

On April 12, 2022, on a motion by Maria Marasco, seconded by Joanne Crowley, the committee voted 5-0-1 (Joe Gibbs abstained) to approve these minutes.

Town of Yarmouth

**MINUTES OF THE COMMUNITY & ECONOMIC DEVELOPMENT
COMMITTEE MEETING OF
March 22, 2022**

The Yarmouth Community & Economic Development Committee held a regular Business Meeting at 4:30 p.m. on Tuesday, March 22, 2022. The meeting was conducted in the Yarmouth Town Hall Room A.

Committee Members Present: Stephen O'Neil, Joanne Crowley, Ken Smith, Mary Vilbon, Maria Marasco, Joe Manning

Staff: Kyle Pedicini, Economic Development Coordinator; Bill Scott, Assistant Town Administrator; Kathy Williams, Town Planner

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

YARMOUTH TOWN CLERK
'22APR13AM11:10 REC

1. Proposed DIF Presentation

Bill Scott, Assistant Town Administrator, presented the District Improvement Financing (DIF) program being presented at the upcoming 2022 Annual Town Meeting. Mr. Scott explained that the reasoning for the DIF is to provide revenue to fund the upcoming sewer project and to increase commercial tax revenue to decrease the burden of the residential tax payer. A District Improvement Financing program seeks to dedicate new growth revenues that result from development associated with an infrastructure improvement (in this case, a sewer system) in order to fund future infrastructure projects. The values of properties are frozen at the beginning of the DIF program so it can capture the added value that is realized through new development that would not occur without the infrastructure. The revenues resulting from this added value then in turn help finance future infrastructure projects in the same area.

It was explained that the DIF Town Meeting article will approve the designation of the DIF districts, and a potential DIF development program would be voted on at the next Town Meeting. Two districts will be established – an Investment Revenue District (IRD) where funds can be spent, and a combined Development Destruction (DD) and IRD where funds can be both collected and spent. The committee expressed support for the DIF program and encouraged the town to develop FAQs to present at town meeting.

Vote: On a motion from Stephen O'Neil, seconded by Joe Manning, the Committee voted to write a letter of support for the DIF program being presented at the upcoming Town Meeting, by a vote of 6-0.

2. Zoning Articles Review

Kathy Williams, Town Planner, presented the proposed zoning articles for the upcoming town meeting. It was explained that there are two articles being proposed by the Planning Board: one to regulate short-term rentals and another to address seasonal employee housing. It was noted that there are currently no regulations for short-term rentals in town and regulations need to be implemented to ensure that the town can continue collecting vital tax revenue from them. The

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proposed short-term rental bylaw has a sunset clause in November 2024 as it's the Planning Board's intention to work with the community to create a more permanent bylaw on this topic.

The seasonal housing bylaw would allow for hotels/motels to use up to 15% of their rooms to house their own seasonal employees. It was noted that this bylaw was created in collaboration with the Yarmouth Community Partnership in response to concerns from the business community regarding housing for their employees during the summer season. The Planning Board plans to continue to engage the Community Partnership to explore options to mitigate employee housing concerns. The Planning Board voted to recommend the adoption of this article and the short-term rental article.

Ms. Williams also noted that the Citizen's Petition to change the zoning at 17 Berry Ave was presented to the Planning Board at their Zoning Amendments Public Hearing. The Planning Board received 15 oral comments and 10 written comments expressing opposition to the proposed change due to impacts on the abutting residential neighborhood. The Planning Board elected to not take any action on this article at the public hearing and will continue discussion on a possible recommendation at their next meeting.

The Community and Economic Development Committee expressed support for the two articles proposed by the Planning Board and discussed

Vote: On a motion from Stephen O'Neil, seconded by Joanne Crowley the Committee voted to write a letter of support for the Planning Board proposed zoning articles at the upcoming Town Meeting, by a vote of 5-0-1 (Joanne Crowley abstained).

3. Committee Re-Organization

The committee discussed the need to re-organize and the chairman encouraged a new voice to step up and lead the meetings going forward. The committee agreed that any new chairman would begin serving in May to make a smoother transition post-town meeting.

Vote: On a motion from Joanne Crowley, seconded by Mary Vilbon the Committee voted to appoint Stephen O'Neil as Chairman and Maria Marasco as Vice-Chairman (effective May 1, 2022), by a vote of 6-0.

4. Review of Past Meeting Minutes

Vote: On a motion from Stephen O'Neil, seconded by Joanne Crowley the Committee voted to approve the minutes of February 15, 2022, by a vote of 5-0-1 (Mary Vilbon abstained).

Vote: On a motion from Maria Marasco, seconded by Joanne Crowley the Committee voted to approve the minutes of February 22, 2022 as amended, by a vote of 4-0-2 (Joe Manning and Joanne Crowley abstained).

5. Staff Member Updates

Kyle Pedicini, Economic Development Coordinator, noted that the Board of Selectmen expressed an interest to explore allowing recreational marijuana shops in Yarmouth. Mr. Pedicini noted that

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the CEDC could take a lead role on this issue as it relates to economic development. The committee expressed an interest in discussing the topic further and requested that it be placed as a future agenda item.

6. Future Meeting Dates/Schedules

The committee will meet on April 12th to meet with Selectman Tracy Post.

The meeting adjourned at approximately 6:15pm