

**Town Of North Yarmouth**  
**Planning Board Meeting**  
**Meeting Minutes of November 10, 2015**

Present: Peter Lindsay (Chair), Steve Morrison, Tom Hinman and Ryan Keith (CEO). Absent: Gary DiLiso, Ande Smith, and Katryn Gabrielson

**I. Approval by the Board of the Planning Board minutes**

Steve Morrision moved to approve the October 13, 2015 minutes, seconded by Tom Hinman.  
**Vote 3-Yes, 0-No.**

**II. Review of proposed new subdivision on Rogers Bowdoin's property located at 160 Memorial Highway.**

Presented by Wayne Wood, looking to building two single family homes this was originally submitted as two condominiums. Owners have since decided they wanted to do two single homes instead, the septic systems would both be located in the upper left hand corner of the lot. Road would be 22' wide across to meet the Town ordinances. There would be a relocation of the barns driveway off of the newly proposed road. They have received a DOT entrance permit. The private way will be owned by the back lot. With the road being built to Town standards they will be able to take the frontage off of the back lot, also make it meet the length and width requirements for the Town.

Peter Lindsay asked about the septic systems both being located in one location if there is a easement in place, per Mr. Wood that is correct it would run down the side of the road. Water will be public. Peter Lindsay noted that there was not wetland and no steep slopes to consider. Steve Morrison asked Ryan Keith to clarify the frontage requirements. Per Ryan both lots meet the requirement. Discussion about the existing house and barns frontage were discussed along with the boundary lines. Steve Morrison ask Mr. Wood as to why the septic was being placed the way it was, Mr. Wood advised that in the ground water overlay your nitrate plume needs to be significantly smaller then normal, this placement is the only way to make the requirement, Steve Morrison also asked Mr. Wood if the old abandoned system would be removed, Mr. Wood stated that it would be.

Peter Lindsay made a quick run through of the checklist.

Peter Lindsay made the motion to deem application complete, Steve Morrison seconded. **Vote 3-Yes, 0-No**

The board discussed about what was applicable and not for this property, Findings of Fact such as storm water run-off is not applicable.

Steve Morrison wanted certain conditions of approval, the existing driveway would need to be closed, upon the conveyance of the second lot, Mr. Wood agreed no issues with that. Also that the abandoned septic system is removed, Ryan Keith noted when he does the new septic inspection he will make sure that the old one has been removed, Mr. Wood agrees.

Peter Lindsay made motion to approve the Bowdoin Acre Subdivision plan with those conditions, Steve Morrison seconded. **Vote 3-Yes, No-0.**

### **III. Any other items the Chair may deem appropriate**

Peter Lindsay started conversation on changes in the ordinances. Ryan Keith advised that they would need to look at the Roadway ordinance. He stated he had spoken with MMA legal and they felt the Board did not have the Authority to approve waivers to the ordinances. Ryan Keith recommended that they look at the lot size ordinance, road size, and growth limitation. Discussion about those changes followed. Peter Lindsay asked that Ryan Keith draft up the ordinance changes.

Tom Hinman motioned to adjourn, Steve Morrison seconded. **Vote Yes-3, No -0**