



Planning Board

Review of Previous Year's Applications

April 13, 2021

a. Major Subdivision Application – York Ridge Major Subdivision

Charlie Burnham, Atlantic Resource Consultants, LLC, on behalf of Construction Aggregate, Inc, reviewed and discussed the details for the for the proposed York Ridge Major Subdivision project with the Planning Board.

The applicant proposes a 13-lot residential subdivision, and it is located off of Rt 115 on the Gray Road on a portion of Map 010 Lot 071. This is Phase 1 of the development of this parcel, there is not additional phases schedule or planned at this time.

Chris Gordon expressed his concerns about the 50ft common buffers, he suggested adding specific language in the HOA regarding the maintenance of this area.

Paul Metevier, Alternate Planning Board member, joined the meeting.

Paul Metevier discussed his concerns regarding the water issues there seem to be in the Walnut Hill area.

Gary Bahlkow reviewed his concerns regarding the ownership of the property, the proposed open space concept and a possible wetland area. He also discussed the wild rabbit habitat delineation. Chris Cabot advised that applicant should provide documentation showing there are not permanent restrictions on this property.

While Kimry Corrette noted that she was concerned at first about the open space concept but after further review likes the concept of this area not being maintained but allowed to grow wild.

Audrey Lones noted the maintenance of the sidewalks should be listed in the HOA agreement.

PUBLIC COMMENTS:

Audrey Lones read an email from Ginny Van Dyke of 64 Walnut Hill Rd, she discussed her concern about water supply within the subdivision.

Allison Harris, 26 Castle Hill Rd – expressed her concern about the buffer zones between 7 and 12 and whether the applicant is planning on using them as roads to access the top of the hill in the future. As well as whether the Phase II of the project will have open space in the whole a lot and she inquired about the Yarmouth Water Districts plans for a new water tank.

Lianne Mitchell, 25 Wander-R- Way – provided her concerns about water, she noted there was a Great Blue Heron at the pond each summer, she expressed her appreciation with the open space buffers between the houses and concerns about the double lot concept. She inquired about Phase II plans and the how it could affect the school system.

Ben Sahagian, 83 Gray Rd – He noted he is across the street from the proposed development. He asked what the plans are for the open space that is along Rt 115 to the proposed road. He inquired whether the applicant would consider added trees behind the existing lot as well as along lot 15 to provide a buffer.

It was determined there were a few things that are still needed:

- Land Ownership documentation
- Maps should be prepared to scale
- Sidewalk Maintenance in the HOA Agreement
- Updated HOA Agreement
- State Restrictions New England Cotton Tail Rabbits

Audrey Lones motioned to hold a Public Hearing on the York Ridge Major Subdivision application at the May 11, 2021; Sandra Falsey seconded the motion. Discussion.

Vote 5 Yes 0 No

b. Site Plan Review – Fire Barn Project

Greg Payson, North Yarmouth Fire/Rescue Chief, on behalf of the North Yarmouth Fire Company, presented the proposed Fire Barn project to the Planning Board. The project consists of building a garage for North Yarmouth's first brand new fire engine dated back to 1960 as well as a museum on the back side of the building. The project is not a town project it is solely funded by the North Yarmouth Fire Company through donations. The structure will be located adjacent to the bean pit in the village green property.

There are a couple waivers requested:

1. The request to waive the 20 ft set up to 30 ft due to the engine length and not blocking the road when taking it out to waxing it.
2. The request to waiver the front and side window requirements.

Chris Gordon addressed a concern about not having running water and a public bathroom.

Chris Cabot noted that currently the board doesn't have the authority to grant the setback change however Ryan Keith noted that in the new land use ordinance changes Civic Buildings are exempt from this requirement.