

**On November 3, 2020, on a motion by David Reid, seconded by Jack McCormack, the DISUC Committee voted (4-0-2) to approve the minutes of September 8, 2020 with David Reid, Tom Roche, Jack McCormack, and Jim Saben voting in favor, and Susan Brita and Rich Bilski abstaining.**

YARMOUTH TOWN CLERK  
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Town of Yarmouth

**MEETING MINUTES OF THE DRIVE-IN SITE UTILIZATION COMMITTEE MEETING OF  
September 8, 2020**

The Yarmouth Drive-In Site Utilization Committee (DISUC) held a Business Meeting at **4:00** p.m. on **Tuesday, September 8, 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.

**Committee Members Present:** Tom Roche, Jack McCormack, Jim Saben, and David Reid

**Members Absent:** Peter Slovak, Bud Nugent and Rich Bilski

**Staff:** Kathy Williams, Town Planner; Karen Greene, Director of Community Development; Bruce Murphy, Health Director; and Kyle Pedicini, Economic Development Coordinator

**Guests:** Mary Vilbon, Yarmouth Chamber of Commerce Director; Adam Epstein and Joe Kosin of iAE; Raymond Dewey and Maryellen Doherty.

1. **Meeting Opening:** Chairman Jim Saben opened the virtual meeting at 4:03 PM. A roll call was conducted to establish quorum.
2. **Meeting Minutes:** Minutes were taken out of order and addressed first.
  - a. **August 4, 2020:** On a motion by David Reid, and seconded by Jack McCormack, the DISUC voted (4-0) to approve the meeting minutes of August 4, 2020 with Tom Roche, Jack McCormack, Jim Saben and David Reid voting in favor.
  - b. **August 27, 2020 (Site Visit):** On a motion by Tom Roche, and seconded by Jack McCormack, the DISUC voted (4-0) to approve the meeting minutes of August 27, 2020 with Tom Roche, Jack McCormack, Jim Saben and David Reid voting in favor.
3. **Discussion on Use of the Former Drive-In Site:** The DISUC reviewed and held a discussion on the existing special event operations and future use of the former drive-in site at 669 Route 28 for special events. Many DISUC members had attended an event and/or conducted site visits to the surrounding neighborhoods during an event to gauge the sound levels, which were muffled, but varied by the live event being held. The neighbors had been anticipating more drive-in movies rather than live events. The Committee was complimentary to the efforts by Adam Epstein of iAE to address concerns and felt the horn honking issues was essentially resolved. The Committee noted the operation was a work in progress requiring adjustments along the way, which iAE has been willing to do.

Mary Vilbon, Yarmouth Chamber of Commerce Director, noted that she had not heard negative comments from the business community, with some members being positive about the use of the site and felt it was drawing people to the area. She indicated a lot of traffic at the Visitor Center and calls to the Chamber regarding the drive-in site, specifically noting that people are coming from Connecticut, Rhode Island and New York just to go to an event at the drive-in site. This means they are staying in our hotels and eating in our restaurants.

Bruce Murphy, Health Director, gave an overview of his frequent presence at the site and in the neighborhoods, where he has heard little to no honking and low sound levels, mainly

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related to the drums. He noted the regular improvements iAE has made to reduce sound including installation this past Sunday of a sound wall around the stage. People are staying in their suites and parking attendants/security are doing a good job. He noted lots of multi-generational attendees with a wide range of ages.

Other items discussed included use of the site by one operator for the season versus having broader use of the site by multiple different types of users/events; how COVID-19 has created an unusual circumstance and opportunity which may need to be altered post COVID with less frequent events; how the site layout may be altered in the future to reduce sound (screens facing toward Route 28); how alcohol sales are as important financially to special events as it is to restaurants; how the events are reaching a wide demographic outside our community to draw people to Yarmouth; the need to create some revenue to maintain the property while striking a balance with the neighborhood concerns; and briefly discussed the potential for a Request for Proposals for future use of the property with specific parameters and limitations.

Adam Epstein, iAE, noted that he was not an exclusive user of the site, but more of an exclusive operator. The site has been offered to others (i.e. graduations) but the costs for COVID-19 precautions and staffing have made it cost prohibitive at this time. He noted a collaborative effort with the Chamber for a free community Halloween event at the site which could include event sponsors and volunteers to offset the costs.

Raymond Dewey, Pawnee Road, expressed his concerns about noise pollution and the impacts to his enjoyment of his property, noting that the neighbors are here for quiet. He did indicate the drive-in movies were okay. Jim Saben emphasized the need to reach some common ground.

The Committee also spent some time discussing Mr. Epstein's proposal to request a Special Alcohol License for two weekends in October. Tom Roche made a motion, seconded by Jack McCormack to recommend temporary use of alcohol for two weekends per Mr. Epstein's request to obtain a sense of how alcohol sales would work out. During discussion of the motion, an amendment was made, seconded and voted on as follows:

**VOTE: On a motion by Tom Roche, and seconded by David Reid, the DISUC voted unanimously (4-0) to support sale of beer and wine at the drive-in site on an experimental basis utilizing recommendations from the Health Department, with Tom Roche, Jack McCormack, Jim Saben and David Reid voting in favor.**

4. **Adjournment: VOTE: On a motion by Tom Roche, seconded by Jack McCormack, the DISUC voted unanimously (4-0) to adjourn at 5:37 PM.**

**ATTACHMENTS:**

- 9/8/20 DISUC Agenda
- September 2, 2020 e-mail from Adam Epstein, iAE, on additional sound reduction measures
- August 31, 2020 e-mail from Bruce Murphy, Health Director, regarding his observations from his visits to the drive-in site events.
- September 3, 2020 update Memo from Kathy Williams, Town Planner, to the Community Preservation Committee.
- Draft Minutes: August 4, 2020 and August 27, 2020

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