

**Town Of North Yarmouth
Planning Board Meeting
Meeting Minutes of February 14, 2017**

I. Call to Order

Present: Katryn Gabrielson, Tom Hinman, Audrey Lones, Gary Dilisio and Ryan Keith (CEO). Absent with notification Steve Morrison.

II. Minutes Approval

Gary Dilisio moved to approve minutes as amended, Tom Hinman seconded the motion. Discussion: None. **Vote 3-Yes, 0-No, 1-Abstention** (Audrey Lones)

III. Communications

None

IV. Old Business

a. Findings of Facts for "The Find on Route 9" Map 008, Lot 028-001; 1+/- acres

The Board reviewed the new plan submitted to them for The Find.

Katryn Gabrielson presented the finding as follows:

1. The applicant is Tricia Bowdoin, 24 Conifer Lane, owner of The Find, at 2 Bowdoin Court. The site is 46,411 sq. ft. Tax map 8, Lot 28-1, Village Residential and Groundwater Protection Overlay districts.
2. The owner is American Classic Chevrolets. Letter of intent to convey to Tricia and Eric Bowdoin. The site includes an existing 4579 sq.ft. barn style building with gravel driveway and parking areas and a portion of paved entrance.
3. The plan shows no wetlands or bodies of water or "special flood hazard zones".
4. The application is for up to 1600sq. ft. of retail space within the existing building for sale of antiques, collectibles, used furniture, clothing, hand crafted items and other items of a similar nature. The applicant has one employee other than herself. The business hours proposed are Tuesday- Saturday and occasional Sundays from 9am-6pm.
5. Application received by Code Enforcement Officer on September 1, 2016 and application fee paid on February 6, 2017.
6. The abutters were notified on November 28, 2016.

7. Application was considered by the Planning board on September 13, 2016 and December 13, 2016, January 10, 2017 and February 14, 2017. The application was found complete on December 13, 2016.
8. No public hearing was held: no site walk was held since site is fully visible from Route
9. The Yarmouth Water District was notified.
10. The Board wanted it noted that this application was submitted in conjunction with another application for Site Plan Review for an excavation business to be located at the rear of the site. The Planning Boards findings do not assume or imply the approval or existence of that other project.
11. Erosion and sediment control is notes on the plan that all construction to follow best management practices.
12. Exterior lighting- One light fixture to be on the side of the building facing the street has been identified and appropriate.
13. Financial and technical capacity- Applicant has adequate financial and technical capacity to meet standards.
14. Hazardous, Special and Radioactive materials- none permitted. Fuel, hazardous material storage and equipment maintenance prohibited.
15. Landscaping, Buffers, and Screening- Landscaping and stockade fencing shown on the plan.
16. Noise- minor traffic only during business hours.
17. Sewage disposal- They will provide for adequate sewage disposal and not cause unreasonable burden on municipal services, private subsurface waste water disposal system on site: no effect municipal services.
18. Signs- one to be located on building identified and appropriate.
19. Solid waste disposal- will not cause unreasonable burden on municipal solid waste disposal. Trash is to be stored in 4 yard dumpster at the rear of the building to be screened.
20. Storage of materials- Inside of the building.
21. Storm Water Control- Although existing site and structure not changed by proposed use. Current impervious surface coverage does not conform to ordinance (building, driveway and parking currently 18,472 sq. ft. 30% of 46,411sq. ft. would be approx..

13,923sq. ft). It will conform upon completion of seeding and loaming as depicted on plan.

22. Water Supply- public water available.

23. Water Quality- Road Maintenance agreement requires that the access easement be amended to prohibit the use of salt on the access easement.

24. Access Management standards- existing private road and driveway limited retail traffic only, access by existing driveway.

25. Internal Vehicle circulation- adequate

26. Off Street Parking- Yes, seven spaces to be created as set forth on plan with no parking in front

27. Off Street Loading- yes

28. No waivers

Conditions:

1. Reduce impervious surface to less than 30%.

2. It must comply with section 9.2 of the ordinance, Ground Water Protection Overlay District: Best management practices.

Gary Dilisio moved to approve the findings, Tom Hinman seconded the motion.

Discussion: None. **Vote 3-Yes, 0-No, 1- Abstention** (Audrey Lones)

Representative from the Yarmouth Water District named Eric spoke.

b. Site Plan review application for 36 Walnut Hill LLC. to establish a home base for their Landscaping business at 36 Walnut Hill Parkway, Map 010, lot 162; 3.14 +/- acres

Katryn Gabrielson asked questions about the waste water from the bathrooms in the facility. Discussion about the septic system and capacity followed.

The Board reviewed the Checklist. They requested a copy of the letter sent to the abutters.

The Board discussed waivers.

Tom Hinman moved to find the application complete, Katryn Gabrielson seconded the motion. Discussion: Board discussed fire protection, and what would trigger the need for a system, it would need to be over 3000sq. ft. **Vote 3-Yes, 0-no, 1-Abstention** (Audrey Lones)

Katryn Gabrielson moved to table findings until next meeting, Tom Hinman seconded the motion. Discussion: None. **Vote 4-Yes, 0-No**

c. Swanson Acres Subdivision, proposed 4 lot subdivision Minor Subdivision Review Map 13, Lot 17; 21 +/- acres

Wayne Wood presented the proposal, and explained that it went from a Major to a Minor. The Board discussed the proposal with Mr. Wood.

The Board had questions on the State Law on Subdivisions because of the previous split in the property.

The Board reviewed the application and checklist.

They requested a letter from a well driller about the ground water supply.

Discussion about waivers followed.

Gary Dilisio moved to find the application complete, Katryn Gabrielson seconded the motion. Discussion: None. **Vote 4-Yes, 0-No**

Katryn Gabrielson moved to table findings until the next meeting, Tom Hinman seconded the motion. Discussion: Gary Dilisio wanted to confirm we have all the information we need to continue on schedule. **Vote 4-Yes, 0-No**

V. New Business

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

Matt Wazelewski presented proposed expansion to current property on Walnut Hill Rd.

The Board discussed the proposal needing some further information such as impervious surface calculations, and a letter denoting financial capacity. There was much discussion as to whether the size of the operation was allowed in the overlay district per the ordinance.

The Yarmouth Water District representative Eric noted that they have no issue with the equipment and chemicals used for this Business.

The Board came back to the discussion about the ordinance and whether this is allowed use, would require a possible change in the ordinance for Research & Development under 20k sq. ft. It could also be considered a Contract Zone.

No action was taken on this proposal.

VI. Any Other Business

a. Discuss Contract zoning schedule of upcoming meeting scheduled for February 21, 2017 6pm-7pm

The Board discussed the upcoming meeting with the Select Board for Contract zoning.

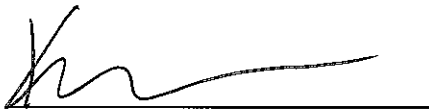
b. Ordinance Changes

Stacey Ruby- Recording Secretary advised Board of one change that would need to be made regarding political signs in the Veterans Memorial Park.

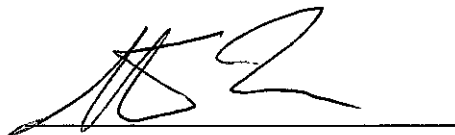
VII. Adjournment

Recorded by: Stacey Ruby- ASC I

Planning Board Members



Katryn Gabrielson- Chair



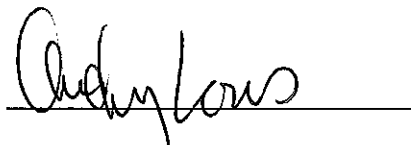
Steve Morrison- Secretary



Tom Hinman



Gary Dilisio



Audrey Lodes



Chris Cabot - Alternate



Vacant- Alternate