



Reminders from Town Hall

News & Information for the Residents of North Yarmouth

Community Center Groundbreaking



Groundbreaking ceremony for the new Wescustogo Hall & North Yarmouth Community Center was held on September 13, 2018. From left to right: Select Board Chair Jennifer Speirs, Wescustogo Grange Association President, Linc Merrill, Town Manager Rosemary Roy, Wescustogo Building & Design Committee Chair Brian Sites, and Barrett Made Architect Matt Ahlberg.

Special Town Meeting - October 30, 2018 - More details inside.

**Revised Town
Comprehensive Plan Ready
for Voter Approval**

On Tuesday, Oct. 30 at 6:30 p.m., residents will have the opportunity to vote on North Yarmouth's revised Comprehensive Plan.

The North Yarmouth Comprehensive Plan Committee (NYCPC) began its work in May of 2016 to revise the 2003 version of the Plan. The Town's first version of the Plan was drafted in 1973.

This latest version of the plan is designed to be more streamlined and straightforward than previous plans, but the overall message and vision for the town remains the same. Based on great input from residents and town committees, including a public opinion survey that was circulated in 2016, the overwhelming majority of North Yarmouth residents want to retain the Town's rural character while working to support well-designed development in the village center.

Emphasizing residents' opinions and recommendations, the Plan is designed to help the Town plan for the future and work toward economic and environmental sustainability. It describes how the Town can prepare for the significant population surge that is occurring throughout the greater Portland area by clustering growth in the village while protecting the Town's rural feel.

The NYCPC is grateful for all the excellent feedback and suggestions that were provided by residents, during the open monthly meetings, public opinion survey, summits, and particularly during the public hearing that was held on October 4th at the Town Office.

The Town Comprehensive Plan is not an ordinance or regulatory order. It

provides guidance and recommendations for changes in Town strategies and territories for future growth and sustainability. The Planning Board will use the Comprehensive Plan as a guide when editing the Town's Land Use Ordinance and zoning map. The Plan will also inform decisions by the Select Board, as well as the Economic Development Committee as it crafts a potential TIF district for North Yarmouth.

To review a draft of the Comprehensive Plan prior to the October 30th Special Town Meeting, copies are available in the Town Office or on the Town's website.

https://www.northyarmouth.org/sites/northyarmouthme/files/uploads/complete_comp_plan.pdf

UPCOMING 2018

ELECTION

Polling Place Change

On November 6, 2018, while the community center is under construction, elections will be held at the Church of Jesus Christ of Latter Day Saints at 247 Walnut Hill Road.

Polls open at 7 am and close at 8 pm.

The last day that you may request an absentee ballot at the town office is Thursday, November 1, 2018.



FUN DAY 2018

Billed as the Smallest Show on Earth, Fun Day was a circus on the green. Beautiful weather, an excited crowd, and good food made the day special.

AMENDMENTS PROPOSED FOR THE LAND USE ORDINANCE AND ZONING MAP

At the October 30th Special Town Meeting, voters will be asked to approve changes to the North Yarmouth Land Use Ordinance and zoning map. These amendments are proposed to begin implementation of the land use goals in the revised Comprehensive Plan. Primarily they will encourage and drive denser development and housing options in the Village Center and Village Residential zones and continue to protect the rural character of the town by protecting the Farm and Forest District from the impact of housing sprawl. Here is an overview of the proposed revisions:

Land Use Ordinance - Table 7.2 - Space and Dimensional Requirements have been reformatted:

- Column titles were edited.
- Village Center District requirements changed to encourage more in-fill by allowing a) smaller lot sizes, b) a variety of housing and commercial building options, and c) more mixed-use buildings.
- Footnotes were revised to clarify that lot sizes can be reduced from 1 acre to 20,000ft² by using advanced wastewater treatment systems or a pocket neighborhood design.

Zoning standards to permit pocket neighborhoods in the Village Center District were added as Subsection D in Section 7.6.

Zoning Map

- Village Center boundaries revised to reduce the number of lots that were in both Village Center and Farm and Forest Districts
- Village Center and Village Residential Districts expanded slightly near the intersection of Routes 231 and 115 to encourage a new rural hamlet with a mix of commercial, housing types, and lot sizes.
- Boundaries of the Groundwater Protection Overlay District have been refined based on a more accurate assessment of the aquifer by the Yarmouth Water District.
- Boundary of the 2016 Stone Post Contract Zone was added to the map.

The revisions to Land Use Ordinance and zoning map are also available at town office and online at the North Yarmouth town website. After the revised North Yarmouth Comprehensive Plan is approved by the voters at the Special Town Meeting on October 30th, a detailed review of other sections of the Land Use Ordinance will be conducted and any proposed revisions will be brought to the voters next year.

2nd Annual Cancer Research Benefit Breakfast

**Saturday,
October 27th
7-10 a.m.**



A breakfast to benefit the [Neuroendocrine Tumor Research Foundation](http://netrf.org) (netrf.org) will be held on Saturday, October 27th from 7 - 10 a.m. at the North Yarmouth Fire Rescue Station.

After the loss of three North Yarmouth area residents, it is the selfless and inspired act of North Yarmouth's Assistant Town Manager, Debbie Grover, to do something to fight back against this rare form of cancer. In 2005, mother of four, Susan Grover (A.H. Grover family), lost her battle with this cancer. In 2016, Marnie Diffin, former Administrative Assistant for North Yarmouth passed away, and in 2017, Brandon Thibeau, a NYFRD Firefighter passed away from this disease after a two-year battle, at the age of 22.

Debbie was quickly joined in her efforts by the NYFRD, coworkers, and members of the area communities all volunteering their time and support. It is the goal of this event to not only raise money for research but to give folks the opportunity to educate themselves and their families about this uncommon form of cancer.

Last year, this event raised \$1,680, and all proceeds were donated to the NET Research Foundation. Many thanks go out to the North Yarmouth Fire Company, which is graciously sponsoring the Benefit Breakfast, the NYFRD, and to the many volunteers.

Pancakes, scrambled eggs, sausage, home fries, coffee, tea & juice will be served, and your donations are welcomed.



OCTOBER EVENTS

**14th October - Sunday
Noon - 3pm**

Soup & Cider Day

Skyline Farm Pitch apples into the hopper of the cider press, turn the crank, and watch the liquid gold pour. Plenty of cider for all and delicious homemade soup and breads, too.

**24th October - Wednesday
1:30 pm**

Seasonal Change

Skyline Farm - A guided adventure led by naturalist Karen Herold. Get Out!

**27th October - Saturday
7 - 10 am**

**NET Cancer Benefit Breakfast
Fire Rescue Station**

**28th October - Sunday
1 - 4 pm**

The Great Pumpkin

Skyline Farm All costumes are welcome and will be judged to compete for cash prizes. See Cinderella and her carriage, take a miniature horse-drawn wagon ride. Last chance to view a display of Breyer model horses

hitched to various custom made horse-drawn vehicles. Pumpkin themed baked goods for sale.

Thru October 28th - Skyline Farm "Child Sized Vehicles: From the Sublime to the Ridiculous" contrasts traditional horse-sized vehicles with their smaller counterparts. Carriage Museum Exhibits Free admission - Sundays, 1-4 pm, or by appointment. Donations welcome

**30th October - Tuesday
7 pm - Special Town Meeting**

NOVEMBER EVENTS

**7th November Tuesday
8 am - 8 pm
Election Day**

**10th November - Saturday
Skyline Farm**
Christmas Photo Shoot in Sleighs by appointment.
Contact Greg Cuffey,
(207) 892-0188
or sphomaine@hotmail.com

**Check www.northyarmouth.org
for updates and monthly
calendar.**

If You Remember....

Homemade Apple Pie



Sift together: 2 cups flour, 1 tsp. salt. Cut in 2/3 cup shortening. Add 5-6 tbsps. cold water until dough is moist enough to hold together.

Roll out 1/2 the dough on floured board.

Combine 6 cups sliced apples, 2 tbsp. flour, 1 cup sugar, 1/2 tsp. cinnamon, and 1 tsp. lemon juice.

Place in a pastry-lined pan and dot with 2 tsp. butter.

Roll out remains of dough for the top crust, cut gashes to allow steam to escape.

Moisten lower edges of crust. Place top crust over filling. Trim edges, seal and flute edges.

Bake at 450° for 10 minutes, then 350° for 40-50 minutes.

Mattie A. Johnson

You will find this and many other recipes collected by North Yarmouth cooks and published by the Wescustogo Grange in 1949.

Pick up your copy at the town office. All proceeds go to the rebuild Wescustogo Hall fund.

Special Holiday Pricing!
\$14.95
Perfect as a Stocking Stuffer or a little something extra for the favorite chef in your life!
Reprint of the 75th Anniversary Cook Book published originally in 1949 by the Wescustogo Grange, NO. 27
All the proceeds from the sale of the cookbook will go towards the construction of the new Wescustogo Hall.

Special Town Meeting

Tuesday, October 30, 2018

6:30pm to 8:30pm

Church of Jesus Christ of Latter Day Saints
RE: New Town Comprehensive Plan
Land Use Ordinance Amendments to include
Amendments to the Zoning Map

in Conjunction with Living Well in North Yarmouth

Communications Advisory Committee

Produced by the

Reminders from Town Hall

North Yarmouth ME 04097

Resident

START HERE
NORTH YARMOUTH



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North Yarmouth, ME 04097

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