

On June 14, 2022, on a motion by Ken Smith, seconded by Maria Marasco, the committee voted 5-0-1 (Joe Manning opposed) to approve these minutes.

Town of Yarmouth

MINUTES OF THE COMMUNITY & ECONOMIC DEVELOPMENT  
COMMITTEE MEETING OF  
May 24, 2022

The Yarmouth Community & Economic Development Committee held a regular Business Meeting at 4:30 p.m. on Tuesday, May 24, 2022. The meeting was conducted in the Yarmouth Town Hall Room A.

**Committee Members Present:** Stephen O'Neil, Joanne Crowley, Joe Gibbs, Maria Marasco, Ken Smith

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

The meeting was opened by Stephen O'Neil at 4:30pm

YARMOUTH TOWN CLERK

'22JUN16AM11:16 REC

1. 1276 and 1282 ROAD Application

Kathy Williams, Town Planner, provided background on the ROAD application process to the committee. Ms. Williams explained that the ROAD bylaw allows for projects to seek approval through and alternative overlay district in exchange for improved site standards and community benefits. The CEDC is being asked to comment on the potential economic benefits of the project for consideration by the Yarmouth Planning Board.

Attorney Paul Tardif presented details of the project to the committee. He explained that the project is for a new gas station and drive-thru facility that will replace an existing gas station. Attorney Tardif stated that there will be an upgraded septic system for the site and the new project will improve the aesthetics along Route 28. It was also noted that most of the comments the project received from the public process (including review by the Design Review Committee) have been incorporated into the proposal. The committee requested information on the new jobs created by this proposal, and it was stated that there would be up to 10 jobs created through the project. The committee agreed to recommend to the Planning Board that the project presents economic benefits for the community, on the condition that Attorney Tardif follow-up with the committee detailing the amount of additional tax revenue the town will collect due to this project, and the number of jobs and benefits associated with them that will be created.

**Vote:** On a motion from Ken Smith, seconded by Joe Gibbs the Committee voted to recommend to the Planning Board that the 1276/1282 Route 28 redevelopment project presents economic benefits for the community (with the aforementioned condition), by a vote of 4-0-1 (Joanne Crowley abstained).

2. CEDC Goals and Website Discussion

Bill Scott, Assistant Town Administrator, presented the committee with a background on other communities' economic development websites. Mr. Scott explained that a lot of other communities have economic development websites that market themselves in a general sense to potential developers. It was recommended that Yarmouth develop a website that specifically market's the town's enormous untapped potential that could be realized in the near future

**On June 14, 2022, on a motion by Ken Smith, seconded by Maria Marasco, the committee voted 5-0-1 (Joe Manning opposed) to approve these minutes.**

through investments in wastewater infrastructure. Mr. Scott recommended that the general tone of the website should be 'Get in Yarmouth to invest while you can (before property values rise)!'. It was also recommended that the CEDC website include specific goals and objectives that align with the goals of the town as well as state and federal economic agencies. It was explained that this would better position Yarmouth when applying for state and federal economic development grants.

Bill Scott also presented the committee with a draft of a revised committee charge. It was explained that the changes to the charge were made at the direction of the Board of Selectmen in response to concerns voiced from the community regarding a potential conflict of interest with the Chamber of Commerce Director serving on the same committee that provides funding to the organization. The main change to the charge is that the need for a representative from the Chamber of Commerce to serve on the committee has been changed to the need for a member of the Yarmouth business community to serve. It was noted that the Chamber of Commerce Director could continue to serve on the board under this designation. Committee members agreed that their charge and goals should be reflective of the economic goals outlined in the Yarmouth Visioning project. The committee agreed to have a more robust discussion on the revised committee charge at a future meeting.

**3. Review of Past Meeting Minutes**

**Vote:** On a motion from Maria Marasco, seconded by Joe Gibbs the Committee voted to approve the minutes of April 12, 2022 as amended, by a vote of 4-0-1 (Ken Smith abstained).

**4. Staff Member Updates**

Joanne Crowley updated the committee on the Planning Board's review of a proposed cluster subdivision off Route 6a in Yarmouth Port. It was explained that there were a lot of concerns expressed at the public hearing from the community regarding traffic and safety, and the hearing has been continued to a future meeting.

**5. Future Meeting Dates/Schedules**

The committee's next meeting will take place on June 14<sup>th</sup>.

The meeting adjourned at approximately 5:55pm