

April 9, 2013 Planning Board Minutes

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North Yarmouth Planning Board

Tuesday, April 9, 2013

Meeting Minutes

7:00 PM @ Downstairs Meeting Room, Municipal Building

Clark Whittier, John Carpenter, Peter Lindsay (Chairman), Barbara Skelton (Code Enforcement Officer), Steve Morrison, Evan Haynes, Gary DiLisio (arrived at 7:02pm)

Peter stated that Evan Haynes will be a voting member for tonight's meeting.

1. Minutes of March 12, 2013

Peter corrected his previous statement indicating that as Gary DiLisio has arrived, as the first alternate, he will be a voting member for tonight's meeting.

Clark Whittier moved and Steve Morrison seconded to accept the minutes as presented. The vote was 5 Yes.

1. Review – Anthony & Heidi Donnelly seeking site plan review and approval for a driveway at Lot #2 Wild Turkey Lane on Property Map 10 Lot 52 in the Farm & Forest / Residential Shoreland / Resource Protection Districts.

Anthony Donnelly gave a brief overview of his request and indicated that there has been an updated septic design in the application.

Peter Lindsay stated that this subdivision was approved under the old ordinance and that there are no changes. Given that the ordinance has changed, the driveway has to be approved. Barbara stated that she had reviewed the checklist with Anthony and that there are a number of items that did not apply. Peter reminded the group that this subdivision was approved in the peer review process.

Clark asked if the driveway is in the same location as it was under the old ordinance. Barbara stated that it is but now that the new ordinance indicates that in Farm & Forest/Residential Shoreland/Resource Protection Districts, it requires Planning Board approval.

Steve Morrison moved and Gary DiLisio seconded to deem the application as complete. The vote was 5 Yes.

Peter reiterated that as this subdivision was approved under the old ordinance and there are no changes, it is acceptable based on the ordinance rules and that if this was an application for a subdivision under the new ordinance this would not be accepted.

Peter asked if the group had any questions about the application. Evan asked about the in-law apartment square footage. Anthony stated that it is 1,000 sq ft and not 2,000 sq ft.

Gary asked if the materials and construction for the driveway are different. Barbara stated that it is not and there are no substantial changes. She also indicated that the house has been moved back on the lot which should help minimize the wetlands' impact.

Peter stated that the reason why the ordinance changed was due to the wetlands impact and he encouraged Anthony to work with his builder to consider this.

There was a review of the waivers.

Peter Lindsay moved and John Carpenter seconded to approve the 3 waivers. The vote was 5 Yes.

Steve Morrison moved and Clark Whittier seconded to approve the project as presented and subject to standing condition 1: Permits shall expire one year from the date of issuance of a permit if a substantial start is not made in construction or in use of the property during that period. If a substantial start is made within one year of issuance of a permit, the applicant shall have one addition year to complete the project, after which time the permit shall expire.

The vote was 5 Yes.

1. Any other items as the Chair may deem appropriate

Barbara stated that the Timber Harvesting standards have changed and are enforced by the Forest Service.

John Carpenter moved and Clark Whittier seconded to adjourn the meeting. The vote was 5 yes.