



Town of North Yarmouth, Maine

Special Town Meeting Minutes

October 30, 2018

ARTICLE 1: To choose a Moderator to preside at said Special Town Meeting.

Chairperson Speirs nominated Michael Traister to serve as moderator, seconded by Selectperson Morrison. The Town Clerk received 5 votes to elect Michael Traister as Moderator. Mr. Traister was sworn in as Moderator.

By unanimous consent visitors were allowed to speak.

ARTICLE 2: To see if the Town will vote to adopt the revised Town Comprehensive Plan as presented.

Selectperson Morrison moved to adopt the revised Town Comprehensive Plan as presented, seconded by Selectperson Graham.

Discussion: Steve Berry, 67 Memorial Highway explained overall reason to update the plan. William Young, 67 Sweetser Road voiced concerns of how new plan will affect septic and water resources. Chris Cabot, 428 Walnut Hill Road addressed the concerns. Eric Gagnon of the Yarmouth Water District answered questions on possible affects to the aquifer. Braden Lafauce, 64 Delwin Drive asked if water could be brought in from Yarmouth. Mr. Lafauce also inquired about a proposed subdivision at intersection of Routes 231 and 115. Diane Morrison discussed TIF districts and how they work. David White, 108 Walnut Hill Road asked for clarification of pocket neighborhoods. He was concerned of scope of comprehensive plan. Jeff Marstaller of Cozy Acres Lane stated his concerns about the vision of the plan as clarification of the change if any to farm and forest. Chris Cabot explained that this is a plan not an ordinance. David White asked why meetings were not more publicized. Audrey Lones of Baston Road supports the Plan. Norman Smith asked about lot size and street frontage in Village Center and if existing properties are grandfathered. Scott Kerr spoke in favor of supporting this Article. Selectperson Morrison asked Ryan Keith, Code Enforcement officer for clarification of proposed changes. Steve Palmer supports the change of downsizing for the benefit of the elderly. Daniel Panici, 27 Thunder Road questioned lot sizes. William Young asked if there will be any monitoring of private wells. CEO Ryan Keith stated no monitoring will be done. **Motion Passed.**

ARTICLE 3: Shall Chapter 7, Zoning District Regulations, Section 7.6, Space and Dimensional Requirements, Table 7.2 of the ordinance entitled "Town of North Yarmouth, Maine Land Use Ordinance" be amended as described and presented in Exhibit A?

Selectperson Graham moved to adopt the proposed amendments, seconded by Selectperson Whitten. Discussion: None. Motion Passed.

ARTICLE 4: Shall Chapter 7, Zoning District Regulations, Section 7.6, Space and Dimension Requirements be amended to add a new section entitle D. Pocket Neighborhoods to the ordinance entitled "Town of North Yarmouth Maine Land Use Ordinance" as described and presented in Exhibit B?

Selectperson Whitten moved to adopt the proposed amendments to the Town of North Yarmouth, Maine Land Use Ordinance, as presented in Exhibit B. Discussion: Chris Cabot provided summary of the proposed change. Selectpersons Graham and Moulton spoke in support of Article 4. No further discussion took place. **Motion Passed.**

ARTICLE 5: Shall Land Use Zoning Map of the Town of North Yarmouth be amended as described and presented in Exhibit C?

Selectperson Moulton moved to adopt the proposed amendments to the Town of North Yarmouth, Maine Land Use Ordinance Zoning Map, as presented in Exhibit C. Discussion: None. **Motion Passed.**

Meeting was adjourned at 8:27pm.

Respectfully submitted,

 December 12, 2018
Cheryl C. Trenoweth, Deputy Clerk