

**Town of North Yarmouth
Planning Board Meeting
Meeting Minutes of July 10, 2018**

I. Call to Order

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

II. Minutes

a. Minutes of June 13, 2018 Meeting

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

III. Public Hearing

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

(Chris Cabot recused himself as he is a direct abutter)

Jeff Read of Sevee & Maher gave a brief overview of the plan.

Gary Dilisio moved to open the public hearing.

Alan Stearns- Royal River Conservation Trust- spoke about a piece of property that the Trust had recently purchased providing access to Knights Pond. Mr. Stearns stated that there ^{are} ~~is~~ two right of ways that cross phase one of the project and he provided documentation. Mr. Stearns noted that he has spoken with the Smith family and they may have worked everything out already to provide access to the Trusts property. Mr. Stearns hopes that there will be fine print on the plan noting these rights of ways.

Scott Moynihan- Haskell Rd speaking on behalf of the Royal River Snowmobile Club. Mr. Moynihan stated they have had a professional and friendly relationship with the Smiths they have had a trail through the property for quite some time hoping to continue that relationship and support the local people and the outdoors.

Gary Dilisio moved to close the public hearing.

IV. Old Business

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

Gary Dilisio spoke about the Site Walk that was held on July 6, 2018.

Jeff Read of Sevee & Maher spoke about the DEP permitting process and how it has caused changes to the plans. As soon as they receive the information back from DEP they will submit a new application as well as plans.

Mr. read gave a brief overview of phase 2 of the project which includes snowmobile and Knights Pond access.

Waivers were discussed, as well as making Royal River Conservation part of the Association.

Audrey Lones asked they look into putting sidewalks in for connectivity to the new path.

No action taken.

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

Jerimiah Raitt of Little River Land Surveying, Inc. spoke on behalf of Virginia Anderson, presented new plans and spoke about waivers for Section 5-5.C.4, sub section g.i.,- Section 5-5.C.4, sub section j.- Section 5-5.C.4. sub section u.

The Board discussed abutter safety concerns that were submitted via email. Clark Whittier noted that Route 9 is a State Road and is not policed by the Town. The Board invited those in the audience to speak.

Anne Coleman- Sligo Road- stated she has concerns about how the Town is being developed. Ms. Coleman is very concerned about route 9, she knows it is a DOT road but wants Planning Board support to get it to be a double line and not a passing zone. She has huge concerns about the safety in this area, she stated she has already called the DOT but has not had any response.

Patricia Friant- Sligo Road- wanted to reiterate what Ms. Coleman had said. She feels that the safety of the road is not good, and would also like to see it as a double line and not a passing zone. Ms. Friant has also called the DOT about a year ago with no response.

Matt Dubois- Memorial Highway- reaffirmed everything that was stated in the email he had sent to the Board and what the other abutters have voiced for concerns. Mr. Dubois would like to see a stop sign put in making it a 4 way stop at the intersection of Rt 9 and Sligo Road, he believes this is the only thing that will slow down the traffic on rt. 9.

Lou Demers- Memorial Highway- stated there has been 4 accidents in the last six months in front of his house, he is looking for some assistance from the Town to slow people down and get the DOT to look at this.

Rosemary Roy- Town Manager- Mrs. Roy asked that Residents send all information to her so she can bring it forward to the appropriate parties.

Audrey Lones moved to approve the application with waivers as discussed with the plan dated July 9, 2018, board has received well drillers letter. Chris Cabot seconded the motion. Discussion: None. **Vote 3-yes, 1-No**

c. Findings of Fact- Maine Post & Beam

Audrey Lones moved to approve the findings of fact as written, Gary Dilisio seconded the motion. Discussion: None. **Vote 4-Yes, 0-No**

V. New Business

a. Site Plan Review- Wescustogo Community Center, Map 7, Lot 85, 20+/- acres

Matt Ahlberg of Barrett Made presented on behalf of the Town. Mr. Ahlberg briefly touched upon key points of the plan, and that there would be a great reduction in impervious surface, and all the curb cuts would stay the same. Drainage was discussed along with the lay of the Land. The Board asked questions about the drainage, Mr. Ahlberg noted they would be regrading the site to ensure proper drainage.

The Board discussed impervious surface, the timeline and whether a public hearing was necessary, and about peer review.

Casco Bay Engineering has been working alongside Barrett Made on the drainage and parking.

The Board deemed that a peer review of the Storm Water Drainage was needed and that a public hearing was not, due to all previous public hearings. They would like it posted on social media that the Board is discussing the project. The Board asked Ryan Keith-CEO to submit the plans to a available firm for peer review.

No action taken.

b. Deerbrook Apartments Extension

Sebago Technics submitted a request for extension on phase two of the project, the project was held up waiting on the water main to but placed by the Gray Water District. Placement of the water main was completed last fall.

Gary Dilisio moved to approve a 24-month extension to Deerbrook Apartments phase 2 of project that was approved dated July 9, 2013, the Board has noted valid reasons for delay in completion of project which was obtaining water access and that 75% of the project has been completed. The 5-year time limit lapsed

yesterday. Clark Whittier seconded the motion. Discussion: None. **Vote 4-Yes, 0-No**

VI. Any Other Business

a. Call for Members

Gary Dilisio asked that anybody interested in being on the Board contact the Town Office.

b. Designation of Next Month's Chair

Gary Dilisio will Chair next month's meeting.

Due to constraints on Board membership the August meeting will be moved to Monday August 13, 2018 @ 7:00pm.

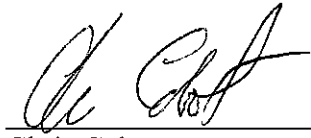
VII. Adjournment

Recorded by Stacey M. Ruby ASC

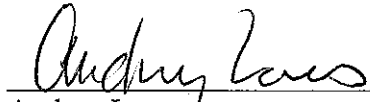
Planning Board Members



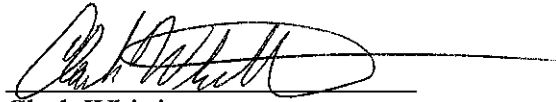
Gary Dilisio - Chair



Chris Cabot



Audrey Lones



Clark Whittier

Vacant- Member

Vacant - Alternate

Vacant- Alternate