

Town of North Yarmouth
Planning Board
Meeting Minutes of December 8, 2020
Remote Zoom Meeting
(recording is available via [Town Hall Streams](#))

Audrey Lones motioned that the Board has found the application for the Bacon Farm Road Minor Subdivision complete; Chris Gordon seconded the motion. Discussion. **Vote 5 Yes 0 No**

Chris Cabot motioned to approve the application for the Bacon Farm Road Minor Subdivision; Sandra Falsey seconded the motion. Discussion. **Vote 5 Yes 0 No**

b. Preliminary Village Center Estates Major Subdivision – Phase II
Chris Cabot recused himself due to being a direct abutter.

Chris Gordon noted he received an abutter notice letter but is an indirect abutter and does not feel his proximity to the location of the project would require him to recuse himself or impact his ability to make an impartial judgement on the application.

Jeff Read, Sevee & Maher Engineering, on behalf of the applicant reviewed the proposed details regarding Phase II of Village Center Estates. It is the southern portion of the original parcel, (Map 007 Lot 34) the application proposes 25 lots, 22 residential development, 1 commercial lot, 1 for stormwater management, 1 for open space.

Audrey Lones indicated that there is a historic dug well on the property which she suggested it may be nice to contact the historic society to see if they would like to take pictures. Chris Cabot indicated he would take photos and email them to Jeff Read.

Jeff mentioned the applicant will be building the walking trail in the open space to the easement on the abutting property to the power lines.

Audrey Lones motioned to find the preliminary application complete and approve the waiver as requested for 10.23 D. 2 Water Supply and Fire Protection; Chris Gordon seconded the motion. Discussion. **Vote 5 Yes 0 No**

Audrey Lones indicated that a Public Hearing will be schedule at the next Planning Board Meeting on January 12, 2021 and a Site Walk has also been requested. Tracey Cox and Audrey Lones will work with Jeff Read on a date that will work for everyone.

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I. Call to Order

The meeting was called to order at 7:01 PM. Present: Audrey Lones (Chairperson), Chris Cabot (Secretary), Sandra Falsey (Board Member), Gary Bahlkow (Board Member), Chris Gordon (Board Member) & Ryan Keith (CEO)

II. Minutes Approval

a. November 10, 2020

Chris Cabot motioned to approve the minutes of the November 10, 2020 Planning Board Meeting as amended; Sandra Falsey seconded the motion. Discussion. **Vote 4 Yes 0 No**

b. November 30, 2020 – Yarmouth Water District Pump Station Site Walk

Audrey Lones motioned to approve the minutes as presented for the November 30, 2020 Yarmouth Water District Pump Station Site Walk; Chris Gordon seconded the motion. Discussion. **Vote 3 Yes 0 No**

III. Old Business

a. Deerbrook Apt Subdivision Phase II

The Board reviewed and discussed the interpretation from MMA whether the Board had the authority to grant an additional 2-year extension for the Deerbrook apt Subdivision Phase II. MMA's interpretation was that the developments were not phased, in fact they were two separate developments and the application expired prior to November extension request.

Chris Cabot motioned to not grant the extension request for DeerBrook Apt Subdivision Phase II and request that the applicant submit a new application; Sandra Falsey seconded the motion. Discussion. **Vote 5 Yes 0 No**

IV. New Business

a. Bacon Farm Rd Minor Subdivision

Wayne Wood of Wayne Wood & Co., on behalf of Joyce and Ed Gervais reviewed and presented the Bacon Farm Road Minor Subdivision application. The Bacon Farm Road has already been constructed to Town standards and utilities have been installed underground for all these lots. The original two lots that were previously created and considered to be exempt from being part of the subdivision as they are "Homestead Lots" under the State Subdivision definition. To sell the last undeveloped lot and the original homestead the applicant is requesting approval to split Map 010 Lot 24 with an additional lot.

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All abutters will be notified on the Public Hearing for the next meeting, Jeff Read will work with Town Staff to coordinate.

V. Administrative Business

a. Ordinance Review Discussion

Audrey Lones instructed Tracey Cox to schedule an Ordinance Review Workshop for the beginning of January.

b. Regulatory Protection – Comprehensive Plan

Audrey Lones indicated this subject will be discussed during the Ordinance Review Workshop

c. Special Town Meeting

Audrey Lones discussed with group the potential special town meeting that is tentatively scheduled for January 28, 2021 at 6:00 PM to approval all the Land Use Ordinance changes that would have been presented at the cancelled April 2020 Town Meeting. This is all pending on what happens with COVID-19. We will need to do some education with residents about these changes before the town meeting.

d. Review of Previous Year's Applications

Audrey Lones reviewed the items on the report which took place at the December 2020 meeting and Ryan Keith discuss the details on these items.

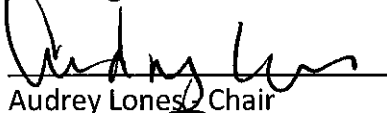
VI. Any other Business

VII. Adjournment

Meeting was adjourned 9:32 PM.

Recorded by Tracey Cox, Executive Assistant to CEO/Assessor

Planning Board Members


Audrey Lones, Chair


Gary Bankow, Board Member

Chris Gordon, Board Member


Chris Cabot - Secretary

Sandra Falsey, Board Member