

Town of North Yarmouth
Planning Board
Meeting Minutes of June 9, 2020
Remote Zoom Meeting
(recording is available via [Town Hall Streams](#))

I. Call to Order

The meeting was called to order at 7:04 PM. Present: Audrey Lones (Chairperson) Chris Cabot (Board Member), Clark Whittier (Board member), Gary Bahlkow, (alternate) and Chris Gordon (alternate), Ryan Keith (CEO)

II. Minutes Approval

a. May 12, 2020

Audrey Lones motioned to approve the minutes of the May 12, 2020 as written, Gary Dilisio seconded the motion. Discussion. **Vote 4 Yes 0 No**

III. Old Business

a. March 10, 2020

Gary Bahlkow motioned to approval the minutes of the March 10, 2020 meeting as written, Chris Gordon seconded the motion. Discussion. **Vote 3 Yes 1 No**

b. Finding of Facts - Quarry Ridge Minor Subdivision Amendment

Chris Cabot motioned to approve the Finding of Facts for Quarry Ridge Minor Subdivision Amendment as written, Chris Gordon seconded the motion. Discussion. **Vote 4 Yes 0 No**

IV. New Business

a. Finding of Facts – North Yarmouth Historical Society Map 007 Lot 65

Sandy Falsey motioned to approve the Finding of Facts for the North Yarmouth Historical Society as written, Chris Cabot seconded the motion. Discussion. **Vote 4 Yes 0 No**

b. Finding of Facts – Meadowbrook Subdivision Map 007 Lot 070-001

Chris Cabot motioned to approve the Findings of Facts for the Meadowbrook Subdivision as written, Gary Dilisio seconded the motion. Discussion. **Vote 4 Yes 0 No**

c. Site Plan Review Amendment – 655 Walnut Hill Road Map 010 Lot 148

Mike & Essie Haines, The Wedding Barns of Maine, reviewed their proposal requesting an extension to their season beginning in 2020 for three additional weekends in November for the next 5 years.

Sandra Falsey (Board Member) joined the meeting at 7:19 PM.

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Board member Whitter expressed if approved, he would like to see a condition if there are any issues going forward this extension should be needs to be reevaluated.

Alternative Board Member Bahlkow inquired why the applicants didn't ask to extend the season for the entire year.

Gary Dilisio (Secretary) joined the meeting at 7:24 PM.

Public Comment:

Audrey Lones read the following email from **Tony Correale of Portland**, who owns land which is within the 500 ft area of property, he expressed his disapproval of the extension.

Erin Gilligan of 671 Walnut Hill Rd – She lives right next door to the applicants. She expressed her support of extended their season.

Chris Cabot motioned to approve the applicant's proposal to extend the season at 655 Walnut Hill Rd for 3 additional weekends in November for 5 years beginning in 2020. Sandy Falsey seconded the motion. Discussion.

Vote 4 Yes 1 No

Chris Cabot noted he would like to see the applicant's return to propose the business be open year-round.

d. Site Plan Review/Major Subdivision – Crossroads Apartments 352 Walnut Hill Road Map 004 Lot 018

Jeffrey Read of Sevee & Maher Engineers, on behalf of Walnut Hill Investments, presented the proposed Crossroads Apartments Site Plan Review/Major Subdivision application.

Public Comment:

Audrey Lones read the letter from **Anne Adams of 6 Colonial Dr**. Anne provided her detailed concerns regarding the proposed project prior to meeting date. Due to her concerns, the applicant was able to modify the proposal prior to the meeting.

Joanne Sullivan of 368 Walnut Hill Rd

Joanne expressed her concerns regarding being an direct abutter of the project, the lack of proposed sidewalks on Rt 115 side of the project, how the cost of public water would be effected and when the project would begin.

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Christine Colavolpe of 24 Colonial Dr

Christine questioned how the current Village Center setbacks would affect the development, she mentioned her concerns about lighting and the upkeep of the buildings/grounds because it would be rental units rather than privately owned.

Kurtis Petersons of 30 Country Ln

Kurtis noted he concerns to having no proposed sidewalks on Rt 115 and would like to have assurance from the Yarmouth Water District that his drilled well will not be affected due to this project.

Chris Gordon of 11 Stone Post Ln

Chris (also being an alternate Planning Board Member) voiced his gratitude for this type of housing in town and he did not have any concerns about upkeep.

Incomplete/Open items on Application Checklist

Section 10.4 – must meet the current ordinance requirements and approval of the Code Enforcement Officer

Section 10.8 - must meet the current ordinance requirements and approval of the Code Enforcement Officer

Section 10.13 – Must provide updated Site Plan to include landscaping plan.

Section 10.16 – Pursuant to current town policy in place

Section 10.23 – How water will be provided for this project is an open issue.

Section 10.24 – Matt Reynolds, Hydrogeologist, will review the Town's Ordinance and the proposed application to determine his recommendations on whether the assessment should be required. Eric Gagnon of Yarmouth Water District will project Matt with the necessary information and once review has been completed forward to applicant and Code Enforcement Office.

Section 10.31 – The Planning Board feels that they need clarification of the interpretation of the Ordinance in this section regarding sidewalks. They will review the town's public works plan, the TIF and the State Highway vs. Town Ordinance to help clarify what is required.

Chris Cabot motioned to table the Crossroads Apartment application to the July 16, 2020 meeting at 7:00 PM via Zoom, Audrey seconded the motion.

Discussion. **Vote 5 Yes 0 No**

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V. Any other Business

- a. Planning Board Term Update** – Audrey Lones, Chris Cabot and Gary Dilisio’s member status are all up for reappointment. Audrey Lones and Chris Cabot informed the Board they will be requesting reappointments while Gary Dilisio, has decided to not pursue reappointment.

The Board expressed their sincere “Thanks” for his service to the town over the past 12 years. He will be missed.

Audrey motioned to request the Select Board to appoint Gary Bahlkow, (first alternative) as a full voting Planning Board Member, Chris Cabot seconded the motion. Discussion. **Vote 5 Yes 0 No**

- b.** Audrey Lones reminded the Board at the next meeting they would be voting on the Chair and the Secretary.
- c.** Audrey Lones noted the new proposed Toot’s Ice Cream shop at Meadowbrook Subdivision Lot 1 would be year-round rather than just seasonal. It was determined that no further action is needed by the Board on this change.
- d.** Audrey Lones mentioned she had received some concerns from a developer on the Town’s Village Center front set back of 0-20’ max. She wanted to bring it to the Board attention so it would be reviewed during the next ordinance review.
- e.** Audrey Lones noted she would be discussing with the Town Manager on holding a Special Town Meeting for the approval of the Proposed Amendments to the Land Use Ordinance.

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VI. Adjournment

Meeting was adjourned 10:08 PM.

Recorded by Tracey Cox, Executive Assistant to CEO/Assessor

Planning Board Members

Audrey Lones - Chair

Chris Cabot

Clark Whittier

Gary Dilisio

Sandra Falsey

Gary Bahlkow (Alternate)

~~Chris Gordon (Alternate)~~

