

**Town of North Yarmouth  
Planning Board Meeting  
Meeting Minutes of October 11, 2016**

**I. Call to Order**

Present: Katryn Gabrielson (Chair), Steve Morrison, Tom Hinman, Gary Dilisio, and Ryan Keith (CEO)

**II. Minutes Approval**

- a. Gary Dilisio moved to approve the minutes of September 13, 2016 as amended, Steve Morrison seconded the motion. Discussion: None. **Vote 4- Yes, 0- No**

**III. Communications**

- a. Katryn Gabrielson noted for the Board that Gary North had resigned from the Board and that they are looking for new members.
- b. Katryn Gabrielson noted on behalf of the Town Manager Rosemary Roy that the Town is distributing a survey on the Town Comprehensive plan and is urging everyone to participate.

**IV. Old Business**

a. Brookwood Subdivision Amendment- Proposed lot line Amendments - Map 4 Lot 63; 5.12 +/- acres

Board has received letters from an Attorney and from all landowners in the subdivision.

Board reviewed and discussed checklist noting that most are not applicable.

Eric Lake spoke about the easement that is set in the plan for lot # 2, it was set so the lot would have the appropriate road frontage.

Katryn Gabrielson moved to find the application complete, Gary Dilisio seconded the motion.

Discussion: None. **Vote 4- Yes, 0- No**

Katryn Gabrielson stated that the Mylar would need to be updated showing the Bradeen property is part of the Subdivision and should be labeled as so, lot 2a.

Findings of fact were presented by Katryn Gabrielson as follows:

1. The owner is Eric Lake.
2. The property is located at 23 Brookwood Drive, North Yarmouth. Lot 2 of the Brookwood subdivision, map 004, lot 063 currently 5.12 +/- acres.
3. The applicant is Eric Lake. Who has ownership interest in the property.
4. The applicant proposes to alter the plan of lot 2 of Brookwood subdivision by conveying .66 +/- acres to a lot already with- in the subdivision, and .50 +/- acres to an abutter to the subdivision.
5. No public hearing was held, and not site walk was held.
6. The conveyance of property to the abutter of the subdivision is subject to all applicable laws and regulations.
7. The plan before final signatures by the Planning Board should be updated to reflect that the Bradeen property is lot 2a of the subdivision, and that the out conveyance of property has no

effect on any of the criteria under Maine law or the Town of North Yarmouth zoning ordinance which would affect approval.

8. Approval of the other residents of the subdivision was obtained by the applicant.
9. Letter from Donnelly Douglas, Attorney at Law was also submitted by the applicant in his opinion that the out conveyance to the abutter is lawful.

Gary Dilisio moved to approve the proposed amendment to the Brookwood subdivision with the findings as noted. Discussion: None. **Vote 4- Yes, 0-No.**

**V. New Business**

None

**VI. Any Other Business**

**a. Review and Approval of Amended Bylaws**

Katryn Gabrielson moved to table approval, Steve Morrison seconded the motion. Discussion: None. **Vote 4- Yes, 0-No**

**b. Signing of the August 9, 2016 Minutes**

Minutes were signed

c. It was brought the Board attention that the November meeting will fall on Election Day the Board decided to keep the meeting as is and still hold it on November 8<sup>th</sup>.

d. Board signed the Mylar for Amber Woods subdivision

e. Board discussed the workshop that was held with the Select Board and discussed having a workshop of their own on October 31<sup>st</sup>.

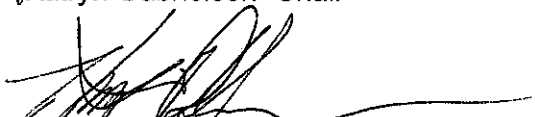
**VII. Adjournment**

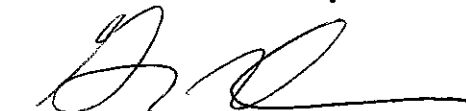
Recorded by: Stacey Ruby- ASC I

**Planning Board Members**

  
\_\_\_\_\_  
Katryn Gabrielson- Chair

  
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Steve Morrison- Secretary

  
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Tom Hinman

  
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Gary Dilisio

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Vacant - Member

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Vacant - Alternate

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Vacant - Alternate