

On February 11, 2019, on a motion by Mary Vilbon, seconded by Jack McCormack, the committee voted 5-0 to approve these minutes.

Town of Yarmouth

MINUTES OF THE COMMUNITY & ECONOMIC DEVELOPMENT  
COMMITTEE MEETING OF  
February 11, 2019

The Yarmouth Community & Economic Development Committee held a Business Meeting at 4:30 p.m. on Monday, February 11, 2019 at the Yarmouth Town Hall, Hearing Room, located at 1146 Route 28, South Yarmouth, MA.

**Committee Members Present:** Peter Q. Smith (arrived at 4:35pm), Ken Smith, Norm Weare, Ryan Castle, Mary Vilbon (arrived at 4:45pm), Jack McCormack

**Staff:** Karen Greene, Director of Community Development; Kyle Pedicini, Economic Development Coordinator

**Guests:**

The meeting was opened by Ken Smith at 4:30 pm

YARMOUTH TOWN CLERK

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**1. Minutes for Review**

The Committee reviewed draft minutes from their meeting on January 28, 2019.

**Vote:** On a motion from Jack McCormack, seconded by Norm Weare, the Committee approved the minutes for January 28, 2019 by a vote of 2-0-2. (Ryan Castle and Ken Smith abstained)

**2. 2019 Draft Zoning Articles**

Norm Weare, Committee representative to the Planning Board, introduced the proposed Zoning Article for Accessory Dwelling Units (ADUs). He explained that the article is being amended to expand housing opportunities in Yarmouth. Mr. Castle stated that the income cap threshold should be removed in order to capture more of the population that is in need of affordable ADU housing. Committee members agreed on that point, but also agreed to support the Zoning Article as it is a good start to amending the existing Bylaw.

**Vote:** On a motion from Ryan Castle, seconded by Ken Smith, the Committee approved a memo of support to the Planning Board for the ADU Zoning Article but also urged the Board to look into removing the income cap before the Town Warrant is printed by a vote of 5-0-1. (Norm Weare abstained)

The Entertainment Zoning Article was also discussed. The Committee was in full support of the Article as it will increase entertainment opportunities in town and make the process with the town less cumbersome.

On February 11, 2019, on a motion by Mary Vilbon, seconded by Jack McCormack, the committee voted 5-0 to approve these minutes.

**Vote:** On a motion from Ryan Castle, seconded by Ken Smith, the Committee approved a memo of support to the Planning Board for the Entertainment Zoning Article by a vote of 5-0-1. (Norm Weare abstained)

**3. TRPF Budget Update**

Karen Greene, Director of Community Development, reviewed the updated TRPF budget. She reviewed the list of physical improvement projects that the Committee has already voted to fund which included fencing, banners, and public art. The Committee has \$284,673.60 in unallocated funding for 2020 which may be allocated to different TRPF categories (projects & events, marketing & promotion, public improvements). The Committee decided to not take any votes on the budget but to discuss the topic of the Town's Request for Proposals for Marketing at their next meeting.

**4. Staff Updates**

Town staff gave updates on various physical improvement projects. The Committee was presented with a banner package that will eventually be presented to the Board of Selectmen for their approval. The Committee was also updated on the fencing project. The request for quotes for fencing will be sent out on 2/12/19 to various local fence contractors and posted on the applicable websites.

**5. Committee Member Updates**

Jack McCormack informed the Committee that there will be a Drive-In Site Utilization Committee Meeting on 2/13 at 4pm.

**6. Adjourn**

On a motion from Mary Vilbon, seconded by Ken Smith, the Committee voted 6-0 to adjourn at 6:22 pm

**7. Documents provided:**

- a. Agenda for the meeting
- b. 2019 Draft Zoning Articles and Zoning Memo
- c. Banner package
- d. Town fees package
- e. Draft Minutes from CEDC meeting on January 28, 2019

Respectfully Submitted,  
Kyle Pedicini, Community Development Office