

**Town of North Yarmouth  
Planning Board  
Meeting Minutes of March 10, 2020**

**I. Call to Order**

The meeting was called to order at 7:03 PM. Present: Chris Cabot (Acting Chair), Clark Whittier, Gary Bahlkow, (voting alternate) and Chris Gordon (voting alternate) Ryan Keith (CEO)

Absent w/notice: Audrey Lones, Sandra Falsey, Gary Dilisio

**II. Minutes Approval**

**a. February 11, 2020**

Gary Bahlkow motioned to approve the minutes with the requested changes from the February 11, 2020 Planning Board meeting, Clark Whittier, seconded the motion. Discussion: None. **Vote 4 Yes, 0 No**

**III. Old Business**

No old business

**IV. New Business**

**a. Quarry Ridge Minor Subdivision Amendment Map 003 Lot 134**

Joshua Wetmore, landowner, reviewed the proposed amendment to the Quarry Ridge Minor Subdivision. Gary Bahlkow inquired whether the original waiver of the road standards should be reviewed. Ryan confirmed the road is meeting the current road standards.

Chris Gordon motioned to find the application for the Quarry Ridge Minor Subdivision Amendment complete, Gary Bahlkow seconded the motion.

Discussion: None. **Vote 4 Yes, 0 No**

Chris Gordon inquired whether the new road access would go over more of the wetland area. Joshua Wetmore advised it will cross over the 150 sq ft of existing area.

Chris Cabot motioned to accept the waiver for the High Intensity Soil survey testing for the Quarry Ridge Minor Subdivision Amendment, Chris Gordon seconded the motion. Discussion: None. **Vote 4 Yes, 0 No**

Gary Bahlkow motioned to approve the Quarry Ridge Minor Subdivision Amendment as presented, Chris Gordon seconded the motion. Discussion: None. **Vote 4 Yes, 0 No**

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Before the review began, Chris Gordon provided a disclosure that the lawyer firm, Perkins Thompson, he works for represents Sevee and Mahar Engineers, Inc. He noted he had not done any work for them and does not feel it would be a conflict of interest.

**b. Preliminary Review – Map 004 Lot 018 Crossroad Apartments Major Subdivision**

Jeff Reed, Sevee and Mahar Engineers, Inc., presented to the Planning Board the Preliminary Review of Crossroad Apartment Development on a 3.29 acre parcel (Map 004 Lot 018). The development will feature multiplex residential construction with a 375 ft common access road between Route 9 and Route 115.

Chris Cabot recused himself in the Village Center Estates Major Subdivision Phase 2 discussion due to the fact he is a direct abutter of the proposed project.

**c. Preliminary Review – Map 007 Lot 034 Village Center Estates Major Subdivision Phase 2**

Jeff Reed, Sevee and Mahar Engineers, Inc. , presented to the Planning Board the Preliminary Review of Village Center Estates Major Subdivision Phase 2 on a 15 acre portion of the 42.5 acre parcel and a 2.30 acre parcel. This is the second phase of the original Village Center Estates Major Subdivision.

Scott Moynihan, Royal River Snowmobile Club, discussed his concern that on the preliminary review map of Village Center Estates Board Phase 2. He indicated that on the original map of the Village Center Estates Major Subdivision there was an accommodation for a snowmobile trail that went up the south west side of phase 2.

Bruce Crawford, lives on the corner of Smithwood Dr and Pea Ln, expressed his concerns about traffic concerns with all of the proposed developments.

William Braizer, 11 Shady Brook Dr, raised concerns about traffic and the number of houses of these developments as well as losing the common area

Bob Wood, Miliken Rd, expressed his concern on access to Knights Pond.

Chris Cabot stated that he felt the Planning Board should set up a site walk review of the properties for the proposed Crossroad Apartments Major Subdivision and the proposed Village Center Estates Major Subdivision Phase 2. Ryan indicated the Code Enforcement Office will contact the entire Planning Board to set up the best date/time and post on the calendar.

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**V.     Any other Business**

**VI.    Adjournment**

Meeting was adjourned 8:42 PM.

Recorded by Tracey Cox, Executive Assistant to CEO/Assessor

**Planning Board Members**

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~~Audrey Lones – Chair –~~

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Chris Cabot

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Clark Whittier

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~~Gary Dilisio~~

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~~Sandra Falsey~~

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Gary Bahlkow (Voting Alternate)

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Chris Gordon (Voting Alternate)