

**Town of North Yarmouth
Planning Board
Meeting Minutes of March 12, 2019**

I. Call to Order

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

Absent with notice: Sandra Falsey

II. Minutes Approval

a. February 13, 2019

Clark Whittier moved to approve the minutes, Chris Cabot seconded the motion.

Discussion: None. **Vote-3 Yes, 0-No, 2- Abstentions** (Gary Dilisio & Gary Bahlkow)

Gray Bahlkow noted he would be abstaining from voting as this is his first meeting.

III. Old Business

a. Major Subdivision- Meadowbrook Neighborhood Subdivision- Map 7, Lot 70- 16.12+/- acres

Jeff Read of Sevee & Maher representing Construction Aggregate Inc.(CAI) spoke about the plan. Mr. Read stated they are no longer looking for a waiver for the hydrogeologic study that one would be completed. Mr. Read asked if a waiver could be granted for the front setback as homeowners would end up parking on the sidewalk and to allow for the septic systems to be placed in the front yard.

Gary Bahlkow asked about the entrances and parking for the commercial lots. He asked why they were not on the newly established road. Mr. Read stated it was discussed at the last meeting that accessing commercial property from a residential neighborhood would not be well received and would raise safety concerns. Ben Grover of CAI spoke stated he wants to make sure that the entrances for the commercial lots will be on Memorial Highway not on the new private street. Ryan Keith stated that once approval has been granted for the subdivision the entrances can not be changed to the commercial lots unless it comes back before the Board as an amendment.

The Board discussed front setbacks and that it would be a Zoning Board of Appeals (ZBA) decision and what the requirements were to go to the ZBA. Mr. Read explained that the septic need to be 20ft from the home and are 10x15 so the lots are constraining. Gary Bahlkow asked about a community septic. Mr. Read stated that from an economic standpoint it would need to be up on Memorial Highway and you would lose both commercial lots and two residential lots and the road would need to be moved.

The Board discussed the properties layout and the lots configuration for house layout, Gary Bahlkow asked about size limitation on the houses. Mr. Read stated there is no square footage limitation, but the septic will only be able to handle 3-4 bedrooms.

Mr. Read withdrew the request for the setback waiver, because the Board determined that it does not have the right to waive the setback limitation.

Audrey Lones asked that the Board move through the checklist at this time.

Gary Dilisio moved to approve sections 10.1 through 10.5 for the Meadowbrook Neighborhood subdivision dated 2/26/2019 as submitted by the applicant, Chris Cabot seconded the motion. Discussion: None. **Vote 4-Yes, 0-No, 1-Abstention** (Gary Bahlkow)

Gary Dilisio moved to approve sections 10.6 through 10.14 for the Meadowbrook Neighborhood subdivision dated 2/26/2019 as submitted by the applicant, Chris Cabot seconded the motion. Discussion: None. **Vote 4-Yes, 0-No, 1-Abstention** (Gary Bahlkow)

Chris Cabot moved to approve sections 10.15 through 10.22 as complete except for sections 10.16, A2, A.2a, A2c and 10.22E, Gary Dilisio seconded the motion. Discussion: None **Vote 4-Yes, 0-No, 1-Abstention** (Gary Bahlkow)

Applicant is still waiting on letter from the 10.23 Water District and the Fire Chief, and sections 10.24, A.4 is now not applicable 10.24, D1-D5 will be submitted, and D6 is not applicable to this application.

Gary Dilisio moved to approve 10.23 through 10.27 with changes noted above in the minutes for the Meadowbrook Neighborhood subdivision dated 2/26/19 as submitted by the applicant, Chris Cabot seconded the motion. Discussion: None. **Vote 4-Yes, 0-No, 1 Abstention** (Gary Bahlkow)

The Applicant requests a waiver for section 10.28, D.6.

Audrey Lones moved to approve the request for a waiver for section 10.28, D.6 granting access to the commercial lots off of existing road, Gary Dilisio seconded the motion. Discussion: Chris Cabot asked if this had to be approved now or when the commercial lots come back for Site Plan Review. Ryan Keith advised it should be now. **Vote 4-Yes, 0-No, 1- Abstention** (Gary Bahlkow)

The Applicant requests waivers for 10.29 C.7.a and C.7.c as there is no possibility of connectivity to abutting properties.

Gary Dilisio moved to approve waivers 10.29, C.7.a and C.7.c due to no possible connectivity, Chris Cabot seconded the motion. Discussion: None. **Vote 4-Yes, 0-No, 1-Abstention** (Gary Bahlkow)

Gary Dilisio moved to approve 10.28 through 10.35 of the Meadowbrook Neighborhood subdivision to be complete with the notation of three waivers 10.28, D.6, 10.29 C.7.a and C.7.c as previously approved, contingent on submission of 10.31, A.5 and 10.33 A.2 letters, Chris Cabot seconded the motion. Discussion: None. **Vote 4-Yes, 0-No, 1-Abstention** (Gary Bahlkow)

Chris Cabot moved to find the application complete with the previously noted submissions that we expect to receive from the Applicant and the waivers approved at this meeting, along with the abutters' letters. Clark Whittier seconded the motion. Discussion: None. **Vote 4-Yes, 0-No, 1 Abstention** (Gary Bahlkow)

The Board determined that no site walk is necessary. The Board requested that a peer review be conducted and asked Ryan to see if Acorn Engineering can complete it. A public hearing shall be held at the April 9, 2019 meeting.

No further action was taken.

IV. New Business

a. Major Subdivision Amendment- Village Center Estates

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

Jeff Read of Sevee & Maher spoke about the change in the plan, the amendment would be a 50ft easement across lot 11 for access to land locked property located on the other side.

Gary Dilisio moved to approve the amended Village Center Estates plan dated February 26, 2019 with new access across lots 11 and the noted monument change. Clark Whittier seconded the motion. Discussion: None. **Vote 3-Yes, 0-No, 1-Abstention** (Gary Bahlkow)

V. Any Other Business

a. Confirmation of Workshop Date and Time

The workshop will be Wednesday April 3, 2019 at 6:30pm

b. Next Month's Chair


Gary Dilisio will Chair next month's meeting.

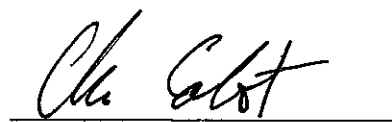
VI. Adjournment

Recorded by Stacey M. Ruby ASC

Planning Board Members


Audrey Lones - Chair


Gary Dilisio


Chris Cabot

Clark Whittier

Sandra Falsey- Member

Gary Bahlkow - Alternate