

**Town of North Yarmouth**  
**Planning Board**  
**Meeting Minutes of February 9, 2021**  
**Remote Zoom Meeting**  
(recording is available via [Town Hall Streams](#))

**I. Call to Order**

The meeting was called to order at 7:01 PM. Present: Audrey Lones (Chairperson), Chris Cabot (Secretary), Sandra Falsey (Board Member), Gary Bahlkow (Board Member), Chris Gordon (Board Member), Kimry Corrette (Alternate) & Ryan Keith (CEO)

**II. Minutes Approval**

a. January 12, 2021

Audrey Lones motioned to approve the minutes of the January 12, 2021 Planning Board Meeting as amended; Chris Gordon seconded the motion. Discussion.

**Vote 5 Yes 0 No**

b. January 13, 2021 – Village Center Estates Phase II Site Walk

Tabled until March meeting.

c. January 26, 2021 – Executive Session

Audrey Lones motioned to approve the minutes of the January 26, 2021 Executive Session of the Planning Board as presented; Chris Cabot seconded the motion. Discussion. **Vote 5 Yes 0 No**

**III. Old Business**

a. Preliminary Update Project Plan - Village Center Estates Subdivision Phase II

Chris Cabot indicated he is recusing himself from this agenda items due to being a direct abutter to this project.

Jeff Read, Sevee & Maher Engineering, on behalf of Construction Aggregate, Inc., reviewed the details regarding the updated plan for Village Center Estates Major Subdivision Phase II. (Map 007 Lot 34)

Gary Bahlkow motioned to accept the revised plan provided to the Board after the 14-day deadline according to Section 5.11 a. of the Land Use Ordinance; Audrey Lones seconded the motion. Discussion. **Vote 4 Yes 0 No**

Audrey Lones motioned to accept the revised plan as presented with the conditions discussed (landscaping, meets & bounds etc.) be included on the final plan; Chris Gordon seconded the motion. Discussion. **Vote 4 Yes 0 No**

Audrey Lones discussed the Town's position to partner with the Applicant to upgrade the section of the sidewalk on Village View Lane from Wildlife Lane to Route 115 and along Route 115 to connect to the existing sidewalk.

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Now that we have an approved plan the Board will be sending the proposed Stormwater Management Plan to Acorn Engineering, Inc. for the Town's third-party peer review. Due to feedback received by a few abutters the Board feels it is important to have the third-party peer reviewed completed to help support the project.

Gary Bahlkow noted that Section 5.8.C of the Land Use Ordinance states that the school district should be made aware of a new major subdivision. It was indicated that Applicant can work with Code Enforcement Office on the notice.

Audrey Lones made a motion to accept the Village Center Estates Major Subdivision Phase II preliminary application as presented with the approved revised plan design and the condition of stormwater management plan third party peer review; Chris Gordon seconded the motion. Discussion. **Vote 4 Yes 0 No**

**IV. New Business**

- a. Site Plan Review – Pumping Station – Yarmouth Water District  
Chris Gordon recused himself due a conflict of interest.

Daniel Flag, of Wright-Pierce Engineering on behalf of Yarmouth Water District reviewed the proposed pumping station project.

Gary Bahlkow stated he had over 14 items from the Land Use Ordinance that feels should be reviewed and discussed. Due to the number of items and that they were not provided to the Applicant or Board prior to the meeting, Audrey Lones has asked Gary Bahlkow to provide a list of the ordinances to everyone after the meeting. This will give Applicant and the other Board members time to review prior to the next Planning Board meeting.

**PUBLIC COMMENT**

**Paul Peck of 47 Sweetser Road**

Most concerns have been addressed during the meeting discussions however, he would like to mirror the concerns about setting the building back off the road and leave more uncut woods along the border of Sweetser Road, does the driveway need to be as wide as it is and was concerned about what the lighting plan was going to be.

**Margie Hansel, 44 Sweetser Road**

Asked about the redundancy of how the new pump will work with the existing pump house and why would it not be better to have the two pumps closer to each other if they are a redundant system.

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DISTRICT RESPONSE TO PUBLIC COMMENTS

Lightning will be over the doors with a cut off light fixture pointing downward on a photocell which can be shut off at night.

The entrance and the clearing are shown as a site triangle according to the Land Use Ordinance. It is required that they maintain a 25ft x 25ft right angle triangle around the driveway for adequate site distance. This will not be a heavily used road. There will be one or two visits a day to ensure facility maintenance.

Moving the building back further away from the road, would impact wetlands, natural resources such as the railroad bed crossing as well as deer wintering habitat

Based upon the review that was conducted regarding the expandability of the existing pump house, there was found to be issues. There are constraints with the topography, wetlands and the flexibility in the future to develop a new water supply in that area. The other issue is to modify or expand the existing Hayes Well pump house does not allow it to be operational during construction. The addition that was added in 1992 has maximized the general space and how it can be connected to that 1950's building. They do not want to restrict themselves with future water supply development.

b. Deer Brook Apartments - Phase 2 - Major Subdivision

Rob McSorley of Sebago Technics on behalf of United Properties, Inc. reviewed the proposed major subdivision. The parcel is 33.4 acres parcel off the Gray Road which is right on the Gray and North Yarmouth town lines. (Map 015 Lot 027)

They are proposing (6) multi-family multi-story duplex units; (3) buildings with (2) (2 bedroom) units per building. This project was previously approved by the Planning Board on July 9, 2013 and there was one (2) year extension on July 10, 2018 which the approval for the project laps as of July 10, 2020 so it is being brought back for approval.

The proposed subdivision is in the Farm and Forest district which this project is an allowed use, which allows one unit per (3) acres. Since the original approval there have been no major ordinance changes in this District that would affect this project. They are proposing 17.5 acres of open space. The water main along Gray Road and down to the site have already been completed.

Chris Cabot motioned to approve the application complete; Chris Gordon seconded the motion. Discussion. **Vote 5 Yes 0 No**

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Audrey Lones motioned to approve the application as presented with the condition that the plan is updated with the current abutters, a statement that the open space parcel may be transferred to the UMaine Foundation, the Town of North Yarmouth or Royal River Conservation Trust without requiring a subdivision amendment and it is noted the waiver as previously approved for the road width and the side slopes; Sandra Falsey seconded the motion. Discussion. Vote 5 Yes 0 No

- c. Site Plan Review – Old Town House Project – North Yarmouth Historical Society  
Buell Heminway, Architect and Katie Murphy, President of the North Yarmouth Historical Society reviewed and presented the revised Site Plan Review for the relocation of the Old Town House from the previously approved Site Plan Review from April 14, 2020.

Chris Gordon motioned to find the application complete; Audrey Lones seconded the motion. Discussion. **Vote 5 Yes 0 No**

Audrey Lones motioned to approve this application as presented and approving waiver for 10.4.B Building Standards regarding the windows and 10.9 Financial and Technical Capacity; Sandra Falsey seconded the motion. Discussion. **Vote 5 Yes 0 No**

**V. Administrative Business**

- a. Land Use Ordinance Review

Audrey Lones requested a follow up workshop. The workshop will be scheduled for February 23 or February 25, Tracey will confirmation of which day is available.

- b. Review of Previous Year's Applications

The board reviewed the applications from last year.

- c. Public Hearing Request

Ryan Keith informed the Board the would be a need for a public hearing at the March board meeting to review additional land use ordinance amendments due to the new roadway ordinance that is being created.

Chris Cabot motioned to hold a public hearing at the March 9, 2021 meeting for the proposed Land Use Ordinance changes; Chris Gordon seconded the motion. Discussion. **Vote 5 Yes 0 No**

- d. Gary Bahlkow requested that all future packets are mailed to him; Sandy Falsey requested mailing as well.

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**VI. Any other Business**

**VII. Adjournment**

Meeting was adjourned 10:15 PM.

Recorded by Tracey Cox, Executive Assistant to CEO/Assessor

**Planning Board Members**

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Audrey Lones - Chair

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Chris Cabot - Secretary

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Gary Bahlkow, Board Member

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Sandra Falsey, Board Member

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Chris Gordon, Board Member

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Kimry Corrette, Alternate Member

DRAFT