

**Town of North Yarmouth
Planning Board
Meeting Minutes of July 11, 2023
Business Meeting**

(recording is available via [Town Hall Streams](#))

Call to order: (26:14) Board Chair Paul Whitmarsh called the meeting to order at 6:40pm.

Board Chair Paul Whitmarsh, Board Member Trey Milam, Board Member Kimry Corrette, Board Member Jeff Brown, and Alternate Board Member Alexander Urquhart were in attendance.

Board Member Sanford Peabody was absent.

Officer Nominations: (26:23 – 29:39) Board Member Jeff Brown, seconded by Board Member Kimry Corrette, nominated Alternate Board Member Paul Whitmarsh for Board Chair. Vote 4 yes/0 no.

Board Member Jeff Brown, seconded by Board Chair Paul Whitmarsh, nominated Board Member Trey Milam for Secretary. Vote 4 yes/0 no.

Minutes Approval: (29:30 – 30:26) Alternate Board Member Alexander Urquhart, seconded by Board Member Kimry Corrette, motioned to approve the May 9th meeting minutes as written. Vote 3 yes/0 no.

Old Business: (32:45 – 1:51:59) Board Chair Paul Whitmarsh asked if any board member had a conflict of interest with the Boundary Line Solar project and said that both Alternate Board Member Alexander Urquhart and Board Chair Paul Whitmarsh would be voting members for the meeting.

Chris Byers, owner of Branch Renewable Energy, presented his project called Boundary Line Solar.

Board Member Sanford Peabody joined the meeting.

Board Secretary Trey Milam asked a question about one of the permits discussed in the presentation.

Chris Byers answered the question and continued his presentation.

Board Chair Paul Whitmarsh asked Chris Byers to read the brief overview that he gave the Planning Board.

Chris Byers gave the overview.

Board Member Jeff Brown asked who would be doing the maintenance on the project.

Chris Byers said that it would be a 3rd party.

Board Chair Paul Whitmarsh asked about the noise.

Chris Byers answered the question by explaining that the transformers would be on all day but that the motors would only be on during the day.

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Board Member Kimry Corrette asked questions about the project.

Chris Byers answered her questions.

Board Member Jeff Brown asked if they would be adhering to the operation and maintenance plan.

Chris Byers said yes.

Board Secretary Trey Milam asked a question about the noise and said that according to the Land Use Ordinance, the sound needs to be measured at the property line.

Chris Byers explained the data that is shown in the Decibel/Noise Map.

Code Enforcement Officer, Ben Scipione, read from the LUO about noise.

Board Chair Paul Whitmarsh and Board Secretary Trey Milam discussed the Land Use Ordinance.

Board Chair Paul Whitmarsh asked for data on the noise level at night.

Board Members discussed.

Chris Byers introduced Becca Stanley, who works at Biodiversity Research Institute.

Becca Stanley explained why they were requesting a waiver for ordinance section 10.3 C.

Chris Byers discussed how they would be dealing with stormwater on the site.

Chris Byers gave an explanation as to why the small wetland was determined to be a wetland.

Board Chair Paul Whitmarsh raised his concern about the waiver as he did not think that the waiver could be granted by the Planning Board. Board Member Jeff Brown agreed to this.

Board Chair Paul Whitmarsh said that they were only approving the application so they would have time to address this later.

Board Members and Planner Kate Burch discussed this.

Planner Kate Burch recommended that the town staff look into the waiver and have the Planning Board vote on the application.

Board Members discussed.

Board Member Jeff Brown said that he would like to see the site.

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Board Member Kimry Corrette asked a question about the water district.

Chris Byers answered her question.

Planner Kate Burch mentioned the condition of approval.

Board Members discussed.

Board Chair Paul Whitmarsh, seconded by Board Member Jeff Brown, motioned to find the Boundary Line Solar application complete. Vote 5 yes/0 no.

Alternate Board Member Alexander Urquhart to stay as a regular voting member.

Board Member Jeff Brown, seconded by Board Chair Paul Whitmarsh, motioned to hold a public hearing for Boundary Line Solar. Vote 5 yes/0 no.

Board Member Kimry Corrette, seconded by Board Member Jeff Brown, motioned to have a site visit. Vote 5 yes/0 no.

Board Chair Paul Whitmarsh asked Chris Byers if he would be open to hearing some public comment.

Judy Potter, Walnut Hill Rd, spoke in opposition to the project.

Ann-Marie Taylor, Doughty Rd, spoke in opposition to the project.

Paul Porada, Browns Way, spoke in opposition to the project.

Dale Hicks, Browns Way, asked about the oil in the transformer.

Chris Byers addressed the questions brought up by the public.

New Business: (1:52:29 – 1:56:26) Board Member Jeff Brown, seconded by Board Member Kimry Corrette, motioned to forward the Advanced Wastewater Treatment Systems LUO recommendation to the Select Board in order for it to be placed as a warrant for the next special or regular town meeting. Vote 5 yes/0 no.


Adjournment: (1:56:33 – 1:56:40) Board Chair Paul Whitmarsh, seconded by Board Member Jeff Brown, motioned to adjourn the meeting at 8:12pm.

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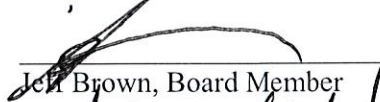
Recorded by Cassandra Bedigan, Administrative Assistant to Code Enforcement Office

Planning Board Members

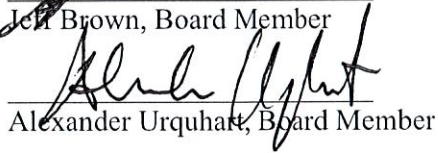

Paul Whitmarsh – Chair


Trey Milam – Secretary

Sanford Peabody, Board Member


Jeff Brown, Board Member

Kimry Corrette, Board Member


Alexander Urquhart, Board Member

VACANCY