

Town of North Yarmouth
Planning Board
Meeting Minutes of December 13, 2022
Business Meeting
(recording is available via [Town Hall Streams](#))

- I. Call to Order** Paul Whitmarsh Chairperson called the meeting to order at 7:00 PM. Paul Whitmarsh noted that Trey Milam is excused from the meeting, and he will be acting as a full member at this meeting per the bylaws.

Present: Kimry Corrette (Board Member), Paul Metevier (Board Member), Sanford Peabody (Board Member), Paul Whitmarsh (Alternate Board Member/Chairperson), Alexander Urquhart (Alternate Board Member), and Jeff Brown, (Secretary/Board Member).

II. Minutes Approval

- a. August 9, 2022, **Paul Metevier motioned to approve the minutes from the August 09, 2022, Planning Board meeting; Sanford Peabody seconded the motion.**
Vote 5 Yes / 0 No

III. Public Hearing – Carriage Hill Subdivision Amendment

- a. Carriage Hill Subdivision Amendment – Site Plan Review. Tara Mullin with Collier Engineering and design explains it is a 6-lot subdivision. They want to update it to 10 lot subdivision.

Julie Chandler Forest Ridge How did the walkthrough go? Paul Whitmarsh advised that will be addressed later in old business. No other public comments and he closed the public hearing for Carriage Hill Subdivision Amendment.

- b. North Yarmouth Veterinary Hospital – Site Plan Review, Erin Barker, Veterinarian explains this will be a single Veterinarian practice. There were no public comments. Paul Whitmarsh closed the public hearing.

IV. Old Business

- a. Carriage Hill Subdivision Amendment – Site Plan Review. Tara Mullins provides an update. Site Walk Complete. Attorney is working on the amended maintenance agreement. This should be complete by the next meeting. Kate has been communicating with Tara. Financial and Technical Capacity for infrastructure/Road extension. The application needs to prove that they have the financial capacity to build the road to town or if they are going to sell the lots to the builder to construct the road. Tara advised the lots would be sold to the builder and the builder would construct the road to town code. Property ends at CMP corridor so anything happens on that corridor will not change. The applicant agreed to waive the 30 day requirement from public hearing to Planning Board approval vote allowing the final vote to take place in the February meeting if necessary.
- b. North Yarmouth Veterinary Hospital – Site Plan Review. Erin Barker, veterinarian explains this will be a single veterinarian practice. **Paul Whitmarsh motioned that the Planning**

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Board finds the site plan application for the North Yarmouth Veterinarian Hospital complete. Seconded by Paul Metevier. Vote 5 Yes/0 No

- c. **Jeff Brown moved to approve The North Yarmouth Veterinary Hospital final site plan as submitted pursuant to the finding of fact in the memo dated December 05, 2022. Seconded by Sanford Peabody. Vote 5 Yes/0 No. Congratulations and Welcome.**

V. New Business

- a. **Well & Good Brewing – Sketch Plan Review.** Byron Kern, Owner proposes to convert the existing single-family structure at 173 Cumberland Road into a brewery and tasting room. The log cabin home will be renovated for a tasting room with a maximum capacity of 40 patrons. The attached garage will be renovated for use as brewing space. The exterior of the building will remain mostly the same, with some alterations for ADA access improvements. Site improvements will include widening the existing driveway, expanding parking, and adding a pedestrian walkway from Cumberland Road (Route 9). The applicant plans to have the tasting room open to the public on Wednesday-Sunday from 12 PM to 8 PM. The business will give back to the community. The consumer can pick up token and a portion of the profits will be donated to charity. Steve Blake, Senior Engineer with BH2M Civil Engineering/Surveying, states that the existing driveway will be widened but remain in the same place. The building Exterior will remain the same and the inside will be renovated. There will be 14 parking spaces. The owner wanted comments from the board before they went too far into the plans. They will put screening in front of the parking lot so the senior residence will not be affected.

Linc Merrill 1572 North Road thinks a construction permit will be required. Reviewed the sprinkler ordinance and he wants to bring that to the Planning Boards attention on when a sprinkler system is required.

- b. **Deacon Hayes Commons – Subdivision Amendment.** Jeff Brown advised that the Planning Board already approved the site plan for Deacon Hayes Commons and the Zoning Board of Appeals is conducting a hearing on an appeal of the project. The Zoning Board of Appeals will be making a decision. He stated that It was disrespectful to the ZBA and even if we made changes tonight the ZBA could not consider those changes. **Jeff Brown motioned to table this discussion until the Zoning Board Appeals decides. Seconded by Paul Whitmarsh. Vote 5 Yes/0 No**

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VI. Any other Business

Administrative

- a. Finding of Facts – Village Green Apartments – Signing ONLY
- b. Review of Previous Year's Application(s) no comments
- c. January Workshop Discussion North Star planning was hired by the town to do an audit on North Yarmouth's Land Use Ordinance. They will be looking at policies and procedures with the goal of making it more readable and easier to understand. The timeline to complete the initial review is in February 2023. The regular meeting and workshops time will go back to 6:30 pm.

Public Comments

Sol Dostilio 15 Parsonage Road just had a comment on the boards questions about new business communicating with abutters. This may make the process run smother.

VII. Adjournment Paul Whitmarsh adjourns the meeting at 8:06 PM

Recorded by Karen Casale, Recording Secretary


Planning Board Members


Paul Whitmarsh – Chair

Sanford Peabody, Board Member

Kimry Corrette, Board Member


Trey Milam, Board Member


Jeffrey Brown - Secretary


Paul Metevier, Board Member


Alexander Urquhart, Board Member