

Town of North Yarmouth
Planning Board
Meeting Minutes of January 12, 2021
Remote Zoom Meeting
(recording is available via [Town Hall Streams](#))

I. Call to Order

The meeting was called to order at 7:03 PM. Present: Audrey Lones (Chairperson), Chris Cabot (Secretary), Sandra Falsey (Board Member), Gary Bahlkow (Board Member), Chris Gordon (Board Member) & Ryan Keith (CEO)

II. Minutes Approval

a. December 8, 2020

Audrey Lones motioned to approve the minutes of the December 8, 2020 Planning Board Meeting as amended; Gary Bahlkow seconded the motion. Discussion. **Vote 5 Yes 0 No**

b. January 6, 2021 – Village Center Estates Phase II Site Walk

This Site Walk was rescheduled to January 13, 2021 at 3:00 PM.

III. Old Business

a. Public Hearing - Village Center Estates Subdivision Phase II

Audrey Lones motioned to open the public hearing to the public; Chris Gordon seconded the motion. Discussion: Chris Cabot indicated he is recusing himself from this agenda items due to being a direct abutter to this project. **Vote 4 Yes 0 No**

PROJECT OVERVIEW

Jeff Read, Sevee & Maher Engineering, on behalf of Construction Aggregate, Inc., reviewed the details regarding Village Center Estates Major Subdivision Phase II. (Map 007 Lot 34) The proposed project is made up of 25 lots; 22 of the lots are dedicated to residential development, one lot with frontage on Walnut Hill Rd and Village View Lane (approximately 3.5 acres) that is potentially commercial, a lot to manage storm water management and the final lot a little over 13 acres of open space to be transferred to the town for access to Knight's Pond.

Most of the property is located in the Village Center District and the Ground Overlay District while two of the lots are located in Farm and Forest District. They have been notified by Yarmouth Water District that water will be available earlier than anticipated so that they will be able to utilize public water instead of private wells. The developer will be constructing just over 2000 sq ft of trail from Village View Lane to a trail head to Knights Pond easement behind the property as well as construct 6 public parking spaces for trail access.

PUBLIC COMMENTS/QUESTIONS

1. **Leda Werrell** – posted name for attendance no question or comment at this time.

2. **Alan Stearns, Royal River Conversation Trust** - commended the developer for amount of open space and connectivity and noted that the developer has exceeded the requirements for the Land Use Ordinance. He noted the details around connecting to

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the Knights Pond Preserve.

3. Thaddeus Day, on behalf of Holly Day, 338/440 Walnut Hill Rd – Holly is a direct abutter to the Phase II project. He expressed concerns of the Landowner about water issues they feel is directly connected to Phase I of the Village Center Estates project. Thaddeus Day indicated that when he addressed the concerns with Jeff Read, Jeff indicated the water issue was due to the laboratory building built behind the property. He also noted that when it was brought to Ben Grover’s attention 2 year ago, Ben indicated it was already an existing issue and not caused by the project. He is requesting to have the state contact information for the DEP permit.

4. Rob Baril, Village View Lane – Rob inquired about three things: 1. whether or not there would be streetlights added to the bottom of the hill, 2. If there would be a traffic pattern change with this new development and 3. if the trail would also allow mountain bike access.

5. Martin Samelsen – Resident of Freeport – He is a recreational fishman. He inquired if the Developer would be involved in any improvements to Knights Pond. Audrey Lones noted for the record that the developer is not involved with any facilities or trails on Knights Pond other than the trail he is donating. She referred him to speak with Alan Stearns or other staff members at the Royal River Conservation Trust on what is planned at the pond.

6. Tucker Cianchette, Bowdoin Court / Village View Lane – He noted that recently there were snowmobiles on Village View Lane and it was his understanding that this trail has been eliminated. He would like to see a realignment of a trail whether it be snowmobiles and/or four wheelers to get down to the gas station to show general support for the town center. He expressed that he is generally supportive of the Phase II project and he feels that Construction Aggregate has done a good job.

7. Jonathan Lamarche – 508 Walnut Hill Rd – He wanted to reaffirm the concerns regarding the increased water flow. He noted this year being a bit unusual with the weather and lack of snow but an ongoing concern that will need to be reviewed.

PLANNING BOARD QUESTION HIGHLIGHTS

- Audrey Lones clarified the October site walk Thaddeus Day was referring to was not a town scheduled site walk, it was an informational meeting for the DEP permit by the Developer.
- Audrey Lones inquired whether the DEP would be providing feedback on the Storm Water System or the Storm Water Management as a part of their review process. Jeff Read stated due to the DEP backlog, they have offered a third party review of the Storm Water Management plan by Cumberland County Soil & Water Conservation District. The review engineer is Chris Baldwin. Audrey noted that the

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Planning Board also discussed a peer review of the storm water management system.

- The State permits that were submitted were the Maine DEP Site Location Development Act Permit, the National Resource Protection Act Permit Application to Tier I Wetland Impact Permit and the National Resource Protection Act Permit by Rule Application for Notification for Activity Adjacent to a Protection National Resource.
- Signage on the snowmobile trails about the change in the trails is going to be very important as the new development in the Town continues. Ryan Keith indicated that the snowmobile club has looked into rerouting the trail to bring travelers to the Town Center but he is not sure where they stand at this time.
- There will be no streetlights installed at the bottom of the hill, there will not be a traffic pattern change and mountain bike are allowed on the trail.

Audrey Lones motioned to close the public hearing; Gary Bahlkow seconded the motion. A hand vote was taken 4 Yes 0 No

IV. New Business

- a. Preliminary Sketch Plan – Old Town House Project
Buell Heminway Architect and Katie Murphy, President of the North Yarmouth Historical Society reviewed and presented the revised project for the relocation of the Old Town House from the previously approved Site Plan Review from April 14, 2020.
- b. Finding of Facts – Bacon Farm Rd Minor Subdivision
Audrey Lones motioned to accept the Finding of Facts for the Bacon Farm Rd Minor Subdivision; Sandra Falsey seconded the motion. Discussion. **Vote 5 Yes 0 No**

V. Administrative Business

- a. 2021 Application Submission/Meeting Dates
Tracey will correct the year on the document and post on the Planning Board page of the website.
- b. Review of Previous Year's Applications
Tracey will correct the date on the document. Ryan provided an update on the January 2020 items.

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c. Ordinance Review Workshop

The Zoom Workshop will be scheduled for Tuesday, January 26 at 6:00 PM. The plan for this meeting is to review what the changes would be for the entire year not just current changes. The hope is to:

- Bring forward new items for later this year
- 2020 changes at the upcoming April Town Meeting, due to the cancellation of the special town meeting due to COVID Cases
- Establish a Communication Plan for the Public regarding the 2020 changes before the April Town meeting
- Marijuana Ordinance
- General

d. Village Center Estates Phase II Site Walk

Audrey Lones reminded the board of the Site walk that is schedule for the Village Center Estates Phase II. There will be a quorum of the Board present so the Site walk will need to be handled like a business meeting. It is an informational meeting only and Board members are not to discuss details amongst themselves.

VI. Any other Business

VII. Adjournment

Meeting was adjourned 8:45 PM.

Recorded by Tracey Cox, Executive Assistant to CEO/Assessor

Planning Board Members

Audrey Lones - Chair

Chris Cabot - Secretary

Gary Bahlkow, Board Member

Sandra Falsey, Board Member

Chris Gordon, Board Member