

**Town of North Yarmouth
Planning Board Meeting
Meeting Minutes of March 15, 2017**

I. Call to Order

Present: Katryn Gabrielson (Chair), Steve Morrison, Tom Hinman, Audrey Lones, Chris Cabot (Alternate), and Ryan Keith (CEO)

Absent: Gary Dilisio- with notification

Chris Cabot appointed full voting member for meeting by Katryn Gabrielson.

II. Public Hearing

a. Sign ordinance amendment

Katryn Gabrielson read aloud the proposed amendment to the Sign ordinance, removal of the Veterans Memorial Park from the Towns sign ordinance.

Katryn Gabrielson called Public Hearing open.

Nothing heard from the Public.

Katryn Gabrielson closed the Public Hearing.

Steve Morrison moved to pass the amendment and send to Town Meeting, Audrey Lones seconded the motion. Discussion: None. **Vote 5-Yes, 0-No**

III. Minutes Approval

a. Minutes of February 14, 2017

Audrey Lones moved to approve the minutes of the February 14, 2017 meeting, Tom Hinman seconded the motion. Discussion: None. **Vote 3-Yes, 0-No, 2- Abstentions** (Steve Morrison and Chris Cabot)

IV. Communications

None

V. Old Business

a. Findings of Facts for Landscaping business at 36 Walnut Hill Parkway, Map 010, lot 162; 3.14 +/- acres

Katryn Gabrielson presented

1. The owner of the property is Carol A. Low, Trustee of the Carol A. Low Revocable Trust, by deed recorded in the Cumberland County Registry of Deeds in

Book 30061, Page 164. The applicant is 36 Walnut Hill, LLC, owned by Aaron Amirault.

2. The property is located at 36 Walnut Hill Parkway, North Yarmouth, Maine, in the Village Center Zoning District, identified as Assessor's Map 010 Lot 162 and contains 3.14 ± acres. The site is Lot #4 of a commercial subdivision as noted on plan recorded in the said Registry in Plan Book 201, Page 172. Access to the property is via an existing driveway.

3. The applicant has demonstrated a legal interest in the property by providing a copy of a purchase and sale agreement.

4. The applicant proposes to establish a landscaping business (Ocean View Lawn Care, LLC) on the subject property, and construct a 40' x 60' building (with two bathrooms) in connection therewith. The proposed building meets design standards. A masonry business currently operates out of the first floor of an existing 28' x 46' two story building (with two bathrooms) on the site.

5. The application was first heard on January 10, 2017 and determined to be complete on February 14, 2017.

6. A public hearing was not held and a site walk did not take place.

7. Abutters were notified verbally.

8. Water is supplied by an existing individual well as noted on the site plan.

9. Sewage is disposed of by an individual subsurface sewage disposal system. A site evaluation for the lot, meeting the requirements of the State of Maine Subsurface Wastewater Disposal Rules, was completed by Richard Sweet #034, Licensed Site Evaluator, on August 20, 2001. Subsurface wastewater is limited to 150 gallons/day, or the equivalent of use by 10 persons. The existing masonry business has 2 employees. The proposed landscaping business will have no more than 10 employees during peak seasons. However, the employees of the landscaping business are not on site during most of the day. The two existing toilets on site are to be converted to low-flow (1.6 gallons/flush maximum). The two new toilets are also proposed to be low-flow. As a result, the wastewater calculations do not exceed 150 gallons/day.

10. A storm water drainage plan was determined not necessary or required. Existing drainage culvert along south side of property adequate to handle run off.

11. The applicant proposes no new construction of any streets.

12. The applicant has demonstrated financial and technical capacity to undertake the project. See letter of Bangor Savings Bank dated November 22, 2016.

13. No brooks, ponds, vernal pools or wetland buffers exist on site.

14. Existing off street parking adequate to serve proposed additional use.

15. Electrical service to the site is existing.

16. Community Facilities Impact Analysis determined not necessary or required.

17. Erosion and sedimentation control measures determined not applicable.

18. Emissions determined not applicable.

19. Two exterior light fixtures to be located above two doors on west side of proposed building.

20. No portion of the site located within 100-year floodplain.

21. No hazardous, special or radioactive materials to be stored on site.

22. No portion of the site identified as of historic or archaeological value.

23. No additional landscaping, buffering or screening proposed or required.

24. Some minor additional noise anticipated to be generated by landscaping vehicles.
25. No signs proposed except one on side of new building.
26. Soils not rated severe or very severe requiring any additional soil suitability measures.
27. Construction waste to be handled by private contractors. A dumpster, up to 4 yards, will be permanently on site for business waste. Occasional small piles of landscape brush may occur but will be removed periodically.
28. No materials or equipment to be stored outside. Existing temporary shed and one existing storage trailer to be removed.
29. Fire hydrant nearby.
30. No activities anticipated which will discharge pollutants to groundwater. Minimal amounts of engine oils and hydraulic fluids to be stored on site. Oil changes to vehicles to be done inside new garage and fluids captured in a catch pan, stored in 55 gallon drum, taken to town for recycling. Industry standard spill kit to be on site.

Conditions:

1. Remove existing temporary hoop shed and one box storage trailer.

Steve Morrison moved to approve the findings as written and to approve the application, Audrey Lones seconded the motion. Discussion: None. **Vote 4-Yes, 0-No, 1- Abstention** (Chris Cabot)

- b. Findings of Facts for Swanson Acres Subdivision, proposed 4 lot subdivision Minor Subdivision Review Map 13, Lot 17; 21 +/- acres

The Board noted that a peer review needed to be completed per the Land Use Ordinance page 39, section 5.5, section b. subsection 3. That it was something that the Board could not waive. They would also need to see an a draft copy of Conservation land easement, and Open space agreement.

The Board noted that the abutters did not have proper notification, there for they would not be able to act upon this application tonight.

Katryn Gabrielson move to table, and to send this to Peer review by Sevee & Maher, Tom Hinman seconded. Discussion: None. **Vote 4-yes, 0-No, 1- Abstention** (Chris Cabot)

VI. New Business

- a. Site Plan review application for Yarmouth Research and Technology, LLC; Map 007, Lot 031 to expand on existing Building

Katryn Gabrielson spoke of the discussion Ryan Keith (CEO) had with the Towns attorney about the space calculations in a multi-uses site. Previous rulings for this property were not incorrect and that the current boards thought are also not incorrect.

Matt Wasielewski spoke about the plan.

The Board Reviewed the Checklist, noting they would like the sprinkler size and water pressure information from the Water District.

Katryn Gabrielson moved to table until next meeting to further consider if the application is complete awaiting information from Water District and the sprinkler company, Tom Hinman seconded the motion. Discussion: None. **Vote 4-Yes, 0-No, 1-Abstention** (Chris Cabot)

VII. Any Other Business

a. Discuss Contract zoning schedule of upcoming meeting

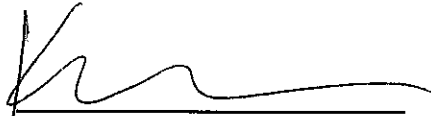
Board discussed meeting with Selectboard.

b. Ordinance Amendments

VIII. Adjournment

Recorded by: Stacey Ruby- ASC I

Planning Board Members



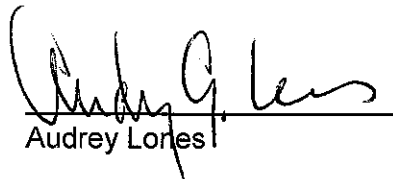
Katryn Gabrielson- Chair

Steve Morrison- Secretary



Tom Hinman

Gary Dilisio



Audrey Lones



Chris Cabot - Alternate

Vacant- Alternate