

## Town of Yarmouth

**MINUTES OF THE PLANNING BOARD MEETING OF  
May 1, 2019**

The Yarmouth Planning Board held a Business Meeting at **5:30** p.m. on Wednesday **May 1, 2019** in the Hearing Room at the Yarmouth Town Offices located at 1146 Route 28, South Yarmouth, MA.

**Planning Board Present:** Brad Goodwin, Tom Roche, Chris Vincent, Norman Weare, Joanne Crowley, and Tom Baron

**Planning Board Absent:** Lee Rowley

**Staff Present:** Kathy Williams, Town Planner

**Guest:** Susan Brita

Chairman Brad Goodwin opened the meeting at 5:30 PM and began by noting the Annual Town Meeting scheduled for Saturday May 4, 2019 at 9 AM at Mattacheese Middle School.

1. **Planning Board Articles for 2019 Annual Town Meeting – Discussion and Preparation:** Accessory Dwelling Units; Signage; Entertainment; and Miscellaneous Amendments. Repeal of Subdivision of Land General Bylaw.

Kathy Williams distributed the attached final Explanations to those Board members moving and explaining Articles at Town Meeting.

Kathy Williams gave an overview of the meeting she had with Dan Horgan, Town Moderator, and Jay Talerman, Town Counsel, regarding possible amendments from the floor on Article 39 – Accessory Dwelling Units (ADUs), and what amendments could be considered within scope. In general, small scale amendments such as changing the minimum lot size from 15,000 square feet (sf) back to 10,000 sf would be considered within the scope of the original Article. However, larger scale amendments, such as going from a Special Permit to By-Right, or eliminating rental caps or income eligibility on affordable ADUs, would be outside the scope and intent of the original Article. After a brief discussion, the Board agreed to proceed with moving the motion as presented in the Warrant, although depending on what actually happens at Town meeting, withdrawing or postponing indefinitely may need to be considered. Brad Goodwin encouraged asking the Town Moderator to refer to Town Counsel for input and clarifications.

2. **Meeting Minutes:**

- a. **February 20, 2019:** On a motion by Tom Roche, seconded by Chris Vincent, the Planning Board voted (6-0) to approve the meeting minutes of February 20, 2019 with Brad Goodwin, Tom Roche, Chris Vincent, Norm Weare, Joanne Crowley, and Tom Baron voting in favor.

- b. April 17, 2019: On a motion by Tom Baron, seconded by Norm Weare, the Planning Board voted (5-0-1) to approve the meeting minutes of April 17, 2019 with Brad Goodwin, Tom Roche, Norm Weare, Joanne Crowley, and Tom Baron voting in favor, and Chris Vincent abstaining.
3. **Board of Appeals Agenda & Decisions:** Attached ZBA Agenda sent to Planning Board members via e-mail.
4. **Committee Updates from Board Members:**
  - a. Drive-In Site Utilization Committee (DISUC): Tom Roche noted that the DISUC Committee met on April 29<sup>th</sup> with event sponsor Patrick McDonough to get feedback on the Irish Festival held at the site this past March. Although there were some glitches with permitting and not enough porta-johns, they are hoping for continued success at the site with the Country Festival planned for July.
  - b. Community Housing Committee (CHC): Tom Baron noted that last week there was a walk-thru of Yarmouth Commons (formerly the Cavalier Motel) and a roundtable discussion at Simpkins School which was very well attended.
  - c. Community Preservation Committee (CPC): Tom Roche noted that the CPA met today in executive session to discuss a land acquisition and they will be meeting on May 4<sup>th</sup> at 8 AM with the Board of Selectmen prior to Town Meeting to discuss the acquisition.
5. **Board Member Items:** The Board inquired as to the status of the Bass River Bridge at the previous meeting. Kathy Williams noted that the type study for the bridge has been completed and discussions are beginning about the aesthetics of the bridge with an initial meeting being held on May 3<sup>rd</sup>.
6. **Correspondence:** None.
7. **Staff Updates:**
  - a. Route 6A Corridor Improvement Public Meetings: The Town will be conducting three public presentations on potential Route 6A Corridor Improvements. May 9<sup>th</sup> at 10 AM and May 22<sup>nd</sup> at 2 PM both at the Congregational Church on Route 6A, and May 15<sup>th</sup> at 6 PM in the Town Hall Hearing Room. Conceptual plans and visualizations for improvements to Route 6A from Willow Street to Union Street will be presented by the Town's consultant VHB. These are initial discussions with no project having been defined or funded along this state roadway.
8. **Upcoming Meetings:**
  - a. May 4, 2019 – Annual Town Meeting
  - b. May 15, 2019 – Route 6A Corridor Improvement Public Input Meeting
9. **Adjournment: VOTE:** On a motion by Tom Roche, seconded by Chris Vincent, the Planning Board voted unanimously (6-0) to adjourn at 5:48 PM.

**ATTACHMENTS:**

- **May 1, 2019 Agenda**
- **Explanation for Annual Town Meeting**
  - Article 39 – Accessory Dwelling Units with PowerPoint slides
  - Article 40 – Signage
  - Article 41 – Entertainment

- Article 43 – Miscellaneous Amendments
- Article 44 – Repeal General Bylaw 171 – Subdivision of Land
- **Draft Meeting Minutes:** February 20, 2019 and April 17, 2019
- **Miscellaneous Correspondence:**
  - ZBA Agendas for May 9, 2019
  - ZBA Decisions 4799 and 4800

***Approved on June 5, 2019:***

**On a motion by Tom Roche, seconded by Norm Weare, the Planning Board voted (4-0-1) to approve the meeting minutes of May 1, 2019 with Brad Goodwin, Tom Roche, Norm Weare, and Tom Baron voting in favor, and Lee Rowley abstaining.**