

**Town of North Yarmouth
Planning Board - Minutes
Tuesday, October 14, 2014**

Present: Ande Smith, Steve Morrison, Katryn Gabrielson (Alternate), Tom Hinman
Ryan Keith, CEO
Absent: Peter Lindsay (Chairman), Gary DiLisio, Paul Turina (Alternate)

Ande Smith was acting Planning Board chair for this meeting in Peter's absence.
Introductions were made
Katryn Gabrielson was appointed a voting member.

1. Minutes of September 9, 2014

The minutes were not available and were tabled until the next meeting.

2. Review-

Amy S. Clemenst and Jaimy K. Friedrich Site Plan Review Application to create Right of way access for 4 acre back lot located adjacent to 566 Sligo Road North Yarmouth (Map 002, Lot 007), (Zone Classification Farm and Forest, Royal River Overlay)

Ryan Keith gave an overview of the application.

Jaimy Friedrich indicated that 568 Sligo Road is the back lot in question. The lot is for sale but requires this approval. Ande indicated that the application checklist indicates many items as non-applicable as it is only a 50 foot right of way for the Board's approval. All other items would require CEO approval etc. at the time the lot is sold and a residential building constructed.

Katryn asked about the abutter notice and its timing. Ryan indicated that they were notified that the meeting was changed from September to October. Tom Hinman asked about the test bores. Jaimy indicated that they were both acceptable and met the ratios.

Steve Morrison asked about the lot ownership. Jaimy stated that she owns the property and this lot is being divided out of the 30 acres she owns.

Steve Morrison moved to approve the application from Amy S. Clement and Jaimy K. Friedrich at 568 Sligo Road to create a Right of Way access fo a 4 acre back lot as presented. Tom Hinman seconded the motion.

Vote: 4 Yes/0 No

3. Review-

Karl Small submittal of Sit Plan Review Application for new horse barn and riding arena on vacant land (110 ac.) next to applicants home located at 74 Sweetser Road

Ryan stated that the reason this is before the Board is 1. Groundwater overlay location and 2. Proposed building exceeds the size he can approve. Both require site plan review.

Ande Smith commented on an email from the Yarmouth Water District indicating that they don't have any objections.

Karl Small gave an overview of his request. He would like to build this next summer but knows that this process is required. This barn and riding arena would not be for commercial use, but rather for use for himself, family and friends and for no compensation.

Ande asked about manure management. Karl indicated that manure will be stored and composted off site.

Planning Board members asked a few questions to the ceo regarding the checklist items and requested waivers.

Jennifer Robbins, immediate abutter to the applicant expressed concerns about the location of the barn and the size of the building. It would be directly behind her. She believes that at full capacity, it would be more than just a private family barn. She also expressed concerns regarding traffic, noise and lighting surrounding this. She also believes the character of her neighborhood would change. She suggested that the Planning Board see the site and would like to see the applicant scale back his proposal. The distance from the barn is quite distant from his house which, if there were problems with the animals, he may not hear.

John Sowles, a neighbor further down believes that this proposal appears to be similar to the equine center on Route 115 which he used to own. He commented on the height and the orientation of the proposal and potential noise. He asked Karl if he might consider a neighborhood meeting to help answer his and other neighbors' question.

Audrey Lones, a neighbor further down expressed concerns regarding the drainage of the septic and asked if this might be an issue. She also asked about the name of the applicant and whether or not it is a commercial entity. Karl stated that it was not.

Paul Peck supports the project as it is a wonderful neighborhood suited for horses. He stated that Karl's home is meticulous and believes that the barn would be the same. It is a permitted use and should be approved.

Tom Hinman asked about the number of stalls as there are more stalls than the number of his personal horses. Karl indicated that he wanted some excess space for any trainers.

Katryn asked about lighting. Karl stated that there will not be lighting other than security lighting on timers as his home is.

There was a conversation about the height of the structure. Ryan indicated that it can't exceed 35 feet. Ande asked about the septic and asked if the Yarmouth Water District has seen the plans. Ryan indicated that they have, outlined the plan and the acceptable criteria and the District doesn't object as it meets the standards.

Jennifer Robbins asked if trainers would bring some of their clients to his site. Karl indicated that he has no plans for this.

Audrey Lones asked Karl why he chose the location on the site. Karl stated that this is only flat surface as the rest are rolling hills.

Steve commented that the applicant should consider the following and provide or comment on

1. Gather more information from the applicant regarding lighting.(type, size, usage and the like)
2. Suggest a site walk
3. For the site walk, he would like to see the proposed building staked for guidance.
4. Parking- should be located out of site.
5. Provide data on any potential noise and usage/fan specs. Karl indicated that they fans are in the cupolas and are slow turning.
6. Provide information on any deliveries.
7. Construction completion dates waiver.
8. No signage.
9. Septic- there will not be any caretaker on the proposed site.
10. Roads-type/size.
11. Revised drawing to include a building envelope.

Ande indicated that at the next meeting the ceo will have Findings of Fact and Conditions of Approval to help the Board review the application further and make their decision.

Audrey Lones asked if there is a plat plan. The application included a property survey. Ryan believes that the site walk with stakes is very helpful and topographic plan is not required. Steve Morrison would like to see a building envelope to be certain and to have it on record.

Site walk: October 23rd at 4:30pm.

4. Any other items as the chair may deem appropriate

Steve Morrison gave an overview of past practices to help the Planning Board prepare. Ryan asked for some past applications that might be good for him to review to help him with his preparation.

There was a brief review of mylars and the application process and deadlines and site walk procedures.

Ande Smith moved to adjourn the meeting.

Vote: 4 Yes/0 No.

The meeting ended at 8:20pm.