

**Town of North Yarmouth  
Planning Board  
Meeting Minutes of December 12, 2023  
Special Business Meeting**  
(recording is available via [Town Hall Streams](#))

**Call to Order (20:17 – 21:04)** Board Chair Paul Whitmarsh called the meeting to order at 6:35pm.

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

Board Secretary Trey Milam and Alternate Board Member Alexander Urquhart were absent from the meeting.

Kate Burch, North Star Planning, and Ben Scipione, Code Enforcement Officer, were both at the meeting.

Board Chair Paul Whitmarsh announced that he would be a regular voting member for the meeting.

**Meeting Minutes (21:05 – 21:21)** Board Chair Paul Whitmarsh, seconded by Board Member Sanford Peabody, motioned to accept the November 14th meeting minutes as written. Vote 4 yes/0 no.

**New Business (21:42 – 37:48)** Kate Burch introduced the Meehan Lane Lot B project and discussed why it was brought in front of the Planning Board.

Chris Cook discussed his property located at Lot B Meehan Lane and the house that he would like to build.

Chris Cook said that he would like some feedback on erosion control.

Board Member Jeff Brown asked if the tree clearing would include the area for the house, garage, and barn.

Chris Cook said that it would be within resource protection.

Board Member Sanford Peabody asked what the use of the barn would be.

Chris Cook said that it would be to store barn equipment.

Board Chair Paul Whitmarsh said that the Planning Board is limited to the Land Use Ordinance and directed Chris Cook to the correct section for erosion and sediment control.

Chris Cook clarified what type of information he was looking for.

Kate Burch said to follow up with her and Ben Scipione.

Ben Scipione said that he has a contact with the local DEP representative.

Ben Scipione said that he has walked the property.

Board Member Jonathan Miller said that they would be looking for a soil erosion and sediment control plan.

Board Chair Paul Whitmarsh asked about the construction timeline.

Chris Cook discussed his timeline.

Board Members discussed a site walk.

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Board Members decided not to hold a site walk.

**Any Other Business** (37:49 – 40:40) Board Member Jeff Brown discussed the site walk at 493 Gray Rd.

**Adjournment** (40:41 – 40:46) Board Chair Paul Whitmarsh adjourned the meeting at 6:55pm.

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

**Planning Board Members**

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Paul Whitmarsh – Chair

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Trey Milam – Secretary

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Sanford Peabody, Board Member

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Jeff Brown, Board Member

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Alexander Urquhart, Board Member

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Jonathan Miller - Board Member

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VACANCY