

**Town of North Yarmouth  
Planning Board  
Meeting Minutes of November 14, 2023  
Special Business Meeting**  
(recording is available via [Town Hall Streams](#))

**Call to Order (18:32 – 19:05)** Board Chair Paul Whitmarsh called the meeting to order at 6:33pm.

Board Chair Paul Whitmarsh, Board Secretary Trey Milam, Board Member Sanford Peabody, Board Member Jonathan Miller, and Alternate Board Member Alexander Urquhart were all in attendance.

Board Member Jeff Brown was absent from the meeting.

Board Chair Paul Whitmarsh announced that he and Alternate Board Member Alexander Urquhart would be regular voting members for the meeting.

**Meeting Minutes (19:06 – 19:58)** Board Member Sanford Peabody, seconded by Board Secretary Trey Milam, motioned to approve the minutes from the October 10th meeting, Vote 5 yes/0 no.

**Old Business (19:58 – 21:56)** Board Chair Paul Whitmarsh, seconded by Board Member Sanford Peabody, motioned to forward the Advanced Wastewater Treatment System LUO change recommendation to the Select Board to be placed on a warrant for the next normal or special town meeting. Vote 5 yes/0 no.

**New Business (21:56 – 56:22)** Board Member Jonathan Miller noted that he was part of the development team for the 493 Gray Rd Subdivision.

Board Chair Paul Whitmarsh, seconded by Board Member Sanford Peabody, motioned to recuse Board Member Jonathan Miller. Vote 4 yes/0 no.

Kate Burch, NorthStar Planning, discussed the project and noted that it would be considered an amendment to the Deerbrook Apartments Subdivision that was approved in 2021.

Tara Mullen, Colliers Engineering & Design, discussed the project located at 493 Gray Rd.

Kate Burch noted that the memo should say 6-inch water main.

Board Member Alexander Urquhart asked if the Royal River Conservation Trust was notified.

Tara Mullen said that she had notified them.

Board Secretary Trey Milam asked a question regarding public access.

Tara Mullen said that this was still up in the air.

Board Secretary Trey Milam asked if they had confirmed if there were any historical or archaeological resources.

Tara Mullen said that they were confirming this and would have the information for the next meeting.

Board Chair Paul Whitmarsh asked a question about street frontage and noted that the road needed to be taken into consideration.

Tara Mullen instructed the board members to look at Total Area J in their packet and mentioned that this would be a cluster subdivision.

Board Members and Kate Burch discussed.

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Board Member Alexander Urquhart asked how the materials would be submitted due to this being an amendment of a subdivision, if this was a subdivision of a subdivision, and how this was classified as a cluster subdivision. He also noted that a driveway cannot go in off of Route 115.

Tara Mullen answered his questions.

Board Member Alexander Urquhart and Tara Mullen discussed the open space lot.

Kate Burch mentioned scheduling a site walk.

Board Secretary Trey Milam asked for information on the cluster subdivision at the next meeting.

Kate Burch told the Board Members where to look.

Board Member Alexander Urquhart asked that they make sure that they were in compliance with the last project.

Tara Mullen noted that they would be treating this as a new project.

Board Chair Paul Whitmarsh asked the Board Members if they were interested in doing a site walk.

Board Secretary Trey Milam, seconded by Board Member Sanford Peabody, motioned for a site walk. Vote 4 yes/0 no.

Board Member Jonathan Miller returned to his seat.

Board Secretary Trey Milam asked to be recused.

Board Member Sanford Peabody, seconded by Board Member Alexander Urquhart, motioned to recuse Board Secretary Trey Milam. Vote 4 yes/0 no.

Board Chair Paul Whitmarsh asked to be recused.

Board Member Sanford Peabody, seconded by Board Member Alexander Urquhart, motioned to recuse Board Chair Paul Whitmarsh. Vote 3 yes/0 no.

Board Member Jonathan Miller, seconded by Board Member Alexander Urquhart, motioned to appoint Board Member Sanford Peabody to acting chair. Vote 3 yes/0 no.

Kate Burch introduced the Deacon Hayes affordable housing unit's amendment.

Board Members discussed.

Paul Hodgetts, Sligo Rd, asked if Board Member Jonathan Miller should be able to vote on this.

Board Member Jonathan Miller said that the amendment was separate from the original application.

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Board Member Alexander Urquhart, seconded by Board Member Jonathan Miller, motioned to amend the Deacon Hayes Commons April 26, 2022, Approval Subdivision Finding of Fact #11 to designate units #s 5, 7, 8, 9, and 11 as affordable housing. Vote 3 yes/0 no.

Board Chair Paul Whitmarsh and Board Secretary Trey Milam returned to their seats.

Board Chair Paul Whitmarsh clarified why Board Member Jonathan Miller was able to hear the amendment.

**Any Other Business (56:22 – 1:03:17)** Board Chair Paul Whitmarsh discussed the public hearing for the Advanced Wastewater LUO recommendation.

Board Secretary Trey Milam said that the January meeting would work.

Board Chair Paul Whitmarsh, seconded by Board Secretary Trey Milam, motioned to hold the public hearing for the land use ordinance wastewater recommendation at the January business meeting. Vote 5 yes/0 no.

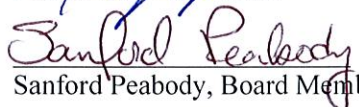
Board Chair Paul Whitmarsh discussed perceived bias.

**Adjournment (1:03:17 – 1:03:29)** Board Member Sanford Peabody, seconded by Board Secretary Trey Milam, motioned to adjourn at 7:18pm. Vote 5 yes/0 no.

Recorded by Cassandra Bacon, Administrative Assistant to Code Enforcement Officer.

**Planning Board Members**

  
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Paul Whitmarsh – Chair

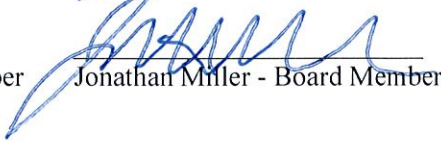
  
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Sanford Peabody, Board Member

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Alexander Urquhart, Board Member

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VACANCY

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Trey Milam – Secretary

  
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Jeff Brown, Board Member

  
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Jonathan Miller - Board Member