

**Town Of North Yarmouth
Planning Board
Meeting Minutes of July 14, 2015**

Present: Peter Lindsay (Chairman), Steve Morrison, Katryn Gabrielson, Ryan Keith (Code Enforcement Officer), Thomas Hinman, Gary DiLisio, Ande Smith (arrived at 7:08pm).

Planning board terms ended in June some members of the board have not been reappointed. Thomas Hinman and Peter Lindsay are in attendance of tonight's meeting and will not be voting until being reappointed.

I. Approval from Planning Board previous meeting(s) minutes

June 9, 2015

Steve Morrison noted on the minutes from prior meeting that Peter Lindsay had noted wanting to change the wording from swapping lots to portions. Katryn Gabrielson agreed. Gary DiLisio at this time motioned to table minutes until next meeting, **0 objections. 3-yes, 0-no.**

II. Review Subdivision Amendment

Forest Ridge Subdivision lot #4

Bryce Davis and Fiancé Julie Chandler proposing to move set backs for their property, lot # 4 Forest Ridge Road.

Bryce presented to the board original set backs set in 2005 were 75ft, current codes are 25ft. At the current set backs the house is not aesthetically pleasing and they would not have a back yard due to location of the septic system. Position to which they want to move house is more level but it is closer to the low laying wetlands. With moving home location it will also give more space between the house and the neighbors, at time of purchase (4 years ago) land had not been cleared and neither had the neighbors. Since that time neighbor has cleared and built home with doing so houses would be close together.

Steve Morrison asks Ryan to speak to this- Ryan states that original approval of subdivision encompassed several lots which have significant wetlands, because it was approved as a whole not by individual lot set backs were set as such. Ryan indicated this lot is outside of the wetland unlike the other lots.

Ryan stated current setbacks are 25 feet minimum not 75 feet. Further discussion ensued about the setbacks and time in which they were set. Ryan retrieved map to show location of actual wetland.

Questions ensued about location of the driveway and if it went through the wetlands. Per Contractor Dick Sweet DEP came out and approved location of the driveway and that it cannot be moved.

Board wants to make sure that erosion control is utilized. Also needs a new Mylar to be submitted before it will be signed.

Gary DiLisio moved (pending updated mylar) and Katryn Gabrielson seconded to deem application complete. **Vote: 3-yes, 0-no.**

Board asked contractor to then clarify that they are only amending setback for the North-Eastern side of the lot.

Gary DiLisio moved and Katryn Gabrielson seconded to approve amendment. **Vote: 3-yes, 0-no.**

III. Planning Board review of proposed new minor subdivision locates on Meehan Lane

- 4 lot subdivision Chandler Brook Subdivision

Ryan introduced the request, looking to complete a 4 lot subdivision each parcel containing 4-7 acres. Will need a road extension looking for a waiver for one section of the road due to wetlands. One building needs to be relocated is currently in the right of way. Site walk has been completed by some persons of the board.

Lengthy discussion ensued about the road location, width, and other components to the new extension. Many questions on if the road will meet the current requirement set by the town. Whether a cul-de-sac or hammer head is appropriate and whether there needed to be a right of way for future development in the area.

Board ran through punch list to see if they could deem application complete. Upon completion of punch list Steve Morrison moved to find application complete, Katryn Gabrielson seconded. **Vote: 3-yes, 0-no, 1-abstention.**

Further discussion about the road ensued, board requesting complete checklist and update maps before further action be completed. Board moved to table plan until next meeting. **Vote: 3-yes, 0-no.**

IV. Planning Board review of proposed new subdivision located on Roger Bowdoin's property, 160 Memorial Highway. (2 Town houses, 4 total residential units)

Second preliminary hearing on this proposal, having taken the recommendations from previous meeting and make the recommended changes to septic system. Questions raised about the road and driveway location and traffic.

Per board public hearing will need to be done, and checklists need to be completed. Preliminary review complete. Outcome to be determined at next meeting.

V. Any other items chair may deem appropriate.

Board persons requesting that all subdivisions find of facts to be complete before coming in front of the board, along with checklists. Further discussion on how to make meeting run smoother.

IV. Adjournment

Gary DiLisio moved and Katryn Gabrielson seconded to adjourn meeting. **Vote: 3-yes, 0-no**

The meeting ended at 10:10pm.

The Planning Board will not take up agenda items after 10:30 PM and will conclude the meeting by 11:00PM.