

October 8, 2013 Planning Board Minutes

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North Yarmouth Planning Board

Tuesday, October 8, 2013

Meeting Minutes

7:00 PM @ Downstairs Meeting Room, Municipal Building

Peter Lindsay (Chairman), Steve Morrison, Ande Smith, Evan Haynes (Alternate), Gary DiLisio (arrived at 7:04pm.)

Absent: Paul Turina, John Carpenter

1. Minutes of September 10, 2013

Steve Morrison commented on Item #5 and that the correct name is Tom Hinman.

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Steve Morrison moved and Ande Smith seconded to accept the minutes as amended.

The vote was 4 Yes.

1. Review – Leighton R. Philbrick and Sadhana Prasad seeking final approval of a revision to a subdivision at 23 Pine Meadow Lane on Property Map 6 Lots 44 & 45 in the Farm and Forest District.

Peter Lindsay stated that he knows the applicants, lives a mile or so from them but is not an abutter and doesn't believe he has any conflict to hear this application.

Leighton Philbrick stated that they own 2 lots and they would like to join both lots together for any potential addition etc. They are lots 44 and 45. Currently the house on one lot is close to the lot line of the other.

Gary DiLisio asked why the lots were configured the way they were with a 50 foot strip. Leighton stated that at the time of purchase (in the 80's), it was required to have a 50 foot access to Mountfort Road.

Ande asked if any consent was provided to permit this. Leighton stated that he has been given verbal approvals by his neighbors and all the abutters were notified by the Town. Barbara Skelton stated that this requirement was overlooked by her when she discussed this with the applicants. There would be no changes to the road or other shared items. Ande asked if any amendments to any covenants would be required. He suggests that thought be given to this for the future given that the covenant likely says that there are 4 lots in the subdivision. Leighton stated that the group has a yearly meeting so items are noted and then sent to the state. Gary stated that this should be recorded with the registry of deeds. Barbara Skelton stated that she has made this a condition of approval. Steve Morrison stated that this item should be part of a condition of approval. Barbara suggested tabling this until the final mylar is created to be certain that there isn't future impact by the this action. Steve Morrison suggested that the applicant work with a title attorney to be certain that there aren't past issues or future concerns for this action.

Ande Smith moved and Evan Haynes seconded to table this item until complete.

The vote was 5 Yes.

1. Any other items as the Chair may deem appropriate

Peter Lindsay commented on the Board of Selectmen's request, as well as, the Charter changes regarding Board By-Laws. They are going to provide some examples for the group to look at.

Barbara Skelton stated that they will also need to have an election for Chair, possible Vice Chair and Secretary. This information should be brought to them soon. Ande stated that the Planning Board will create and/or finalize what it should be.

Peter Lindsay moved and Evan Haynes seconded to adjourn the meeting.

The meeting ended at 7:27pm.