

**Town of North Yarmouth
Planning Board
Meeting Minutes of February 13, 2024
Special Business Meeting**
(recording is available via [Town Hall Streams](#))

Call to Order (16:03 – 17:01) Board Chair Paul Whitmarsh called the meeting to order at 6:31pm.

Board Chair Paul Whitmarsh, Board Secretary Trey Milam, Board Member Jeff Brown, Board Member Jonathan Miller, and Board Member Sanford Peabody were all in attendance.

Kate Burch, NorthStar Planning, and Ben Scipione, Code Enforcement Officer, were at the meeting.

Alternate Board Member Alexander Urquhart was absent.

Meeting Minutes (17:01 – 17:59) Board Member Jeff Brown, seconded by Board Member Jonathan Miller, motioned to approve the January 9th meeting minutes as written. Vote 4 yes/0 no/1 abstention.

Old Business (18:00 – 33:24) Chris Cook gave an overview of his project.

Board Secretary Trey Milam asked for clarification on the potential alternate location for the septic system.

Chris Cook explained the differing locations.

Board Chair Paul Whitmarsh asked if this was part of a subdivision.

Ben Scipione, Code Enforcement Officer, gave a history of the lot and discussed that it was not part of a subdivision.

Board Chair Paul Whitmarsh raised questions regarding the Resource Protection District.

Kate Burch, NorthStar Planning, pointed the Board Members to table 7.1 in the Land Use Ordinance.

Board Member Jeff Brown asked about tree clearing.

Chris Cook said that the tree clearing was for the septic system and so that trees would not fall on the house.

Chris Cook and Board Chair Paul Whitmarsh discussed tree clearing further.

Board Chair Paul Whitmarsh, seconded by Board Secretary Trey Milam, motioned to find the Site Plan Application for Meehan Lane Lot B complete. Vote 5 yes/0 no.

Board Chair Paul Whitmarsh, seconded by Board Member Jonathan Miller, motioned to approve the Meehan Ln Lot B project as presented. Vote 5 yes/0 no.

Any Other Business (33:24 – 52:25) Board Chair Paul Whitmarsh discussed the absence of Alternate Board Member Alexander Urquhart.

Ben Scipione, Code Enforcement Officer, discussed the Floodplain Management Ordinance, Sign Ordinance, LD2003, and the NorthStar Audit.

Board Members discussed.

Board Chair Paul Whitmarsh discussed the joint meeting with the Select Board on February 27th and the upcoming workshops.

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Board Members discussed.

Board Chair Paul Whitmarsh asked if the Board Members would be able to meet on Mondays or Wednesdays in the month of April.

Board Members discussed.

Adjournment (52:25 – 52:38) Board Secretary Trey Milam, seconded by Board Member Jeff Brown, motioned to adjourn the meeting at 7:07pm.

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