

**Town of North Yarmouth
Planning Board
Meeting Minutes of June 11, 2019**

I. Call to Order

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

Absent with notice: Gary Bahlkow

II. Minutes Approval

a. April 9, 2019

Gary Dilisio moved to approve the minutes as amended, Chris Cabot seconded the motion. Discussion: None. **Vote 5-Yes, 0-No**

b. May 14, 2019

Gary Dilisio moved to approve the minutes as amended, Sandra Falsey seconded the motion. Discussion: None. **Vote 4-Yes, 0-No, 1-Abstention** (Audrey Lones)

III. Public Hearing

a. Meadowbrook Apartments- Memorial Highway- Lot 23 Meadowbrook Subdivision

Gary Dilisio opened the Public Hearing.

Steve Roberge of SJR Engineering spoke on behalf of Construction Aggregate. He gave a brief overview of the proposal.

Paul Peck- Sweetser Road- Mr. Peck asked about the DEP approval and that if the engineering required a full permit not a Permit by Rule. He said he knows there is an exemption if the disturbed area would be under an acre, but if you count both projects, doesn't this disturb more than 1 acre?

Steve Roberge said correct, in the analysis when you build a subdivision you are responsible for the road construction and must include that in your impervious surface. All the lots have been sold to others, so they fall under the new owners of the developed area. The road and this project are included together, therefore a stormwater permit by rule is required and has been applied for. They have spoken with the DEP about this to confirm their interpretation.

Some discussion occurred inaudible on the mic.

Paul Peck asked if any wetlands mapping had been done.

Steve Roberge said there is no impact to wetlands.

Paul Peck asked if this project has gone through subdivision approval.

Gary Dilisio said the original subdivision was approved 2 months ago for 20 residential lots and 3 commercial lots with each needing site plan review.

Ryan Keith said he spoke with MMA about this subdivision question. MMA said there has been a change in rules to allow site plan review and subdivision in tandem. Because our process is exactly the same for both approvals, the Board can approve the project in tandem for both at the same time.

Paul Peck asked about the 6ft fence on the 12 ft wall and how is that going to look especially coming around the corner on Route 9.

Ben Grover spoke about the appearance of the proposed wall.

Josh Maclearn- Stone Post- Mr. Maclearn asked for clarity on the rear of the lot and the lighting in the parking lot.

Steve Roberge described the lighting of the proposed project.

Josh Maclearn said when they moved to North Yarmouth he spoke with people on the Economic Development Committee about how they want to attract businesses to the village center. EDSC is okay with apartments and it seems like they are looking to attract businesses for public value so he is not sure if this is the correct use, but it could be worse.

Audrey Lones said the Town recently approved the new Comprehensive Plan and the vision of the EDSC is in line with the goals of the plan. Both the Plan and the EDSC would like to see more variety in the available housing in town, particularly in the village center.

Josh Maclearn just wanted to state whether this was good use of one of the few commercial lots in the center of Town.

Gary Dilisio closed the Public Hearing.

IV. Old Business

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

The Board discussed the Peer Review that was received from Acorn Engineering. Steve Roberge updated the Board on changes made to the plan, including the parking spot sizes and the impervious surface calculations.

The Board asked for clarification on the plans and areas of the application such as utilities.

Board discussed approval procedures for this application.

Chris Cabot talked about conditions on storm water catch basins.

Clark Whittier moved to approve the Meadowbrook Apartments application dated 5/30/2019 with the one condition that the storm water system must be reviewed by the Town and comply with the North Yarmouth policy. This lot is part of the Meadowbrook Subdivision, which was approved at the May Planning Board Meeting.

Chris Cabot seconded the motion. Discussion: None. **Vote 5-Yes, 0-No**

b. Findings of Fact for Brimmy's Self storage

Gary Dilisio moved to approve the Findings of Fact for Brimmy's Self Storage with the amendments to the conditions as stated, Chris Cabot seconded the motion. Discussion: None. **Vote 4-Yes, 0-No, 1-Abstention** (Audrey Lones)

V. New Business

None

VI. Any other business

a. Vision Statement

Gary will circulate the draft vision statement he wrote, and the Board will discuss it at the next meeting.

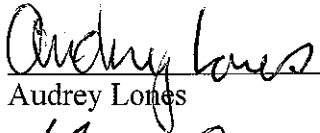
b. Next Month's Chair

The Board discussed organization of positions to be voted on at the next meeting including co-chairs or co-secretaries.

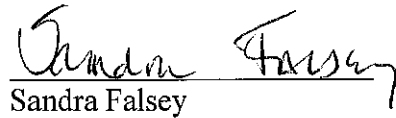
VII. Adjournment


Recorded by Stacey M. Ruby ASC


Planning Board Members


Audrey Lones


Gary Dilisio- Chair


Sandra Falsey


Chris Cabot


Clark Whittier

Gary Bahlkow - Alternate