

**Town of North Yarmouth
Planning Board Meeting
Meeting Minutes of January 9, 2018**

I. Call to Order

Present: Gary Dilisio (Chair), Chris Cabot, Audrey Lones, Clark Whittier, Tom Hinman and Ryan Keith (CEO).

II. Minutes Approval

a. Minutes of December 18, 2017

Clark Whittier moved to approve the December 18, 2017 meeting minutes, Chris Cabot seconded the motion. Discussion: None. **Vote 3-Yes, 0-No, 1- Abstention** (Gary Dilisio)

III. Communications

Policies and Procedures - Town Manager

Town Manager Rosemary Roy spoke upon new policies and procedures for the Board, and the new updated subdivision checklists and findings of facts. She informed the Board that GPCOG was still working on Shore Land zoning, and that the Select board wanted to know about the zoning changes regarding the Economic Development Committees presentation.

Clark Whittier advised the Town Manager that the Board was waiting on the Comprehensive plan and the Water District before they were going to take action. Chris Cabot advised he was hoping they would have more information for the February meeting. Discussion about the time frame for Town Meeting and warrant were discussed.

IV. Old Business

29 West Pownal, LLC- Approval of Findings of Facts

The Findings were signed by the Board.

V. New Business

a. Apple Brook Major Subdivision review for a 10 Lot cluster Subdivision Map 001, Lot 002 and 006; 13.22 +/- acres

Mr. Greer from Pinkham & Greer advised they were merging with Walsh Engineering and that the plans would reflect that. Mr. Greer spoke on behalf of the applicant K&D North East, LLC. Mr. Greer spoke about the plan. Discussion about drainage and culverts followed.

The Board discussed Peer Review, CEO Ryan Keith noted he had spoken with someone from Acorn and they would be willing to take on the Peer Review if that is what the Board wanted. The Board agreed to send the application to Acorn for Peer Review.

Discussions about open space followed.

The Board reviewed the checklist.

Gary Dilisio moved to find the application complete, January 9, 2018 with the conditions 1. Construction Schedule, 2. Cost Estimate, 3. Notice of Abutters for public hearing, 4. Road width needs to be corrected to 20ft, Audrey Lones seconded the motion. Discussion: None. **Vote 5-Yes, 0-no**

b. Ridgewood Major Subdivision Amendment review, to add two more lots to existing 6 lot subdivision, Map 8, lot 16; 56.81 +/- acres

The applicant Mr. Paul Bernard spoke about new plan of adding two more lots to current subdivision by splitting of parts of current lots. The Board reviewed the checklist.

Tom Hinman moved to find the application complete, Clark Whittier seconded the motion. Discussion: None. **Vote 5-Yes, 0-No**

Gary Dilisio moved to approve amendment to the Ridgewood Subdivision as discussed with the condition that we receive a letter from existing property holder of lot #4 that states they are in agreement. Tom Hinman seconded the motion. Discussion: None. **Vote 5-Yes, 0-No.**

VI. Any Other Business

a. Ordinance Updates

The Board discussed where they were at in the updates.

b. Call for Members

The Board put out there that they are still looking for more members.

c. Workshop Dates

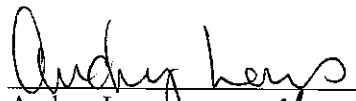
The Board discussed more dates for workshops.

d. Designation of next month's Chair


VII. Adjournment


Recorded by Stacey M. Ruby ASC

Planning Board Members


Audrey Lones


Tom Hinman


Clark Whittier


Chris Cabot

Gary Dilisio- Chair

Vacant - Alternate

Vacant- Alternate