

Town of North Yarmouth  
Board of Selectmen  
Meeting Minutes of Tuesday, June 21, 2016



I. Call to Order

Members Present: Chairman Alex Carr, Jeanne Chadbourne, Jim Moulton & Paul Napolitano. Town Manager Rosemary Roy was also present.

II. Public Hearing- Contract Zoning - Stone Post Subdivision – James Guidi

Selectman Napolitano moved to enter into Public Hearing. Selectman Moulton seconded the motion. Discussion: None. **Vote: 4-Yes 0-No.**

Jim Guidi presented the Board his proposal.

Dan Diffin presented the specifics of the proposal to the Board.

Mark Smith read a prepared letter in favor of the proposal.

Peter Lindsay spoke the Board on behalf of the Planning Board.

Mark Verrill spoke about the growth of the Town.

David Kleban spoke about following the rules to be fair to everyone.

Paul Peck referred to the contract zone and doesn't believe as it is written the subdivision need to have a public benefit.

Diane Morrison asked to table the vote until there is a full Board.

Nelson Smith spoke in favor of the subdivision.

Linc Merrill spoke in favor of the project.

Larry Lonegan spoke about taxes decreasing or actually increasing due to influx of children.

Selectperson Chadbourne moved to close the Public Hearing. Selectman Napolitano seconded the motion. Discussion: None. **Vote: 4-Yes 0-No.**

Chairman Carr moved to accept the contract zoning for the Stone Post Subdivision proposed by Mr. Guidi as presented and to hold a Special Town Meeting on Thursday August 4, 2016 at 7pm. Selectman Napolitano seconded the motion. Discussion: Selectman Moulton spoke about Contract Zoning.

Selectman Napolitano agreed with Selectman Moulton's comments.

Selectperson Chadbourne stated that she hasn't heard from many people that the development in the Town center needs to be developed. She spoke about cluster housing. She doesn't see any public benefit from this development.

Chairman Carr read and explained the Contract Zoning & clarified the Comprehensive Plan.

Mark Smith asked Selectperson Chadbourne about her current residence.

Jim Guidi spoke about the public benefit aspect that keeps getting brought up.

David Kleban spoke to the specifics about the Land Use Ordinance for zoning districts.

Diane Morrison spoke about her fears of putting this to vote.

Selectman Moulton doesn't believe people are understanding Contract Zoning.

Chairman Carr brought up the old PDI report that was presented to the Town.

Audrey Lones spoke about getting a Planner hired and setting up a TIF.

Al Ahlers spoke about the rejecting the Planning Board's recommendation.

Nelson Smith spoke about the septic vs. sewer systems issues as well as soils in Town.

Vote: 3-Yes 1-No (Selectperson Chadbourne).

### III. Minutes of Previous Meeting(s)

Selectman Moulton moved to approve the minutes of June 7, 2016 & minutes from the June 7, 2016 executive session. Selectperson Chadbourne seconded the motion. Discussion: None. **Vote: 3-Yes 0-No 1-Abstention (Selectman Napolitano).**

### IV. Public Comment – Non Agenda Items

Linc Merrill spoke to the Board about rebuilding Wescustogo.

Peter Lindsay spoke about Wescustogo as well.

### V. Management Reports & Communications

Town Manager's Report: "The Town Manager provided the Board with a brief summary of her report which contained recent town and departmental activities."

### VI. Old Business

Election Results (Candidates): Chairman Carr reviewed the Election results. Selectman Napolitano moved to hold a runoff election on August 2, 2016 should the recount held Friday June 24<sup>th</sup> at 8am result in a tie and to cancel the scheduled Select Board meeting for that evening. Selectperson Chadbourne seconded the motion. Discussion: None. **Vote: 4-Yes 0-No.**

### VII. New Business

None.

### VIII. Accounts Payable – Review & Approval

Chairman Carr moved to approve the accounts payable in the amount of \$104,983.87. Selectperson Chadbourne seconded the motion. Discussion: None. **Vote: 4-Yes 0-No.**

### IX. Any Other Business

Selectman Napolitano asked that the Wescustogo Grange to be put on the next meeting to cover the

1997 agreement.

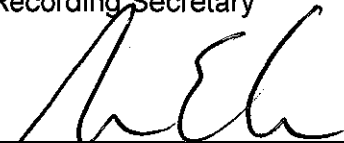
Selectperson Chadbourne spoke about her encounter with an elderly resident. She mentioned the benches put in on the Sam Ristich trail. She also sent out her thoughts are with the Corbett family.

Chairman Carr spoke about the election and offered apologies to the Town Clerk for how her name was thrown around during the past election.

**X. Adjournment**

Selectman Moulton moved to adjourn.

Melissa Henes  
ACS II- Recording Secretary

  
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Alex Carr, Chairperson

Board of Selectpersons

  
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Jeanne Chadbourne, Vice Chairperson

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Jim Moulton

  
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Paul Napolitano