



Thursday, May 15, 2025 | 7:00pm
American Legion Log Cabin (196 Main Street)
[Remote Access](#)
Access Code: 550-949-933
Access by Phone: [+1 \(872\) 240-3212](#)

TOWN COUNCIL REGULAR MEETING AGENDA No. 12-24/25

1. Roll call of members.
2. To approve the Minutes of the Town Council meetings 12-24/25, held April 17, 2025
3. To open the meeting to a public comment period.

Item No. 97: To hear the reports of the Council Chair, committees, delegates, liaisons, and the Town Manager.

Item No. 98: To hold a public hearing and consider issuance of a full-time malt, spirituous, and vinous liquor license and Special Amusements Permit to Black Tie at Camp Hammond, Fox and Fiddle, and Dandelion Catering.

Item No. 99: To recognize the 2025 Latchstring Award Recipient(s).

Item No. 100: To recognize the 2025 Spirit of America Award Recipient(s).

Item No. 101: To adopt a Climate Superfund Resolution, as recommended by the Yarmouth Climate Action Board.

Item No. 102: To consider or make Committee, Board, and Delegate appointments as may be needed.

Item No. 103: To hold an Executive Session, if needed.



YARMOUTH MAINE

TOWN OF YARMOUTH MINUTES OF THE TOWN COUNCIL MEETING

Meeting: 12-24/25
Date: April 17, 2025
Time: 7:00 PM
Place: American Legion Log Cabin, 196 Main Street and Remote Video Access

This meeting began at 7:00 PM

1st Order of Business: Roll Call of Members. All Councilors present appeared either in person or through remote access.

Roll Call of Members P = Present A = Absent T = Tardy R = Remote

P Heather Abbott
P Randall Bates, Chair
A Meghan Casey
P David Craig
P Michelle Cromarty
P Karin Orenstein
P Zoe Wolf

1. **2nd Order of Business:** Approval of the Minutes of Meeting 11-24/25, held March 20, 2025.

Approved 6-0 on a roll call vote.

Public Comment Period:

- Commercial property owner, Deborah Delp, expressed her concerns and dissatisfaction with the Town Council's ongoing discussions about implementing slip fees for commercial marinas in Yarmouth.

Item No. 83: To hear the reports of the Council Chair, committees, delegates, liaisons, and the Town Manager

- Councilor Orenstein announced that the affordable housing development proposed by 36 Cleaves Street LLC, planned for the area behind the Yarmouth Town Office, had recently secured funding through Maine Housing's Rural Affordable Housing Rental Program.

- Councilor Craig reported on the Tree Advisory Committee's progress in developing a tree preservation and stewardship ordinance, noting that draft resolution materials are expected to be completed in early June.

Item No. 84: To consider a Resolution declaring June as Pride Month.

Approved 6-0 on a roll call vote.

Item No. 85: To hold a public hearing and consider issuance of a full-time malt, spirituous, and vinous liquor license and special amusements permit to Owl and Elm.

Approved 6-0 on a roll call vote.

Item No. 86: To hold a public hearing and consider amendments to Yarmouth's Zoning Map to adjust the extent of the Resource Protection District.

Approved 6-0 on a roll call vote.

Item No. 87: To hold a public hearing and consider amendments to Chapter 315 (Floodplain Management) of the Yarmouth Town Code.

- Bill Gribbon, a resident of Littlejohn Island, voiced concerns about the revised FEMA flood map delineations and their effect on his home insurance rates.
- Erin Zwirko, Yarmouth's Planning and Development Director, offered a detailed explanation of the FEMA flood map amendment process and expressed her willingness to meet with Mr. Gribbon following the meeting.

Approved 6-0 on a roll call vote.

Item No. 88: To conduct a public hearing and consider amendments to Chapter 701 (Zoning) of the Yarmouth Town Code to allow agricultural processing in the Rural Residential District.

Approved 6-0 on a roll call vote.

Item No. 89: To conduct a public hearing and consider amendments to Chapters 701 (Zoning) and 702 (Site Plan Review) of the Yarmouth Town Code and Yarmouth's Zoning Map to address manufactured housing, mobile home parks, and tiny homes.

- Planning and Development Director, Erin Zwirko, provided a thorough overview of the Planning Board's discussion on this item and its application to the newly updated Comprehensive Plan.
- Resident Chris Yale supported the draft amendments and was hopeful that it reduce the barrier to housing diversity and affordability.
- Councilor Orenstein proposed the following slate of amendments:

- **Amendment 1:** Change all instances of “Mobile Home Park” to “Manufactured Housing Community.”
 - This amendment was moved by Councilor Orenstein and seconded by Councilor Craig.
- **Amendment 2:** Change the minimum lot size for an individual lot within a Manufactured Housing Community from 6,500 square feet to 5,000 square feet (Chapter 701, Art. II.S., section 3.c.i.).
 - This amendment was moved by Councilor Orenstein and seconded by Councilor Craig.
- **Amendment 3:** Remove the requirement of 10% open land (Chapter 701, Art. II.S., section 3.d.iii.).
 - This amendment was moved by Councilor Orenstein and seconded by Councilor Cromarty.
- **Amendment 4:** Delete the reference to the Manufactured Housing Community ordinance from the on-site buffering section of Chapter 702, Article I.H.7.
 - This amendment was moved by Councilor Orenstein and seconded by Councilor Cromarty.
- **Amendment 5:** Add the word “determined” in Chapter 701, Art. II.S, section 3.c.
 - This amendment was moved by Councilor Orenstein and seconded by Councilor Cromarty.

The slate of proposed amendments was approved 6-0 on a roll call vote.

Approved, as amended, 6-0 on a roll call vote.

Item No. 90:

To conduct a public hearing and consider amendments to Chapters 302 (Trailer and Trailer Camps) and 401 (Fees and Permits) of the Yarmouth Town Code to update licensing requirements for mobile home parks.

Approved 6-0 on a roll call vote.

Item No. 91:

To conduct a public hearing and consider amendments to Chapter 507 (STAY) of the Yarmouth Town Code.

- Councilor Orenstein thanked Councilor Craig for championing the effort.

Approved 6-0 on a roll call vote.

Item No. 92:

To consider allocating \$5,500 from the Streetlight Capital Reserve Account to pursue LED streetlight conversions.

Approved 6-0 on a roll call vote.

Item No. 93: To consider, or make, committee, board, and delegate appointments as may be needed.

- No nominations were considered.

Item No. 90: To hold an Executive Session, if needed.


- An Executive Session was not required.

The meeting was adjourned at 7:47 PM.

Respectfully submitted,

Scott LaFlamme
Town Manager

Item No. 98: **To consider issuance of a full-time malt, spirituous, and vinous liquor license and Special Amusements Permit to Black Tie at Camp Hammond, Fox and Fiddle, and Dandelion Catering.**

Contact	Lisa Grant, Town Clerk
Recommended Action	Issue Licenses, As Requested
Attachment	No Attachments
Process	 <pre> graph LR A[Reviewed by Staff] --> B[Town Council Workshop] B --> C[Town Council Voting] </pre>

Background:

The Yarmouth Town Council is required to approve full-time malt, spirituous, and vinous liquor licenses and Special Amusement Permits as part of a local control process mandated by the State of Maine. Here's why:

- Title 28-A of the Maine Revised Statutes requires applicants for liquor licenses to receive approval from local municipal officers before the state can issue a license. This local approval is a prerequisite.
- For live entertainment—such as music, dancing, or other performances at establishments with liquor licenses—state law (Title 28-A §1054) also requires local approval through a Special Amusement Permit.
- This statutorily required process also allows the Yarmouth Town Council to ensure establishments meet local zoning and safety standards and give the public an opportunity to comment on potential impacts (e.g., noise, traffic, public safety).

Recommended Action: Issue licenses and permits, as requested.

NOTE: Members of the public are welcome to provide public comment on this item. Opportunity for comment will be provided after staff's report and initial Council questions, prior to Town Council discussion.

Item No. 99: To recognize 2025 Latchstring Award Recipient(s).

Contact	Scott LaFlamme, Town Manager
Recommended Action	Name the 2025 Latchstring Award Recipient(s)
Attachment	No Attachments
	<pre> graph LR A[Reviewed by Staff] --> B[Town Council Workshop] B --> C[Town Council Voting] </pre>

Background:

Since 1980, the Yarmouth Town Council has honored residents who have demonstrated outstanding commitment, service, and care for the community over an extended period.

The Latchstring Award, named after the town's motto "*Our Latchstring Always Out,*" celebrates individuals whose exemplary citizenship and leadership help maintain Yarmouth's spirit as a welcoming and compassionate community.

The award is presented annually at the June Town Meeting and includes the ceremonial presentation of a Town Chair. The recipient's name(s) will be engraved on a permanent plaque displayed at Town Hall, as well as on the granite monument in Latchstring Park. In addition, the awardee(s) will be featured in the next published Annual Report of the Town of Yarmouth.

Recommended Action: Name the 2025 Latchstring Award recipient(s)

NOTE: Members of the public are welcome to provide public comment on this item. Opportunity for comment will be provided after staff's report and initial Council questions, prior to Town Council discussion.

Item No. 100: To recognize the 2025 Spirit of America Award Recipient(s).

Contact	Scott LaFlamme, Town Manager
Recommended Action	Name the 2025 Spirit of America Award Recipient(s)
Attachment	No Attachments
	<pre> graph LR A[Reviewed by Staff] --> B[Town Council Workshop] B --> C[Town Council Voting] </pre>

Background:

The Spirit of America Foundation Tribute is a Maine-based award program that honors individuals, organizations, and projects for exemplary community service and volunteerism. Established in 1990 in Augusta, Maine, the Spirit of America Foundation is a 501(c)(3) public charity dedicated to recognizing and encouraging volunteerism across the state.

The Spirit of America Award is presented each year in Yarmouth to honor volunteers who generously devote their time and energy to making the community a better place to live, work, and enjoy.

Recommended Action: Name the 2025 Spirit of America Award recipient(s).

NOTE: Members of the public are welcome to provide public comment on this item. Opportunity for comment will be provided after staff's report and initial Council questions, prior to Town Council discussion.

Item No. 101: To adopt a Climate Superfund Resolution, as recommended by the Yarmouth Climate Action Board.

Contact	Meddy Smith, Sustainability Coordinator Maya Faulstich, YCAB Member
Recommended Action	Consider Adopting the Draft Resolution Language
Attachment	YCAB Letter of Support, Draft Resolution Language
	<pre> graph LR A[Reviewed by Committee] --> B[Town Council Workshop] B --> C[Town Council Voting] </pre>

Background:

Maine is actively considering the implementation of a Climate Superfund program, aiming to hold major fossil fuel companies financially accountable for their contributions to climate change. This initiative is part of a broader movement among states to establish "polluters pay" policies.

Yarmouth's Climate Action Board (YCAB) is recommending that the Town to join other Maine communities in supporting the idea of Climate Superfund legislation.

What Is a Climate Superfund?

A Climate Superfund is a state-level initiative designed to require fossil fuel companies to contribute financially to the costs associated with climate change impacts. Modeled after the federal Superfund program, which mandates that polluters pay for toxic waste cleanups, these state programs seek to apply a similar principle to climate-related damages. The funds collected would be used for climate adaptation and resilience projects, such as infrastructure improvements and disaster preparedness.

Recommended Action: Consider adopting the draft resolution language, as recommended by the Yarmouth Climate Action Board (YCAB)

NOTE: Members of the public are welcome to provide public comment on this item. Opportunity for comment will be provided after staff's report and initial Council questions, prior to Town Council discussion.

Item 101-A

April 23, 2025

To: Yarmouth Town Council
Cc: Meddy Smith, Sustainability Coordinator, Town of Yarmouth
Scott LaFlamme, Yarmouth Town Manager
R.e.: **Support for a Climate Superfund Resolution in Yarmouth**

Dear Members of the Yarmouth Town Council,

The Yarmouth Climate Action Board is writing to urge the Town Council to adopt a resolution in support of a Maine Climate Superfund, ensuring that major polluters—not taxpayers—bear the costs of climate change impacts on our community. As Yarmouth faces increasing risks from rising sea levels, intensified storms, and costly infrastructure damage, securing sustainable funding sources for climate adaptation and recovery is essential. A Climate Superfund would require fossil fuel companies, such as Shell and ExxonMobil, to pay their fair share for the damages their products have caused.

Other states, including Vermont and New York, have already passed legislation to hold corporate polluters accountable for climate-related impacts. This approach alleviates financial burdens on municipalities, like Yarmouth, which would otherwise be forced to raise taxes or divert funds from essential services to cover the costs of climate adaptation. By endorsing this resolution, Yarmouth can advocate for a fair funding mechanism that protects our community from escalating climate expenses.

Yarmouth has already demonstrated leadership in climate action through its Climate Action Plan (CAP) and Climate Emergency Declaration. Supporting the establishment of a Climate Superfund aligns with the commitment outlined in the Declaration to “maintain a focus on affordability” and supports goals in the CAP to enhance resilience and protect public health and safety. While Yarmouth is committed to addressing climate change locally, the impacts of global climate change know no borders. Statewide programs and funding are critical to meeting the needs and priorities of the Yarmouth community. Without such funding mechanisms, the costs of rebuilding infrastructure, protecting our coastline, and preparing for extreme weather will fall disproportionately on our local budget and residents.

We urge the Town Council to formally adopt this resolution, sending a strong message that Yarmouth supports holding corporate polluters accountable while protecting our community’s financial stability. By doing so, we join other forward-thinking municipalities in advocating for equitable and effective climate solutions.

Thank you for your time and consideration. I look forward to your leadership in advancing Yarmouth’s climate resilience and fiscal responsibility.

Maya Faulstich

On behalf of the Yarmouth Climate Action Board

Item 101-B

Municipal Resolution in Support of a Maine Climate Superfund

Resolution Supporting the Creation of a Maine Climate Superfund

Whereas the Yarmouth Town Council has adopted the Yarmouth Climate Action plan, which includes several actions aimed at adapting to climate change, all of which will require resources to implement; and

Whereas climate change and the resulting storms are costing Mainers billions of dollars; and

Whereas 2023-24 winter storms caused \$90 million in damage to public infrastructure and untold more to private property; and

Whereas climate change is already shifting storm patterns in Maine in ways that will continue to severely damage public and private infrastructure; and

Whereas expensive fuels continue to strain working families' budgets; and

Whereas in the face of environmental and economic crises for Maine people, international oil companies continue to take in near-record profits year after year; and

Whereas declining municipal revenues cannot keep people and property safe from the worst impacts of climate change; and

Whereas the world's largest fossil fuel corporations should contribute significantly to local communities to fix the damage they've caused; and

Whereas a Maine Climate Superfund will help Maine assess the true cost of dealing with climate change and ensure that polluters pay for the climate damage they have caused; and

Whereas under such a program, the state will produce a detailed report of the financial impact of fossil fuel-related climate pollution, then identify the largest emitters responsible for that pollution and recover costs in proportion to their share of emissions; and

Whereas payments from those large oil and gas corporations will be used to finance projects that can protect Maine people, businesses, and property from the devastating impacts of climate change and help our communities adapt to new environmental realities; and

Whereas the original Superfund program and its "make polluters pay" principle has withstood challenges for decades and can be easily applied to the environmental damage caused by

climate change; and

Whereas Maine would join national leaders championing this innovative policy, building on bipartisan legislation successfully enacted in Vermont and New York last year;

Now, therefore, be it resolved by the Town Council of Yarmouth that, the Yarmouth Town Council strongly urges the Maine Legislature and Governor to pass legislation to create a Maine Climate Superfund, to protect Maine communities and ensure the largest oil and gas companies pay their fair share for climate-related damage.