

Town of Yarmouth

Per M.G.L.: All town and school boards, committees, commissions, and authorities shall post a notice of every meeting at least 48 hours prior to such meeting, excluding Saturdays, Sundays, and legal holidays. Notice shall contain a listing of topics/agenda that the chair reasonably anticipates will be discussed at the meeting.

Notice of Meeting

Name of committee, board, etc.:	Planning Board
Date of Meeting:	Wednesday – October 7, 2020
Time:	5:30 PM
Place:	Virtual Meeting

The meeting will be held by remote participation pursuant to Massachusetts Governor Charles D. Baker's Order Suspending Certain Provisions of the Open Meeting Law dated March 12, 2020. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means. An audio or video recording, transcript, or other comprehensive record of proceedings will be posted on the town's website as soon as possible after the meeting.

JOINING THE VIRTUAL MEETING: Members of the public can join the meeting using one of the following methods:

- To attend the meeting online, click <https://us02web.zoom.us/j/89958871757> and follow the prompts or navigate to <https://zoom.us/join> and enter meeting/webinar ID **899 5887 1757** and follow the prompts.
- To attend the meeting by dial-in phone, call +1 301 715 8592 and enter meeting ID **899 5887 1757**. The dial-in number can also be used to access the audio while watching the online meeting (if you don't have speakers and/or a microphone).
- Please plan to join the virtual meeting at least five minutes before the start of the meeting to troubleshoot any issues you may have joining.
- The virtual meeting will also be live streamed and uploaded to the Town of Yarmouth YouTube Channel. This live feed will not be monitored for public comment.

APPLICANTS:

- Applicants will be called upon by the Chair to present their request. Applicants can use the "Raise Hand" button to identify themselves (all participants will be muted, you must be recognized by the Chair to participate).
- Applicants attending by dial-in should press *9 to notify the Chair of their presence when called upon. The meeting Moderator will un-mute applicants when they are called upon to speak.

PUBLIC PARTICIPATION: During the Public Comment period for Public Hearings, or at the discretion of the Chair for Public Meetings, the Chair will invite the audience to comment:

- Online audience members wishing to participate during the public comment section can use the "Raise Hand" button to notify the Chair. Dial-in audience members should press *9 on their phone to notify the Chair. All audience members will be muted until you are recognized by the Chair to participate.
- As an alternative to making comments via the online audio or phone, you may also submit comments during Public Participation ONLY to the Moderator via the virtual meeting "chat" function. To do this click on the "chat" icon and type your message. When prompted, the Moderator will read comments and questions into the record.

MEETING MATERIALS:

- Meeting materials will be displayed at the online meeting and are attached to this agenda (available at <http://www.yarmouth.ma.us/AgendaCenter>).

PLANNING BOARD AGENDA (Topics to be discussed):

1. **Approval Not Required ANR Plan #1142G**: Joan and Robert Gonsalves, 15 Oak Hill Lane, South Yarmouth, MA, Assessor Map 119, Parcel 8, R40 zoning district. The ANR Plan modifies the lot line between two lots that were created by ANR Plan #1142F, which was endorsed by the Planning Board on June 3, 2020 and recorded at the Barnstable Registry of Deeds.
2. **Community Visioning Discussion**: Discussion on Visioning process, project status and background data sheets on various topics.
3. Meeting Minutes
4. Board of Appeals Agenda & Decisions
5. Committee Updates from Board Members
6. Board Member Items
7. Correspondence
8. Staff Updates
9. Upcoming Meetings:
 - a. October 21, 2020
 - b. November 4, 2020
10. Adjournment

Posted By (Name):	Kathleen D. Williams
Signature:	<i>Kathy Williams</i>

Town of Yarmouth

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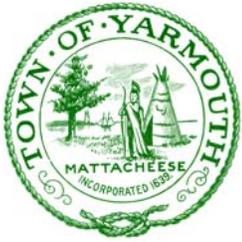
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 - a. October 21, 2020
 - b. November 4, 2020
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YARMOUTH TOWN CLERK

'20OCT2AM11:07 REC

Posted By (Name):	Kathleen D. Williams
Signature:	<i>Kathy Williams</i>



TOWN OF YARMOUTH

1146 ROUTE 28, SOUTH YARMOUTH, MASSACHUSETTS 02664-4492
Telephone (508) 398-2231, Ext. 1276, Fax (508) 398-2365

Planning
Division

MEMORANDUM

To: Planning Board

From: Kathy Williams, Town Planner

Date: October 1, 2020

Subject: Planner Report for ANR Plan #1142G
Joan & Robert Gonsalves - 15 Oak Hill Lane, South Yarmouth, MA

Please find attached application Form A and ANR Plan #1142G. The ANR Plan modifies the lot line between two lots that were created by ANR Plan #1142F for 15 Oak Hill Lane, which was endorsed by the Planning Board on June 3, 2020 and recorded at the Barnstable Registry of Deeds (Plan Book 686, Page 66). It would appear that subsequent to registration, the owners preferred a different lot configuration as shown in the attached ANR Plan #1142G.

The submission was complete and included the required fee, Form A, ANR plan, and appropriate number of copies. The ANR Plan is entitled, "*Approval Not Required (ANR) Plan of #15 Oak Hill Lane, South Yarmouth, MA prepared for Joan & Robert Gonsalves*". The Plan was prepared by Daniel Ojala of Down Cape Engineering, and is dated and stamped September 29, 2020. These lots have adequate frontage and means of access off Oak Hill Lane, a private way. The ANR Plan appears to contain all the required information.

This application was received on September 22, 2020, and a decision is required by October 12, 2020 to remain within the 21-day statutory requirements. This project has been placed on the Planning Board Meeting Agenda for October 7, 2020.

Planner Suggestion: Recommend the Planning Board make a motion to endorse ANR Plan #1142G, dated September 29, 2020.

Attachments:

- Form A
- **1142G** ANR Plan



PLANNING BOARD
TOWN OF YARMOUTH,
MASSACHUSETTS
APPLICATION FOR ENDORSEMENT
OF PLAN
APPROVAL NOT REQUIRED

<i>For Office Use Only</i>	
Reference No.	<u>1142 G</u>
Hearing Date:	<u>10/7/20</u>
<input checked="" type="checkbox"/> 3 signed copies of Form A	
<input checked="" type="checkbox"/> Fee (\$250 <= 3 lots, then \$75 per lot)	
<input checked="" type="checkbox"/> Original plan and digital file	
<input checked="" type="checkbox"/> 10 copies of plan	

FORM A

YARMOUTH TOWN CLERK

Date: 9/16/2020

'20SEP22PM1:27 REC

To the Yarmouth Planning Board:

The undersigned, believing the accompanying plan of property in the Town of Yarmouth does not constitute a subdivision within the meaning of the Subdivision Control Law, requests a determination and endorsement by the Planning Board that approval under the Subdivision Control Law is not required.

Deed to the property is recorded in the Barnstable County Registry of Deeds, Book 9514, Page 243 or registered in the Barnstable Land Court Certificate of Title _____ as shown on the Town of Yarmouth Assessor's Map number 119, parcel 8.

Owner:

Joan + Robert Gonsalves
 Print name

Signature

15 Oak Hill Lane

South Yarmouth, MA
 Address 02664

Applicant:

Down Cape Engineering, Inc.
 Print name:

Signature

939 Route 6A

Yarmouth Port, MA 02675
 Address

Surveyor:

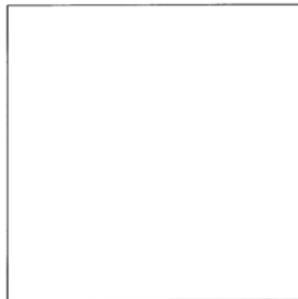
Daniel A. Ojala PE PLS
 Print name 508-362-4541

939 Route 6A

Yarmouth Port, MA 02675
 Address

40980
 Registration No.

Continued



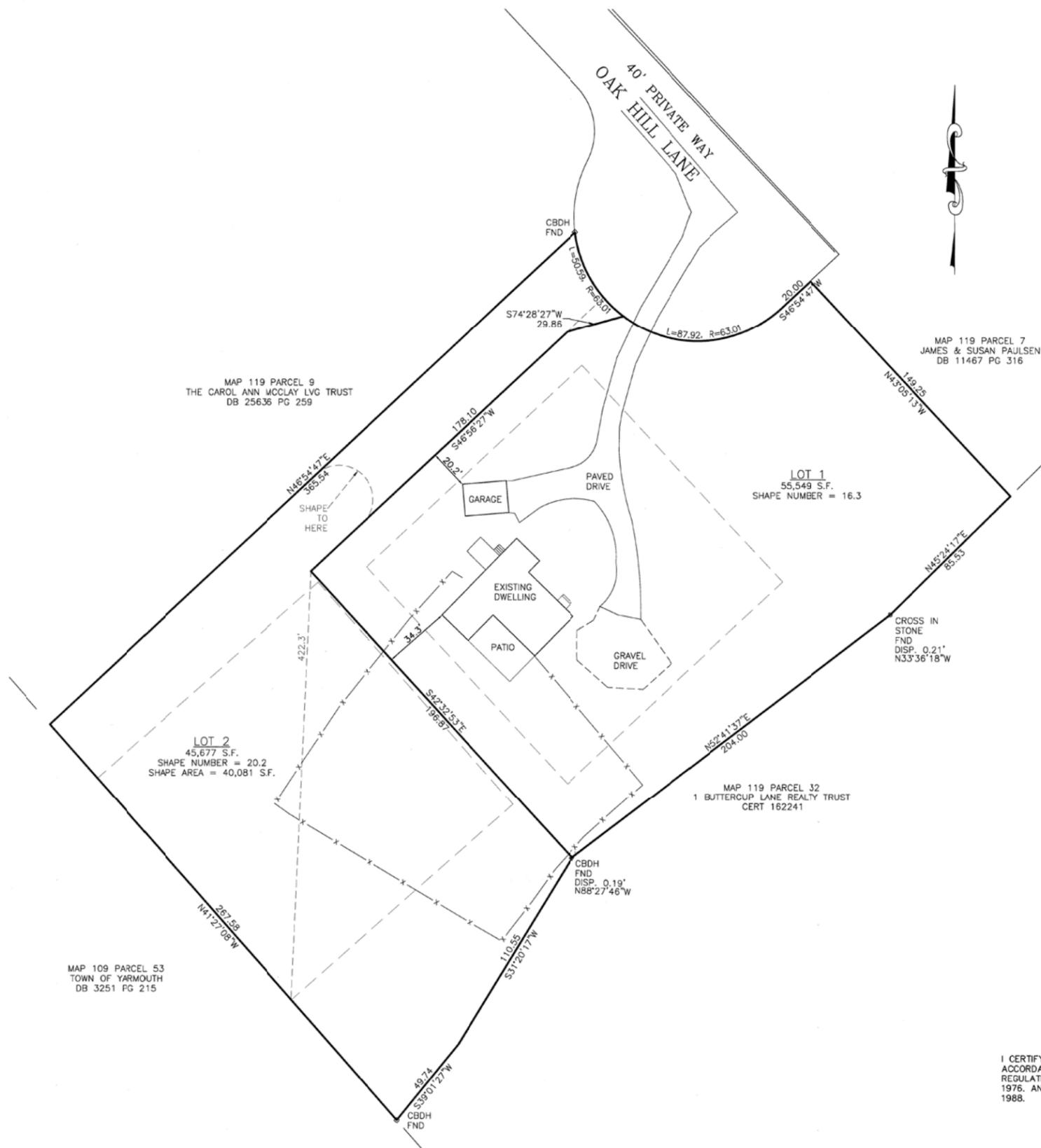
FOR REGISTRY USE

YARMOUTH PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS NOT REQUIRED

DATE _____

NO DETERMINATION AS TO COMPLIANCE WITH THE ZONING ORDINANCE REQUIREMENTS HAS BEEN MADE OR INTENDED BY THE ABOVE ENDORSEMENT.



MAP 119 PARCEL 9
THE CAROL ANN MCCLAY LVG TRUST
DB 25636 PG 259

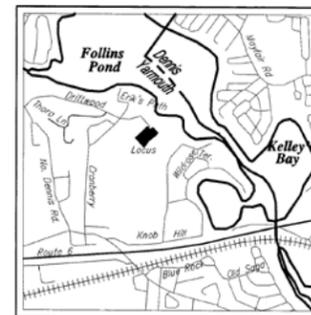
MAP 119 PARCEL 7
JAMES & SUSAN PAULSEN
DB 11467 PG 316

LOT 1
55,549 S.F.
SHAPE NUMBER = 16.3

LOT 2
45,677 S.F.
SHAPE NUMBER = 20.2
SHAPE AREA = 40,081 S.F.

MAP 119 PARCEL 32
1 BUTTERCUP LANE REALTY TRUST
CERT 162241

MAP 109 PARCEL 53
TOWN OF YARMOUTH
DB 3251 PG 215



LOCUS MAP

SCALE 1"=2000'
ASSESSORS MAP 119 PARCEL 8

ZONING SUMMARY

ZONING DISTRICT: R-40 DISTRICT
MIN. LOT SIZE 40,000 S.F.
MIN. LOT FRONTAGE *150'
MIN. FRONT SETBACK 30'
MIN. SIDE SETBACK 20'
MIN. REAR SETBACK 20'
MAX. BUILDING COVERAGE 25%
MAX. BUILDING HEIGHT 35'
*FRONTAGE MAY BE REDUCED TO 50' IF THE LOT IS CAPABLE OF CONTAINING A 150'x150' SQUARE WITHIN 500' OF THE ROAD.

OWNER OF RECORD

ROBERT D GONSALVES
15 OAK HILL LANE
SOUTH YARMOUTH, MA 02664

REFERENCES

DEED BOOK 9514 PAGE 243
PLAN BOOK 120 PAGE 119
PLAN BOOK 686 PAGE 66

NOTE:

THIS PLAN SUPERSEDES PLAN BOOK 686 PAGE 66

APPROVAL NOT REQUIRED PLAN OF LAND

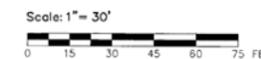
#15 OAK HILL LANE SOUTH YARMOUTH, MA

PREPARED FOR
JOAN & ROBERT GONSALVES

DATE: SEPTEMBER 29, 2020

I CERTIFY THAT THIS PLAN WAS MADE IN ACCORDANCE WITH REGISTRY OF DEEDS REGULATIONS EFFECTIVE JANUARY 1, 1976, AND AS AMENDED JANUARY 7, 1988.

DATE 9-29-20
DANIEL A. OJALA, P.L.S.



down cape engineering, inc.
civil engineers
land surveyors
939 Main Street (Rte 6A)
YARMOUTHPORT MA 02675



Summary Data Sheets

In preparation for the Visioning process, summaries have been compiled on a variety of topics about our community to provide a better understanding of basic data and notable trends; make the public aware of existing programs, projects and initiatives; and let them know what the Town has in the works. At the end of each Data Sheet is a list of tickler ideas of things to think about in preparation for attending a Workshop or completing the Survey, such as:

- **What are our strengths and what are we doing successfully?**
- **What are our challenges or issues holding us back?**
- **Are there untapped opportunities to make Yarmouth better?**
- **How do these topics impact your vision for Yarmouth's future?**

As we embark on the Visioning process, we are looking towards the future we want for Yarmouth. Hopefully COVID-19 will soon be a thing of the past, but we can retain the lessons learned from this difficult time. When participating the Visioning process, also think about how changes related to COVID-19 may have strengthened our community, how it may have identified weaknesses we should address, and ways this challenge provided us with opportunities to adapt and do things better.

Data Sheets:

- *Community Services*
- *Local Economy*
- *Housing*
- *Community Design*
- *Open Space*
- *Climate Resiliency*
- *Infrastructure*
- *Water Resources*



Community Design

1. BACKGROUND: The following provides a brief overview of data and trends related to our community design and character which is important to maintaining our aesthetic and overall appeal. Links to websites and programs for more in-depth information are embedded throughout the text.

Data/Trends:

- Development trends changed significantly with the advent of the automobile, opening up the Cape to second homeowners and summer vacationers. By the 1950's and 60's Yarmouth took on the character of a summer resort area, with more residential and commercial development to meet the needs of tourism and the second homeowner, which has shaped the layout and density of development throughout town.
- The population has more than doubled from 1960 (5,504) to 1970 (12,033) and doubled again in 2000 (24,807). The resident population has been relatively stable since then in the 23,400 to 23,800 range, although the population can double or triple in the summer with second home owners and tourists.
- Yarmouth has the second highest [residential density](#) on Cape Cod at 691 units/square mile.
- The five miles of Route 28 is our main commercial corridor, along with the Exit 8/Station Ave area and smaller commercial businesses dotted along our historic Route 6A corridor. The Route 28 corridor has long been a challenge with many smaller lots with older structures and excess pavement that are ripe for redevelopment.
- Zoning and land use regulations have played a major role in the layout of the Town and the aesthetics. Much of our existing residential and commercial development was created when zoning regulations were less stringent. Even with more exacting regulations, grandfathered pre-existing non-conforming lots and non-conforming structures are legally protected and do not meet current zoning standards.
- The aesthetic appeal of our historic homes, places and villages significantly impacts the feel of our community and their long-term protection is important.
- Public Works projects play a significant role in what our Town looks like. Thoughtful, context sensitive design within the roadway layout can significant enhance the streetscape and by extension the adjacent businesses and homes. Both Route 6A and Route 28 are under the jurisdiction of MassDOT, which regulates design and safety standards, and is responsible for maintenance.
- Public spaces that are accessible to all can create an inviting and inclusive community. Yarmouth has significant open space and recreation areas.

2. EXISTING PROGRAMS/PROJECTS/INITIATIVES: Yarmouth has many existing programs and regulations that address Community Design.

- [Yarmouth Zoning Bylaw](#): The Zoning Bylaw regulates land use development in town by identifying where specific types of uses are allowed throughout Town and regulates how development is laid out on a parcel. In addition to the general underlying zoning districts



which define residential, business and industrial areas in Town, Yarmouth has a number of unique [incentive-based overlay districts](#) that were established to promote redevelopment and reuse of business properties, but include heightened design standards. Additional information on business development can be found in the [Yarmouth Business Permitting Guide](#).

- **Design Review:** Design Review helps to maintain our community character by promoting good site and building design. Design Review is conducted by the Design Review Committee (DRC) and/or the Planning Board. Applicable commercial projects are reviewed based on their adherence to the [Yarmouth Architectural & Site Design Standards](#). The Design Review process for larger scale projects developing under the Village Centers Overlay District (VCOD) is slightly different and has a formal [VCOD Site Plan Review](#) process conducted by the Planning Board along with VCOD specific design criteria.
- **Old Kings Highway Regional Historic District (OKH):** Properties north of the Mid-Cape Highway (Route 6) are located in the OKH district and development projects in this area are protected and regulated by the Old King's Highway Historic District Committee who is charged with maintaining the character and colonial charm of the area.
- **South Yarmouth/Bass River Historic District:** This historic district is located in the Old Main Street area of South Yarmouth with many buildings on the National Register of Historic Places. Buildings within the Bass River Historic District, those that are 75 years or greater located outside the OKH district, and those buildings on the National Register are protected by review through the [Yarmouth Historical Commission](#).
- **Public Spaces:** Projects such as the extension of the Cape Cod Rail Trail and the 2017 Packet Landing Pavilion next to the Bass River are examples of public projects that enhance the overall design and appeal of our community.

3. WHAT'S IN THE WORKS:

- **Municipal Wastewater and Land Use Controls:** As documented in the [UMass Donahue Institute Report](#), municipal wastewater is a key ingredient to unleashing pent-up redevelopment demand which would generate new growth revenue for the Town and spur economic revitalization. The Town is moving forward with a municipal wastewater system with a cost saving regional approach. Anticipated for the 2020 Fall Town Meeting are multiple Articles related to various ways to fund the wastewater initiative. While the municipal wastewater system is being designed, the Town will be working on Land Use Controls that limit and regulate sewer allocations and growth to remain within our estimated build-out projections. These could include modifications to the Zoning Bylaw, new Board of Health Regulations and new Sewer Use Rules & Regulations.
- **Local Comprehensive Plan (LCP) Update:** A LCP certified by the Cape Cod Commission (CCC) would allow the Town to modify or create a new Growth Incentive Zone (GIZ) in areas with infrastructure. A GIZ modifies the CCC DRI review thresholds making it easier and less costly for developers to move forward with their projects. A key component of the LCP will be a capital infrastructure plan, with an emphasis on our wastewater planning. The Town is starting the update to our LCP with a Visioning Process in 2020/2021. Amendments to the Zoning Bylaw are an important part of this process to accomplish the goals outlined in the LCP.
- **Public Works Projects:** MassDOT is working on multiple significant projects along the Route 28 Corridor, the Bass River Bridge replacement project, the Four Corners signalized intersection (Old Main/Route 28/North Main), as well as a resurfacing/reconstruction project from the Barnstable Town Line to the Parkers River. Town Staff is working with MassDOT to incorporate aesthetic elements into the design of these projects. In addition, the Town is



looking at incorporating some improvements to the Route 6A corridor as part of the water main replacement project. Additional information on all these projects is provided in the Infrastructure data sheet.

- **Public Spaces – Riverwalk Park:** The Town is working on the creation of a [Riverwalk Park](#) along the Parkers River with walking trails, a looped Boardwalk along the marsh and an open Event Space. This development will create an attraction out of a long vacant 22 acre Town owned parcel.
- **Public Space – 275 Route 28:** The Town purchased the former Yankee Village to create a waterfront part that would connect the two existing parks, Mill Creek Park and Chase Brook Park, and offer water views of Mill Creek directly from Route 28.
- **Blighted Property Bylaw:** The Town is considering forming a committee to evaluate the creation of a blighted property bylaw that would address seriously deteriorated properties in Town included vacant or abandoned properties.

4. THINGS TO THINK ABOUT: Now that you have had an opportunity to learn a little bit about Community Design in Yarmouth, bring your thoughts and ideas to the Workshop or include them in your Survey responses. Some things to think about include:

- What strengths do we have regarding our Community Design?
- What design characteristics are we doing successfully?
- What challenges do you see related to Community Design?
- What suggestions do you have to solve these challenges?
- Are there issues and influences holding us back?
- Is the Town spending its time and resources on the right projects or initiatives?
- If not, where should we be spending our time and resources?
- How does Community Design impact your vision for Yarmouth's future?





Community Services

1. BACKGROUND: The following provides a brief overview of data and trends on a variety of Community Services available in Yarmouth that add to the fabric of our community including recreational and senior services, libraries, public safety, educational institutions, and cultural and historical opportunities. Links to websites and programs for more in-depth information are embedded throughout the text.

Data/Trends:

- The population in Yarmouth is aging with a median age of 53 and over 30% of the population age 65 and older (2018). The trend is toward fewer families with children and fewer working age adults.
- Annual median household income is about \$63,000 with approximately 7% below the poverty level (2018).
- The population of approximately 23,400 full time residents (2018) is projected to be relatively stagnant through 2035.
- Yarmouth has a diverse demographic of full time working residents, retirees and second home owners with varying wants, needs and interests.
- The Senior Center had over 35,650 seniors come to the center in 2019 with an increase seen in all categories of services, programs, transportation and volunteerism.
- The two Town Libraries saw almost 185,000 visitors in 2019.
- The Town Recreation Department had over 4,500 participants in their programs in 2019.
- The Yarmouth Fire Department has 63 fire fighters/EMTs/Paramedics and 9 other staff including administrative, Fire Alarm Operators and EMS trainers, making up approximately 8.4% of the Town budget. In addition to firefighting and emergency calls, the Fire Department issues many permits under the MA Comprehensive Fire Safety Code.
- Fire and EMT calls are increasing annually with 7,413 emergency responses in 2019 (5,832 of those calls being medical calls). A 2018 [Fire Department Operational Review](#) provides detailed information on the Fire Department operations.
- The Yarmouth Police Department has 61 sworn police officers/supervisors and 13 civilian personnel, along with 23 part-time/seasonal workers, making up approximately 8.6% of the Town budget. The Department includes the Patrol Division, Detectives Division, Administration and Specialty Divisions such as the Canine Unit, School Resource Officers and the Proactive Anti-Crime Unit (PAC).
- The Police Department recorded 34,865 calls for service in 2019 with a record low number of break-ins in 2019. The [Police Facebook](#) page is a popular source of information about our community and police activities. The Yarmouth Police Department has won several community policing awards and is very active in community outreach and support programs, such as the Yarmouth Neighborhood Crime Watch (YNCW). The YNCW provides tools and training to build strong, safe neighborhoods and includes such programs as neighborhood crime watch blocks, dog walker crime watch, and a monthly CAT Newsletter.
- Educational costs constitute 44% of the Yarmouth annual budget through the combined total of Dennis-Yarmouth (DY) Regional School District, Cape Cod Regional Technical High School and payments for charter school students. The DY Regional School District includes 6 schools



with approximately 3,000 student. Of this student population, 34% are minorities, 58% have high needs, and 44% are economically disadvantaged. The DY District has an 88% graduation rate (4-year adjusted). The 2019 Massachusetts Accountability Classification shows “substantial progress toward targets” for the district. Performance by the DY district can be viewed through annual [Report Cards](#). [Detailed information on the various programs and statistics for each school within the DY Regional School District and for Cape Cod Regional Technical High School can be found in the Town Annual Reports.](#)

Studies and Reports: In addition to the links embedded throughout, more detailed information and data can be found at the links below:

- **2019 Annual Report:** The Annual Report provides a wealth of information on all facets of our government and community. [Annual Reports back to 1869](#) are available at the South Yarmouth Library and on the Town Website and provide an excellent history of the Town.
- **Town of Yarmouth Website:** The Town Website includes information on all Town Departments and various Boards and Committees that help run our Town.

2. EXISTING PROGRAMS/PROJECTS/INITIATIVES: Yarmouth has a wide variety of existing programming that enriches our community with valuable services for all ages.

- **Senior Services:** Yarmouth has a Senior Center that serves as a multi-purpose drop-in center enhancing the quality of life for our senior residents through advocacy, information, programming, activities and socialization. An active [Council on Aging & Senior Services](#) program helps seniors to access services including fuel assistance, food programs, tax assistance, housing, transportation, support groups, health resources, wellness programs, as well as a staff social worker at the Senior Center. The Age Friendly Team promotes ways to make Yarmouth a welcoming community for all age groups and brings awareness to ageism. The bi-monthly [Milestones Newsletter](#) provides valuable information and contacts for senior services and programs.
- **Libraries:** Yarmouth has two [Public Libraries](#) (in West Yarmouth and South Yarmouth), along with a [Private Library](#) in Yarmouth Port. Libraries often serve as multi-generational community centers as they have something to offer everyone. In addition to access to books, DVDs and CDs, the public libraries provide museum passes, computer access/free WiFi, children’s room, special events and workshops for children and young adults, a popular author series, a monthly on-line [Newsletter](#) and reference librarians. A 5-year [Strategic Plan](#) (2016-2021) was developed for the Town Libraries that outlines long range goals and objectives.
- **Recreation:** In addition to passive recreation and [conservation areas](#) outlined in the Open Space datasheet, there are many active Town recreational opportunities at our various [Parks and Playgrounds](#), [Fresh and Saltwater Beaches](#), and [Golf Courses](#), including Bayberry Hills Golf Course which recently underwent a \$2 million renovation. The Recreation Division provides a wide variety of programming including summer camps, sailing, basketball, tennis and summer movie nights. Pickleball is increasing in popularity with courts recently completed at Flax Pond.
- **Education:** Primary and secondary education for Yarmouth is provided through a partnership with the Town of Dennis through the [Dennis-Yarmouth \(DY\) Regional School District](#). The schools in Yarmouth include the DY Regional High School, Mattacheese Middle school, and the Marguerite E. Small and Station Avenue Elementary Schools. The Cape Cod Regional Technical High School serves 12 Cape Cod Towns and offers specialized training in 15 technical programs for vocational training in a new 220,000 square foot building. St. Pius X Catholic School is a private school that offers education from pre-K through Grade 8. Local Charter schools, such



as Sturgis Charter Public Schools also offer educational options for our children. Adult education is available through the DY District, Cape Cod Community College in Barnstable and the Bridgewater State University Cape Cod in Yarmouth.

- **Arts, Culture and History:** Arts, culture and history add to the flavor of Yarmouth including the [Cultural Center of Cape Cod](#), the Whydah Pirate Museum, and [historical homes/museums](#) such as the Edward Gorey House, Captain Bangs Hallet House, Winslow Crocker House, and many historic homes along Route 6A, especially the [Captains Mile](#) on the north side of Town and the Bass River Historic District on the south side. Other historic sites to visit include Taylor-Bray Farm, the Baxter Grist Mill and the Judah Baker Windmill.
- **Social Media:** Yarmouth has an active [Town Facebook page](#) and [Town Twitter page](#) to help share useful and interesting town information. These social media accounts are used to inform the public of important issues and events in Town, as well as to entertain residents and visitors with fun Yarmouth-centric content.

3. WHAT'S IN THE WORKS: Many projects are in the works throughout the community, such as:

- **Library:** The Library Planning Committee is continuing the work of the Library Study *ad hoc* Committee to look into improving library services and facilities in Yarmouth, including the potential for a new combined library.
- **Recreation:** The Recreation Commission is moving forward with the recommendation of the Recreation Master Plan to make multi-phase improvements to the Sandy Pond Recreation Area including tennis and pickleball courts, basketball courts, splash pad, gazebo, an inclusive playground and upgrades to the parking area. A funding request has been submitted to the Community Preservation Committee (CPC) for Phase 1 of the project.
- **Police Foundation:** The Yarmouth Police Foundation launched a capital campaign to establish an officer training complex at the Yarmouth Police Headquarters to be named after Sgt. Sean M. Gannon. The facility will be the first of its kind on Cape Cod enabling law enforcement officers and K-9 teams to train in realistic environments. The interactive simulator in the police station's basement has been up and running since 2019. Construction of Phases 2 & 3 is underway and includes a two-story mock house and outdoor K-9 obstacle course.
- **Police Community Relations Team:** [The Yarmouth Police Department is establishing a community relations team to build and maintain relationships between the Department and the diverse populations in Yarmouth, and will include outreach and community engagement.](#)
- **Schools:** Design is finishing up for a new \$117 million [Mattacheese Middle School](#) for students in the DY Regional School District to be located on Station Avenue, near the DY High School. A State reimbursement amount of \$44 million helps to offset the costs for this project. The new Middle School will replace the Town owned Mattacheese Middle School on Higgins Crowell Road, opening up other opportunities for this site.
- **Riverwalk Park:** The Drive-In Site Utilization Committee (DISUC) worked for years to identify uses for the vacant 22 acre former drive-in site at 669 Route 28 before settling on the creation of a Riverwalk Park along the Parkers River, with walking trails, a looped Boardwalk along the marsh and outdoor event space. This project is in development and will create a high quality recreation and open space destination.

4. THINGS TO THINK ABOUT: Now that you have had an opportunity to learn a little bit about Community Services in Yarmouth, bring your thoughts and ideas to the Workshop or include them in your Survey responses. Some things to think about include:



- What strengths do we have regarding our Community Services?
- What initiatives are we doing successfully?
- What challenges do you see related to Community Services?
- What populations are not being adequately served?
- What opportunities could we tap into to address these challenges?
- Are there issues and influences holding us back?
- Is the Town spending its time and resources on the right projects or initiatives?
- If not, where should we be spending our time and resources?
- How do Community Services impact your vision for Yarmouth's future?

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INFRASTRUCTURE

1. **BACKGROUND:** The following provides a brief overview of infrastructure needed to support existing development and future growth in Yarmouth including roads and bridges, culverts and stormwater systems, water, sewer, energy, communications, and coastal structures. Links to websites and programs for more in-depth information are embedded throughout the text.

Data/Trends:

- Heavy congestion on major roads during the summer with increasing congestion year round.
- Existing road layouts are narrow leaving limited room for expansions without land takings or changing the character of the area.
- Three of the major roadways in Town (Route 6A, Route 6 and Route 28) are under the jurisdiction of MassDOT, which governs design standards and is responsible for maintenance. Intersections with safety concerns are along Route 6A at Union and Willow Streets, along Route 28 at West Yarmouth Road, South Sea Ave, Seaview Ave and Old Main/North Main, and at the Exit 8 interchanges.
- Several aging and undersized culverts result in washouts and tidal restrictions (Run Pond, Dennis Road at Crab Creek, Thatcher Shore Road and Seagull Beach Road).
- Most stormwater is addressed on each developed site, but there are significant stormwater systems owned and operated by the Town.
- Yarmouth now connects to the Cape Cod Rail Trail (CCRT) offering transportation and recreation opportunities.
- Eversource has expanded their tree trimming program to minimize storm/tree related outages. National gGrid has replaced much of their undersized transmission main and is nearing the end of their hookup moratorium in much of the mid and lower cape. Many municipal and school properties, as well as businesses and residents, have added Solar, with more being proposed or considered.
- OpenCape fiber optic broadband is available all along Route 28, and along Route 6A from the Barnstable Town line to West Yarmouth Road where it follows the transmission lines into Dennis. Fiber optics are faster and more reliable and can handle larger volumes of data which are needed by larger businesses, institutions and municipalities, but cost can be a consideration.
- **2019 Water System Master Plan** showed adequate water supply through 2040 with current water quality meeting regulatory requirements. **PFAS and other emerging contaminants of emerging concern** remain a potential issue as well as **magnesium manganese** and nitrates, **and more recently PFAS.** **The Master Plan also identified the need for improvements to all of the Water Department's 41 well and treatment buildings. Improvements generally include safety improvements for OSHA compliance, long overdue roof replacements and electrical upgrades.**
- **The 2017 Water System Asset Management Plan recommended dedicating approximately \$900,000 per year indefinitely to address aging and undersized water main.**
- Yarmouth currently has no municipal sewer system, although there are very active efforts to create a municipal system for economic development, health and environmental reasons. See the Water Resources data sheet for additional information.



- **Coastal Structures/dredging:** Coastal infrastructure repair and maintenance is an ongoing need at various locations throughout town. Revetments, shore erosion, dredging, permitting, and beach replenishment activities are needed to maintain access to and protect our rivers, ponds, estuaries and beaches.

2. EXISTING PROGRAMS/PROJECTS/INITIATIVES: The Town has many programs and initiatives to maintain and expand our Infrastructure.

- **Roadways/Stormwater:** The Town allocates approximately \$2.4 million annually for roadway maintenance and stormwater improvements. (\$900,000 State Chapter 90 and \$1.5 million thru annual appropriations).
- **DPW Building:** A new Department of Public Works (DPW) facility is currently in construction off Buck Island Road, replacing existing facilities that are 40-70 years old. This facility will increase efficiency of operations, safety and house expensive specialized vehicles inside for longevity.
- **Baxter Grist Mill:** Repairs to the Baxter Grist Mill dam and fish ladder have been completed. The repairs were needed for dam safety and to improve fish passage. Future work at the site could include improvements to the Grist Mill building itself.
- **Parkers River Tidal Restoration Bridge Replacement:** Although a MassDOT owned bridge along Route 28, the Town joined with state and federal partners to replace and widen the bridge as a tidal restoration project using a variety of grant funding. The condition of the bridge had deteriorated and a new bridge will be a significant infrastructure improvement along Route 28. The project is currently in construction and is anticipated to be completed by 2021.
- **MS4 Stormwater:** As part of the MS4 General Permit program, the Town inventoried and mapped its existing stormwater systems, provided educational materials on stormwater related topics, developed programs and regulation amendments, and conducts monitoring of outfalls.
- **Stormwater:** The DPW has completed stormwater projects at Gleason Avenue, Bayview Street and Pawnee Road using Best Management Practices (BMPs) to address water quality.
- **Water Station Improvements:** As recommended in the 2019 Master Plan, the Water Department has initiated a three phased program to accomplish much needed water station improvements. The first phase will eliminate asbestos concerns and some confined space and electrical issues, as well as replace the first 12 roofs. Construction of Phase 1 is anticipated to begin in early 2021.
- **Coastal Structure Evaluation:** Completed the first phase of evaluation and design of the town's coastal structures to determine if they are sustainable and able to continue to protect the town assets. Alternative and enhancement options will be considered.
- **Dredging and Beach Nourishment:** The Town continues to conduct dredging the navigational channels and nourishing the beaches with the dredge spoils to protect Town coastal structures.

3. WHAT'S IN THE WORKS: In addition to the programs, projects and initiatives noted above, there are several potential Infrastructure projects in various stages of development.

- **Bass River Bridge and Four Corners:** MassDOT is currently in the design phase for replacement of the Bass River Bridge along Route 28 and improvements at the Four Corners intersection (Old Main/Rte 28/North Main). Elements are being incorporated into the bridge to create a shared use pathway, overlooks, decorative lighting and entrance treatments that will allow for public art.



- **Route 28 Resurfacing Project:** MassDOT recently completed a Road Safety Audit along Route 28 from Iyannough Road to the Parkers River Bridge as the first steps in a roadway resurfacing project currently scheduled for 2023. The Town is coordinating this work with construction of municipal wastewater [and water main improvements](#) to reduce overall costs.
- **Exit 8:** MassDOT is in the preliminary design phase for safety improvements at the Route 6 ramps at Exit 8 (Union Street & Station Avenue).
- **CCRT Barnstable Extension:** Design is underway for extension of the CCRT from Peter Homer Park to Mary Dunn Road in Barnstable including a bridge over Willow Street/railroad tracks. This project is in the design/permitting phase with MassDOT, with construction in 2022.
- **Higgins Crowell SUP:** Design is currently underway for a 10' wide shared use path along the east side of Higgins Crowell Road from Buck Island Road to the roundabout, to connect the CCRT to the Sandy Pond Recreation Area, woodland trails, schools and residential neighborhoods. The DPW was recently awarded a \$150,000 MassTrails Grant for partial funding of the project.
- **Route 6A Corridor Improvements and Water Main Replacement:** Town Staff and consultant VHB are working on replacement of the aging watermain along Route 6A from the Barnstable Town Line to Union Street, as well as looking at various corridor improvements that can be made to improve safety. VHB developed conceptual corridor designs which were presented in three public meetings in May 2019. Public comment were diverse and reviewed with the BOS to identify preferred concepts. A second series of meetings are planned.
- **Energy Park:** Town Staff have been working on developing a Cape Cod Energy Park at the Septage Facility at 50 Workshop Road to look a solar, battery storage and anaerobic digester to convert biosolids and food waste to energy.
- **Municipal Vulnerability Preparedness (MVP) Community:** The Town has received a \$150,000 MVP Grant and recently applied for a supplemental MVP Grant for parking lot solar canopies at Fire Station #3 and ground mounted solar array at the commercial transfer station with battery storage backup.
- **Green Community:** Yarmouth is moving forward with installation of electric car chargers at the Senior Center and Bayberry Golf Course.
- **Stormwater:** [The DPW is looking into a variety of ways to address road flooding along Mulford Street and Captain Besse Road.](#)

4. THINGS TO THINK ABOUT: Now that you have had an opportunity to learn a little bit about Infrastructure in Yarmouth, bring your thoughts and ideas to the Workshop or include them in your Survey responses. Some things to think about include:

- What strengths do we have regarding our Infrastructure?
- What Infrastructure initiatives are we doing successfully?
- What challenges do you see related to Infrastructure?
- Are there issues and influences holding us back?
- What opportunities could we tap into to address these challenges?
- Is the Town spending its time and resources on the right projects or initiatives?
- If not, where should we be spending our time and resources?
- How does Infrastructure impact your vision for Yarmouth's future?





WATER RESOURCES

1. **BACKGROUND:** The following provides a brief overview of data and trends related to our community's valuable Water Resources including our drinking water, ponds, estuaries and coastal resources. Links to websites and programs for more in-depth information are embedded throughout the text.

Data/Trends:

Drinking Water:

- Yarmouth pumped an average of ~~3.84~~3.37 million gallons per day (mgd) in 2019 including water sales to Barnstable. Permitted average daily water withdrawal is 4.95 mgd, with a maximum daily pumping capacity of 13.2 mgd.
- 24 groundwater wells drawing from Cape Cod's sole source aquifer, currently treated only for corrosion control. Well #9 has been off line for several years due to PCE impacts.
- Drinking water quality is high and in compliance with existing regulations and mandated Maximum Contaminate Levels (MCL). Recent sampling for Manganese showed elevated levels in several wells which may require treatment in the future. PFAS (man-made compounds) were detected in monitoring wells near Wells #6, 7, 8 & 9. Emerging Contaminants, such as pharmaceuticals and PFAS, pose a future threat to our drinking water and health.
- Average Nitrate levels are well below the MCL of 10 parts per million (ppm), however, spiked levels of 6 ppm have been detected in some wells. Nitrates pose significant health risks for pregnant woman and infants. Major sources of Nitrates are fertilizers and septic systems.
- The Town controls 963 acres of land around its wells and aquifer recharge areas (Zone II), but our water supply is ~~susceptibility~~susceptible to contamination from land uses in the Zone II, such as residential septic systems, fertilizers at golf courses, industrial facilities, and Route 6.

Ponds:

- 29 freshwater ponds, 8 of which are greater than ten acres in size making them public Great Ponds.
- Testing at Dennis Pond, Greenough Pond, Flax Pond and Long Pond shows acceptable water quality standards. Testing of Tom Matthew's Pond shows unacceptable water quality levels. The majority of small ponds in Town have no water quality testing data.
- There are high water quality bathing beaches at Dennis, Flax, Little Sandy, and Long Pond (tested annually by Barnstable County).
- Phosphorous is a concern for fresh water ponds, with an excess of phosphorous causing algae blooms and decreased oxygen levels. Sources of phosphorous include animal wastes, dead organic matter such as leaves and grass, fertilizer runoff, and septic systems.

Estuaries & Coastal Resources:

- Yarmouth has over 39 miles of salt water shoreline and 8 main salt water beaches (Bayview, Colonial Acres, Englewood, Seagull, Sea View, Parkers River, South Middle, Smugglers, Wilbur Park, Windmill, and Grays Beach on the north side).
- Yarmouth has five sub-watersheds including Bass River, Parkers River, Lewis Bay, Mill Creek and Chase Garden Creek.



- Tidal restrictions impair water quality to Swan Pond, Run Pond, and ponds in the upper reaches of the Bass River including Mill Pond, Follins Pond, Dinah's Pond and Kelley's Bay.
- Massachusetts Estuary Program (MEP) has identified Bass River, Parkers River and Lewis Bay estuaries as being impaired due to nitrogen levels and established Total Maximum Daily Loads (TMDLs) for nutrient loading.
- Declining water quality in our estuaries is due to excessive nitrogen mainly from septic systems, but to a lesser degree stormwater runoff and fertilizers.

Studies and Reports: In addition to the [Water Resources Advisory Committee](#) webpage noted below, more detailed information and data can be found at the following links:

- [Open Space & Recreation Plan](#) provides information on our water resources, fisheries and environmental challenges (in addition to information on our open space and recreation areas).
- [State of the Waters: Cape Cod 2019](#) was completed by the Association to Preserve Cape Cod and includes information on the health of Cape Cod's saltwater embayments and freshwater ponds.
- [Cape Cod Commission Water Resources](#) webpage contains information on the Commission's water resource initiatives.
- [2019 Yarmouth Annual Drinking Water Quality Report](#): Drinking Water Quality Reports provide an overview of our water system and are mailed out annually to water users and are available on the Town Website.
- [Town of Yarmouth Water Resources Videos](#): The Town has developed a number of videos to help educate the public on the importance of our water resources.

2. EXISTING PROGRAMS/PROJECTS/INITIATIVES: Yarmouth has been working hard on ways to protect our water resources, especially as it relates to nitrogen loading due mainly to our heavy reliance on septic systems for wastewater disposal.

- **Clean Water Initiative:** The Water Resources Advisory Committee (WRAC) was appointed in 2018 to investigate ways to involve and educate the community on clean water resource initiatives. They have been working diligently on evaluating options for a municipal wastewater system including the potential for a regional collaboration through a Dennis/Harwich/Yarmouth (DHY) partnership, reviewing financing plans, developing educational materials/videos and conducting public outreach meetings, including regular updates to the Board of Selectmen. The [Water Resources Advisory Committee](#) webpage contains a significant amount of information on the Town's ongoing municipal wastewater initiative to promote clean water for our community. Funding for wastewater was bolstered by a 2.75% excise tax on traditional lodging and short term rentals dedicated to the Cape Cod & Islands Water Protection Fund which is overseen by the Clean Water Trust and a managing board comprised of one representative from each of the 15 Cape communities.
- **Tidal Restoration Projects:** Tidal restoration projects can restore natural tidal flushing which improves water quality and reduces nitrogen loads in our estuaries. As part of the MassDOT Cape Cod Rail Trail extension, the old railroad bridge over the Bass River was opened up to provide for additional flushing in the upper reaches of the Bass River, however, the Route 6 bridge still remains a significant point of tidal restriction. The Parkers River Tidal Restoration Bridge Replace is currently under construction to widen the bridge from 18' to 30' to improve tidal flushing in the upper reaches of the Parkers River Estuary.
- **Water System Master Plan:** The Town conducted a 2019 Water System Master Plan which identified ways to be more proactive in protecting our valuable drinking water.



- **Stormwater Regulations:** As part of the MS4 Stormwater General Permit, the Town is working to adopt more stringent Stormwater Regulations for projects that disturb more than one acre. These standards will address stormwater attenuation, recharge and treatment.
- **Water Quality Monitoring:** A number of fresh and marine waterbodies continue to be tested for nitrogen, fecal coliform and other parameters to develop baseline data that can be used for ecosystem health evaluation and potential public health issues.

3. WHAT'S IN THE WORKS: In addition to the programs, projects and initiatives noted above, there are several water resource related projects in the works:

- **Wastewater:** The major initiative currently in the works is moving forward with a municipal wastewater system with a cost saving regional approach. Anticipated for the 2020 Fall Town Meeting are multiple Articles related to various ways to fund the wastewater initiative. Initial funding for design and permitting of a wastewater system was approved at the 2020 Annual Town Meeting. Design and permitting is estimated to take two years for the first phase of the system which includes the backbone of the collection system along Route 28 and a centralized wastewater treatment facility.
- **Land Acquisitions:** The Town is investigating acquisition of parcels of undeveloped land along Higgins Crowell which are within 1000' of a drinking water well to add this land for wellhead protection.
- **Tidal Restoration:** The Town has partnered with local watershed organization and project leader ~~Friends of Bass River~~ **Friends of Bass River** in a ~~grant study of~~ recently awarded \$253,779 Southeast New England Program (SNEP) Watershed Grant for the upper Bass River system. The grant project will conduct a hydrologic study of the system and complete engineering and permitting to reconnect historic cranberry bog wetlands with the riparian system of Bass River by replacing failing road crossings at Weir Road and North Dennis Road. The project will improve coastal resiliency and both freshwater and estuarine habitat through improved water quality and fish passage restoration.
- **Water Testing:** The Friends of Bass River Water Testing Team are gathering weekly samples of the Bass River water at five locations: Mill Pond, Follins Pond, Kelley's Bay, Aunt Julia's Landing and to the south of Uncle Freeman's landing, to get a better understanding of the water quality throughout the Bass River watershed. The Town is also expanding water quality testing to additional fresh and marine waterbodies while continuing the existing testing efforts.

4. THINGS TO THINK ABOUT: Now that you have had an opportunity to learn a little bit about Water Resources in Yarmouth, bring your thoughts and ideas to the Workshops or include them in your Survey responses. Some things to think about include:

- What strengths do we have regarding our Water Resources?
- What water resource initiatives are we doing successfully?
- What challenges do you see related to Water Resources?
- Are there issues and influences holding us back?
- What opportunities could we tap into to address these challenges?
- Is the Town spending its time and resources on the right projects or initiatives?
- If not, where should we be spending our time and resources?
- How will a municipal wastewater system impact your vision for Yarmouth's future?





Climate Resiliency

1. **BACKGROUND:** The following provides a brief overview of climate related data and trends that can be particularly important for our coastal community. Links to websites and programs for more in-depth information are embedded throughout the text.

Data/Trends:

- Yarmouth has experienced more frequent and impactful storm events in recent years (2015 Blizzards, 2017 heavy rains, 2018 Nor'easters, and 2019 Tornado).
- Major natural hazards identified for Yarmouth include coastal flooding/erosion; inland flooding/high groundwater; extreme cold/winter storms; and heat/drought/fire.
- Areas of concern include our vulnerable populations (senior citizens, seasonal visitors, low income residents), impacts to ecosystems and natural resources, impacts to municipal infrastructure and budgets, coastal flooding and erosion, flooding of low lying inland roads and impacts to aging/failing culverts, critical facilities in hazard areas, high winds, tree damage, widespread power outages, and disruption to business activities.
- Average, minimum and maximum temperatures are expected to rise causing hotter, longer summers and warmer, shorter winters with more precipitation.
- [In August 2020, Massachusetts Emergency Management Agency declared a Level 2 significant drought condition for Cape Cod due to above normal temperatures and below normal rainfall.](#)
- Boston and Woods Hole have seen almost a foot of sea level rise (SLR) in the last century. SLR projections vary widely depending on the projection model, with Yarmouth potentially seeing 2'-5' of SLR in the next 50 years. Coastal homes, infrastructure and natural areas such as marshlands are vulnerable to SLR.
- Sea, Lake and Overland Surge from Hurricanes (SLOSH) maps are developed by the National Weather Service to estimate storm surge heights resulting from Category 1-4 Hurricanes. Along Cape Cod Bay, the large marshlands provide natural protection and storm surge mainly impacts undeveloped natural areas with fewer impacts to structures. However, storm surge along Nantucket Sound and our tidal rivers could have significant impacts to developed areas and major roadways. Almost the entire area south of Route 28 would be impacted by a Category 4 Hurricane, including Fire Station #1 and Town Hall.
- Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs) were updated in 2014 for Barnstable County and expanded the area and number of structures located in a Special Flood Hazard Area (SFHA) which are at higher risk of flooding. Currently about 27% of our Town is in a SFHA encompassing over 4,200 parcels with an assessed value over \$800 Million.
- Losses in vegetated areas have reduced natural removal of carbon dioxide from the atmosphere (carbon sequestration).

Studies and Reports: In addition to the links embedded in the text throughout this document, additional information can be found at:

- [Cape Cod Climate Initiative:](#) The Cape Cod Commission (CCC) has implemented the Cape Cod Climate Initiative as a community focused collaborative approach to address the region's contributions to and threats from climate change.



- **[Resilient Cape Cod](#)**: The CCC developed a tool and public outreach program to investigate the environmental and social-economic effects of local and regional coastal resiliency strategies. As part of their work, they developed the **[Cape Cod Coastal Planner](#)** which is a map based tool that helps to understand impacts associated with adaptation strategies to address sea level rise (SLR), storm surge and erosion.
- **[MA Sea Level Rise and Coastal Flooding Viewer](#)**: This CCC visual mapping tool illustrates how various levels of SLR can impact your neighborhood, as well as showing FEMA Coastal Flood Zones and Hurricane Surge (SLOSH).
- **[Regional Policy Plan](#)**: The 2018 Regional Policy Plan update includes an emphasis on climate change planning designed to reduce Cape Cod's vulnerability and improve resiliency.
- **[FEMA Flood Insurance Rate Maps \(FIRM\)](#)**: This website allows you to access the latest Special Flood Hazard Areas in your community and specifically for your address. Knowing your flood zone is important to know your risk and need or requirement for flood insurance.

2. EXISTING PROGRAMS/PROJECTS/INITIATIVES: Yarmouth has many different programs and initiatives that address climate and natural hazards in our community.

- **[Hazard Mitigation Plan \(HMP\)](#)**: The 2017 Yarmouth HMP detailed a plan to address natural disasters to minimize loss of life or injury, reduce damage to buildings and infrastructure, educate the public, and mitigate financial losses. The Plan includes 30 mitigation goals.
- **[Municipal Vulnerability Preparedness \(MVP\) Community](#)**: Yarmouth became an MVP community in 2019 to help prepare and protect the Town from local natural and climate-related hazards. The Town has already received a \$150,000 MVP grant focused on Energy Resiliency planning to support mission critical facilities during power outages. An **[MVP Community Update](#)** presentation was given on June 30, 2020.
- **[Green Community](#)**: Yarmouth became a Green Community in 2018 making us eligible for significant grants for energy conservation. The Town is committed to reducing energy consumption by 20% over five years. A grant paid for the recently installed electric car chargers at Town Hall and two electric cars are currently available for staff site visits.
- **[Energy Committee](#)**: The Energy Committee is very active in their mission to inspire energy sustainability and see Yarmouth powered by clean, affordable and secure energy. The Committee's ~~annual operating plan~~ **[Annual Operating Plan](#)** includes development of an energy usage baseline; outreach materials on energy efficiency, energy conservation, renewable energy, and electric and hybrid-electric vehicles; and public engagement. They also work to support the Board of Selectmen goals for sustainability and have a five year aspirational plan to reduce energy consumption, increase renewable energy and aim for adding more zero emission vehicles.
- **[Emergency Preparedness Webpage](#)**: This Town webpage provides a one-stop location for information on emergency shelters, hurricane preparedness, disaster planning guides, emergency traffic plan, evacuation zones and mapping for flood and storm surge zones.
- **[MA Building Code](#)**: In 2019, updates to the MA Building Code required lowest floor elevations for buildings in floodplains to be 1' above the Base Flood Elevation (BFE) shown on the FIRM maps, providing more flood protection.
- **[Alternative Modes of Transportation](#)**: Bike and pedestrian friendly roadways, sidewalks and shared use pathways help reduce vehicles trips and fossil fuel consumption. In addition to the completion of the first two phases of the Cape Cod Rail Trail (Peter Homer Park to the Bass River) with a third phase in design, the Town and the CCC completed a 2019 **[Bicycle and Pedestrian Connectivity](#)** study. This feasibility study ultimately recommended expanding bicycle accommodations along existing roadways, including Route 28.



- State and local wetland protection regulations protect wetlands and land subject to flooding (100-year floodplains) and the public interests they serve, including flood control, prevention of pollution and storm damage, and protection of public and private water supplies, groundwater supply, fisheries, land containing shellfish, and wildlife habitat. These public interests are protected and regulated through the Yarmouth Conservation Commission.
- Prescribed Burn Plan: Developed in 2008, the plan focuses on wild fire prevention and control, and land management on 35 acres of Town land. The primary goal of this controlled fire/mechanical land management program is to reduce wild fire fuel hazards, maintain and restore the northeast barrens habitat, and provide firefighter and wild land managers with special training in wildland fire fighting.

3. WHAT'S IN THE WORKS: In addition to the programs, projects and initiatives noted above, there are several potential climate related projects in the works:

- **Energy Park:** Town Staff have been working on the development of a Cape Cod Energy Park at the Septage Facility at 50 Workshop Road to look at solar, battery storage, and anaerobic digester to convert biosolids and food waste to energy. A Request for Proposal (RFP) has gone out for the lease of land for solar or other potential uses. The Town has a lease agreement in place to bring solar to the site to supply the Septage Facility with electricity.
- Municipal Vulnerability Preparedness (MVP): The Town ~~has recently~~ applied for ~~another~~ MVP Grant for parking lot solar canopies at Fire Station #3 and a ground mounted solar array at the commercial transfer station with battery storage backup. This will create a resilient microgrid for the Septage Facility, Transfer Station, Fire Station #3 and the new DPW Building. Unfortunately this grant was not received, and staff are looking at other grant opportunities.
- **Green Community:** Yarmouth ~~has moved~~ is moving forward with installation of electric car chargers at the Senior Center ~~and~~, Bayberry Golf Course, and the new DPW Facility.
- **Alternative Modes of Transportation:** Design is currently underway for a 10' wide shared use path along the east side of Higgins Crowell Road from Buck Island Road to the roundabout, with the Town recently awarded a \$150,000 MassTrails Grant for partial funding of the project. MassDOT is also considering improving bicycle accommodations for its planned work along Route 28 from the Barnstable Town Line to Parkers River. Shared use pathways have already been incorporated into the MassDOT preliminary designs for the Bass River Bridge and Four Corners projects along Route 28.
- The Yarmouth Conservation Commission has prioritized amending the local wetland protection bylaw to reduce the exposure of existing and future development and infrastructure to coastal storm damages and climate impacts. This will be achieved by strengthening protection of coastal wetland resource areas and their associated buffer zones. Staffing and funding resources are being sought to meet this need.
- Petitioned Article: A citizens petitioned article will be on the 2020 Fall Town Meeting regarding the adoption of a general by-law that recognizes that there is a climate emergency and adopts a policy to reduce net greenhouse gas emissions to zero at the earliest feasible time and directs the Town to take the necessary actions to facilitate such a policy/objective.
- Prescribed Burn Plan Expansion: Evaluate additional large tracks of land near residential and commercial property that may benefit from Wild fire fuel hazard reduction, and ecological management (maintenance and restoration) of northeast barrens habitat.
- Coastal Structure Evaluation: Evaluate the Town's coastal structures to determine if they are sustainable and able to continue to protect the town assets.



- Investigate natural/green shore stabilization: Investigate options for resilient shore line stabilization options for estuarine and fresh water shorelines that will be sustainable.

4. THINGS TO THINK ABOUT: Now that you have had an opportunity to learn a little bit about Climate Resiliency in Yarmouth, bring your thoughts and ideas to the Workshop or include them in your Survey responses. Some things to think about include:

- What strengths do we have regarding our Climate Resiliency?
- What challenges do you see related to Climate Resiliency?
- What opportunities could we tap into to address these challenges?
- Are there issues and influences holding us back?
- Is the Town spending its time and resources on the right projects or initiatives?
- If not, where should we be spending our time and resources?
- How does Climate Resiliency impact your vision for Yarmouth's future?

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Open Space

1. BACKGROUND: The following provides a brief overview of data and trends related to public open space and conservation areas in Town that provide valuable opportunities to connect with our natural environment. Links to websites and programs for more in-depth information are embedded throughout the text.

Data/Trends:

- In addition to 963 acres of Wellhead protections lands, the Town has over 2,300 acres of Conservation and Recreation land, including the beaches. The municipal golf courses add another 600 acres of open space. These lands total approximately 25% of the Town.
- In addition to tidal rivers and saltwater ponds, Yarmouth has 400 acres of fresh water ponds scattered throughout the Town with 8 of the 29 ponds being publicly owned Great Ponds of 10 acres or larger.
- Yarmouth has approximately 290 acres of freshwater wetlands, 324 acres of cranberry bogs, 1,115 acres of saltwater wetlands and 1,500 acres of upland forests, much of it protected in our conservation areas and wellhead protection lands.
- The Town has many conservation areas with [Walking Trails](#) including Callery-Darling, Bud Carter, Dennis Pond, Horse Pond, Meadowbrook, Sandy Pond and Raymond J. Syrjala Conservation Areas.
- The 11 [Salt Water Beaches](#) include Smugglers, Parker's River, South Middle, Sea View, and Seagull Beach along Nantucket Sound; Englewood, Colonial Acres and Bayview Beach on Lewis Bay; Wilbur Park and Windmill Beach along the Bass River; and Bass Hole/Gray's Beach along Crab Creek on the north side of Town. The 4 [Fresh Water Beaches](#) are at Flax Pond, Long Pond, Sandy Pond and Dennis Pond.
- [Parks and Playgrounds](#) have been incorporated at Flax Pond, Long Pond, Sandy Pond, Parkers River Beach, Peter Homer Park, Wilbur Park, Packet Landing and Bass Hole, which also includes the Bass Hole Boardwalk.

Studies and Reports: More detailed information on open space can be found on the Town Website or through this Link.

- [Open Space & Recreation Plan](#) provides information on our open space and recreation areas water resources.

2. EXISTING PROGRAMS/PROJECTS/INITIATIVES: Yarmouth has many existing programs related to open space and conservation.

- The Open Space Committee is charged with reviewing open space options and purchases that may be beneficial to the Town and providing recommendations.
- The Community Preservation Act (CPA) can provide grant funding for open space and recreation projects and has been instrumental in funding important projects throughout Town. Some larger Recreation projects include many improvements to the Flax Pond Recreation Area, Packet Landing Pavilion, design funds for Phase 3 of the Cape Cod Rail Trail, and rehabilitation of the Yarmouth Sailing Center Building. Larger open space preservation



projects include the Parker River Tidal Restoration Project (currently under construction), and land purchases at 275 Route 28 to remove the former Yankee Village motel and create an enlarged park with water views, and preservation of approximately 6 acres off Starbuck Lane for conservation, open space and passive recreation purposes.

- A multi-property Invasive Species Management program continues to treat and remove invasive vegetation to improve scenic vistas and wildlife habitat. Current work has targeted Mill Creek and Chase Brook Parks, Alms House Road, Meadowbrook Boardwalk, Bass Hole Beach and Taylor Bray Farm.
- Yarmouth regularly hosts an AmeriCorps Cape Cod service member who have completed many projects such as conducting a detailed survey of the conservation trails and creating updated trail maps, and preparation of a variety of educational and outreach materials.
- Developed in 2008, the Town's Prescribed Burn Plan focuses on wild fire prevention and control, and land management on 35 acres of Town land through controlled fire/mechanical land management practices.

3. WHAT'S IN THE WORKS:

- 275 Route 28 (Yankee Village Motel) was purchased by the Town in 2019 after the buildings on the site were demolished. Work is ongoing on the development plans for the waterfront site which will include low maintenance vegetation, walking paths and wildflowers and will connect the two adjacent parks, Mill Creek Park and Chase Brook Park. Although originally fully funded through CPA Funds, the Town received a \$400,000 Parkland Acquisitions and Renovations for Communities (PARC) grant for the project to offset the project costs.
- The Town is investigating the purchase of 10 vacant lots along Higgins Crowell Road, some of which are located within 1,000 feet of our drinking water wells. This purchase would preserve these parcels for wellhead protection and conservation. Due diligence is currently being conducted and a variety of funding sources are being considered.
- The Board of Selectmen appointed the Land Disposition Committee to review and provide recommendations on disposition of parcels of underutilized Town owned land to generate additional tax revenue while alleviating the Town of long term maintenance costs. Town Staff is working on a town owned land inventory to identify potential parcels.
- **Riverwalk Park:** The Drive-In Site Utilization Committee (DISUC) worked for years to identify uses for the vacant 22 acre former drive-in site at 669 Route 28 before settling on the creation of a Riverwalk Park along the Parkers River, with walking trails, a looped Boardwalk along the marsh and outdoor event space. This project is in development and will create a high quality recreation and open space destination that highlights our unique connection to the water.
- Evaluate expansion of the Prescribed Burn Plan to additional large tracks of land near developed properties that may benefit from wild fire fuel hazard reduction, and ecological management.

4. THINGS TO THINK ABOUT: Now that you have had an opportunity to learn a little bit about Open Space in Yarmouth, bring your thoughts and ideas to the Workshop or include them in your Survey responses. Some things to think about include:

- What strengths do we have regarding our Open Space?
- What challenges do you see related to Open Space?
- What suggestions to you have to solve opportunities could we tap into to address these challenges?
- Is the Town spending its time and resources on the right projects or initiatives?



- If not, where should we be spending our time and resources?
- How does Open Space impact your vision for Yarmouth's future?
- Should the Town acquire more Open Space, or do we have enough?
- What type of parcels or locations would you consider beneficial to purchase for open space or conservation?
- How should we fund maintenance of our conservation areas?

DRAFT





Local Economy

1. **BACKGROUND:** The following provides a brief overview of general data and trends related to our local economy which is a critical factor in the financial vitality of our community. Links to websites and programs for more in-depth information are embedded throughout the text.

Data/Trends:

- Seasonal tourism dominates our economy with many lower wage service jobs. Our economy is also strongly related to services for second home owners and retirees.
- Retail trades, accommodations/lodging, food services/drinking establishments, health care, and construction are the dominant industries in Yarmouth.
- Job numbers have recovered in Yarmouth since the Great Recession of 2008 but growth lags behind both the State and Barnstable County.
- Median household income in Yarmouth trails behind Barnstable County and the State.
- Little to no population growth is anticipated in Yarmouth (or the Cape overall), with trends toward fewer children, fewer working age adults (25-64) and gains in older adults, resulting in a declining labor supply which can impact business development and expansion.
- Limited affordable housing impacts competition for and availability of workers, which impacts the economy and increases traffic congestion as workers commute from off-cape.
- Attractiveness for housing in Yarmouth as a second home and as a business model (Airbnb) reduces availability of year round affordable housing.
- New Growth (investments in major improvements, expansions or new development as a percentage of total property tax levy) is less than 1% in Yarmouth, whereas the average in Massachusetts is about 2%. Higher new growth rates often indicate a location's appeal for businesses investment. Doubling Yarmouth's new growth rate would add over \$400,000 annually to the property tax revenue without impacting the tax rate.
- Yarmouth relies heavily on residential tax revenues, with a stagnant 7% commercial tax base in Yarmouth (compared to 10% in Barnstable, and 15% in Provincetown). New growth and larger scale investments in commercial/industrial properties is needed to shift this dynamic.
- New Growth in Yarmouth is hampered by lack of wastewater infrastructure. The economic benefits of wastewater was analyzed in a [Wastewater Infrastructure's Effect on Economic Opportunity in Yarmouth](#) Report prepared by the UMass Donahue Institute in November 2018. These benefits include increased private and public investment, increased property tax base, job creation, more affordable housing, and preservation of our valuable environmental resources that fuels our tourism economy and quality of life. Construction of the municipal system itself will result in significant direct and indirect economic benefits.
- Meals and Rooms tax contribute \$3.5 million to our annual Town revenue. Although Barnstable and Yarmouth generate about the same in annual room tax revenues, Barnstable generates higher revenue per establishment, which may be related to some of the aging hotel/motel stock in Yarmouth which is not keeping pace with vacationer expectations.
- On-line hotel bookings are increasing price competition resulting in lower net revenues.
- With a short tourism season, our economy is vulnerable to weather and natural disasters.
- [COVID-19 has had serious impacts on our businesses and our economy. There is the potential for significant impacts to local revenues such as meals and rooms tax, fees, licenses and](#)



permits for Fiscal Year 2021 (FY21). With this in mind, the FY21 budget was developed assuming a 33% reduction in local receipts and a 20% reduction in state aid, which could have an impact on Town services and projects in the coming year.

- OpenCape fiber optic broadband is available all along Route 28, offering faster and more reliable handling of data for businesses and telecommunication.

Studies and Reports: Additional information can be found at:

- **Housing Production Plan (HPP):** The 2016 HPP contains general information on demographic and employment data, in addition to housing specific goals and objectives.
- **STATSCapeCod:** This website provides an overview of all Massachusetts Towns including data on demographics, housing, workforce and industries.
- **LCP Economy Development Chapter 10:** Although the Economic Development Chapter of the Local Comprehensive Plan (LCP) was completed in 1999, this Chapter still contains relevant information on economic goals, assets, obstacles and strategies, as well as highlighting the progress we've made in many areas.

2. EXISTING PROGRAMS/PROJECTS/INITIATIVES: Yarmouth has many different programs and initiatives that promote economic development in our community.

- **Tourism Revenue Preservation Funds (TRPF):** Established in 2008 and overseen by the Community and Economic Development Committee (CEDC), the TRPF is funded from a portion of local rooms and meal tax receipts and is used to support and grow Yarmouth's tourism industry including grants for Physical Improvements, Marketing and Special Events. These funds have been used to contract with the **Yarmouth Chamber of Commerce** to expand marketing efforts and to provide visitor services and event coordination.
- **CPA Public Investment:** The Community Preservation Act (CPA) is funded through a surcharge on property taxes. These funds are used to support affordable housing, historic preservation, open space and recreation and is often used as seed money to match other grant opportunities. These public investments in our community help to make us a more desirable community for our residents and encourage business opportunities.
- **Opportunity Zone (OZ):** An Opportunity Zone has been designated in South Yarmouth which stretches from Parker's River to Bass River and includes Route 28 and South Shore Drive. The Opportunity Zone Program provides incentives for investment by offering favorable tax treatment on capital gains for those investing in designated OZ areas.
- **Business Permitting Guide:** The Town created a Business Permitting Guide to help business owners navigate the municipal permitting and licensing process. This user-friendly guide enables the public to better understand the various permit processes and the key departments and contacts who can help them.
- **Zoning Opportunities:** Yarmouth's zoning bylaw, specifically our optional overlay districts, provides many opportunities for higher density housing and mixed use projects that include design standards and affordability requirements.
- **Growth Incentive Zone (GIZ):** Yarmouth's GIZ currently encompasses 35 motel properties along Route 28 and allows for larger redevelopment without going through the Cape Cod Commission (CCC) Development of Regional Impact (DRI) review process which can be costly and time consuming.
- **Municipal Wastewater:** The Town and Water Resources Advisory Committee (WRAC) have been working diligently on evaluating options for a municipal wastewater system including a regional collaboration through a Dennis/Harwich/Yarmouth (DHY) partnership, reviewing cost recovery plans, developing educational materials and conducting public outreach meetings, including regular updates to the Board of Selectmen. The WRAC webpage contains



a significant amount of information on the Town's ongoing municipal wastewater initiative to promote clean water for our community and promote redevelopment.

- **PACE Financing**: Yarmouth recently became the first Town on Cape Cod to opt into the Property Assessed Clean Energy (PACE) program offered by MassDevelopment. PACE is a new mechanism to finance energy improvements on commercial and industrial properties in Massachusetts. The program allows for financing of comprehensive energy upgrades through a betterment assessment which allows for a longer payback period of up to 20 years.
- **Community Development Block Grants (CDBG)**: CDBG funds can be used for activities that help prevent or eliminate blight. This can be useful along our commercial corridors to assist property owners in removing or improving deteriorated structures or properties addressing spot blight removal.

3. WHAT'S IN THE WORKS:

- **Municipal Wastewater and Land Use Controls**: As documented in the UMass Donahue Institute Report, municipal wastewater is a key ingredient to unleashing pent-up redevelopment demand which would generate new growth revenue for the Town and spur economic revitalization. The Town is moving forward with a municipal wastewater system and looking at a cost saving regional approach. Anticipated for the 2020 Fall Town Meeting are multiple Articles related to various ways to fund the wastewater initiative. Initial funding for design and permitting of a wastewater system was approved at the 2020 Annual Town Meeting. While the project is being designed, the Town will be working on Land Use Controls that limit and regulate sewer allocations and growth to remain within our estimated build-out projections. These could include modifications to the Zoning Bylaw, new Board of Health Regulations and new Sewer Use Rules & Regulations.
- **Local Comprehensive Plan (LCP) Update**: A LCP certified by the Cape Cod Commission (CCC) would allow the Town to modify or create a new Growth Incentive Zone (GIZ) in areas with infrastructure. A GIZ modifies the CCC DRI review thresholds making it easier and less costly for developers to move forward with their projects. A key component of the LCP will be a capital infrastructure plan, with an emphasis on our wastewater planning. The Town is starting the update to our LCP with a Visioning Process in 2020/2021.
- **Riverwalk Park**: The Drive-In Site Utilization Committee (DISUC) worked for years to identify uses for the vacant 22 acre former drive-in site at 669 Route 28 before settling on the creation of a Riverwalk Park along the Parkers River, walking trails, a looped Boardwalk along the marsh and an open Event Space. As our economy is heavily reliant on tourism, having high quality recreation destinations in the heart of our commercial corridor along Route 28 will encourage people to come to Yarmouth and enjoy what our businesses and community has to offer.

4. THINGS TO THINK ABOUT: Now that you have had an opportunity to learn a little bit about our Economy in Yarmouth, bring your thoughts and ideas to the Workshops or include them in your Survey responses. Some things to think about include:

- What strengths do we have regarding our Economy?
- What economic initiatives are we doing successfully?
- What challenges do you see related to our Economy?
- Are there issues and influences holding us back?
- What opportunities could we tap into to address these challenges?
- Is the Town spending its time and resources on the right projects or initiatives?
- If not, where should we be spending our time and resources?



- How does our Economy impact your vision for Yarmouth's future?

DRAFT





HOUSING

1. **BACKGROUND:** The following provides a brief overview of housing data and trends in our community, especially those related to affordability. Links to websites and programs for more in-depth information are embedded throughout the text.

Data/Trends: Anyone looking to buy a home or rent a year round place feels the pain of the Cape wide housing crunch with limited inventory and high costs. A wide range of factors have played a role in our current housing situation with certain housing trends becoming apparent:

- **Yarmouth's Median** home prices (~~\$345,000 in (2019)~~ **and \$365,000 through August 2020**), and year round rental rates are rising, while median incomes can't keep pace. Although it is recommended that housing costs should not exceed 30% of a household's gross monthly income, 33% of Yarmouth households are exceeding this threshold making them housing burdened.
- Limited inventory for homes for sale less than \$400,000.
- Very limited availability for year round rentals along with high market demand. Only 13% of year round housing in Yarmouth is rental housing.
- Off-cape market influences increase costs as housing for seasonal and short term rentals (Airbnb) are more financially attractive than year round rentals.
- Increased seasonal use takes existing housing away from year round workers. Over 30% of Yarmouth housing units are vacant due to seasonal use.
- Other expenses are reducing income available for housing such as student loan debt, health care costs and homeowners and/or flood insurance premiums.
- Low wages from our seasonal tourism/hospitality economy, and fewer year round benefited jobs that would support the current housing prices. Older households retire with a fixed-income and can age out into poverty. 19% of all Yarmouth households are considered low-income earning no more than 80% of the Area Median Income.
- Young professionals and families are leaving the Cape rather than struggle with housing.
- Older residents are staying in their homes due to lack of other options, resulting in 1-2 people in a home that could house a family. They also struggle with home maintenance and isolation. Over 35% of Yarmouth residents live alone. Yarmouth's population continues to age with a median age of 53 years, compared to the state's median age of 39 years.
- Household sizes are decreasing, resulting in the need for more housing even if the population remains constant. The average household size is 2.1 persons.
- Commuting from more affordable Off-Cape communities is increasing traffic congestion.
- Costs of creating new affordable housing is often financially unviable without significant subsidies and/or community partnerships.

Studies and Reports: More detailed information, demographics, housing characteristics and implementation strategies for Yarmouth can be found in the April 15, 2016 [Housing Production Plan](#) and the [Affordable Housing Chapter 13 of the Local Comprehensive Plan \(LCP\)](#).



2. EXISTING PROGRAMS/PROJECTS/INITIATIVES: Yarmouth has many different programs and initiatives related to housing in our community.

Existing Affordable Housing Programs: Yarmouth has worked hard to develop a robust Affordable Housing Program to promote economic redevelopment and workforce housing. The Program creates homeownership and rental housing that are affordable to those with incomes at or below 80% of the area median income (\$73,200 for a family of 4) while paying no more than 30% of their income for housing. Our Affordable Housing Program is striving to reach the 10% goal for affordable housing set forth in Mass General Law Chapter 40B, while maintaining the quality of life for all residents. Under Ch. 40B, a community has less than 10% of its year-round housing set-aside and deed restricted for low and moderate income residents, a developer can override local zoning to create housing through a Comprehensive Permit issued by the Zoning Board of Appeals. Yarmouth currently has 596 units, or 4.95%, of our year round housing stock on the Chapter 40B Subsidized Housing Inventory (SHI), leaving an addition 608 units needed to meet the 10% goal.

Yarmouth has accomplished much of its hard won affordable housing through a strong Community Housing Committee and Affordable Housing Trust, along with a full time staff position assigned to this program. These programs are funded through investment from the Community Preservation Act, the Affordable Housing Trust Funds and the Community Development Block Grant Program. The cost of creating new affordable units varies widely depending on the type of development, with higher density developments creating the most units at the least cost.

Major Affordable Housing initiatives, along with examples, include:

- **Reuse of Municipal Buildings:**
 - John Simpkins High School - 65 rental apartments serving older adults (58 Affordable).
- **Motel Redevelopment into Housing with New Construction:**
 - Yarmouth Commons at the old Cavalier Motel (69 Affordable rental apartments).
 - Yarmouth Gardens ready for construction (40 Affordable rental apartments).
- **Affordable Acquisition and Construction Program:** The Town partners with other non-profit entities to build new single-family Affordable homes.
 - Six Affordable homes on Virginia Street with Habitat for Humanity of Cape Cod.
- **Buy Down Program:** Existing homes throughout Town are purchased and converted to Affordable Homeownership units (16 Affordable homes).
- **Town Wide Rental Homes:** Existing homes and duplexes throughout Town are purchased and converted to Affordable Rental units (9 Affordable homes or duplex units).
- **Town Owned Land:** Repurposing vacant unrestricted Town land for housing.
 - Two Affordable homes were developed with Town Land on West Yarmouth Rd, and one on Cedar Lane.

There are also programs available for emergency rental assistance, shared housing, preservation programs to provide for emergency repairs to eligible homeowners, and a regional wait list of local Ready Renter affordable rental apartments.

Zoning: Yarmouth's existing zoning creates many opportunities for the creation of higher density housing with community design standards and affordability requirements. Major initiatives include:

- **Motel Bylaw:** Allows for the redevelopment of Route 28 motel properties into mixed use or multi-family housing. Projects that have used this bylaw include Captain Gladcliff (36 units), Appleby Court Apartments (8), Yarmouth Commons (69), and Yarmouth Gardens (40).
- **Village Centers Overlay District (VCOD):** Allows for commercial, residential or mixed use developments with higher residential densities within the four Route 28 villages centers.



Three projects have gone through VCOD Site Plan Review process, two mixed use projects and one Assisted Living project.

- **Inclusionary Zoning:** Requires 1 in 5 lots or dwelling units to be designated Affordable. Affordability requirement can be met with construction of a unit on-site, off-site or through payment in lieu of construction which goes to the Affordable Housing Trust.
- **Growth Incentive Zone (GIZ):** The GIZ facilitates the redevelopment of motel properties along Route 28 by eliminating the need for Cape Cod Commission (CCC) review in most cases. The removal of this additional regulatory requirement reduces costs and encourages multi-family and mixed use developments.

Other zoning opportunities include affordable and family related accessory apartments and allowing affordable housing on otherwise unbuildable lots.

Although the Town has high density zoning in place, we are still vulnerable to Chapter 40B projects which do not require regulatory review by the Cape Cod Commission and can bypass zoning restrictions such as density and height. This vulnerability has been significantly reduced by offering local zoning, pre-approved by the state via the Local Initiative Program (LIP).

3. WHAT'S IN THE WORKS:

- **Affordable Housing Program:** Many years of effort have gone into the creation of over 200 new affordable units through the Motel Redevelopment, Reuse of Municipal Buildings, Use of Town-Owned Land, Buy Downs, Town-Wide Rental Purchases, and Acquisition and Construction Programs. The Affordable Housing Program is now looking towards other initiatives, including housing services, repairs and modifications, and Veteran housing. These will develop new community partnerships, some local and some regional. To gather feedback on housing programs, approaches and locations the Town conducted a Housing Preference Survey in the fall of 2018. The Community Housing Committee is now working on an education outreach program to familiarize the public with the affordable housing options. They are also looking for input from the Board of Selectmen on prioritization of initiatives related to: Aging in Place, Senior Housing, Affordable Assisted Living, Seasonal Worker Housing and Energy Improvements/Emergency Repairs.
- **Reuse Committee:** The Town is also forming a reuse committee to identify potential uses for the Mattacheese Middle School property on Higgins Crowell with some type of housing being an option for consideration at this site.

4. THINGS TO THINK ABOUT: Now that you have had an opportunity to learn a little bit about Housing in Yarmouth, bring your thoughts and ideas to the Workshops or include them in your Survey responses. Some things to think about include:

- What strengths do we have regarding **Housing**?
- What housing initiatives are we doing successfully?
- What challenges do you see related to **Housing**?
- Where is the best place for affordable housing in Yarmouth:
- What populations are not having their housing needs met?
- Are there issues and influences holding us back?
- What opportunities could we tap into to address these challenges?
- Is the Town spending its time and resources on the right projects or programs?
- If not, where should we be spending our time and resources?
- How does Housing impact your vision for Yarmouth's future?



Town of Yarmouth

MINUTES OF THE PLANNING BOARD MEETING OF September 16, 2020

The Yarmouth Planning Board held a Business Meeting at **5:30** p.m. on Wednesday **September 16, 2020** via a Virtual Meeting pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law in response to the COVID-19 pandemic.

Planning Board Present: Brad Goodwin, Chris Vincent, Liz Hartsgrove, Joanne Crowley, Tom Baron, Susan Brita, and Will Rubenstein

Planning Board Absent: None

Staff Present: Kathy Williams, Town Planner

Guests: Tom Nickinello

1. **Meeting Opening:** Vice Chairman Joanne Crowley opened the virtual meeting at 5:32 PM and took a roll call to establish quorum. Kathy Williams, Town Planner, served as the Moderator for the virtual meeting and read the attached statement regarding the reason for the virtual meeting and provided an overview on how remote participation works. All votes were taken by roll call and the meeting was livestreamed to the Town of Yarmouth YouTube Channel.

2. **Officer Elections and Committee Assignments:**

a. **Officer Elections:** After a brief introduction by Joanne Crowley, the Planning board voted in the following officers:

- **Chairman:** On a motion by Brad Goodwin, and seconded by Tom Baron, the Planning Board voted (7-0-0) to elect Joanne Crowley as Chairman, with Brad Goodwin, Chris Vincent, Liz Hartsgrove, Joanne Crowley, Susan Brita, Will Rubenstein and Tom Baron voting in favor.
- **Vice Chairman:** On a motion by Brad Goodwin and seconded by Chris Vincent, the Planning Board voted (6-0-1) to elect Liz Hartsgrove as Vice Chairman, with Brad Goodwin, Chris Vincent, Joanne Crowley, Susan Brita, Will Rubenstein and Tom Baron voting in favor, and Liz Hartsgrove abstaining.
- **Clerk:** On a motion by Joanne Crowley and seconded by Will Rubenstein, the Planning Board voted (7-0-0) to elect Tom Baron as Clerk, with Brad Goodwin, Chris Vincent, Liz Hartsgrove, Joanne Crowley, Susan Brita, Will Rubenstein and Tom Baron voting in favor.

b. **Officer Signatory Authorization for the Subdivision Control Law:** To allow individual officers to sign ANRs and Subdivision Plans individually, rather than requiring signatures from the full board, the Planning Board voted as follows:

VOTE: On a motion by Brad Goodwin, and seconded by Liz Hartsgrove, the Planning Board voted (7-0-0) to authorize the Chairman, Vice-Chairman, and Clerk, individually, to endorse on a plan the approval of the Board, or to make any other certificate under the Subdivision Control Law, with Brad Goodwin, Chris Vincent, Liz Hartsgrove, Joanne Crowley, Susan Brita, Will Rubenstein and Tom Baron voting in favor.

c. **Committee Assignments:** The Planning Board members discussed their preferences for appointment to various committees requiring a Planning Board representative per their Charters. The following Table outlines the Planning Board Committee Assignments:

Committee	Sept 2020-2021 Assignments
Community & Economic Development Committee (CEDC) (full-time)	Joanne Crowley
Community Housing Committee (CHC) (full-time)	Brad Goodwin
Capital Budget Committee (CBC) (full-time)	Will Rubenstein
Community Preservation Committee (CPC) (full-time)	Liz Hartsgrove
Drive-In Site Utilization Committee (DISUC) (part-time)	Susan Brita
Design Review Committee (DRC) (full-time)	Chris Vincent
Water Resources Advisory Committee (WRAC) (full-time)	Tom Baron
Land Disposition Committee (part-time)	Tom Baron

VOTE: On a motion by Tom Baron, and seconded by Will Rubenstein, the Planning Board voted (7-0-0) to nominate Joanne Crowley for Community & Economic Development Committee; Brad Goodwin for Community Housing Committee; Will Rubenstein for Capital Budget Committee; Liz Hartsgrove for Community Preservation Committee; Susan Brita for Drive-In Site Utilization Committee; Chris Vincent for Design Review Committee; Tom Baron for Water Resources Advisory Committee; and Tom Baron for Land Disposition Committee, with Brad Goodwin, Chris Vincent, Liz Hartsgrove, Joanne Crowley, Susan Brita, Will Rubenstein and Tom Baron voting in favor.

3. **Community Visioning Discussion:** Updates and background data sheets on various topics.

Kathy Williams gave a brief overview of the attached draft data sheets for Open Space, Local Economy, Community Services, Housing, Climate Resiliency, Water Resources and Infrastructure. Additional input from Town Staff is required on some of the data sheets. The purpose of the datasheets is to provide some general background information for the public on some major topics. Prior to getting to the datasheets on the website, there will be a “landing page” that explains the purpose of the summaries.

Topics discussed by the Board included providing additional information on our police and fire departments, as well as education. There was also a discussion on including COVID-19 impacts in the conversation. COVID-19 may have some long term impacts on our community and our methods for providing services, some of which the community may benefit from and want to embrace long term.

Will Rubenstein and Liz Hartsgrove have been coordinating with the DYRSD to help get the word out on the visioning project and are looking into coordinating with the PTOs and their newsletters. Town Staff has already coordinated with the contacts they made on distributing a notification on Visioning and the sign-up for updates via e-mails. The recent notifications that went out resulted in an additional 60 people signing up for the updates via e-mail in just two days.

4. **Meeting Minutes:**

a. **September 2, 2020:** On a motion by Tom Baron, and seconded by Liz Hartsgrove, the Planning Board voted (6-0-1) to approve the meeting minutes of September 2, 2020 with Brad Goodwin, Liz Hartsgrove, Joanne Crowley, Susan Brita, Will Rubenstein, and Tom Baron voting in favor and Chris Vincent abstaining.

5. **Board of Appeals Agenda & Decisions:** None

6. **Committee Updates from Board Members:**

a. **Design Review Committee (DRC):** Chris Vincent noted that the DRC will be meeting soon (9/22).

- b. **Community & Economic Development Committee (CEDC)**: Joanne Crowley noted that the CEDC met on 9/10 and reviewed the Tourism Revenue Preservation Funds that will be available for Fiscal Year 22 (FY22), which was just over \$409,000. FY23 will have less funds as it will reflect the larger impact of COVID-19 on rooms and meals taxes. The special events tourism grant round has been advertised and applications are due December 1st.
 - c. **Community Housing Committee (CHC)**: Tom Baron noted that the CHC met on 9/14 and he displayed the various datasheet that would soon be available as part of the visioning process.
7. **Board Member Items**: None
 8. **Correspondence**: Attachments noted below were sent to the Planning Board via e-mail.
 9. **Staff Updates**: None.
 10. **Public Comment**: Tom Nickinello commented on the MassDOT Design Public Hearing on the Cape Cod Rail Trail Phase 3 extension from Peter Homer Park to Mary Dunn Road in Barnstable. Kathy Williams confirmed the pre-recorded hearing presentation will be available on the MassDOT website on 9/24 and written comments can be submitted to MassDOT. Tom Baron noted there was an article on this in the 9/3 Register. The Town is also working on the design of a shared use pathway from this new section of CCRT down the east side of Higgins Crowell to Buck Island.
 11. **Upcoming Meetings**: Due to the upcoming visioning process, there may be the need for supplemental meetings. The following meetings are currently scheduled:
 - a. October 7, 2020
 - b. October 21, 2020
 12. **Adjournment: VOTE**: **On a motion by Chris Vincent, seconded by Liz Hartsgrove, the Planning Board voted unanimously (6-0) to adjourn at 6:55 PM (Brad Goodwin left the meeting at 6:45 PM after ZBA discussion).**

ATTACHMENTS:

- **September 16, 2020 Agenda**
- **Script - Explaining Remote Access Planning Board Meeting**
- **Visioning Update**: Draft data sheets for Open Space, Local Economy, Community Services, Housing, Climate Resiliency, Water Resources and Infrastructure
- **Draft Meeting Minutes**: September 2, 2020, 2020
- **Miscellaneous Correspondence**:
 - Conservation Commission Agenda for September 17, 2020
 - ZBA Agenda for September 10, 2020
 - Address Reassignment from DPW for 25 Tee Way to 47 Salt Box Road
 - Visioning notice sent to civic groups and committees
 - Draft Yarmouth Police Dept Policy & Procedure for Community Relations Team

Approved on _____:

On a motion by _____, and seconded by _____, the Planning Board voted (?-?) to approve the meeting minutes of September 16, 2020.