

**Town of North Yarmouth
Planning Board Meeting
Meeting Minutes of April 11, 2017**

I. Call to Order

Present: Katryn Gabrielson (Chair), Steve Morrison, Audrey Lones, Gary Dilisio, Ryan Keith (CEO), and Chris Cabot (Alternate).

Chris Cabot acting as full Board Member.

II. Minutes Approval

a. Minutes of March 15, 2017

Audrey Lones moved to approve as amended, Steve Morrison seconded the motion. Discussion: None. **Vote 4-Yes, 0-No, 1-Abstention** (Gary Dilisio).

III. Communications

Katryn Gabrielson asked Ryan Keith (CEO) to bring the Board up to date on the Swanson subdivision.

IV. Old Business

a. Findings of Facts for Yarmouth Research and Technology, LLC; Map 007, Lot 031 to expand on existing Building.

Katryn Gabrielson presented findings of facts.

1. The owners of the property are Matthew and Cathleen Wasielewski, 311 Chandlers Wharf, Portland, Maine 04101, by deed recorded in the Cumberland County Registry of Deeds in Book 14681, Page 289. The site consists of one parcel owned since 1999, now combined with an adjacent 23,239 sq ft parcel acquired in 2016. The applicant is Matthew and Cathleen Wasielewski.
2. The property is located at 434 Walnut Hill Road, North Yarmouth, Maine, in the Village Center Zoning and Groundwater Protection Overlay Districts, identified as Assessor's Map 007 Lot 031 and contains approximately 49,870 square feet. Access to the property is via an existing driveway from Walnut Hill Road.
3. The applicant Matthew Wasielewski is the owner of Yarmouth Research & Technology, LLC (YRT), a company that provides testing services for seals, valves and other devices. Currently, YRT has 5 employees, with the expectation of one additional hire in 2017. With Planning Board approval in 1999, YRT located a 30' x 80' steel building testing lab at the site. In 2013, YRT received Planning Board approval to erect a 32' x 46' 2 story office building at the site.
4. The applicant now proposes to erect a 36' x 68' testing lab addition with a 10' x 10' corridor

connecting the two testing lab buildings on the enlarged site, with a 36' x 32' concrete pad to the north end of the new building. The proposed building meets design standards. [10.4] The plan reflects the natural capabilities of the site to support the development. Electric service to new building will be underground from existing pole on site. [10.2]

5. The application was first considered on February 14, 2017, at which time the applicant proposed a 40' x 100' addition, with the connecting corridor. After concerns about the square footage of the new building, the application was resubmitted as currently proposed and determined to be complete on March 15, 2017. The zoning ordinance restricts "light manufacturing" in the Groundwater Protection Overlay District to 5,000 square feet. The total square footage of the existing lab building, the new lab building, and the connecting corridor is 4,948.
6. A public hearing was not held and a site walk did not take place, as the Board determined neither was necessary.
7. The site's abutters were notified. See letter dated February 6, 2017.
8. No brooks, ponds, streams, vernal pools or wetland buffers exist on site. [10.3]
9. Erosion and sedimentation control measures determined not required. [10.6]
10. There will be no emissions as a result of the new building. [10.7]
11. Exterior light fixtures to be located above entrances on north and east side of new building are appropriate. Motion sensors to limit lights on to no more than 5 minutes at a time. {10.8}
12. The applicant has demonstrated financial and technical capacity to undertake the project. [10.9]
13. No portion of the site is located within 100-year floodplain. [10.10]
14. The applicant currently uses helium, methane, and nitrogen gases, and liquid nitrogen. The use or quantity is not expected to change. [10.11]
15. No portion of the site is identified as of historic or archaeological value.[10.12] No wildlife habitat identified. [10.25]
16. The applicant will leave a minimum of 10' of existing vegetation along the north and east sides of the building as noted on the plan. A stockade fence will be erected along the northeast side, to minimize the view of the building and the parking along that side. [10.13]
17. No additional noise anticipated except that attributed to an extra vehicle. [10.15]
18. Sewage is currently disposed of by two existing subsurface sewage disposal systems, one designed for flow of 89 gallons/day, the other designed for 183 gallons/day. Together, the systems are adequate to serve existing and anticipated employees and visitors. The plan does not include any new bathrooms. [10.16]
19. One existing sign on site. No new signs proposed.[10.17]
20. Soils not rated severe or very severe requiring any additional soil suitability measures. [10.18]

21. No additional burden on municipal solid waste disposal. Construction waste to be handled by private contractors. A dumpster is on site for business waste. [10.19]
22. It is anticipated that the new building will permit the applicant to store all materials on site indoors. The proposed concrete pad is anticipated only as a temporary staging area only. [10.20]
23. A storm water management plan was determined not necessary or required. An existing drainage culvert along Walnut Hill Road and along the south side of the "Day" property has never collected water. An additional swale is to be installed alongside west side of "Day" property to prevent water flow towards that property. The new building is to be constructed with single roof sloping towards back of property. [10.21]
24. Water is currently supplied by the Yarmouth Water District. No significant increase in water usage is anticipated. The only use of water in the new building is for sprinkler system. Water to be sized accordingly by sprinkler company. There is an existing fire hydrant at the corner to the site's entrance. [10.23]
25. No activities are anticipated which will discharge pollutants to groundwater. [10.24]
26. The applicant proposes no construction of any streets. The new building will not cause unreasonable public road congestion or unsafe conditions. [10.28]
27. Adequate internal vehicular circulation is provided.[10.32]
28. Off street parking provided. Although additional parking will be available in front of the new building, it will be screened from the road by fencing. [10.33]

Conclusions

The standards of the Town's Land Use Ordinance (including but not limited to Article IV. Site Plan Review and Conditional Use Procedures, Article IX. Special District Standards, and Article X. Performance and Design Standards for Site Plan Review and Subdivision Review) have been met.

Waiving parking (in front of new building) per 10.33E

Conditions of Approval

1. Must comply with Groundwater Overlay Protection District best management practices per Article IX. Section 9.2
2. Concrete pad shall remain for use as a temporary staging area only. If pad should be modified so as to become a structure prior approval will be necessary.

Steve Morrison moved to find the Findings complete and to approve the application, Chris Cabot seconded the motion. Discussion: Gary Dilisio wanted noted for the record that he has reviewed the recording from last meeting and the minutes and that he felt he was competent to vote on issue. **Vote 5- Yes, 0-No**

V. New Business

- a. Ordinance review

The Board discussed parts of the Ordinance that need to be looked at and possibly changed.

VI. Any Other Business

- a. Discuss Contract zoning schedule of upcoming meeting

Board discussed Contract zoning.

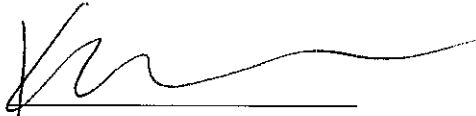
- b. June 13, 2017 Meeting

Stacey Ruby advised the Board that the meeting fell on the same day as the election and that there would not be any staff support available. Board discussed moving the meeting to June 14th.

VII. Adjournment

Recorded by: Stacey Ruby- ASC I

Planning Board Members



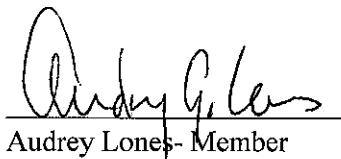
Katryn Gabrielson- Chair

Steve Morrison- Secretary

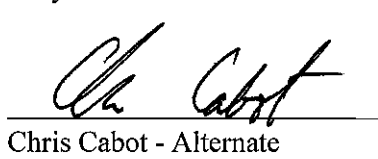


Tom Hinman

Gary Dilisio



Audrey Lones- Member



Chris Cabot - Alternate

Vacant- Alternate