

Town Of North Yarmouth

Planning Board Minutes

April 12, 2016

7:00pm @ Town Hall Meeting Room

Present: Peter Lindsay (Chair), Steve Morrison, Katryn Gabrielson, and Gary North.
Absent: Gary DiLisio, and Tom Hinman.

I. Approval by the Board of the Planning Board minutes

Peter Lindsay moved to approve the January 12, 2016 minutes, Steve Morrison seconded. **Vote 4-Yes, 0-No.**

Peter Lindsay moved to approve the February 9, 2016 minutes, Katryn Gabrielson seconded, with amendments. **Vote 3-Yes, 0-No, 1- Abstention** (Steve Morrison)

Katryn Gabrielson moved to approve the March 8. 2016 minutes, Steve Morrison seconded, with amendments. **Vote 4-Yes, 0-No.**

II. Review of minor subdivision involving Map 002 Lot 007.

Jaimy Friedrich presented the information. Applicant is looking to split off small piece of remaining property to create one building lot. Whoever is to purchase the lot would be responsible for the driveway and house plans. Peter Lindsay asked if there has been any soil tests or surveying for wetlands. Mrs. Friedrich stated that Dick Sweet has been to the property. There is a question about easement vs. moving the property lines for the septic location. Steve Morrison and Peter Lindsay recommended that Mrs. Friedrich have Dick Sweet come out again and either write in the easement or lot line move, and to also note any wetlands on the survey. They also recommend that it is to scale.

Steve Morrison motioned to table review until next meeting, Katryn Gabrielson seconded **Vote 4-Yes, 0-No.**

III. Planning Board review of Stone Post Subdivision.

Jim Guidi presenting. Looking to put in 7 home subdivision, 1400-1500 square foot homes. Mr. Guidi has searched the town for the perfect location and believes that this is the spot. Due to proposal this is considered contract zoning. Mr. Guide stated he has hired Sevee & Maher for site plans and testing. They have at this time tested the soil and have found that it is rich course grained sand. This piece of property is in the ground water protection overlay zone, raising concerns about the septic system. Peter

Lindsay made sure to advise because this is contract zoning it would require a Public Hearing for both Planning Board and Select Board.

Dan from Sevee & Maher came forward to present the plans, they have presented to the Board of Selectman. A Seven unit subdivision with a eighth lot of open space to house the common septic system field. To protect the ground water overlay they are requiring pre-treatment at each lot. They have met with the Yarmouth Water District to discuss this plan. The road will be private and will remain so. Minimum lot size is 15000sq. ft. in order to make this work.

No action taken.

IV. Continuing review of Stephen Meehan 4 lot subdivision off Meehan Lane.

Stephen Meehan is presenting the application . There has been a change to the road width to 16 feet with new survey. The Board questioned if this application is still active or would Mr. Meehan need to submit a new application to use the new ordinances passed at the Town Meeting.

Mary Meehan-Stewart stepped forward with questions. Mrs. Meehan-Stewart asked is a class 1 survey had been completed. The board stated they were unsure of this. Mrs. Meehan-Stewart also asked about the 4-1 Ratio and what it means. Peter Lindsay explained what it meant.

No action taken.

V. Pre application meeting regarding amendment to Hazel Lane Condominiums to add two residential units.

Tom Farmer presented the application. Applicant is looking to add two more condos of the same design and concept. There are two wells that serve all of the condos. 75% of the parcel will remain open space (15acres) The applicant has submitted plans to the DEP for authorization. The only concern at this time is the storm water basin.

Board opened public hearing.

Nothing brought forward to the board.

Public hearing closed.

Mr. Farmer asked if approval could be given before hearing back from DEP, per the board it can be approved with conditions.

No action taken.

VI. Any items the chair may deem appropriate.

None

VII. Adjournment

Katryn Gabrielson moved to adjourn, Gary North seconded.

Vote 4 –Yes, 0- No.