

**Town of North Yarmouth  
Planning Board- Minutes  
Tuesday, January 13, 2015  
7:00 PM @ Downstairs Meeting Room, Municipal Building**

Present: Gary DiLisio, Katryn Gabrielson (Alternate), Peter Lindsay (Chairman), Ryan Keith (Code Enforcement Officer).

Excused: Tom Hinman, Paul Turina, Steve Morrison,

Absent: Ande Smith

Peter indicated that Katryn Gabrielson will be a voting member at this meeting.

**1. Approval by the board of the planning board minutes of September 9, 2014, Nov. 11, 2014, and the Minutes of December 9, 2014.**

Gary DiLisio asked why the September and November minutes were not approved earlier.

Peter indicated that there were only a few members present and he wanted to wait until more members were present.

Katryn Gabrielson moved to approve the September 9, 2014 minutes. Gary DiLisio seconded the motion

**Vote: 3-Yes/ 0-No**

Peter Lindsay moved to approve the November 11, 2014 minutes as amended (inclusion of #3 and #13 in the Findings of Fact were added in the final copy). Katryn Gabrielson seconded the motion.

**Vote: 3-Yes/0-No**

Discussion: Peter asked about the Findings of Fact as a couple of items were asterisked. Ryan indicated that the final information was added. There was a discussion on the waivers. Ryan provided a final copy for review.

Peter Lindsay moved to approve the December 9, 2014 minutes as amended. Katryn Gabrielson seconded the motion.

Discussion: The applicant's name is Ben Grover and not Dunn Grover

**Vote: 3-Yes/0-No**

**2. Review**

Denise Gaddis minor subdivision plan Lawrence Road, Pownal.

Peter stated that the issue is that only a small part of this subdivision is in North Yarmouth. Pownal has reviewed the application and has approved it. Given that .16 acre of the property is in North Yarmouth, it requires approval by the North Yarmouth Planning Board. Ryan stated that this subdivision split requires approval by Pownal, and a small percentage is in North Yarmouth, it requires approval. The applicant has subdivided small acreage to his daughter. Gary asked about the timeline with the homestead exception. Ryan stated that there is no timeline with the State but Pownal has more stringent guidelines. The subdivided lot is not large enough to be subdivided again. There was a discussion on the Functional Subdivision concept. Peter stated that Pownal's process requires North Yarmouth to review this item. It appears that Pownal does not have any issues with this and the North Yarmouth Planning Board is being made aware of this and approving this. Gary asked if Findings of Fact can be created to apply to North Yarmouth.

Peter Lindsay moved to approve amended subdivision plan of the Dwight Edgerly property approved by the Pownal Planning Board on 12/17/2014 and the Findings of Fact of the North Yarmouth Planning Board dated January 13, 2015. Gary DiLisio seconded the motion.

Findings of Fact:

1. The North Yarmouth Planning Board recognizes that the Town of Pownal has reviewed and approved the subdivision and does not see any issues with the application.
2. The North Yarmouth Planning Board has reviewed the application as required by State Law and as requested by the applicant.
3. The North Yarmouth parcel is a non-confirming lot on its own.
4. In order for the North Yarmouth parcel to become a conforming lot, it would need to be merged into an adjacent lot in the Town of North Yarmouth and the new lot would have to meet the North Yarmouth Ordinances at the time in order to be developed.

Gary asked what would happen if they make changes on the plan. Ryan stated that once the mylar is signed, any changes in lot covenants etc requires that the applicant appears before the Planning Board for amendment.

**Vote: 3-Yes/0-No**

### **3. Any other items as the chair may deem appropriate**

Peter stated that the EDSC would like a liaison from the Planning Board to help with their discussions. Audrey Lones of the EDSC has spoken with Steve Morrison and he is interested in representing the group. The group did not object.

Peter stated that he will be absent at the February Planning Board meeting and will asked Ande Smith to chair this meeting.

Peter asked Ryan to follow-up on his suggestion to ask Board members to send replies to verify that they have received the materials.

Katryn Gabrielson moved to adjourn the meeting. Gary DiLisio seconded the motion.

**Vote: 3-Yes/0-No**

The meeting ended at 7:55pm.

The Planning Board will not take up agenda items after 10: 30 PM and will conclude the meeting by 11:00 PM