

**Town of North Yarmouth
Planning Board Meeting
Meeting Minutes of February 20, 2019**

I. Call to Order

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

Absent with notice: Gary Dilisio and Gary Bahlkow

II. Minutes Approval

a. November 13, 2018

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

III. Old Business

None

IV. New Business

a. Major subdivision- Sketch Plan Review- Meadowbrook Neighborhood Subdivision- Map 7, Lot 70

Jeff Read of Sevee & Maher, spoke on behalf of Construction Aggregate Inc.

Meadowbrook Neighborhood will be a 23-lot major mixed-use subdivision with 20 residential lots and 3 commercial lots. The lots sizes will be reduced to 20,000 sq.ft. with the use of advanced subsurface waste water treatment systems. They have implemented at 75ft setback from Toddy Brook and the small brook on the southern side of the property which abuts the Stone Post subdivision. The homes will be 3-4 bedrooms and have access to public water and underground electric.

Construction Aggregate Inc. will be creating the infrastructure and then selling the lots prior to the construction of the buildings.

Discussion about the draft plan followed including, among other things, the potential location of the public water, the creation of the homeowners association, the applicant's anticipated request for a waiver of the hydrologic assessment and high intensity soil survey, and the need for a technical review.

No action taken.

V. Any Other Business

a. Town Meeting Preparations

Board does not have any urgent changes to be sent to Town Meeting. No action taken.

b. Ordinance Review

Workshop Dates to draft proposed changes to the ordinance following the approval of the Comprehensive Plan were discussed. A date will be set and posted publically.

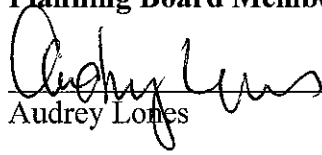
c. Next Month's Chair


Audrey Lones will Chair next month's meeting.

VI. Adjournment


Recorded by Stacey M. Ruby ASC

Planning Board Members


Audrey Lones


Chris Cabot - Chair

Gary Dilisio


Clark Whittier

Sandra Falsey

Gary Bahlkow - Alternate

Vacant- Alternate