

Town of North Yarmouth
Planning Board
Meeting Minutes of November 10, 2020
Remote Zoom Meeting
(recording is available via Town Hall Streams)

I. Call to Order

The meeting was called to order at 7:02 PM. Present: Audrey Lones (Chairperson), Chris Cabot (Secretary), Sandra Falsey (Board Member), Gary Bahlkow (Board Member) & Ryan Keith (CEO)

Absent with Notice: Chris Gordon (Board Member)

II. Minutes Approval

a. October 13, 2020

Gary Bahlkow motioned to approve the minutes of the October 13, 2020; Sandra Falsey seconded the motion. Discussion. **Vote 4 Yes 0 No**

III. Old Business

a. White Pine Community Church Follow up

Ryan Keith and Vanessa Farr reviewed with the Board their findings and conclusion for the parking issue that the Church is currently experiencing. A sketch plan was submitted to the Church officials with possible solutions. Survey work will be needed to determine how they will proceed.

IV. New Business

a. Yarmouth Water District – Sketch Plan Review

Dan Flaig from Wright-Pierce Engineering presented a Sketch Plan Review of the proposed New Pumping Station on behalf of the Yarmouth Water District. The Board members expressed a few concerns that they would like to see addressed when the final application is submitted:

- Set the actual structure back further off the road
- Underground CMP Power location
- Underground Propane tanks
- Green Chain Link Fence
- Combine all 3 lots into one lot

Gary Bahlkow requested a Site Visit for the Planning Board to review the actual site with Eric Gagnon from Yarmouth Water District and Daniel Flaig, Wright-Pierce Engineering.

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b. Deer Brook Subdivision – Phase II

Rob McSorley from Sebago Technics reviewed with the Board the request for an additional 2-year extension of Phase II of the Deer Brook subdivision. After a lengthy discussion, the Board would like to postpone their decision until next month after they are able to confer with Town Counsel and the minutes from the Planning Board Meeting in 2018 in which this project was already provided with a 2 year extension on this portion of the subdivision.

V. Administrative Business

a. Special Town Meeting

Audrey Lones and Rosemary Roy discussed with the Board the possibility of holding a Special Town Meeting in January to present the proposed Land Use Ordinance Amendments.

Sandra Falsey left the meeting.

Audrey Lones motioned to present a request to the Select Board to consider setting a date to hold a special town meeting in January 2021 to bring forward to the Community the proposed Land Use Ordinance amendments which were originally proposed for town meeting on 2020. In the event, that the Select Board wishes to have an expeditious meeting, we would state our preference for section amendments for the following sections:

1. Section 3.3 A.8 – Submit a plan
2. Section 7.2 - Dimensional Table
3. Section 7.4 - Use Table
4. Section 10.2. B.2 - Theoretical Lot Lines – Show
5. Section 10.4 – New Building Standards
6. Section 10.23 – Strike out reference to providing open space for multifamily
7. And any sections that strike out the term “Mulitplex”

Second Priority will be those the other proposed amendments to the Land Use Ordinance that remain from the 2020 proposal.

Chris Cabot seconded the motion, Discussion **3 Yes 0 No**

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b. Ordinance Review Discussion

Audrey Lones instructed Tracey Cox to schedule an Ordinance Review Workshop after the first of year.

c. Regulatory Protection – Comprehensive Plan

Tabled until December meeting.

d. Fiscal Year 2021-2022 Budget Discussion

Audrey Lones and Rosemary Roy reviewed with the Board the budget process and what line items within the Community Service budget are designated to the Planning Board.

e. Review of Previous Year's Applications

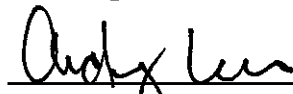
There was no meeting held in November 2019.

VI. Adjournment

Meeting was adjourned 9:36 PM.

Recorded by Tracey Cox, Executive Assistant to CEO/Assessor

Planning Board Members




Audrey Lones - Chair



Chris Cabot - Secretary

Gary Bahlkow, Board Member



Sandra Falsey, Board Member

~~Chris Gordon, Board Member~~