

**Town of North Yarmouth
Planning Board- Minutes
Tuesday, February 10, 2015
7:00 PM @ Meeting Room, Municipal Building**

Present: Steve Morrison, Tom Hinman, Gary DiLisio, Paul Turina (Alternate), Ryan Keith (Code Enforcement Officer)

Absent with notification: Peter Lindsay, Katryn Gabrielson, Ande Smith

1. Approval by the board of the planning board minutes of January 13, 2015.

Steve Morrison indicated that the Board would table the minutes as only 2 people present were at that meeting and 3 votes are necessary for approval.

2. Pre-application Review of a minor subdivision application submitted by Stephen Meehan for a 4 lot subdivision of his property located of Milliken Road in North Yarmouth.

Stephen Meehan gave an overview of his proposal. He has an additional lot and that his 100 foot wide right of way on his existing lot, it can include 2 more lots and with his existing home, he would like to them together to create a 4-lot sub-division.

Stephen Meehan presented some visuals regarding the property and gave an overview of the proposal. Steve Morrison reminded the applicant that any materials must be submitted in advance. Ryan Keith, CEO indicated that since this is a pre-application process, the formal application will be submitted and will include these materials.

Stephen stated that he would like to sell his house, build another but wants to get the subdivision in order prior to this. He indicated that he needs to resubmit an updated soils test.

Gary DiLisio asked about the right of way surface materials. Stephen stated it is to town standards and is of gravel. The group reviewed the parcel divisions and what currently exists. Gary asked if Meehan Lane needs to be upgraded for the 4 lot subdivision. Ryan Keith indicated that the current road is to the standards but anything beyond it to accommodate the subdivision would need to be upgraded. Stephen would like to work with the town to keep as much preservation space as possible given the densely forested aspect around the new road area and that areas of the lots have old growth trees. Ryan asked if Stephen intends to upgrade the entire road to the current standards once he built his new house. Ryan stated that once the permit is requested for this, it would require the road standards to be upgraded. Ryan read the road standards from the ordinance. There was a discussion on the building placement for lot 2 and the 250-500 foot line related to the Resource Protection. It was concluded that it cannot be built where Stephen would like to build and cited the exemptions section of the ordinance.

Steve Morrison reminded Stephen about the submission process and what would be required from him and once the formal application is submitted, it will be reviewed using the ordinance criteria and his application request. Steve indicated that it will be likely that the Planning Board will want a site walk and given the winter thus far, it may be early Spring. He asked Stephen to keep this in mind in his planning process.

Tom indicated that the 2 areas of focus for review will be the road size and the placement of the building on lot 2 in relation to the 250-500 foot area. Ryan commented on the road width and maximum length road standards. There was a discussion with applicant and the Board regarding these items as well as consideration as to whether or not cluster layout would be something to consider, net residential calculation and some waiver items. There was also a discussion on stake placement when the site walk is done.

3. Any other items as the chair may deem appropriate

Gary DiLisio moved to adjourn the meeting. Tom Hinman seconded the motion.

The meeting ended at 8:02pm.

The Planning Board will not take up agenda items after 10:30 PM and will conclude the meeting by 11:00 PM