

**Town of North Yarmouth
Planning Board
Meeting Minutes of January 9, 2024
Special Business Meeting**
(recording is available via [Town Hall Streams](#))

Call to Order (17:56 – 18:14) Board Secretary Trey Milam called the meeting to order at 6:33pm.

Board Secretary Trey Milam, Board Member Sanford Peabody, Board Member Jonathan Miller, Board Member Jeff Brown, and Alternate Board Member Alexander Urquhart were all in attendance.

Board Chair Paul Whitmarsh was not at the meeting.

Board Secretary Trey Milam to be Acting Chair of the meeting.

Planner, Ben Smith, and Code Enforcement Officer, Ben Scipione, were present at the meeting.

Meeting Minutes (18:14 – 19:44) Board Member Sanford Peabody, seconded by Board Member Jonathan Miller, motioned to approve the December 12th meeting minutes as written. Vote 3 yes/0 no.

Public Hearing (19:51 – 33:56) Rachel Whitmarsh expressed her appreciation to everyone that worked on the amendment and asked if it applied only to the Village Center and the Groundwater Protection Overlay.

Board Member Jeff Brown stated that it would apply to any lot that required the advanced wastewater system.

Acting Chair Trey Milam read the purpose and applicability of the Land Use Ordinance amendment.

Board Member Jeff Brown discussed why the amendment was developed.

Acting Chair Trey Milam read a statement from Board Chair Paul Whitmarsh.

Acting Chair Trey Milam closed public comment.

Board Member Jeff Brown stated that the table on the last page is not to be part of the amendment.

Ben Smith, NorthStar Planning, said that the Planning Board would not have to hold a second public hearing if they remove the table.

Board Member Jeff Brown, seconded by Acting Chair Trey Milam, motioned to forward the Advanced Wastewater Treatment System Land Use Ordinance amendment to the Select Board to be a warrant article for the next town meeting with the exception of the table. Vote 4 yes/0 no.

New Business (33:57 – 49:51) Ben Scipione, Code Enforcement Officer, read a letter from the applicant discussing the Crossroads Subdivision Amendment.

Board Member Jeff Brown noted that the letter was submitted yesterday.

Board Member Jonathan Miller said that he felt the amendment was reasonable.

Ben Scipione, Code Enforcement Officer, said that there would be no construction for this and that he spoke with the town attorney.

Alternate Board Member Alexander Urquhart asked if there were requirements for easements.

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Board Member Jonathan Miller said that he felt that that was for something that was not piped.

Acting Chair Trey Milam said that the Planning Board could have a public hearing or vote to approve the amendment.

Ben Smith, NorthStar Planning, agreed with Acting Chair Trey Milam and noted that there were no houses being added and that the property lines were not changing.

Board Members and Code Enforcement Officer discussed.

Board Member Jeff Brown said that he did not think this needed a public hearing.

Acting Chair Trey Milam agreed and added that he did not think that the findings of fact and conclusions of law needed to be adjusted.

Ben Grover spoke to the letter that Ben Scipione, Code Enforcement Officer, read.

Board Member Jonathan Miller, seconded by Acting Chair Trey Milam, motioned to approve the Crossroads Subdivision Amendment. Vote 3 yes/1 abstention/0 no.

Any Other Business (50:01 – 54:23) Ben Scipione, Code Enforcement Officer, mentioned that the shoreland zoning portions of the land use ordinance were outdated.

Ben Scipione, Code Enforcement Officer, discussed Chapter 1000.

Adjournment (54:24 – 54:37) Board Member Jeff Brown, seconded by Acting Chair Trey Milam, motioned to adjourn the meeting. Vote 4 yes/0 no

Recorded by Cassandra Bacon, Administrative Assistant to Code Enforcement Officer.

Planning Board Members

Paul Whitmarsh – Chair

Trey Milam – Secretary

Sanford Peabody, Board Member

Jeff Brown, Board Member

Alexander Urquhart, Board Member

Jonathan Miller - Board Member

VACANCY