

**Town of North Yarmouth
Planning Board Meeting
Meeting Minutes of July 11, 2017**

I. Call to Order

Present: Gary Dilisio, Audrey Lones, Tom Hinman, Rosemary Roy (Town Manager), and Ryan Keith (CEO)

II. Communications

a. Organization of the Board

Rosemary Roy called for nominations for Chairperson.

Gary Dilisio nominated Katryn Gabrielson for Chair, Discussion: None. **Vote 3-Yes, 0-No**

Rosemary Roy called for nominations for Secretary.

Gary Dilisio nominated Audrey Lones for Secretary, Tom Hinman seconded the motion. Discussion: None. **Vote 3-Yes, 0-No**

III. Minutes Approval

a. Minutes Approval

No minutes available due to short staffing in Office.

Gary Dilisio moved to table approval of minutes, Audrey Lones seconded the motion. Discussion: None. **Vote 3-Yes, 0-No**

IV. Old Business

a. Subdivision review of a minor subdivision amendment involving Deer Brook Subdivision, consisting of the creation of a new single lot (Map 014, Lot 081)

Board discussed abutter notifications with Ryan Keith, Mr. Keith noted he has not received any questions or concerns from abutters at the Office.

Audrey invited the Public to speak.

Sandra Falsey- 10 Shenandoah Hill, North Yarmouth. Ms. Falsey spoke about meeting notifications, she feels that if a person has an easement through a property and they are going to make significant changes to said property such as construction those holding the

easement should be notified. Ms. Falsey stated she would like the Town to have such ordinance addressing easements.

Ms. Falsey noted that she has a shallow dug well on the proposed property. She wanted on record that before the pond on the property was overgrown her water tests came back clear, now that they pond is overgrown the tests have come back showing coliform in the water. Charlie Reed the property owner spoke about cleaning up the pond area.

The Board advised that this is out of the scope of the Planning Board, and would be something the Applicant and Ms. Falsey would need to discuss.

Ms. Falsey spoke about the location of the septic test pit; she feels it is to close to her well. Ryan Keith advised that the location follows the State regulations on distance and is indeed outside of mandatory regulations. The Board advised that this is also something that would need to be handled outside of the Planning Board meeting.

Gary Dilisio moved to approve the amendment to the Deer Brook Subdivision, and Findings of Facts presented at the June 14, 2017 meeting noting the expanded abutters notification and the Public was heard. Approve as proposed with no conditions. Tom Hinman seconded the motion. Discussion: Gary Dilisio wanted noted that he had watched the meeting and examined the materials on this matter there for feels he has all info to be able to Vote on matter. **Vote 3-Yes, 0-No**

V. New Business

a. Pre-Application Review of the proposed new light Manufacturing structure (45'x 65') to be located at 29 West Pownal Road (map 003, Lot 062-001)

Ryan Keith spoke about the application, and how it meets the ordinances. Board discussed application.

Cameron Bright, the applicant spoke about project, and answered questions from the Board.

VI. Any Other Business

a. Discuss Contract zoning schedule for upcoming meeting

Gary Dilisio moved to table, Tom Hinman seconded the motion. Discussion: None. Vote 3-Yes, 0-No

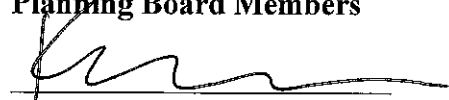
b. Ordinance Review

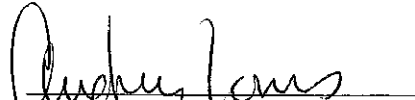
Board discussed ordinances and procedures.

VII. Adjournment

Recorded by: Stacey Ruby- ASC I

Planning Board Members


Katryn Gabrielson- Chair


Audrey Lones- Secretary

Tom Hinman


Gary Dilisio

Chris Cabot

Vacant - Alternate

Vacant- Alternate