

Town of North Yarmouth
Planning Board
Meeting Minutes of October 13, 2020
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), Sandra Falsey (Board Member), Gary Bahlkow (Board Member), and Chris Gordon (Voting alternate) & Ryan Keith (CEO) Special Guest, Vanessa Farr, Economic Development Consultant

Absent with Notice: Chris Cabot (Secretary)

II. Minutes Approval

a. September 8, 2020

Audrey Lones motioned to approve the minutes of the September 8, 2020 with suggested change by Gary Bahlkow, Sandra Falsey seconded the motion.
Discussion.

Vote 4 Yes 0 No

III. Old Business

NONE

IV. New Business

NONE

V. Any other Business

a. White Pine Community Church Discussion

Tim Norton, Building Committee and Joe Campbell, Pastor from White Pine Community Church discussed with the group the parking situation and if there were any options, they have for expanding from their 23% impervious surface. They are asking for a change to the 30% maximum of impervious surface to add 50 additional parking spaces. Planning Board recommended that the Church representatives work with Ryan Keith and Vanessa Farr to review possible parking solutions.

b. Marijuana Ordinance Discussion

Audrey and Vanessa discussed with the Board the details on the Marijuana Workshop. Staff and Planning Board has been tasked to work together to create a up with a set of zoning amendments to bring forward for consideration. We will work on language changes with performance standards that will propose not a stand-alone ordinance but a series of amendment to the existing Land Use Ordinance. There are four types of Marijuana businesses that the Town's people would vote on at a Town Meeting. The four types are Retail, Cultivation, Testing

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and Manufacturing. Vanessa suggested to begin the process she will work with Ryan Keith to create a draft considering best practices, how the State is regulating Marijuana business currently, the Town's people survey results and present a working document to the Planning Board to review.

Audrey noted that there was a workshop hosted by MMA to discuss the Intent of the Statute regarding Marijuana on October 29 from 2-4 PM. Anyone interested please contact Tracey to coordinate.

c. Historical Homes/Demolition Permits

Audrey commented on the write up in the Letters from Town Hall and other reminders on the importance of pulling a permit for any type of demolition especially for any structures that are pre 1900. Please refer to the Land Use Ordinance which outlines the procedure to follow.

d. Review of Previous Year's Applications

Ryan reviewed the October 2019 applications with Board.

e. Storm Water Inspections

Gary inquired about the current systems in place for monitoring Storm Water and the septic systems inspections. Ryan discussed that new Road Ordinance that we are creating there will be a separate section with outline how Public Works will inspect all the storm water catch basins on an annual basis. If maintenance is needed a letter will be send to the property owners.

Sandra inquired whether the town would charge the association for the inspections and whether or not we should be charging for Vanessa's time with the White Pine Church parking issue. Sandra indicated she would send an email to Rosemary.

f. Land Use Ordinance Review Workshop

Audrey reminded the Board that they have a Land Use Ordinance Review Workshop scheduled with the Select Board on October 27 at 6 PM via Zoom.

g. Ordinance Review – MMA Review Update on Section 10.31

Audrey discussed the response from the MMA legal department regarding the interpretation of the language in Section 10.31 of our Land Use Ordinance which she forwarded to the Board Members.

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h. Yarmouth Water District Update

No update reported

i. Regulatory Protection

Gary inquired on what the Regulatory Projections are referring to in Town's Comprehensive Plan, Ryan indicated he would investigate the inquiry further.

j. Deerbrook Estates Phase II

Ryan discussed with the group the inquiry he received on the extension request for Deerbrook Estates. The original approval was in 2013 for three duplexes and a single family. They came to the Planning Board just over two years ago and received a two-year extension. They are coming back to the Board again extend it again. Ryan indicated that he would be sending a portion of the Land Use Ordinance, the subdivision, and the approval for the Board to review.

VI. Adjournment

Meeting was adjourned 8:30 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 (Voting Alternate)