

Town of North Yarmouth
Planning Board
Meeting Minutes of April 13, 2021
Remote Zoom Meeting
(recording is available via Town Hall Streams)

I. Call to Order

The meeting was called to order at 7:04 PM. Present: Audrey Lones (Chairperson), Chris Cabot (Secretary), Sandra Falsey (Board Member), Gary Bahlkow (Board Member), Chris Gordon (Board Member), Kimry Corrette (Alternate) & Ryan Keith (CEO)

II. Minutes Approval

a. March 9, 2021

Audrey Lones motioned to approve the minutes of the March 9, 2021 Planning Board Meeting as presented; Chris Cabot seconded the motion. Discussion.

Vote 5 Yes 0 No

b. January 13, 2021 – Village Center Estates Phase II Site Walk

Audrey Lones motioned to approve the minutes of the March 9, 2021 Planning Board Meeting as presented; Chris Gordon seconded the motion. Discussion.

Vote 3 Yes 0 No

c. March 24, 2021 – York Ridge Major Subdivision Site Walk

The minutes of the York Ridge Major Subdivision Site Walk were tabled until the May Planning Board Meeting.

III. Old Business

a. Major Subdivision Application – Final Approval for Village Center Estates Phase II

The applicant requested to table the final approval.

IV. New Business

Gary motioned to accept his email from 3/10, 3/15 & 3/25 into the public record (SEE ATTACHMENT A, B & C); Chris Cabot seconded the motion. Discussion.

Vote 5 Yes 0 No

a. Major Subdivision Application – York Ridge Major Subdivision

Charlie Burnham, Atlantic Resource Consultants, LLC, on behalf of Construction Aggregate, Inc, reviewed and discussed the details for the for the proposed York Ridge Major Subdivision project with the Planning Board.

The applicant proposes a 13-lot residential subdivision, and it is located off of Rt 115 on the Gray Road on a portion of Map 010 Lot 071. This is Phase 1 of the development of this parcel, there is not additional phases schedule or planned at this time.

Chris Gordon expressed his concerns about the 50ft common buffers, he suggested adding specific language in the HOA regarding the maintenance of this area.

Paul Metevier, Alternate Planning Board member, joined the meeting.

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Paul Metevier discussed his concerns regarding the water issues there seem to be in the Walnut Hill area.

Gary Bahlkow reviewed his concerns regarding the ownership of the property, the proposed open space concept and a possible wetland area. He also discussed the wild rabbit habitat delineation. Chris Cabot advised that applicant should provide documentation showing there are not permanent restrictions on this property.

While Kimry Corrette noted that she was concerned at first about the open space concept but after further review likes the concept of this area not being maintained but allowed to grow wild.

Audrey Lones noted the maintenance of the sidewalks should be listed in the HOA agreement.

PUBLIC COMMENTS:

Audrey Lones read an email from Ginny Van Dyke of 64 Walnut Hill Rd, she discussed her concern about water supply within the subdivision.

Allison Harris, 26 Castle Hill Rd – expressed her concern about the buffer zones between 7 and 12 and whether the applicant is planning on using them as roads to access the top of the hill in the future. As well as whether the Phase II of the project will have open space in the whole a lot and she inquired about the Yarmouth Water Districts plans for a new water tank.

Lianne Mitchell, 25 Wander-R- Way – provided her concerns about water, she noted there was a Great Blue Heron at the pond each summer, she expressed her appreciation with the open space buffers between the houses and concerns about the double lot concept. She inquired about Phase II plans and the how it could affect the school system.

Ben Sahagian, 83 Gray Rd – He noted he is across the street from the proposed development. He asked what the plans are for the open space that is along Rt 115 to the proposed road. He inquired whether the applicant would consider added trees behind the existing lot as well as along lot 15 to provide a buffer.

It was determined there were a few things that are still needed:

- Land Ownership documentation
- Maps should be prepared to scale
- Sidewalk Maintenance in the HOA Agreement
- Updated HOA Agreement
- State Restrictions New England Cotton Tail Rabbits

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Audrey Lones motioned to hold a Public Hearing on the York Ridge Major Subdivision application at the May 11, 2021; Sandra Falsey seconded the motion. Discussion.

Vote 5 Yes 0 No

b. Site Plan Review – Fire Barn Project

Greg Payson, North Yarmouth Fire/Rescue Chief, on behalf of the North Yarmouth Fire Company, presented the proposed Fire Barn project to the Planning Board. The project consists of building a garage for North Yarmouth's first brand new fire engine dated back to 1960 as well as a museum on the back side of the building. The project is not a town project it is solely funded by the North Yarmouth Fire Company through donations. The structure will be located adjacent to the bean pit in the village green property.

There are a couple waivers requested:

1. The request to waive the 20 ft set up to 30 ft due to the engine length and not blocking the road when taking it out to waxing it.
2. The request to waiver the front and side window requirements.

Chris Gordon addressed a concern about not having running water and a public bathroom.

Chris Cabot noted that currently the board doesn't have the authority to grant the setback change however Ryan Keith noted that in the new land use ordinance changes Civic Buildings are exempt from this requirement.

c. Findings of Facts – Booster Pump Station Yarmouth Water District

Gary Bahlkow addressed his concern about the cutting of the ancient tree that was cut down on the project area. Ryan Keith noted that he spoke to Clark Baston, Road Commissioner about the tree in question. Clark indicated that the tree was a hazard for the road crew and would have eventually need to be cut down and the Yarmouth Water District saved the Town several thousand dollars.

Audrey Lones motioned to accept the Findings of Facts for the Booster Pump Station for the Yarmouth Water District with the amendment to Waiver #1: **Article X, SECTION 10.4 BUILDING DESIGN STANDARDS, B. Standards: 2. No less than 20 percent of the front façade of any building shall be window area.**

To maintain security of the facility and to provide protection of public water infrastructure, the windows are less than 20% façade required in the ordinance.

Chris Cabot seconded the motion. Discussion. **VOTE 4 YES 1 NO**

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Gary Bahlkow requested that the Code Office contact the Recreation Committee to let them know the Yarmouth Water District has land on Sweetser Road with a railway bed.

d. Findings of Facts - Minor Subdivision 64 Country Lane

Audrey Lones motioned to approve the findings of facts for the Minor Subdivision – 64 Country Lane as presented; Gary Bahlkow seconded the motion. Discussion.

VOTE 5 YES 0 NO

V. Administrative Business

a. Review of Previous Year's Applications

No meeting was held in April 2020

b. May 20th Planning Board Workshop

Audrey Lones reminded the Board of the May 20 Planning Board Workshop at 6:30 PM. The Solar Committee will be joining us for this meeting. Audrey requested Tracey send out a meeting request to the board as a reminder.

c. Town Meeting Warrant

Audrey Lones noted that the Select Board signed the Warrant for the 2021 Town Meeting. The Town meeting will be held on April 24, 2021 at 9 AM.

d. Site Walk Suggestion

Gary Bahlkow suggested the site walk the Board holds be either captured through video or audio.

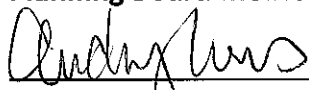
VI. Any other Business

VII. Adjournment

Meeting was adjourned 9:58 PM.

Recorded by Tracey Cox, Executive Assistant to CEO/Assessor

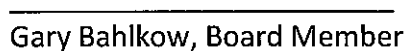
Planning Board Members



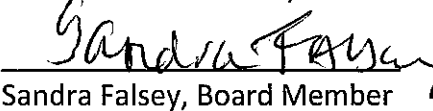
Audrey Lones - Chair



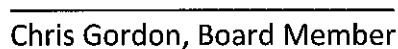
Chris Cabot - Secretary



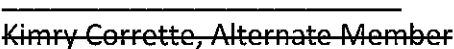
Gary Bahlkow, Board Member



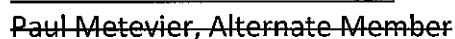
Sandra Falsey, Board Member



Chris Gordon, Board Member



Kimry Corrette, Alternate Member



Paul Metevier, Alternate Member