

**Town of North Yarmouth  
Planning Board  
Meeting Minutes of May 14, 2019**

**I. Call to Order**

Present: Chris Cabot (Chair), Sandra Falsey, Clark Whittier, Gary Bahlkow (Alternate) and Ryan Keith (CEO) *Tardy*

Absent with Notice: Gary Dilisio and Audrey Lones

Gary Bahlkow will be a voting member for this meeting.

**II. Minutes Approval**

a. April 9, 2019

The Board discussed the minutes particularly the Burgess Subdivision and whether it should be considered three or four lots. Ryan Keith said he will check with the state and get back to the Board about the best way to proceed. Chris Cabot moved to table the April 9<sup>th</sup> meeting minutes; Sandra Falsey seconded the motion. Discussion: None. **Vote 4-Yes, 0-No**

**III. Old Business**

a. Findings for the Meadowbrook Neighborhood Subdivision

Sandra Falsey moved to approve the Findings of Fact as written, Clark Whittier seconded the motion. Discussion: None. **Vote 3- Yes, 0-No, 1-Abstention** (Gary Bahlkow)

b. Findings for the Burgess Subdivision

Clark Whittier moved to approve the Finding of Fact as written, Sandra Falsey seconded the motion. Discussion: None. **Vote 3-Yes, 0-No, 1- Abstention** (Gary Bahlkow)

**IV. New Business**

a. Site Plan Review- Meadowbrook Apartments- Memorial Highway- Lot 23 Meadowbrook Subdivision

Steve Roberge of SJR Engineering representing Ben Grover of Construction Aggregate spoke on behalf of the project. The proposed project will be 3 duplex units containing 6 residential units. Parking will be provided behind the units. The lot will be filled to bring it level with Memorial Highway and will conform with the new zoning requirements of a maximum 20ft setback from the road. Each unit will contain two bedrooms. Mr. Roberge gave a detailed overview of the plan, including but not limited to, floor plans, utilities, erosion control, and maintenance of erosion control. The Board discussed stormwater management, impervious surface, and height of the planned retaining wall, among other things.

The Board deemed that a public hearing would be held at the June 11, 2019 meeting, and due to scheduling logistics, a public site walk will not be held but each member of the Board should familiarize themselves with the property. Mr. Grover will flag the property for clear reference.

No further action was taken.

- b. Site Plan Review- Brimmy's Self Storage- 172 Cumberland Rd- Map 4, Lot 107 2+/-acres  
Dane Brimigion presented his plan for 26 storage units to located on his property at 172 Cumberland Road. There will be no utilities for these units other than electricity for the security lights. The Board and Mr. Brimigion discussed the plan.  
The Board determined that a site walk and public hearing was not needed.  
Mr. Brimigion stated he has spoken with both the Fire Chief and the Water District and they had no concerns.

The Board reviewed the checklist:

Chris Cabot moved to find page 1 of Brimmy's Self Storage application complete, Clark Whittier seconded the motion. Discussion: None. **Vote 4-Yes, 0-No**

(Gary Dilisio arrived at the meeting.)

Chris Cabot moved to find page 2 of Brimmy's Self Storage application complete, except for the following condition, the applicant will submit a letter to satisfy section 10-3.D-4, and a waiver for section 10-4B-2. Gary Dilisio seconded the motion. Discussion: None. **Vote 5-Yes, 0-No**

Gary Dilisio moved to find page 3 of Brimmy's Self Storage application complete, with a waiver for section 10-9.A. adequate financial resources, Chris Cabot seconded the motion. Discussion: None. **Vote 5-Yes, 0-No**

Gary Dilisio moved to find page 4 of Brimmy's Self Storage application complete as submitted, Sandra Falsey seconded the motion. Discussion: None. **Vote 5-Yes, 0-No**

Gary Dilisio moved to find page 5 of Brimmy's Self Storage application complete as submitted, Clark Whittier seconded the motion. Discussion: None. **Vote 5-Yes, 0-No**

Gary Dilisio moved to find page 6 of Brimmy's Self Storage application complete as submitted, Clark Whittier seconded the motion. Discussion: None. **Vote 5-Yes, 0-No**

Gary Dilisio moved to find pages 6-10 of Brimmy's Self Storage application complete as submitted, Sandra Falsey seconded the motion. Discussion: None. **Vote 5-Yes, 0-No**

The Board wanted to add an additional condition that the applicant will not alter the topography or site permanent structures within 75ft of the stream.

Chris Cabot moved to approve the application for Brimmy's Self Storage located at 172 Cumberland Road, with the conditions and waivers noted above, Clark Whittier seconded the motion. Discussion: None. **Vote 5-Yes, 0-No**

V. **Any other Business**

a. Next Month's Chair

Gary Dilisio will Chair next month's meeting.

b. Vision Statement

Gary Dilisio would like the Board to work on a vision statement to help them stay on track. Other members of the Board agreed that it would be a helpful task to undertake.

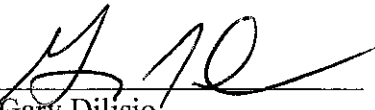
VI. **Adjournment**

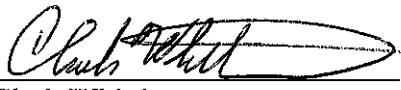
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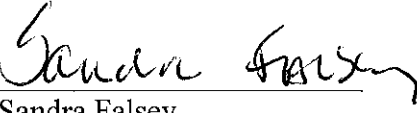
**Planning Board Members**

  
Chris Cabot- Chair

\_\_\_\_\_  
Audrey Lones

  
Gary Dilisio

  
Clark Whittier

  
Sandra Falsey \_\_\_\_\_

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Gary Bahlkow - Alternate