



Planning Board

Review of Previous Year's Applications

March 9, 2021

IV. Old Business

Amended Site Plan Review – Booster Pump Station Yarmouth Water District

Daniel Flag, of Wright-Pierce Engineering on behalf of Yarmouth Water District and Eric Gagnon, Superintendent of the Yarmouth Water District reviewed the amended site plan for the pumping station project.

The Board and applicant discussed specific ordinance sections that Gary Bahlkow felt needed to be reviewed. It was asked that Ryan Keith, CEO contact the Parks & Rec Committee about connectivity options with this property.

Gary Bahlkow requested the report for the wetland delineation and Daniel Flag emailed the wetland delineation from Atlantic Environmental for this project to the Ryan Keith during that meeting.

Chris Cabot asked the applicant to restate and clarify why the new structure could not be built next to the Water District's existing structure. The applicant summarized their reasons.

Chris Cabot motioned to find the Site Plan Review Application for the Pumping Station project for the Yarmouth Water District complete; Audrey seconded the motion. Discussion. **Vote 4 Yes 1 No**

Audrey Lones motioned to approve the waiver and not applicable items request by the applicant; Chris Cabot seconded the motion. Discussion. **Vote 5 Yes 0 No**

The Board suggested that to the best of the applicant's ability and the safety of their property work with the town for future trail access, if requested. It was also suggested that the applicant take into consideration the planting on the other views of the building, specifically the Route 9 side and if there are any healthy trees that they can save when cutting the lot it would be appreciated.

Audrey Lones made a motion to approve the application for the Yarmouth Water District's Booster Pump Station; Sandra Falsey seconded the motion. Discussion. **Vote 5 Yes 1 No**

V. **New Business**

- a. Preliminary Sketch Plan – York Ridge Major Subdivision – Construction Aggregate, Inc.
Charlie Burnham, Atlantic Resource Consultants, LLC, on behalf of Construction Aggregate, Inc, reviewed the proposed plan for the proposed York Ridge Major Subdivision project with the Planning Board.

The project proposed is on Map 010 Lot 071. The potential project will develop 13 residential lots with an additional open space lot.

- b. Minor Subdivision Application – 64 Country Lane
David Banks, RE/MAX and David Titcomb, Titcomb Associates, on behalf of Thomas & Ann McCormick, reviewed and discussed the proposed amendment to the Division of Land on Country Lane with the Board.

The proposed amendment would be on Map 004 Lot 133 at 64 Country Lane. The lot had prior Planning Board approval for a lot division on October 28, 1998, and was then merged back into one (1) lot in 2005.

The existing lot is about 10.9 acres located in the Farm and Forest zone and is primarily “open” (field/pasture). The Applicant is proposing to divide the lot into two (2) and extend the right-of-way to gain access.

The Applicant reviewed the two (2) waiver request; 10.2.E Monuments - they are requesting to not have to set stone monuments along the extension of the proposed right of way, and 10.3 Brook, Pond, Vernal Pool and Wetlands Buffers - they are requesting to not have permanent wetland buffer markers installed at this time.

Applicant is requesting the extension of Country Lane Road be delayed until a building permit is issued for Lot 2b. The estimate time frame would be 3-5 years.

Audrey Lones motioned to find the application complete for the Minor Subdivision Application for 64 Country Lane; Chris Cabot seconded the motion. **Vote 5 Yes 0 No**

Audrey Lones motioned to amend the approval for the Amended Subdivision plan for Tax Map 004 Lot 133 with the waiver request with condition that the construction of the road extension be completed prior to issuance of a building permit; Gary Bahlkow seconded the motion. **Vote 5 Yes 0 No**

- c. Finding of Facts - Deer Brook Apartments Phase 2 - Major Subdivision
Audrey Lones motioned to approve the Findings of Facts for Deer Brook Apartments Phase 2 Major Subdivision as presented; Sandra Falsey seconded the motion. Discussion. **Vote 5 Yes 0 No**
- d. Findings of Facts – Old Town House Relocation and Restoration Application
Audrey Lones motioned to approve Findings of Facts for the Old Town House Relocation and Restoration application as presented; Chris Cabot seconded the motion. Discussion. **Vote 5 Yes 0 No**