

Town of North Yarmouth
Planning Board
Meeting Minutes of March 29, 2023
Special Business Meeting
(recording is available via [Town Hall Streams](#))

Call to Order (19:47 – 20:27) Board Chair Paul Whitmarsh called the meeting to order at 6:34pm and explained the reasoning for the special business meeting.

Board Chair Paul Whitmarsh, Board Member Jeff Brown, Board Member Trey Milam, Board Member Paul Metevier, and Board Alternate Alexander Urquhart in attendance. Board Member Kimry Corrette and Board Member Sanford Peabody were absent from the meeting.

Meeting Minutes (20:27 – 25:46) Board Member Trey Milam, seconded by Board Member Paul Metevier, motioned to approve October 11 meeting minutes as written. Vote 4 yes/0 no.

Board Chair Paul Whitmarsh stated that both alternate members would be acting as full members for the meeting.

Board Member Trey Milam, seconded by Board Member Paul Metevier, motioned to approve October 25 meeting minutes as written. Vote 5 yes/0 no.

Board Member Jeff Brown, seconded by Board Member Trey Milam, motioned to approve November 9 meeting minutes. Vote 5 yes/0 no.

Board Member Alexander Urquhart, seconded by Board Member Paul Metevier, motioned to approve December 12 meeting minutes. Vote 5 yes/0 no.

Board Member Trey Milam, seconded by Board Member Paul Metevier, motioned to approve January 10 meeting minutes. Vote 5 yes/0 no.

Board Member Trey Milam, seconded by Board Member Jeff Brown, motioned to approve February 14 meeting minutes. Vote 5 yes/0 no.

Old Business (26:09 – 1:11:00) Rob Taisey, 460 Mountfort Rd, gave a summary of his Assured Solar Energy project.

Board Member Paul Metevier asked if the property abuts a granite pit.

Rob Taisey responded that there is a nearby quarry pond.

Board Member Alexander Urquhart said that he was all set with questions on drainage.

Board Member Alexander Urquhart asked if there are back up alarms on the cars that will be coming and going per the 30 trips an hour amount noted.

Rob Taisey responded that the 30 trips an hour is mainly employees arriving in the morning and leaving at the end of the day.

Board Member Alexander Urquhart asked if there would be room for a loop road.

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Board Member Jeff Brown asked if there would be a paved curved parking lot.

Board Member Alexander Urquhart expressed concern for the neighbors.

Rob Taisey said that they use a bobcat to unload trucks and that the bobcat does have a backup alarm. He also said that most vehicles coming and going do not have a backup alarm.

Board Member Trey Milam asked what the drivable surface would be.

Rob Taisey said gravel and topped reclaim.

Board Member Jeff Brown said that he drove up to the site about a month ago and that anything Rob Taisey does would improve the site.

Planner Kate Burch said that the board needs to vote on the completeness of the application and then can decide if a public hearing is necessary. She stated that if the board does not want a public hearing, then they can vote on the project.

Board Chair Paul Whitmarsh, seconded by Board Member Paul Metevier, motioned to call the Assured Solar site plan review application complete.

Elsa Huntington, 177 Mountfort Rd, wanted to know where her house is in relation to the proposed location of Assured Solar. Elsa also wanted to know if the road would be re-zoned and made commercial.

Board Chair Paul Whitmarsh said that this business is allowed to operate in the Farm and Forest district per table 7.1.

Elsa Huntington asked if her property taxes would go down because of the commercial business.

Board Chair Paul Whitmarsh said that he could not answer that question.

Elsa Huntington stated that it will be noisy due to the number of trucks and digging.

Board Chair Paul Whitmarsh said that he does not believe that Rob will be excavating the property and would only be improving the property per the requests of the planning board.

Elsa Huntington reiterated that having 20 more trucks would be loud.

Board Chair Paul Whitmarsh clarified that the trucks would not be coming and going 30 times an hour all day and that this would only be at peak hours. He believes that there is a misunderstanding of the business.

Board Member Jeff Brown said that the traffic will not increase because the traffic is already on Mountfort Road.

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Elsa Huntington said that she cannot hear the traffic, but she feels that she lives in a residential neighborhood and that there should not be any more businesses. She said that it is noisy and that she can smell the fumes from the trucks at another business on the road. She expressed concern that this will decrease the value of her property.

Rob Taisey addressed Elsa Huntington's questions. He said that there will be less traffic and that the number of cars listed are employee cars.

Board Chair Paul Whitmarsh asked Rob Taisey to explain how the property will be used once improvements have been made.

Rob Taisey showed where the vehicles will be parked. He said that they are driving vehicles like pickup trucks, not dump trucks.

Board Chair Paul Whitmarsh asked how many employees Assured Solar has.

Rob Taisey said that there are about 15 people but not all of them go out into the field.

Board Chair Paul Whitmarsh and Board Member Jeff Brown clarified with Rob Taisey that this will not be a factory.

Elsa asked if prospective clients would be going to this location.

Board Chair Paul Whitmarsh said that from what he remembers, it is not a showroom and does not plan to have clients there often.

Elsa Huntington asked if there would be limitations placed.

Board Chair Paul Whitmarsh said that the board has not approved this and has only moved to approve that the application was complete. He also said that limitations have not been discussed.

Planner Kate Burch said that Rob Taisey is allowed to operate at this level right now but, if Rob Taisey were to expand then he would need to get a new permit and have to go before the board again.

Elsa Huntington asked what district she lives in and if she could start her own business.

Board Chair Paul Whitmarsh confirmed that Elsa Huntington lives in the Farm and Forest zoning district.

Rob Taisey said that most of their sales process is done via zoom.

Elsa Huntington asked if there would be solar panels added to the property.

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Rob Taisey said that the solar panels would be going on the roofs of the buildings.

Board Chair Paul Whitmarsh noted that any resident can put a solar array on their properties.

Elsa Huntington expressed concern that noise travels and that she can smell the fumes from other trucks. She also expressed concern that this will devalue her property.

Board Chair Paul Whitmarsh said that he appreciates what she said and that he sympathizes with her but that the board is bound by the land use ordinance. He said that she could try to change the ordinance and bring it to the select board.

Board Chair Paul Whitmarsh said to finish the motion on the completeness of the application. Vote 5 yes/0 no.

Board Chair Paul Whitmarsh asked if there was any desire for a public hearing. Board Member Paul Metevier said that he sees no need for a public hearing.

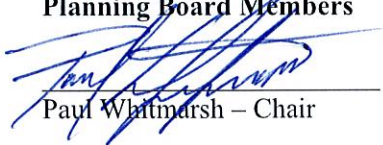
Board Chair Paul Whitmarsh asked if there was any desire for a site visit. Board Member Jeff Brown said no.

Board Member Jeff Brown, seconded by Board Member Trey Milam, motioned to approve Assured Solar as presented. Vote 5 yes/0 no.

Adjournment (1:11:08) Board Chair Paul Whitmarsh adjourned the special business meeting at 7:25pm.

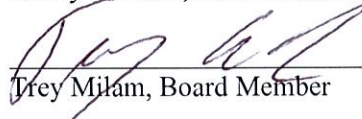
Recorded by Cassandra Bedigan, Administrative Assistant to Code Enforcement Office

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