

**Town of North Yarmouth
Planning Board Meeting
Meeting Minutes of October 10, 2017**

I. Call to order

Present: Katryn Gabrielson (Chair), Audrey Lones, Chris Cabot, Gary Dilisio, Ryan Keith (CEO) and Rosemary Roy (Town Manager). Absent with notice: Tom Hinman.

II. Minutes Approval

a. June 14, 2017 Meeting minutes

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

b. September 12, 2017 Meeting minutes

Katryn Gabrielson moved to approve the minutes as amended, Gary Dilisio seconded the motion. Discussion: None. **Vote 3 Yes, 0-No, 1-Abstention** (Chris Cabot)

III. Communications

a. Economic Development and Sustainability Committee group meeting

Board opted to move this until the end of the meeting and hear the Pre-Application first

IV. Old Business

None

V. New Business

a. Pre Application meeting for a Major Subdivision on Applewood Drive (Map 001, Lots 002 and 006) 10 lot Cluster presented by Pinkham & Greer

Tom Greer of Pinkham and Greer presented plans on behalf of Doug and Kelly Mason. Mr. Greer presented plan for a Applewood Drive a 13 acre 10 lot cluster subdivision, looking to leave 6 acres of it as open space. It would have public water that would need to be provided by Portland Water District; Mr. Greer has been in contact with the Yarmouth Water District whom at this time is not interested in extending their lines to this location. Mr. Greer is waiting to hear back from the Portland Water District. He also spoke of the drainage system and where it would be located. Mr. Greer then asked if the Board had any questions. Katryn Gabrielson advised that the Board should have a Site Walk and a Public Hearing. Mr. Greer noted he was expecting as much to have both the Site Walk and Public Hearing. Board asked questions about Water, Right of Way, Open space ownership, Pier Review and Septic Systems. Applicant is aware of needing to come back before the Board a few more times.

A Site walk was scheduled for October 25th @ 9:00am.

No action taken.

VI. Communications-Return from earlier discussion

a. Economic Development and Sustainability Committee group meeting

Patrick Gilligan of the EDSC, presented the work that his committee has been working on, he spoke on TIFS and explained how they work, also they have been working on new overlays using GIS. Rosemary Roy spoke on what the Board needed to do. Patrick Gilligan on behalf of the EDSC requests that the Planning Board make changes to zoning map.

VII. Any Other Business

a. Contract Zoning – Final Draft Included in Packet

Rosemary Roy, Town Manager presented to the Board the procedural list for Contract zoning, she answered questions from the Board.

Gary Dilisio moved to approve the document dated September 28, 2017, Katryn Gabrielson seconded the motion. Discussion: None. **Vote 4-Yes, 0-No.**

b. Ordinance Updates

Board discussed how to tackle each ordinance that needed to be updated.

c. Call for Members

d. Workshop Dates

Planning Board Members

Katryn Gabrielson- Chair

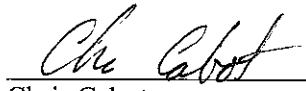


Audrey Lones- Secretary

Tom Hinman



Gary Dilisio



Chris Cabot

Vacant - Alternate

Vacant- Alternate