

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

I. Call to Order

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

II. Minutes

a. Minutes of May 8, 2018

Gary Dilisio moved to accept the minutes as revised, Audrey Lones seconded the motion. Discussion: None. **Vote 3-Yes, 0-No, 1- Abstention** (Clark Whittier)

III. Communications

None

IV. Old Business

a. Site Plan Review- Maine Post & Beam- North Road, Map 9, Lot 68, 2.87 +/- acres

Tom Farmer representing Brett Hellstedt of Maine Post & Beam spoke about the plan.

The Board spoke about the plan and asked questions about the letter from the Fire Chief. Further discussion about the plan including drainage, parking, noise, signs, and lighting.

(Tom Hinman arrived)

Gary Dilisio moved to find the application complete as submitted 6/12/18, Tom Hinman seconded the motion. Discussion: None. **Vote 5-Yes, 0-No**

Board further discussed the plan.

Chris Cabot invited the Public to speak.

Nate Strange of North Road, asked for clarification on the noise ordinance, and deliveries. Ryan Keith explained the ordinances.

Gary Dilisio moved to approve the Site Plan for Maine Post & Beam as submitted with the following conditions:

1. Must maintain the Rain Gardens.
2. Must show financial capacity.
3. Any signs must comply with Town ordinances.
4. Driveway width shall be 30ft as shown on plan.
5. Building shall have a Knox box and be alarmed per Fire Chief request.
6. Shall not exceed 50% impervious surface.

7. Deed showing Brett Hellstedt as owner.
8. 50ft road frontage needs to be shown on plan for both Route 9, and North Road.

Tom Hinman seconded the motion. Discussion: None. **Vote 5-yes, 0-No.**

b. Major Subdivision- Village Center Estates- Walnut Hill Road, Map 7, Lot 34, 107 +/- acres

Chris Cabot recused himself as he is a direct abutter. Gary Dilisio stepped in as acting Chair.

Jeff Read of Sevee & Maher presented on behalf of Construction Aggregate INC.

Mr. Read spoke about utility location, they have started the DEP process. Mr.

Read also noted that the property is in two different zones. They are requesting 3 Waivers, on 10.23- on site water storage as the houses will be sprinkled, 10.24 D-

hydrogeological assessment because of the density and size of the property,

10.30- maximum length of dead end road- the road will be over the 1000ft.

The Road will be built to the Town standards. The Board discussed the waivers that have been requested. The Fire Chief is fine with no Fire Pond where the houses will be sprinkled.

The Board discussed connectivity, Peer Review, and Site walk which will be held on July 6th @ 5:30pm. The Public hearing will be at the next meeting and the DEP notice went out to abutters and will be in the Portland Press Herald.

Board did not take any action.

Chris Cabot resumed his place with the Board.

V. **New Business**

a. Minor Subdivision- Finest Kind Meadows- Sligo Road, Maps 5 & 8, Lots 12 & 36, 24.41 +/- acres

Jeramiah Raitt of Little River Lane Surveying Inc. and Virginia Anderson spoke on behalf of the plan. Minor 4 lot subdivision located at the intersection of Memorial Highway and Sligo Road.

The Board discussed the plan.

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

The applicant was advised they need the following things for the next meeting, Resource Protection lines on the plan, a well driller letter, and abutters notification.

Board took no further action.

VI. Any other Business

a. Call for Members

Chris Cabot made a call for new Members

b. Designation of next Month's Chair

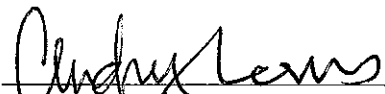
Gary Dilisio will Chair next month's meeting.

VII. Adjournment

Recorded by: Stacey M. Ruby- ASC

Planning Board Members


Chris Cabot- Chair


Audrey Long

Tom Hinman


Gary Dilisio


Clark Whittier

Vacant - Alternate

Vacant- Alternate