

**Town of North Yarmouth**  
**Planning Board**  
**Meeting Minutes of June 16, 2022**  
**Business Meeting**

(recording is available via [Town Hall Streams](#))

**I. Call to Order**

The meeting was called to order at 7:05 PM. Present: Audrey Lones, (Chairperson), Chris Cabot (Secretary), Kimry Corrette (Board Member), Jeffrey Brown (Board Member), Paul Metevier (Alternate Board Member), Sanford Peabody (Alternate Board Member) and Ben Smith, Town Planner

Absent with notice: Sandra Falsey (Board Member),

**II. Public Hearing – Deacon Hayes Commons Major Subdivision**

The Public Hearing was opened at 7:06 PM

Audrey Lones reviewed the process for which the public hearing will be held in order to keep it organized.

Steve Roberg, SJR Engineering, reviewed the proposed Major Subdivision for 527, LLC on Parsonage Rd and Walnut Hill Rd. They are proposing 4 townhouse style buildings with 3 units in each building for a total of 12 units. Access into the development will be off Parsonage Rd.

**Rich Parenteau, Pine Ridge Road** – Questioned how this project would be handled with in regard to the building cap, affordable housing and the building permits. -

**Alicia Dostilio, Parsonage Road** – expressed her disappointment regarding the size of the project proposed. Her concerns about the projects are the size of the septic system, the parking lot size & proximity to their house. They have concerns about the quality of their living due to the size of the project. She cited Land Use Ordinance concerns that she felt the project was in direct violation.

**Mike Mallory, Walnut Hill Rd** – He read an email which he had sent to the Planning Board. He site several concerns with proposed project against the Land Use Ordinances.

**John Ferrel, Parsonage Rd** – He expressed his opposition against his project. He referenced what others had already spoke about regarding this project and asked who was going to fund the police presence with this project.

**Dixie Hayes, New Gloucester Rd** – Noted her position on the project.

**Jonathan Hall, Field Service Manager Maine Preservation** – He noted that there are tax credits that this property would qualify for to make a housing development.

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**Rachel Whitmarsh, Wild Turkey Ln** – Asked about the septic design capacity and how that could impact the ground water overlay. She asked why our town doesn't use decentralized systems where other town use.

**Sol Dilisio, Parsonage Rd** – Asked about procedures questions and what other opportunities residents will have to voice options and concerns about the project. He voiced his concerns about the size and scale of the project. **Audrey Lones & Ben Smith** – reviewed the procedures and how residents will have an opportunity voice their questions & concerns.

**Judy Potter, Walnut Hill Rd** – She inquired about the board was going to address the questions raised and the questions from emails that has previously been sent. She asked if the public will be able to ask further questions once the questions are answered. She also inquired about the Fuji Septic Systems. **Ben Smith** – reviewed the procedures

**Sol Dostilio, Parsonage Rd** – He inquired about whether affordable housing will be utilized in this project and how this impacts the development.

**Steve Roberge & Laurie Bachelder** – responded to all the questions and concerns. They addressed the permit questions, affordable housing, historical preservation of the house, setbacks concerns, parking lot size & preservation tax credits. **Mark Cenci, Mill Rd** - discussed the septic design questions. **Rachel Whitmarsh, Wild Turkey Ln** – questioned the capacity of the fuji systems.

**Judy Porter, Walnut Hill Rd** – asked questions about the septic testing & building permits.

**Linc Merrill, North Rd** - Audrey Lones read his letter into record.

Public hearing closed 7:40 PM

**Audrey Lones** opened the floor to board members questions.

**Ben Smith** - reviewed his findings on the application,

**Kimry Corrette** – asking about this historical building and the Board discussed it.

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**Katy Murphy, President of NY Historical Society** – She indicated that the Historical Society was contacted, and they had done two different walk throughs. She indicated the house is not in good shape and the house has been neglected. She indicated that the Maine Historic Preservation Commission is the state agency and Maine Preservation.org is a private organization that works with homeowners of private structures.

**Alicia Dostilio, no location given** – indicated that Maine Preservation has indicated the house is not in routines.

**Paul Metevier** – stated that it is up to the owner of the property to determine and initiate action to preserve a property or not. He stated that he feels the conversation is overstepping the Planning Board authority.

**Ben Smith** – stated the if there is a property listed on the national register or if the Board feels it is eligible to be on the register, they may ask the applicant to submit application to Maine Historic Preservation Commission for review.

**Paul Metevier** disagrees.

**Audrey Lones** indicated that the applicant has done their due diligence.

The Planning Board reviewed and deliberated the project details.

After reviewing the proposed plan the Board has determined that they need the following:

1. A writeup from the Code Enforcement Officer regarding the setbacks of the proposed project.
2. A letter from the Yarmouth Water District from the North Yarmouth Fire Chief regarding sprinklers.
3. They will need to know which units will be deemed affordable housing.
4. A draft of the Home Owners Association with previous of septic system maintenance

Laurie Bachelder requested that she is provided with firm list of what she needs to have the application deemed complete.

Paul Metevier was brought it forward as a voting member for this meeting.

**Chris Cabot motioned to find the Deacon Hayes Commons preliminary site plan and major subdivision plan application incomplete in regards to the submission requirements with the following items yet to be submitted.**

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1. A writeup from the Code Enforcement Officer regarding the setbacks of the proposed project.
2. A letter from the Yarmouth Water District from the North Yarmouth Fire Chief regarding sprinklers.
3. Identifying affordable housing units.
4. A draft of the Home Owners Association with previous of septic system maintenance

**Kimry Corrette seconded the motion. Discussion. Vote 5 Yes / 0 No**

**III. Minutes Approval**

Tabled

**IV. Old Business**

**V. New Business**

a. Lady Slipper Hill Minor Subdivision

Wayne Wood presented details on the proposed minor subdivision off Lufkin Rd owned by Steve Woodward and Marie Burns.

**Kimry Corrette made a motion to find the Lady Slipper Hill Minor Subdivision application complete; Jeff Brown seconded the motion. Discussion.**

**Vote 5 Yes / 0 No**

Audrey Lones noted that under the Conclusions of Law #6 in the Planners report should be changed to "Does".

**Audrey Lones made a motion to approve the final application for Lady Slipper Hill Minor Subdivision application located at tax map 010 Lot 001 with the following findings of facts and conclusions of law in the planner memo dated June 7, 2022 complete; Chris Cabot seconded the motion. Discussion.**

**Vote 5 Yes / 0 No**

b. Finding of Facts – Water Line Solar Site Plan Review

**Audrey Lones made a motion to approve the Finding of Facts for Water Line Solar Farm Site Plan Review date May 10, 2022 with the noted correction; Kimry Corrette seconded the motion. Discussion. Vote 5 Yes / 0 No**

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c. Sketch Plan Review - Oxbow Pond Minor Subdivision

Gary Bahlkow reviewed the proposed minor subdivision with the Board. He is looking to combine two parcels in the farm & forest zone and partially in the Royal River Overlay. He is looking to have four lots along Chandler Brook.

Ben Smith discussed with the Planning Board regarding the older reports that the applicant had done back in 2007 such as the soils test pits & wetland delineation, those reports are old but the indicated that they shouldn't change over the past 15 years but the board should discuss and provide some guidance for. He indicated that the board could provide some guidance on the waiver requests. He suggested the applicant split off the 16 acres of the out conveyance of the land.

The Board directed the applicant to work with Ben Smith to prepare the submission requirements for the final review.

**VI. Any other Business**

a. **Review of Previous Years Applications**

No review was reviewed, all board members received the information prior to the meeting.

b. **Administrative Business**

- **22-23 Submission Deadlines/Meetings/Workshops List** - Audrey Lones discussed the submission deadline list to ensure all Board members received it.
  
- **June 22 Workshop** – Audrey Lones reviewed what was on next week's workshop. Chris Cabot mentioned that Maine Farmland Trust was going to be releasing their annual Municipal Ordinance Guide soon. Due to not having this information, the Board decided to cancel the June 2022 workshop.

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**VI. Adjournment**

Meeting was adjourned 10:25 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~~