

**Town of North Yarmouth  
Planning Board Meeting  
Meeting Minutes of May 9, 2017**

**I. Call to Order**

Present: Katryn Gabrielson (Chair), Tom Hinman, Audrey Lones, Chris Cabot (Alternate), and Ryan Keith (CEO). Absent: Gary Dilisio and Steve Morrison with prior notice.

Chris Cabot acting as full voting Board Member.

**II. Public Hearing**

None

**III. Minutes Approval Minutes of April 11, 2017**

Katryn Gabrielson moved to approve the minutes as amended, Audrey Lones seconded the motion. Discussion: None. **Vote: 3-Yes, 0-No, 1- Abstention** (Tom Hinman)

**IV. Communications**

Katryn Gabrielson noted that they are waiting on further documentation to proceed discussion on contract zoning.

**V. Old Business**

None

**VI. New Business**

- a. Site Plan Review of the creation of a Cemetery on 36 Shady Run Lane (Map 004, Lot 058) for a single Mausoleum on the property.  
Ryan Keith advised the applicant is running late, Board will move to next Agenda item.
- b. Subdivision review of a minor subdivision amendment involving Deer Brook Subdivision, consisting of the creation of a new single lot (Map 014, Lot 081)  
Randy Luvier - with Owen Haskell land surveyors on behalf of John Schwanda, existing subdivision, looking to split one lot into two separate parcels. Katryn Gabrielson asked for lay out of existing subdivision. Charlie Reade presented existing subdivision plan, discussion followed.

Katryn Gabrielson noted what paper work the board had, and asked Ryan about going from Minor to major subdivision. Ryan spoke on this subject. Katryn Gabrielson spoke on the ordinance that gives the option to treat any minor

subdivision and a major if they feel it needs to be considered.

Katryn noted section 5.9 in the ordinance spoke about how its written that they should proceed with preliminary plan process, and make their subdivision findings.

Katryn spoke about the driveway coming off Route 115, that the new lot would not be accessible from the subdivision. Article 10, 10.28 d6 page 143” a lot in a subdivision should not be have an entrance onto a public road”, the Board would need to waive that requirement.

Discussion of plan and review of Checklist followed. Board is requesting copy of homeowner’s association conveyance, deed restrictions, and well driller letter.

Kathy Whild, 99 Deer Brook Rd. asked questions about subdividing lots and if all lots automatically became part of subdivision. The Board and Ryan Keith advised that if approved as such they would be, but that the Homeowners association could say no and pursue it civilly.

Katryn Gabrielson moved to table application, Chris Cabot seconded the motion.  
Discussion: None. **Vote 4-Yes, 0-No**

c. Resuming review of the Cemetery on 36 Shady Run Lane

Board spoke on contradicting ordinances and whether this was actually a cemetery or a family burial ground. Discussion about the ordinances followed.

Katryn Gabrielson moved that the Board find that this is a family burial ground according to table 7.1 which does not require site plan review, there for the Board declines site plan review, Tom Hinman seconded the motion. Discussion: None. **Vote 4-Yes, 0-No**

**VII. Any Other Business**

a. Discuss Contract zoning schedule of upcoming meeting

No discussions held see the communications section of minutes.

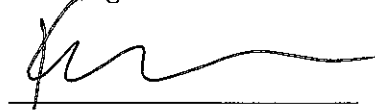
b. Ordinance review (Permit Cap, Family Burial/Cemetery)

Board discussed ordinance review.

**VIII. Adjournment**

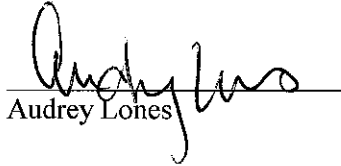
Recorded by: Stacey Ruby- ASC I

**Planning Board Members**



Katryn Gabrielson- Chair

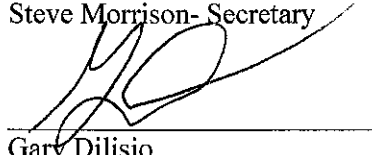
Tom Hinman



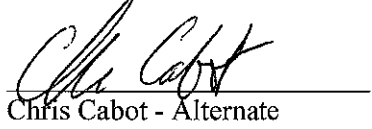
Audrey Lones

Vacant- Alternate

Steve Morrison- Secretary



Gary Dilisio



Chris Cabot - Alternate