

**Town of North Yarmouth
Planning Board Meeting
Meeting Minutes of September 13, 2016**

I. Call to Order

Present: Katryn Gabrielson (Chair), Steve Morrison, Gary North, Tom Hinman, Gary Dilisio, and Ryan Keith (CEO)

II. Minutes Approval

- a. Steve Morrison moved to approve the minutes of August 9, 2016 as amended, Gary North seconded the motion. Discussion: None. **Vote 5- Yes, 0- No**

III. Communications

- a. The planning board confirmed the October 4, 2016 workshop with the Select Board at 6:00pm
- b. Packet distribution was discussed; the Board will now be picking up their packets for meetings.

IV. Old Business

a. Amber Woods Subdivision- Proposed 4 Lot Subdivision – Application Review - Map 14 Lot 70; 14 +/- acres

A letter that was requested from a well driller was submitted. The Board had questions as to if the entire lot was in one zone or multiple. It was confirmed all but one small portion is in Farm and Forest. Discussion about restrictions in the Ground Water overlay. Discussion about road and connectivity followed. Katryn Gabrielson noted that a discrepancy on the map and lot number noted on the plan, and another typo in section 5.

Findings of fact were presented by Katryn Gabrielson as follows:

1. Owner of the property is John Libby Construction.
2. Property is located off Gray Road in the Farm and Forest zoning district and the Ground Water protection overlay district. Identified as Map 14, Lot 70 containing 14.95+/- acres.
3. Applicant is John Libby construction, which has demonstrated legal interest in the property by providing a copy of the deed, Cumberland County Registry of Deeds book 33184 page 252.
4. The applicant proposes to establish a four lot subdivision on the property, with lots ranging in size from 3.05-4.61 acres.
5. The application was determined to be complete on August 9, 2016.
6. No public hearing was held, no site walk took place.
7. Water is to be supplied by individual wells.
8. Sewage is to be disposed of by individual subsurface disposal systems, site evaluations for each lot meeting the requirements set by the State of Maine subsurface waste water disposal rules. Completed by Mark Hampton licensed site evaluator #263 on July 6, 2016
9. No storm water drainage plan was submitted, due to the nature topography of the site no storm

water management plan was deemed necessary.

10. The applicant is constructing a road of approximately 680ft in length, ending in a hammerhead which will remain as a private way.
11. No evidence of financial ability was deemed necessary, and the applicant has established sufficient technical capacity.
12. The proposed project will not result undo water or air pollution.
13. There is sufficient water available.
14. The project will not cause an unreasonable burden on existing water supply.
15. The project will not cause unreasonable soil erosion or reduction in the lands capacity to hold water.
16. No soil erosion control plan was deemed necessary.
17. The project will not cause unreasonable highway or public road congestion, a DOT permit was provided.
18. The project will not have an adverse undo effect on scenic, natural beauty, aesthetics, historic sites, significant wildlife habitat, rare irreplaceable natural areas, or public access to shoreline.
19. The project conforms with the North Yarmouth subdivision ordinance and comprehensive plan.
20. No watersheds or ponds or lakes are within the subject property.
21. No significant wetlands identified.
22. The project will not adversely affect the quality or quantity of ground water. Reference the letter from Affordable Well drilling dated August 10, 2016.
23. No part of the property is in a flood prone area
24. All freshwater wetlands have been identified on the plan.
24. No farm land exists.
25. No rivers, streams or brooks exist.
26. No lots will have any frontage on a river, stream, brook or great pond.
27. The property does not cross any municipal boundaries.
28. No illegal timber harvesting.
29. No signs will be posted at the property.
30. Construction waste will be removed by private contractors.
31. Connectivity has been deemed not feasible therefore not required.
32. All lots will provide for off street parking.
33. All utilities will be underground.

Waivers have been granted for j., y., z., at the August 9, 2016 Planning Board Meeting.

Gary Dilisio moved to waiver section 10-2, b-6, Gary North seconded the motion. Discussion: None. **Vote 5- Yes, 0- No**

Steve Morrison moved to adopt the finding as presented and approve the project, Gary Dilisio

seconded the motion. **Vote 5- Yes, 0- No**

V. New Business

a. Site Plan Review of The Find on Route 9 retail space Map 008 Lot 028-001; 1 +/- acres.
Wayne Wood presented plan on behalf of Tricia Bowdoin. Proposed small retail space located in the front portion of existing barn off of Route 9.

Board discussed the application, asking questions about traffic flow, parking, road association, lighting, and interest in the property.

The Board reviewed the check list. They are requesting the following additional pieces of information. Light fixture, plan to show the fence, letter to abutters with correct date, road agreement, and purchase/sale agreement.

Tom Hinman moved to the table application, Steve Morrison seconded the motion. Discussion: None. **Vote: 5- Yes, 0-No**

b. Site Plan Review of Bowdoin Excavation LLC- Map 008 Lot 028-001; 1 +/- acres.
Wayne Wood presented plan on behalf of Eric Bowdoin. Proposed relocation of equipment to the back portion of the property located off of Route 9. Would be stored to the rear of the barn, to be used as more of a staging area.

The Board reviewed the application and the checklist.

The Board discussed a letter that they had received from the Yarmouth Water District voicing their concerns with the storage of this equipment on a property close to one of their wells. This property is located approximately 600ft from the Hayes well which is topographically lower than the proposed location.

Gary North moved to table application, Gary Dilisio seconded the motion. Discussion: None. **Vote 5- Yes, 0-No**

VI. Any Other Business

a. Review and Approval of Amended Bylaws

Steve Morrison moved to table approval, Gary Dilisio seconded the motion. Discussion: None. **Vote 5- Yes, 0-No**

b. Signing of the July 12, 2016 Minutes

Minutes were signed

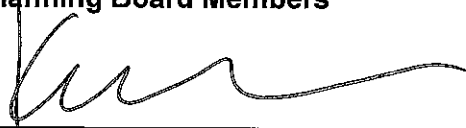
c. Elect Liaison to the Economic Development Committee

No volunteers, Katryn Gabrielson moved to table Electing a Liaison, Steve Morrison seconded the motion. Discussion: None. **Vote 5-Yes, 0-No**

VII. Adjournment

Recorded by: Stacey Ruby- ASC I

Planning Board Members



Katryn Gabrielson- Chair



Steve Morrison- Secretary



Tom Hinman



Gary Dilişio

Gary North

Vacant - Alternate

Vacant- Alternate