

Town of North Yarmouth
Planning Board
Meeting Minutes of June 8, 2021
Remote Zoom Meeting
(recording is available via [Town Hall Streams](#))

I. Call to Order

The meeting was called to order at 7:05 PM. Present: Audrey Lones (Chairperson), Sandra Falsey (Board Member), Chris Gordon (Board Member), Kimry Corrette (Alternate Board Member) & Ryan Keith (CEO)

Absence with Notice: Chris Cabot (Secretary) & Gary Bahlkow (Board Member)
Absence: Paul Metevier (Alternate Board Member)

II. Minutes Approval

a. May 11, 2021

The Board tabled the approval of the May 11, 2021 until the July meeting.

III. Old Business

a. Major Subdivision Application – Final Approval for Village Center Estates Phase II

The applicant requested to table the final approval.

b. Major Subdivision Application – Final Approval for York Ridge

Charlie Burnham, Atlantic Resource Consultants, LLC, on behalf of Construction Aggregate, Inc, reviewed and discussed the updated details for the proposed York Ridge Major Subdivision project with the Planning Board.

The applicant proposes a 13-lot residential subdivision that is located off of Rt 115 on the Gray Road on a portion of Map 010 Lot 071. They are proposing approximately 1200 sq ft of new road and each lot will be served with its own private well & septic.

The Planning Board reviewed the updated application to ensure that all previously missing documents were received prior to the meeting except for the authorization of work from the Ruth York, current owner of the parcel, which was forwarded to the Code Enforcement Office during the meeting.

Chris Gordon motioned to approve the York Ridge Major Subdivision project with the condition that proof of the sale of the property is submitted to the Code Enforcement Office for the file; Sandra Falsey seconded the motion. Discussion.

Vote 3 Yes 0 No

IV. New Business

a. Minor Subdivision Application – Darla Hamlin

Wayne Wood, of Wayne Wood & Co, on behalf of Darla Hamlin, reviewed the proposed one (1) lot split off the existing lot owned by Darla Hamlin at Map 008 Lot 015-001.

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The Planning Board requested the applicant to provide documentation of the easement on Homestead Road.

Grace Lovell – 5 Lufkin Rd expressed her concern about the development in the town and urged the Planning Board to limit future development.

Audrey Lones and Chris Gordon explained the Board is governed by State Statutes and the Town Land Use Ordinance regarding development. The projects that are being proposed are on private land, as long as the landowners are following the Ordinances, submitted all of the requested documentation, the Planning Board has to follow the law. The Board is working diligently to update the Land Use Ordinances each year to ensure any new concerns that come up are addressed.

Tina Weeks – 111 New Gloucester Road expressed her concern about uranium in the water supply, she would like to see a ground water study conducted as well a study on how the development is impacting the stream that she has on her property.

Audrey Lones indicated that any studies the residents would like to see would need to be requested to the Select Board. Ryan Keith indicated he would call Mrs. Weeks to discuss her concerns and provide further details on how she would pursue further actions.

Audrey Lones motioned to find the applications complete for the Minor Subdivision for Darla Hamlin with the condition the Homestead Rd easement documentation is provided to the Code Enforcement Office; Chris Gordon seconded the motion. Discussion. **Vote 3 YES 0 No**

Audrey Lones motioned to approve the Minor Subdivision for Darla Hamlin with the requested waivers and the condition that Homestead Rd easement documentation is provided to the Code Enforcement Office; Chris Gordon seconded the motion. Discussion.

Vote 3 Yes 0 No

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V. Administrative Business

a. Review of Previous Year's Applications

Ryan Keith reviewed the applications & finding of facts for the June 2020.

- b. Discussion regarding meeting via Zoom or in-person at Community Center
Audrey Lones discussed with the Board whether they felt it was feasible to continue conducting the meeting via Zoom or would in-person meetings at the community center work at this time. It was discussed and the Board felt they needed a little more information. The July meeting would continue to be via zoom and Ryan/Tracey would follow up with Draven to discuss equipment logistics at the community center and bring them back to the July meeting.

c. Reminder – Workshop Thursday, June 17 at 6:30pm

Audrey Lones discussed the June 17 Planning Board Workshop. It was decided by the Board to cancel the June 17 workshop. Waiting until after Town Meeting on June 19th would allow the board to address any additional ordinance work that may come up.

d. Quorum for July 14th meeting

Audrey Lones asked the current Board members if they were going to be available for the July 14 meeting. Summertime is sometimes hard to get a quorum due to vacations, so she is trying to be proactive. The Code Office will send an email out to the Board members as the next meeting date gets closer.

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

~~Kimry Corrette, Alternate Member~~

~~Paul Metevier, Alternate Member~~