

**Town of North Yarmouth
Planning Board
Meeting Minutes of October 8, 2019**

I. Call to Order

The meeting was called to order at 7:01 PM. Present: Audrey Lones (Chair), Sandra Falsey, Chris Cabot, Gary Bahlkow, (alternate) Ryan Keith (CEO)
Absent w/notice: Clark Whittier, Gary Dilisio

II. Minutes Approval

a. September 10, 2019

Chris Cabot suggested a change to section IV. New Business; a. Preliminary Review – Minor Subdivision. Sandra Falsey moved to approve the September 10, 2019 minutes with suggested amendments to section IV. a.; Audrey Lones seconded the motion. Discussion: None. **Vote 3-Yes, 0-No**

III. Old Business

a. Findings of Facts: Single Story Commercial Building Lot #22

After a brief review of the updated Findings of Facts, Chris Cabot motioned to accept the Findings of Facts for the Single Story Commercial Building Lot #22, Sandra Falsey seconded the motion. Discussion: None **Vote 3-Yes, 0-No**

b. Final Review - Minor Subdivision – 414 Ledge Road – Map 3, Lot 87

The Board reviewed the updated plan and Minor Subdivision Final Plan Application Checklist for the 414 Ledge Road property from John Schwanda of Owen Haskell, Inc. After brief discussion, the Board opened the floor for residents' questions/comments:

- Hart Dibner of 26 Hawthorne Road inquired on what the plan for the property. After a brief review of the plan, Mr. Dibner was satisfied and had no further questions.
- Nelson Smith of 364 Ledge Road noted his property has an easement for a waterline which runs through the 414 Ledge Road property. This waterline also provides water to 380 Ledge Road. The Board requested John Schwanda and Dale Bragg to walk the property with Nelson Smith to ensure the line would not be disturbed during construction. The Board also asked John to resubmit the Plan to include the general location of the waterline.
- Candance Smith of 364 Ledge Road warned contractors to be aware of an old septic tank located in the general area of the new home.

Chris Cabot motioned to find the final application/checklist complete for the Minor Subdivision at 414 Ledge Road. Sandra Falsey seconded the motion.

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

Chris Cabot motioned to approve the project for the Minor Subdivision at 414 Ledge Road with the following conditions.

- Landowner and abutters work together to resolve water line easement concerns

- A revised plan includes an approximately location of the well line to 364 and 380 Ledge Road (2 Mylar and one 11x17)
- The following items be changed on the Final Plan Application Checklist:
 - 5-5 C.4 j. – Changed from Applicant Requests to be Waived to “Not Applicable”
 - 5-5 C.4 u. – Changed from Applicant Requests to be Waived to “Not Applicable”

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

IV. Any other Business

a. Agenda Change Suggestion

Gary Bahlkow suggested adding a new agenda item “Public Comment – Non-Agenda Items” like the Select Board’s agenda. The Board tabled the addition until some further research has been performed.

b. Mission Statement

Audrey Lones noted that new Mission Statement was now located on the bottom of the agenda and will be placed on the website.

c. Yarmouth Water District

Audrey inquired whether the town has received an updated test drill report from Yarmouth Water District. Ryan Keith volunteered to research for clarification.


V. Adjournment

Meeting was adjourned at 7:48 PM.

Recorded by Tracey Cox, Executive Assistant to CEO/Assessor

Planning Board Members


Audrey Lones - Chair


Chris Cabot

Gary Dilisio

Clark Whittier


Sandra Falsey


Gary Bahlkow - Alternate