressed so many years ago.

**Katie Murphy, Mountfort Rd** – She inquired about open space, the landscaping details, and the lighting because the project is in the middle of town. She also commented that she was on the economic development committee years ago which they talked about the need for affordable smaller sized homes to ensure older folks could remain in town back then. She expressed how this project was something positive for the town.

**Anne Graham, Farms Edge Rd** – She asked about ensuring these homes be affordable to our elderly residents. She inquired whether the town would engage in any support from Maine State Housing or any other organizations to make sure that people can afford the units. She wanted to give a shout out to Candy Burgess who always brought up this type of project and hope that she is listening and knows that this is finally happening.

**Polly Sewell** reviewed the proposed landscape plan and open spaced on the plan. She stated that the requirement for open space is 13% (.62 acres) of the project, the applicant is proposing 30% (approximately 2 acres) within project limits. She explained that there will be a four (4) typical CMP street light similar to the one in Rangeway Lane development. There will be granite post with a lantern type light will be in front of each unit. She advised that the units are not designated at affordable senior units however they have dedicated it to 55 and older because there was a need for it. The units will be 1600 sq ft units with 2 bedrooms.

**Sandra Folley, Board member**, asked if they know what the market value of the rental units were that this time. Polly Sewell responded that the applicant has not set that amount at this time.

**Katie Murphy, Mountfort Rd** – asked if the units were going to be rentals units. **Polly Sewell** responded that the intension at this time is for them to be rentals but that has not been determined. **Chris Cabot** indicated that whether they are sold or rented is not part of the Planning Board process.

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**Chris Cabot** asked what type of maple trees they are planning to plant ensuring they are not going to be Norway Maples (which are invasive). **Polly Sewell** indicated they will be planting Red Sunset Maple trees.

**Audrey Lones motioned to close the public hearing; Sandra Falsey seconded the motion. Discussion. Vote 4 Yes 0 No**

Audrey Lones indicated that the Board is going to skip down to Agenda Item IV so we can do the final process on the application and allow the applicant to leave if they want. She indicated that the Board has received all of the missing items that was previously noted from the December meeting.

**Audrey Lones motioned to find the application for the Crossroad's Senior Neighborhood Major Subdivision complete; Sandra Falsey seconded the motion. Discussion. Vote 4 Yes 0 No**

**Audrey Lones motioned to approve the application for the Crossroad's Senior Neighborhood Major Subdivision with the conditions that the deed(s) require an annual maintenance inspection of the Advance wastewater systems and the restriction that it be a 55 and older neighborhood; Jeff Brown seconded the motion. Discussion. Vote 4 Yes 0 No**

b. **Citizens Referendum Petition Land Use Ordinance Changes to Section 3.3.E.1.a.**

Audrey Lones reviewed the procedure that Planning Board must follow for any changes for any suggested changes to the Land Use Ordinance. She noted that the Select Board will be hosting a forum between today and the special election to present the petition questions, provide additional information and allow the residents to ask questions. This public hearing is just for comments since the Planning Board is not the sponsoring body of the ordinance change. She read the proposed changes to the group.

**Audrey Lones made a motion to open the public hearing for the Citizens Referendum Petition Land Use Ordinance Changes to Section 3.3.E.1.a; Chris Cabot seconded the motion. Discussion. Vote 4 Yes 0 No**

**Peter Lynsey, Mountfort Rd** – Discussed his understanding of why the current language was put into place, which was to align the Land Use Ordinance with the Comprehensive Plan. He stated that it was to help keep the density with the Village Center and help preserve the Farm and Forest open space of the Town.

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He indicated that he understood where the proposed changes are coming from however the proposed changes would make it the same as the other zones. He would still like to see a difference between the zones especially since the Comprehensive Plan hasn't changed and it still looks to have more development in the center of town and less in the more rural areas. He indicated that as currently written he would not vote for these changes.

**Steve Palmer, Mountfort Rd** – He stated that he wasn't sure why this is on the agenda since the Select Board has already set a special election on March 15, 2022 for this particular petition. He is unsure of what the impact is on what residents have to say to the Planning Board is; he asked for an answer on the process we are following for him to better understand why it is on the agenda tonight, due to the special election is already set as well as why there is a second public hearing.

**Audrey Lones** stated that the Select Board is not holding a public hearing, they are holding a public forum in order to help provide more information. Per State Statue the Planning Board is required to hold a public hearing for the public to provide input for the rest of the public. The Select Board understood that the public would have more questions about it these proposed changes.

**Steve Palmer** thanked Audrey for explanation and stated that he agrees with Peter and that the Planning Board meet recognize that these changes were rushed and urgent request by the petitioners. He stated that there should be more time given to research and careful consideration should be given and not just a knee jerk reaction to what maybe going on in Town that people are trying to address through a petition process for the building quota. He stated that he was concerned and at this time he would not vote in favor of this particular petition because he feels it was done in great hast.

**Anne Graham, Farms Edge Rd** - She indicated that she has concerns and doesn't know if this is the appropriate venue. She is still undecided and feels that it needs to be considered a little more but states if we want to get true input from the public that the vote should happen in June with the general primary election, so you allow for more public participation. Getting people out to vote in March the way the weather will be pretty shaky, and the other concern is that run a ballet election it cost \$4,000.00 to \$5,000.00 and she feels that we need to be a little more financially responsible.

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**Mike Mallory, Walnut Hill Rd** – He stated that he is going to vote for this petition. He stated that when this ordinance was passed (as well as a lot of other in town) that the decisions to implement it were made behind closed doors in meeting that he couldn't attend. He indicated that no one came to his house asking him what should happen in his part of town and most of the people that have spoken in favor of it live in the Farm and Forest district. He stated that you should try to protect what is yours. He stated that the reason why people are looking to do this petition is because the town of growing so fast and it wasn't supposed to happen for 8 or 9 more years. The Town is growing too fast for water infrastructure, for the school and the Town is understaffed. He stated that there are a lot of people in Town that are upset on how all of this was implemented.

**Katie Murphy, Mountfort Rd**, she indicated that she doesn't live in the center of Town but the center of Town is her center of Town too. She has some concerns too and she feels it is a good idea to add some more direction for the Town Economic and Sustainability Committee and staffing to help planning what happens in the Town center is very important. She applauds the idea of adding some more town staff. She stated she doesn't feel anything happened behind closed doors, all meetings are open to the public, there are always notes about meetings and if you are concerned about happening you follow up on what happening, you show up for meetings.

**Linc Merrill, North Rd**, he noted he has been involved in the process to collect the signatures for this petition. He stated that there are tremendous concerns about infrastructure in particular the fire at Fat Andy's and the Wescustago Hall the water district is not able to provide the volume of water necessary for any fire of consequence and he feels that will not change any time soon. All of the houses that we have built close to each other only magnifies that problem. There are concerns about the school district and the impact on our tax rate because of the growth as well as the Tax Increment Financing (TIF) district with our ability to pay for that. He feels that we will add \$2.50 to our tax rate easily when we build this new school. He stated he is not complaining about that but what he wanted to bring out is that people are feeling like thing are happening way to quickly and we are not taking control of what happening. He indicated when the comprehensive plan was put into place there were supposed to be regular analysis to see what impact it was having on the town, and he feels that has not been done. The reason why this one question what chosen was they thought could be done most quickly make an impact of the Town where we do

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have a lot of infrastructure issues going on. He indicated they feel there are a bunch of other things that need to be changed, they have talked to the Board of Selectmen several times asking that the talk to the Planning Board about working on some of those things so they could be brought to town meeting, such as 50 ft tall buildings. There is a laundry list of other items and he indicated that people are just as energized about these items as they are about this issue. He indicated he feels that the cost of the special election has been overstated; he doesn't have the exact costs, but we are not going to print ballots or use the machine counting, it will be a hand counted election which he understands to be less expensive and quicker.

**Audrey Lones motioned to close the public hearing; Sandra Falsey seconded the motion. Discussion. Vote 4 Yes 0 No**

**III. Minutes Approval**

a. December 14, 2021 Minutes

**Chris Cabot motioned to accept the minutes from the December 14, 2021, Planning Board meeting; Sandra Falsey seconded the motion. Discussion. Vote 4 Yes / 0 No**

**IV. Old Business**

**V. New Business**

a. Finding of Facts – Bacon Farm Rd Minor Subdivision Amendment

**Audrey Lones motioned to accept the Finding of Facts Bacon Farm Rd Minor Subdivision Amendment; Sandra Falsey seconded the motion. Discussion. Vote 4 Yes 0 No**

Chris Cabot noted the landowner should research the trail easement with Royal River Conservation Trust to ensure they are not violating the agreement with this amendment.

**VI. 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: Public Hearing for Village Center Estates Major Subdivision Phase II, Old Town House Project – Sketch plan review and findings of facts for Bacon Farm Rd Minor Subdivision.

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b. January Workshop Date

The January Workshop is scheduled for January 19, 2022, at 6:30 PM.

**VI. Any other Business**

a. Explanation of Public Comment at Planning Board Meetings

Audrey Lones read an email from Selectman Paul Hodgetts into public record.

Audrey Lones reviewed the purpose of Planning Board and when public comment is allowed during their meeting or workshops. She provided detailed instructions on how the residents could provide public comment to the Planning Board and she instructed Tracey Cox to post them on the Planning Board webpage.

**VII. Adjournment**

Meeting was adjourned 8:37 PM.

Recorded by Tracey Cox, Executive Assistant to CEO/Assessor

**Planning Board Members**

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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~~