
YARMOUTH PLANNING BOARD MINUTES

March 27, 2024

I. CALL TO ORDER

Chair Holden called the meeting to order at 7:00 PM.

II. ROLL CALL OF MEMBERS

PRESENT ABSENT

Wendi Holden, Chair	X	
Janet Hansen, Vice Chair	X	
Hildy Ginsberg	X	
Mary Lynn Engel	X	
Jerry King	X	
Ian Cromarty	X	
Matt Schumacher	X	

OTHERS

Erin Zwirko, Planning Director
Julie Dubovsky, Assistant Planner

III. APPROVAL OF MINUTES

M. Schumacher noted an editing error that should be corrected.

Upon a motion duly made by Matt Schumacher, seconded by Ian Cromarty, and carried by a roll call vote of 7-0, the minutes of the March 13, 2024, meeting were approved as amended by M. Schumacher.

IV. COMMUNICATION

Erin reiterated the release of the draft Comprehensive Plan and reminded the Board of the joint Comprehensive Plan Steering Committee and Town Council meeting on April 25th. Comments are being accepted through April 30th.

V. PUBLIC HEARING ITEMS

A. OLD BUSINESS:

None

B. NEW BUSINESS:

1. Workshop Item: Amended Ch. 702 Site Plan Review and Ch. 601 Major Subdivision; Yarmouth Landing; Medium Density Residential (MDR) District; 57 Baywood Lane; Map 25 Lot 21; Taymil Yarmouth Landing, LLC, Applicant. The applicant is requesting an amendment to the Major Site Plan and Major Subdivision for the construction of 8 residential garages for the residents of the Yarmouth Landing community. The garages are proposed to meet the increased demand for covered parking and storage. They will range between 900 and 1800 square feet and will provide 37 covered parking spaces. The proposed work will result in approximately 0.41 acres (17,000 square feet) of additional impervious surface. This is a preliminary review, and no vote will be taken. Public comment will be

received.

E. Zwirko provided an update to clarify that the applicant did ask for a waiver from the flood standard, but this was not for the Planning Board or staff to provide. The department heads discussed what assumptions the project was bringing to the review of the stormwater management report. The applicant plans on making some revisions to the report for the final submittal. Relative to the review by the DEP, there might be additional items to include in that report.

Henry Hess of Sebago Technics, representing Taymil Partners, presented the proposal for eight new garage buildings. A need was expressed by tenants for covered parking from extreme weather and for storage. They range in size based on the size of available space in areas. No water or sewer will be extended, just electricity. Applicant was not intending on submitting a photometric plan, but will provide additional elevations and lighting for final review although there are no major area lighting changes. The applicant requested a waiver for traffic and soils map as this is an existing development, and a soils map was approved back in 1985 and hasn't changed.

The Board discussed the recommendations for the applicant's next submittal, including a photometric plan to show proposed lighting for the garages and any evaluation of providing EV chargers.

Chair Holden opened the meeting to public comment.

Mary Stuart, 46 Evergreen Drive – Sent a note in writing regarding concerns about the impact to stormwater runoff. As a resident at Evergreen and Lone Pine, seen lots of change in the last few years following the Lone Pine subdivision and recent storms filling up the two retention ponds at the back of the property. Concerned about runoff with more impermeable surfaces and the impacts to lower lying homes. It is all ledge soil. Also wanted to clarify if they propose to use temporary construction entrances or if they will be using the existing roads.

Chair Holden explained that as a rule any modifications to a site cannot worsen the stormwater runoff situation and that they will be using their existing road only.

Public comment was closed.

M. Schumacher encouraged the Board to consider asking that the entire site plan be included in the photometric review to see if it meets current standards now, such as modern motion sensor lights to conserve electricity. H. Hess answered that that could include the new garage buildings and the existing streetlights, and he would follow up on the existing outdoor façade lighting.

The Board reviewed the recommendations from the Town staff, which included adding information about tree protection, the stormwater management plan, and E-911 information. They requested that the drawings also show snow storage. Vice Chair Hansen asked for any information on the exterior design of the garages, which would be provided at the next presentation. The Board also asked about the number of parking spots provided and Erin explained that there are no

formal Town accepted trails in the Town owned land and the additional parking would not likely draw anyone from outside the neighborhood.

The Planning Board appreciated the opportunity to review the preliminary plan.

2. Workshop Item: Presentation on the Draft Comprehensive Plan

Erin Zwirko, Director of Planning & Development, and members of the Comprehensive Plan Steering Committee made a presentation on the draft Comprehensive Plan. Attending members of the Comprehensive Plan Steering Committee included Hildy Ginsberg, Bill Richards, and Emily Bryson. The presentation covered the previous plans, the timeline of the current update, and the components of the draft plan. She reviewed the Vision Statement, explained the four local goals (and the tensions between them), the overarching goals and their interconnections with the inventory chapters and community feedback. Erin explained how all these components informed the Future Land Use Plan, zoning, and areas of the town. Implementation will be coordinated by a Comprehensive Plan Implementation Committee (CPIC) with the recently adopted Climate Action Plan and next steps include a 4/25 joint meeting and the close of public comments close. In June, the final plan will be presented to the Town Council.

The Board did not have specific feedback on the draft plan, but commended the Comprehensive Plan Steering Committee and staff for the draft, and Chair Holden encouraged members of the Board to consider being a part of the CPIC. J. King asked if traffic on Main Street was considered at all with the goals of economic vitality for Main Street. Erin explained that the plan recommends a wholistic transportation planning process that looks at networks, all modes, Vision Zero goals, and updates to the Town Complete Streets Policy. Could be a "family of plans" that should work in concert, like MaineDOT's family of plans, to look at that in a more detailed planning process. The Implementation Committee would take it to the next level by going beyond traffic and congestion concerns.

The Chair opened to public comment.

Bill Richards, 3 Penny Row Court

As a Comprehensive Plan Steering Committee co-chair, praised team for the work. Feels the plan is very optimistic, fairly hopeful because all involved want to see a lot of good things done. Expect that the Implementation Committee will find that not everyone in town agrees with it, but a wonderful challenge to take on.

Chair Holden, having served on the last Implementation Committee, agreed, and seconded Bill's support for the team.

Public comment was closed.

M. Schumacher shared that he was also on the last CPIC and at that time he was newer to Yarmouth and encouraged newer residents to get involved as a way to get to know the town and people. Love the spirit that is optimistic and reflects our ambition. He recommended thinking about benchmarking moving forward, and consideration of acknowledging somewhere in the Plan about how it is sometimes referenced as empirical at times, and it might be helpful to note how it should and

shouldn't be used. Have seen people take out a sentence and use it out of context, so it could be helpful to acknowledge and caution against this.

M. Engel asked for clarification on feedback and whether it is desired for the goals or the spreadsheet? Erin explained that while feedback is welcome for both, thoughts on the matrix are especially helpful because the Planning Board is assigned some work, so confirming appropriate delegations and if there are any omissions. As individuals, Erin asked the Board to look at the Future Land Use Plan and see if it feels consistent with where they think the community should be going. She is working with the department heads, boards, committees, and town staff to review it too.

J. Hansen appreciated the kickoff and event on 3/15 and added that there's interest in seeing the event continue in the future, albeit in a larger venue than the library. E. Zwirko thanked everyone who attended and was involved in the production of Rooted Narratives, and that the recording will be posted and shared.

ADJOURNMENT

With no objection, the meeting adjourned at 8:30 PM

Respectfully submitted:

Julie Dubovsky, Assistant Planner