



Planning Board

Review of Previous Year's Applications

December 14, 2021

I. Old Business

a. Crossroad's Senior Neighborhood Major Subdivision

Polly Sewell, Engineer at AH Grover, provided an overview the Crossroad's Senior Neighborhood Major Subdivision project. The proposed subdivision would be 13 lots located on Map 004 Lots 018 & 024 between RT 9 and RT 115. It will have public water supply and 11 of the lots will be a part of a community septic system while 2 of the lots will have their own Fuji Advanced Wastewater systems. The proposed open space is 50% more than required and landscape buffering was also presented.

The Board discussed off street parking, signage, water district easement, the age restrictions outlined in the application, lot frontage, the North Yarmouth Department Head Comments on the project, the Homeowner Association agreement, that the road would be a provide road with "No Thru Way" Signs posted at either end of the road, lighting types and open space requirements.

The Applicant and the Planning Board agreed that the following would be added to the Deeds and the Plan as restrictions:

- The age restriction of the owners of the property being 55 or older.
- The annual maintenance of the Fuji Advanced Wastewater

Audrey Lones, Chairperson, read an emailed public comment from Gary Bahlkow of West Pownal Rd into record:

"On Crossroads project: I see a future risk of cut thru traffic when stop sign at route 9/115 (by purple house) gets backed up.

I travel through there frequently and frequently see 4+ vehicles backed up. More when school busses are there. As traffic volume inevitably grows the temptation to cut thru will grow. I'd certainly cut thru if I saw a jam ahead and was in a rush!

Best solution I see is to make the Crossroads access road one-way starting at 115. A "do not enter" sign at route 9 end would keep signage to a minimum. Little if any inconvenience for residents and better solution than speed bumps or a "no cut thru" sign imho."

Best to you, Ryan and the PB.

Gary

Ben Grover requested that the Department Head Memo and the Abutters list be emailed to him.

The Board reviewed the application checklist.

Audrey Lones motioned to find the preliminary application complete; with the requirement that the Deeds and the Recorded plan include the age restriction and the annual septic system maintenance; Sandra Falsey seconded the motion. Discussion. Vote 5 Yes 0 No

Audrey Lones motioned to hold a public hearing for the Crossroad's Senior Neighborhood Major Subdivision at the January 11, 2022, meeting at 7:00 PM; Jeffrey Brown seconded the motion. Discussion. Vote 5 Yes 0 No

II. New Business

a. Bacon Farm Rd Minor Subdivision – Amendment

Taylor Manning, MGM Builders, reviewed with the Board the proposed amendment to the subdivision. The amendment proposes to move the hammerhead at the end of the road down 50 ft for the driveway on lot 3. The current location impacts the house lot negatively and with the move of the driveway allows better placement of the house on the high side of the land and achieve proper drainage for the lot.

Town Department heads reviewed the proposal and the feedback received was positive seeing no issues.

Audrey Lones motioned to approve the amendment as presented; Sandra Falsey seconded the motion. Discussion. Vote 5 Yes 0 No