

**Town of North Yarmouth  
Planning Board Meeting  
Meeting Minutes of February 13, 2018**

**I. Call to Order**

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

Absent without notice: Tom Hinman.

**II. Minutes Approval**

Audrey Lones moved to approve the minutes as amended, Clark Whittier seconded the motion. Discussion: None. **Vote 4 Yes, 0-No**

**III. Old Business**

a. Ridgewood Subdivision Amendment- Findings of Fact Approval/Signing

The Board signed findings.

**IV. New Business**

a. Site Plan Review- New home construction, 85 Hallowell Road- 500ft Royal River overlay district Map 009, Lot 71-001 3+/- acres

Mark Turner of Maine Source Homes spoke on the application. They are looking to build a single-family home. The front of the lot is in the overlay district sending them to the Board. A few feet of the garage and 50ft of the driveway would be in the overlay.

The Board asked questions about the proposal.

Chris Cabot moved to approve Site Plan as submitted including the proposed future garage, Gary Dilisio seconded the motion. Discussion: Audrey Lones noted they SSWW application has some miss information, a cut and paste error from previous plan. **Vote 4-Yes, 0-No**

**V. Public Hearing**

b. Apple Brook Major Subdivision

Bill Walsh of Walsh Engineering spoke on behalf of Doug & Kelly Mason, proposing a 10 lot cluster subdivision. It has a 50ft right of way off of Greely Road. Mr. Walsh explained the plan, including topography, endangered species both plant and wildlife noting that there wasn't any. He also spoke about the test pits for the Subsurface Waste Water systems, lot size, road size and the 20ft no cut buffer surrounding the property. Mr. Walsh also spoke about the traffic assessment, watershed/drainage all draining to the level spreader, and Mark Cencis' hydrogeological study.

Gary Dilisio moved to open the public hearing, Audrey Lones seconded the motion. Discussion: None. **Vote 4-Yes, 0-No**

Gary Dilisio advised the public that the Board would be keeping comments to five minutes per person to ensure that all members of the public have the chance to speak.

Colleen Tirabassi- 26 Honeycomb Drive

Mrs. Tirabassi spoke about her concerns about the road in regards to traffic, drainage, road surface, road maintenance agreement, and if the post office would deliver to a gravel road. Mrs. Tirabassi does not feel she and her husband should be responsible for the level spreader or road maintenance. Mrs. Tirabassi stated she was hoping to approach the HOA about getting an easement to build a shed for her pool but with the way the current documents were written it would strap her hands forever. She spoke about drainage and that it would create a pond in her yard and possibly contaminate her well, she had hopes of connecting to the waterline but the Water District had told her no.

Jason Fetigan- 251 Greely Road

Mr. Fetigan stated he believes that the topography of the land is incorrect as shown on the plan. He also had concerns about the Apple Brook and Greely Road, people are already traveling at 50-60mph on Greely and the added traffic would create a nightmare.

Paul Porada- 29 Browns Way

Mr. Porada stated he believes that the packets are great but missing some important information. For example, Sub-Surface Waste Water systems (SSWW) where is the water going and how is being treated. With the reduction in lot size it will need a hydrogeological study and that the ground water assessment is missing information with a lot of assumptions in the letter. He also voiced his concerns about buffers and water level measurements.

Todd Peacock- 249 Greely Road

Mr. Peacock had questions about the buffering and whether they would be able to build on the strip of field behind the homes.

Mrs. Sanford- Greely Road

Mrs. Sanford had concerns about the tree line and whether or not it would be cut down.

Kevin Bolduc- 247 Greely Road

Mr. Bolduc stated he has them same concerns as all of his neighbors'. With concerns about drainage, septic systems and buffering. He expressed that he feels a 40ft buffer is more appropriate.

Colleen Tirabassi- 26 Honey Comb

Mrs. Tirabassi returned to the mic, she stated that she doesn't believe the reports provided in the packets are correct and she has done her own research. She voiced her concerns about drainage again and contamination of her well.

Gary Dilisio moved to close the public hearing, Audrey seconded the motion.

Discussion: None. **Vote 4-Yes, 0- No**

**VI. Return to Old Business**

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

Gary Dilisio advised that a peer review had been conducted by Acorn Engineering, Audrey Lones advised they had received new documentation regarding run off.

Discussion about the plans and drainage followed.

Ryan Keith brought forward an email from the abutter at 250 Greely Road who was unable to attend the meeting, which addressed questions about drainage and buffering.

Matt Paige of Maine Septic Solutions/ Fuji Clean spoke about the systems and how it reduces nitrates in the plum to about 74%. Mr. Paige answered questions from the Board.

Gary Dilisio moved to table the application, Audrey Lones seconded the motion.

Discussion: None. **Vote 4-Yes, 0-No**

**VII. Return to New Business**

- a. Conceptual Plan- Smith Property Subdivision, Major 14 lot subdivision Map 007, Lot 34; 104 +/- acres

Dan Diffin of Sevee and Maher representing Ben Grover to present the plan.

Board member Chris Cabot is an abutter and recused himself from the Board for this application, he will remain in the audience as a member of the public.

Mr. Diffin explained the plan and fielded questions from the Board.

No action taken from the Board.

Chris Cabot resumed duties of the Board.

**VIII. Any other Business**

- a. Call For members

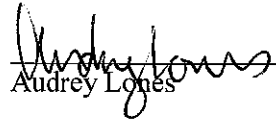
- b. Workshop Dates

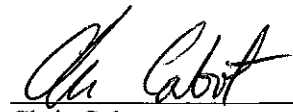
Board discussed dates for a upcoming work shop, it was decided February 27<sup>th</sup> at 6:00pm .

## **IX. Adjournment**

Recorded by Stacey M. Ruby ASC

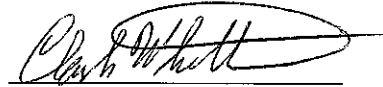
### **Planning Board Members**

  
Audrey Lones

  
Chris Cabot

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Tom Hinman

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Gary Dilisio- Chair

  
Clark Whittier

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Vacant - Alternate

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Vacant- Alternate