

**Town of North Yarmouth
Planning Board Meeting
Meeting Minutes of September 12, 2018**

I. Call to Order

Present: Audrey Lones (Chair), Chris Cabot, Clark Whittier, Sandra Falsey, and Ryan Keith (CEO). Absent with Notice: Gary Dilisio

II. Minutes Approval

a. Minutes of August 13, 2018

Clark Whittier moved to approve the minutes, Sandra Falsey seconded the motion.

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

III. Old Business

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 Reed spoke about the project and gave the Board an update with changes from the Peer Review recommendations, he also stated they were going to be putting in 85ft of sidewalk along Route 115 as part of phase two. They are still waiting on DEP approval. They are requesting waivers on 10.23. d. on site water storage as all houses will be sprinkled, 10.24.d Hydrogeologic assessment because lots are larger, 10.30 street length of dead-end road, 10.22. b open space as that will be addressed in phase 2, 5.6-b-4-k high intensity soil survey. The DOT driveway permit was issued in July. The Board and applicant discussed storm water management and Homeowners association bylaws and that they would need to update the bylaws once DEP has approved

Clark Whittier had questions about sprinkler systems, Ryan Keith clarified.

The Board spoke about conditions:

1. Abutters Access
2. Maintenance agreement for Storm Water drainage system
3. DEP Approval
4. DEP Maintenance agreement for Homeowners
5. Prior to turning over Village View Lane to Homeowners assoc. it must come back to the Town for review of easements and right of ways for continuing access to those who currently have deeded access.

The Board opened the floor for Public comment

Clark Baston- Sweetser Road representing his father Dick Baston of Walnut Hill Road- Mr. Baston spoke about the right of way his father has and that he wants to make sure if phase two does not happen that his right of way will always exist.

Ben Grover- (applicant) stated it would state who has easements.

Scott Kerr- New Gloucester Rd- states that no matter what's approved rights of way do not just go away.

Audrey Lones moved to find the Village Center Estates application as complete with the following waivers 10.23. d. on site water storage as all houses will be sprinkled, 10.24.d Hydrogeologic assessment because lots are larger, 10.30 street length of dead-end road, 10.22. b open space as that will be addressed in phase 2, 5.6-b-4-k high intensity soil survey and the following conditions:

1. Deeded access to approximately the first 85ft of Village View Lane will be given to the Town of North Yarmouth prior to the road ownership transfer from the applicant to the Homeowners' Association (HOA) per the note on the filed subdivision plan
2. The Post Construction Stormwater Management Plan for Village Center Estates Subdivision dated July 2018 is attached to the Home Owners Association Declaration
3. DEP Permit approval is granted
4. Prior to the applicant turning over Village View Lane to the Homeowners' Association, the developer must come back to the Town for review of easements and right of ways for continuing access to those who currently have deeded access.
5. The Land Use Ordinance Section 10.22. b Open space requirement waived in this initial development phase is required to be fulfilled in Phase 2 development of the property.

Sandra Falsey seconded the motion. Discussion: None. **Vote 3-Yes, 0-No**

Audrey Lones moved to amend previous motion to approve the application and waivers and conditions as stated in previous motion, Sandra Falsey seconded the motion.

Discussion: None. **Vote 3-Yes, 0-No**

(Chris Cabot resumed Planning Board duties)

b. Findings of Fact- Wescustogo Hall & Community Center

Chris Cabot moved to approve the findings as amended, Clark Whittier seconded the motion. Discussion: None. **Vote 4-yes, 0-No**

IV. New Business

a. Discussion of upcoming Special Town Meeting

The Board discussed changes to the Zoning Map, the Land Use Amendments and comprehensive plan. They scheduled an additional meeting for the 20th at 7pm. They also discussed that the communications committee would like to write an article about the Board for the Fall Newsletter. Board discussed the need for a public hearing.

Chris Cabot moved to hold a public hearing about changes to the zoning map and land use amendments, Sandra Falsey seconded the motion. Discussion: None. **Vote 4-Yes, 0-No**

V. **Any Other Business**

a. **Call for Members**

Audrey Lones made a call for new Members.

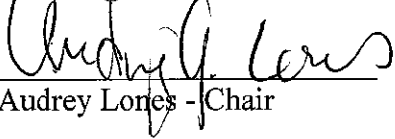
b. **Designation of Next Month's Chair**

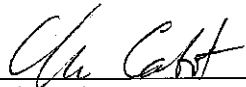
Chris Cabot will Chair next month's meeting.

VI. **Adjournment**


Recorded by Stacey M. Ruby ASC

Planning Board Members


Audrey Lones - Chair


Chris Cabot

Gary Dilisio


Clark Whittier


Sandra Falsey - Member

Vacant - Alternate

Vacant- Alternate