

**Town Of North Yarmouth
Planning Board Meeting
Meeting Minutes of June 13, 2016
7:00pm @ Town Hall Meeting Room**

I. Call to Order

Present: Peter Lindsay (Chair), Steve Morrison, Tom Hinman, Gary Dilisio, And Gary North- Alt.

Board Member Katryn Gabrielson, absent with notification.

Gary North-Alt. appointed as full voting member for this meeting.

II. Public Hearing

Stone Post Subdivision- Proposed Contract Zoning- 7 Lot Subdivision, Map 7, Lot 69: 4+/- acres.

Steve Morrison moved to open Public Hearing, Gary Dilisio seconded the motion.
Discussion: None. **Vote 5- Yes, 0- No.**

Jim Guidi presenting- 7 house lots on a 4 acre parcel, with public water, good soil, close to amenities. Mr. Guidi has hired Sevee & Maher. Restrictions on homes would be set as 3 Bedroom max, and 2400sq. ft. maximum home size.

Dan Diffin of Sevee and Maher, presented the technical aspects of the shared septic system.

Gary Dilisio asked if the system was pumped or gravity driven.

(Mr. Diffin explained that it is a pumped system and it has an alarm system if it should fail)

Gary Dilisio expressed his concerns about possible leakage.

Paul Napolitano stated that Contract Zoning is a tool the Town can use to create density. Per the Board of Selectman.

Audrey Lones asked if the lot was located all in one zone?

(Peter Lindsay stated all in Village Residential only.)

Todd Kimball commented about if this would fit in with the rural character of the Town, he would like to see more design work.

Pam Ames went back and looked at her notes from September 2014 about Contract Zoning. It should provide public purpose or benefit, such as senior housing, open space, improvement of public space for use, and to protect the aquifer.

(Jim Guidi addressed the public benefit question.)

Robert Lonegan stated that he looks at this as a rural community and wants to know why we want to change our Community. He read the ordinance and stated he hasn't heard anything why this location is unusual or unique to be considered for Contract Zoning.

Darla Hamlin commented about the change in Town and that is a good thing.

(Jim Guidi addressed the location aspect.)

Diane Morrison spoke about following guidelines. She spoke of other location developments in the area and thinks this would be a great location for 3 houses at a great price.

Andy Smith urged people to look at the Comprehensive Plan. Mr. Smith stated that Mr. Guidi has been patient and not all developers will be this patient. He does not think that 3 curb cuts for 3 individual homes will look as nice as one well done subdivision.

Scott Kerr, stated this plan went in front of the Board of Selectperson and he thought they had approved Mr. Guidi's concept and sent it to the Planning Board because it did satisfy some public good.

(Peter Lindsay clarified Contract Zoning.)

Audrey Lones wanted to know what the lot size is?

(Dan Diffin stated lots range in 15000sq ft. -31000 sq. ft.the average is 18500 per lot. net residential acreage 21200 sq. ft., .4 acres.)

Norman Smith stated this is following the Comprehensive Plan to increase density. Cape Elizabeth has approved three story type buildings in their Village Center, he wants us to look at other Towns. His only concern is sewage which seems to be met. He would like to see nice little houses, he doesn't want to see duplexes stacked on top of each other.

Tom Hinman moved to close public hearing, Gary North Seconded the motion.
Discussion: None. **Vote 5- Yes, 0-No.**

Further discussion about the proposal and Contract Zoning continued.

The Planning Board recommendations to the Board of Selectpersons:

1. The Contract Zone application as currently purposed should not be approved.

2. Re-evaluate acceptable lot size in the Overlay District based on the 2012 Sevee and Maher report. The Planning Board recommends that no single lot be less than twenty thousand (20,000) square feet, except the common lot.

3. Require additional public benefit beyond creating density in the town center, such as affordable housing and/or open space.

Peter Lindsay asked for a motion from the Board, Steve Morrison moved, Gary North seconded the motion. Discussion: None. **Vote 5-Yes, 0-No.**

III. Minutes of Previous Meeting(s)

Tom Hinman moved to approve the May 10, 2016 minutes, Gary Dilisio seconded the motion. Discussion: None. **Vote 4- Yes, 0-No, 1- Abstention (Gary North)**

IV. Communications

None

V. Old Business

Stone Post Subdivision- 7 Lot Subdivision Map 7, Lot 69; 4+/- acres- Final Application 1Review

Gary Dilisio asked to table the application pending Contract Zoning approval, Steve Morrison concurred, Peter Lindsay asked for a motion, none was made. Mr. Guidi stated he would like to move forward, application was found complete at the last meeting.

Further discussion about application followed. The Board's recommended changes from previous meetings have been made.

Findings of Facts:

- Reviewed checklist and found the Application is complete.
- Septic system location was changed due to Yarmouth Water District review.
- Does meet ordinances (not including density).
- Cul-de-sac meets all ordinances.
- Unusual circumstance for moving forward with this Application.

Peter Lindsay motioned to approve Stone Post Subdivision dated as May 31, 2016 as submitted with the following conditions.

1. Must have a peer review, and for it to be submitted to the Planning Board and Code Enforcement Officer (CEO), any significant changes will bring the plan back before the Planning Board. Specifically for the septic system.

2. Home owner's agreement submitted to the CEO.

3. Monitoring plan designed and submitted to the CEO for the septic system. To ensure on going maintenance, and review of the system.

4. Performance Guarantee

5. Conditional on Contract Zoning being approved by the Board of Select Persons and Special Town Meeting with no significant changes to the plan, if there are changes it will need to come back before the Planning Board.

Gary North seconded the motion. Discussion: None. **Vote 5-Yes, 0-No.**

VI. New Business

Ridgewood Subdivision Application- Proposed 6 lot Subdivision Map 8, Lot 16; 56.81 +/- acres. (corrected map and lot number) Paul Benard presented. Applicant is proposing a 6 home subdivision, there would be 50ft buffers for the lots. There would be open scenic space not for public use. 3 of the lots would be owned by Mr. Benard and his family

Discussion followed.

Planning board requested a Site walk, scheduled for Monday June 20, 2016 @ 7am.

Check list was reviewed.

Members of the Town asked questions about the subdivision.

Steve Morrison motioned to table application, Gary Dilisio seconded motion. Discussion: None. **Vote 5-Yes, 0-No.**

VII. Any Other Business

Signing of the Bowdoin Acres completed Mylar.


Peter Lindsay submitted his resignation, Thursday June 9th effective end of July.

VIII. Adjournment

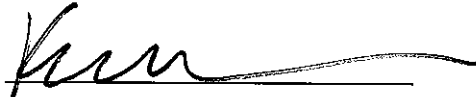
Steve Morrison moved to adjourn, Tom Hinman seconded. **Vote 5- Yes, 0- No.**

Planning Board Members

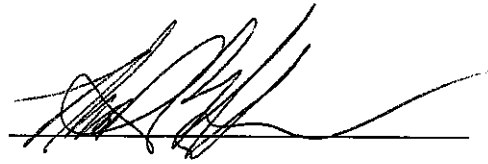
Peter Lindsay- Chair



Steve Morrison

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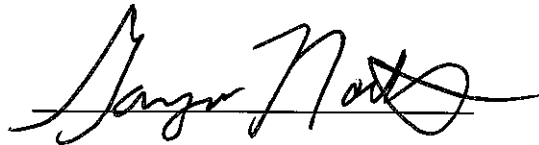
Katryn Gabrielson

A handwritten signature in black ink, appearing to read 'Tom Hinman', written over a horizontal line.

Tom Hinman

A handwritten signature in black ink, appearing to read 'Gary DiLisio', written over a horizontal line.

Gary DiLisio

A handwritten signature in black ink, appearing to read 'Gary North', written over a horizontal line.

Gary North - Alternate