

Town of Yarmouth

Per M.G.L.: All town and school boards, committees, commissions, and authorities shall post a notice of every meeting at least 48 hours prior to such meeting, excluding Saturdays, Sundays, and legal holidays. Notice shall contain a listing of topics/agenda that the chair reasonably anticipates will be discussed at the meeting.

Notice of Meetings

Name of committee, board, etc:	Drive In Site Utilization Committee (DISUC)
Date of Meeting:	September 18, 2017
Time:	3:00 PM
Place:	Hearing Room - Yarmouth Town Hall 1146 Route 28, South Yarmouth 02664

Agenda (Topics to be discussed):

1. Preparation for Meeting with Board of Selectmen
2. Interim Uses
3. Next Meeting/Meeting Schedule
 - a. September 26, 2017 (with Board of Selectmen)
4. Minutes
 - a. July 31, 2017
 - b. August 23, 2017
5. Adjourn

YARMOUTH TOWN CLERK

'17SEP13AM11:59 REC

Attachments: All exhibits are available for public review in the Community Development Department, Yarmouth Town Offices, 1146 Route 28, South Yarmouth, MA, during normal business hours.

Posted By (Name):	Karen Greene
Signature:	<i>Karen Greene</i>

Town of Yarmouth

MEETING NOTES DRIVE-IN SITE UTILIZATION COMMITTEE MEETING OF July 31, 2017

The Yarmouth **Drive-In Site Utilization Committee** held a Business Meeting at 3:30 pm on **Monday, July 31, 2017** in the Hearing Room of the Yarmouth Town Hall Offices located at 1146 Route 28, South Yarmouth, MA.

Committee Members Present: Jim Saben, Gerry Manning, David Reid, Tom Roche, and Rich Bilski

Committee Members Absent: Peter Slovak, Ken Driscoll

Committee Alternates Present: Dave Helberg, Bud Nugent

Staff Present: Karen Greene, Karl vonHone, Amy vonHone, Chris Dwelly

Committee Chairman Saben opened the meeting at 3:35 pm.

1. Minutes/Meeting Notes

The Committee reviewed the minutes as amended by staff.

VOTE: On a motion by Tom Roche, seconded by Rich Bilski, the Committee voted 4-0-1 (D. Reid abstaining) to approve the minutes as amended.

2. Survey Results

The Committee reviewed the response prepared to an inquiry from Mr. Brian Koelbel requesting a retabulation of survey results to reflect survey responses received subsequent to September 2015 where the results were presented to and reviewed by the Board of Selectmen.

Ms. Greene reviewed the tabulation with the Committee.

Mr. Saben noted that the Policy Goal results of the original tabulation and the subsequent tabulation were very similar with the exception of the rankings for Job Creation and Low Impact development which were #3/#4 in the original survey, and #4/#3 in the retabulated survey.

Mr. Helberg inquired as to what was considered "indirect tax benefit". Mr. Saben responded that it was off site development, a kind of "if you build it, they will come" strategy.

Survey Results for Site Uses were reviewed. Ms. Greene noted that "Boardwalk" was rated #6 out of the 11 choices for survey responses received during 9/8/15-11/30/16. Mr. Helberg indicated that the local neighborhood was unaware of the survey and asked when did the Boardwalk concept originate. Mr. Roche responded that it was originally conceived by Chief Frederickson. Mr. Helberg maintained that "boardwalk" should be part of the Committee's name.

Mr. Reid noted an error on the headings for Top 3 Site Uses. Ms. Greene indicated she would correct the error.

3. Next Meeting

Mr. Saben inquired as to when the Committee should meet next. Ms. Greene indicated that staff would be following up with the Consultant regarding timing for the visualization and that she would follow up by email regarding scheduling.

Mr. Roche noted that the Committee had previously discussed issuing a Request for Proposals (RFP) for the site to gauge developer interest in the site, noting that he was somewhat concerned about interim uses precluding an RFP from being issued.

The Committee discussed the need for cost estimates to be provided to aid in decision making regarding the future of the site. The Committee is aware of a number of other “big ticket” items that are in the Town’s future including the Vocational School and wastewater.

Mr. Reid inquired as to the Charge of the Committee and whether an RFP was their concern.

With no additional business to discuss at Town Hall, the Committee Meeting was continued to the Site Visit at Town Property located at 22 Cape Isle Drive.

4. Site Visit at 22 Cape Isle Drive

Joined by a number of neighbors, the Committee viewed the marsh to the south of the Drive In Site where Department of Natural Resource (DNR) Staff were standing on ladders to help illustrate the distance of the proposed Boardwalk Option #2 from 22 Cape Isle Drive. DNR Staff attempted to move ladders to a location closer to Option #3, but were unable to safely stand on the ladders due to the wetness of the ground.

Neighbors questioned the accuracy of distances reflected on the aerial plans and inquired as to when there would be additional meetings with opportunity for public comment.

With no additional business to discuss at 22 Cape Isle Drive, the Committee Meeting was continued to the Site Visit at Town Property located at 669 Route 28 (the Drive-In Site)

5. Site Visit at 669 Route 28

Committee members Jim Saben, Rich Bilski and Gerry Manning as well as Alternate member Bud Nugent (Members Tom Roche, David Reid and Alternate member Dave Helberg were not present) discussed the possibility of interim uses on site as well as whether siting issues for the Boardwalk including the location of an Osprey Nest near option #2. Mr. VonHone indicated that with regards to the osprey nest and permitting, that the Town would need to show efforts to mitigate the impact on the next, including distance of the boardwalk from the nest. Mr. Manning noted that the marsh view was an important component for the project to be successful.

6. Adjournment: Noting no quorum present, the meeting was ended at 5:30 pm.

ATTACHMENTS:

- Draft Minutes – July 10, 2017
- Aerial Image of Drive In Site/22 Cape Isle Drive
- July 20, 2017 Memo from K. Greene to B. Koelbel re: Survey Information Request

On ___/___/17, on a motion by _____, seconded by _____, the committee voted x-x, to approve these minutes.

Town of Yarmouth

MEETING MINUTES DRIVE-IN SITE UTILIZATION COMMITTEE MEETING OF August 23, 2017

The Yarmouth **Drive-In Site Utilization Committee (DISUC)** held a Business Meeting at 3:30 p.m. on **Wednesday, August 23, 2017** in the Hearing Room of the Yarmouth Town Hall Offices located at 1146 Route 28, South Yarmouth, MA.

Committee Members Present: Gerry Manning, Jim Saben, David Reid, and Tom Roche

Committee Members Absent: Peter Slovak, Rich Bilski

Committee Alternates Present: Bud Nugent, Dave Helberg

Staff: Karen Greene, Director of Community Development; Kathy Williams, Town Planner; Jeff Colby, Director of Department of Public Works; Pat Armstrong, Director of Parks, Recreation, and Cemeteries; Kelly Grant, Conservation Administrator; Mark Grylls, Building Commissioner; Amy von Hone, Assistant Health Director.

Other Attendees: Please see the attached attendance list for members of the public who were in attendance.

Chairman Jim Saben opened the meeting at 3:35 p.m. and acknowledged the correspondence received from Mr. Fennelly and Mr. Erickson.

Director of Community Development Karen Greene noted that correspondence in opposition to the proposed projects has been received in the Town Administrator's office. Dave Helberg also presented 44 letters from people against any type of project, noting that 30 are from out-of-town.

Chairman Saben stated that he shares Mr. Helberg's and others' concerns. He also explained that the Committee is charged with compiling information for the Board of Selectmen to use to make an educated decision as to how to move forward. Mr. Helberg stated that there is a perception that information is not available in a timely manner, and that the Committee is only considering how to get the project done. There are those who think "Option D" should be to do nothing. Mr. Saben stated that that may be one recommendation the Committee makes to the Board of Selectmen.

Mr. Reid asked if the opposition was to a particular piece of the project, or to any development whatsoever. Mr. Helberg stated that there is objection to the proposed scope of some of the projects. He wants the Committee to consider the taxpayers, residents, and the environment.

Chairman Saben turned the meeting over to Town Planner Kathy Williams to present the revised plans.

1. **Riverwalk: Review and approval by DISUC of preferred concept discussed at the July 10th meeting and review materials list prior to distribution to BETA for costing:**

Town Planner Kathy Williams noted that the current feasibility study is being done per the direction of the Board of Selectmen to specifically look at a Riverwalk Park and Boardwalk. She presented a preferred concept sketch based on public and Committee input, and explained that the purpose of this meeting is to refine the materials list that will be provided to BETA to

On __/__/17, on a motion by _____, seconded by _____, the committee voted x-x-x, to approve these minutes.

use for a cost estimate. She suggested that the Committee consider meeting with the Board of Selectmen to update them prior to sending the plans to BETA for costing. The DISUC was comfortable sending the information to BETA for costing at this time.

The park entrance has been aligned across from Capt. Parker's Restaurant main entrance, with the future pump station on the east side of the entrance drive. As requested, the curve has been incorporated in the drive to slow traffic and also to accommodate the subsurface disposal site which was previously designed for the marina project. The parking lot has been extended down to the kayak launch area to allow for loading and unloading and to improve security access for police patrols. There are 81 parking spaces (four handicapped), and the parking would be slightly elevated to allow a vista view from inside a vehicle.

Ms. Williams reviewed the attached Draft Materials List which included questions and comments for the Committee's consideration. Also included was the attached email response from Rich Bilski, committee member and Mass DOT engineer, who could not attend today's meeting.

Mr. Helberg stated that a feasibility study should provide the costs required and the value to be obtained from a proposed project. Mr. Saben explained that the goal of this meeting is to iron out the details so that BETA can provide that cost estimate. Ms. Williams compared this process to building a home, in which case a client would need to tell the builder where to build, how big the house will be, and what it will be made of. Then cost reductions can be considered through value engineering.

Ms. Williams asked DPW Director Jeff Colby about the durability of pervious pavement. He stated that it has worked very well on straight neighborhood streets, but has not been widely used in areas where there is heavy turning, like the cul-de-sac. Mr. Roche asked how it might stand up to trucks and commercial vehicles when it came time to develop Lot 2. Mr. Colby stated that there could be a work-around. Regarding maintenance, pervious pavement needs periodic vacuum sweeping to keep the pores open. Mr. Helberg asked how the project will affect the volume of traffic on Route 28. Mr. Colby stated that construction would be sensitive to the time of year, as will be the Parker's River Bridge project.

Mr. Saben asked what level of detail must be decided in order to get a cost estimate. Ms. Williams explained that the more detail, the more accurate the estimate. The Committee agreed with Mr. Reid's suggestion to use traditional pavement for the main entrance road and more environmentally-friendly material elsewhere.

In response to Mr. Helberg, Ms. Williams stated that the Parker's River Bridge project would be completed before the Riverwalk Park begins.

Elevated walkways have been added in the parking lots for pedestrian safety. Examples of pedestrian crossings on Route 28 were also provided. Ms. Williams noted Mr. Bilski's comment that the crosswalks might be a better project for Mass DOT; however, Mr. Saben felt that any development to the Drive-In site required some type of crosswalk solution. Mr. Roche offered the example of the Shaw's parking lot/lights/crosswalks as a successful mitigation and suggested requiring something similar of the developer of Lot 2. The Committee agreed, but asked that the cost of some type of crosswalk with beacon be included in the Riverwalk estimate. There was not enough money to include a crosswalk into the Parker's River Bridge project during the design phase.

On __/__/17, on a motion by _____, seconded by _____, the committee voted ~~x-x~~ to approve these minutes.

The Committee next discussed the pathway options, agreeing that they should be functional and simple. Pat Armstrong, Director of Parks, Recreation, and Cemeteries preferred pervious pavements over stone for maintenance and environmental reasons. The Committee also agreed to simple curb stops and restrooms. They again consulted Ms. Armstrong regarding trash disposal and lighting. Her preference was the Bigbelly or comparable solar trash/recycling bins as they require far fewer pickups than traditional trash receptacles. She recommended three units.

Mr. Helberg asked if there were any revenue sources coming from the park. Mr. Saben stated that there may be, but it is not within the scope of today's agenda. Ms. Armstrong noted that parks and playgrounds are a quality-of-life issue that benefits the Town. Mr. Helberg pointed out the Meadowbrook boardwalk.

Mr. Saben recommended yielding the lighting and security discussions to Larry Fennelly, who has expertise in security, and Police Chief Frederickson.

The Committee deferred to Ms. Armstrong regarding irrigation, which she requested be supplied to the lawn area using equipment compatible with other town irrigation systems, and to other areas of the park via spigots. She also recommended drinking fountains. Discussion regarding pavilion options followed, and ultimately sails, organic seating, organic shade (trees) were chosen as they are significantly less expensive than the pavilion. Ms. Armstrong also recommended four interactive/natural playscape elements, which must be ADA compliant.

The Committee confirmed the areas for a private kayak vendor and rental racks similar to Bass Hole which cost \$150/year and are managed by the Department of Natural Resources. They also supported the interpretive signage. Space will be reserved for artist shanties in the future. Ms. Armstrong advised that there is grant money available through the Beautification Fund for future public art installations at the park.

Mr. Helberg suggested that the park will invite homeless people and drug users. Mr. Saben asked to focus on the elements that need to be decided in order to get a cost estimate of the project.

The Committee asked staff to work up a materials list and a list of amenities that can be phased in so that BETA can begin work on cost estimates. Mr. Roche asked how long the estimate will take. Ms. Williams explained that the boardwalk is not ready for cost estimating yet, so the Committee needs to decide if it wants to separate the Riverwalk Park from the boardwalk. Mr. Saben was not in favor of separating the two projects. Mr. Reid supported separating the projects, unless it would result in a substantial duplication of effort. The Committee agreed to costing the two projects separately.

Mr. Helberg asked why no public comment has been allowed. Mr. Saben explained that this is a work meeting; comment is allowed at the discretion of the Chair. Mr. Helberg asked that the public be permitted to speak.

Mr. Saben asked if the splash park was considered for the Riverwalk Park. Ms. Armstrong stated that it would be very expensive to build/use at that location, but not impossible. The Recreation Commission is looking at other areas for a splash park.

Mr. Saben opened the floor for public comment regarding the Riverwalk Park and the materials that have been discussed.

On ___/___/17, on a motion by _____, seconded by _____, the committee voted x-x-x, to approve these minutes.

Toni Cabot of 65 Neptune Lane stated that there are a lot of people dead-set against the whole project. They do not want Option A, B, or C and suggest that only the Drive-In site should be developed and that conservation land should be left alone. She believes kids will be screaming and yelling all day long and vandalizing at night; her "peace and tranquility is going to be completely destroyed."

Mr. Saben acknowledged that there are people who are against any development and the Selectmen will be so advised. Mr. Reid noted that the Committee's charge is to investigate and report on the feasibility of a Riverwalk Park and Boardwalk; there is no charge to investigate wider development on Lot 2. Mr. Saben also advised that there will likely be a public comment period at a future Board of Selectmen's meeting.

Mr. Fennelly stated that he has attended many meetings, and he has "only heard one halfway decent opinion," which was to build luxury condos on the Drive-In space and include conservation measures. He stated that he has an appraisal valuing the property at \$20 million, which he will provide to the Committee. He has also researched the kayak rental and believes it is unsustainable. Mr. Fennelly has submitted correspondence which includes a copy of the original 1985 vote, noting that the land was purchased for conservation and recreation or education.

Mr. Saben stated that the Town would not have authority to dictate what type of condos might be built by a private developer and that condos were one of the least desirable options in the survey results. Mr. Fennelly suggested that the plans presented here are a waste of money. Mr. Saben advised Mr. Fennelly that he could share his opinion with the Board of Selectmen.

2. **Boardwalk Concepts: Review boardwalk alignments (adjustments based on comments and osprey nest) and materials list (i.e. railing type) prior to distribution to BETA for preparation of photo-representation.**

Ms. Williams consulted with Director of Natural Resources Karl von Hone regarding the osprey nest that was discovered during the site visit of July 31, 2017. He advised her to move the boardwalk 300 feet away from the nest. This presentation shows the realignment and requests input on the preferred materials to provide to BETA for the photo-representation.

Option 1 shows the realignment of the boardwalk spur 300 feet from the nest and also depicts a spur coming off of Seagull Beach. Option 2 shows the realignment of the boardwalk westward to provide the 300 foot separation. Option 3 has not changed.

Mr. Helberg noted that the boardwalk location is in the "A Zone," subject to 100-year flooding and partially in the "V Zone," subject to hazardous flooding, wave impact, and significant erosion. Mr. Saben noted that Mr. Helberg's home is located in the same zones.

Mr. Helberg stated that no one reached out to the residents of Gateway Isles about the survey. Ms. Greene advised that the former president of Gateway Isles Association was emailed directly, and the project was broadly advertised in *The Register* newspaper, on the Town website, and through public notices. Mr. Saben added that there were over 300 responses to the survey, representing a good cross-section of what people in the community think. He asked Mr. Helberg if he could remain impartial in the fact-finding mission that the Drive-In Site Utilization Committee is charged with conducting. Mr. Helberg stated that he absolutely could be impartial.

On __/__/17, on a motion by _____, seconded by _____, the committee voted x-x, to approve these minutes.

Ms. Williams explained that in addition to photo-representation being done, the Town may need to get boring samples of the depth of the peat before BETA can do a realistic cost estimate. She then asked the Committee to consider the decking material. She suggested that grating will be needed at the bump-outs in order to get adequate light penetration to the marsh. She advised that IPE Brazilian hardwood is more expensive, but much more durable than other options. Conservation Commissioner Kelly Grant asked that if chosen, South American hardwood should be certified as sustainably harvested. Recycled plastic materials tend to warp in direct sunlight and would not be the best choice for this application. Meadowbrook boardwalk is made of synthetic wood and is difficult to maintain. Bass Hole boardwalk is constructed of southern yellow pine. Over 800 planks have been sold at \$150 each through the donation naming program. The Town pays approximately \$35 per plank and the remainder goes into the Beautification Fund and a repair fund. The proposed Seagull Beach boardwalk could also generate revenue through the program.

The railing selection will have the biggest impact on visualization, and Ms. Williams asked specifically for input from the neighbors. She presented cable railing options with stainless steel, aluminum, or wood posts and top rails because it would be the least visually impactful. Mr. Saben asked for public comment.

Brian Koelbel from Gateway Isles stated that the consistent 15- to 20-knot southwest wind would create constant noise as it crossed the cables. Mr. Saben asked about plexiglass, which Ms. Armstrong did not favor because it doesn't perform well in the weather and is subject to vandalism. Mr. Saben asked Ms. Williams to consult with the Conservation and Natural Resources departments regarding the choice of materials; she will also consult BETA regarding wood options, which appear preferable to the cables.

Tom Baron of Geneva Road preferred the flared wooden rails that have been shown in previous presentations that give a more spacious feeling to the boardwalk. Several Committee members agreed, noting that they also deter sitting and walking on rails.

Ms. Grant advised that the Conservation Commission generally doesn't allow CCA pressure-treated pine, but has allowed ACQ, which is considered to be a less damaging pressure-treated option. They also generally ask for 60% light penetration over vegetation, therefore will want to see grating, preferably aluminum. There will need to be a 3/4-inch gap between planks.

The Committee agreed that the paths through the woods and the interpretive signage should be consistent with the Riverwalk Park. Ms. Armstrong suggested and the Committee agreed that there should be a trash/recycling receptacle at the Seagull Beach end of the boardwalk.

Mr. Saben asked for public comment on the materials being suggested for the boardwalk.

Mr. Koelbel asked how high and long the bridge will be, noting that sailboats entering Lewis Pond could have 20-foot masts. Ms. Williams did not think the bridge would be workable to accommodate a 20-foot mast.

Frank May of Compass Drive asked what the likelihood was that the Yarmouth Conservation Commission, Department of Environmental Protection, and the Army Corps of Engineers all approve this project. Ms. Williams explained that BETA has extensive experience with these types of projects and has worked closely with those agencies. They are designing the project to be permittable.

On ___/___/17, on a motion by _____, seconded by _____, the committee voted x-x, to approve these minutes.

Mr. Saben asked when the Committee could expect to hear back from BETA. Ms. Williams stated that she will ask BETA when they can complete the cost estimate for the Riverwalk Park. With the revised alignment approved and railings selected for the boardwalk, BETA will be able to create the photo-representations of all three boardwalk options from the Gateway Isles perspective. Boring samples will be needed in order to get cost estimates, as the footing depth will be a significant cost-driver. After some discussion, it was decided that Ms. Williams will consult the Department of Natural Resources and BETA to try to get the boring samples.

Elaine Ferrara of 8 Tide Lane asked how the boardwalk might affect the height of tides. Mr. Saben explained that the agencies noted by Mr. May will review the project and make the determination.

Mr. Baron noted the importance of accurate boring locations for accurate cost estimating.

Mr. Koelbel asked if the meeting was being recorded and who Richard Bilski was. He was advised that the meeting was being recorded and that Mr. Bilski is a new member of the Committee who could not attend the meeting, but supplied written comments. Mr. Koelbel thanked the Committee for taking the public comments.

3. **Interim Uses of Drive-In Site: Provide background information for Committee review and discussion at a subsequent meeting.**

Mr. Saben asked the Committee to review the Cape Cod Commission Interim Uses Report for the next meeting.

Mr. Helberg noted that 94% of the Town's tax base is residential. He advocated increasing the commercial tax base, noting the upcoming capital projects and the drug problem.

4. **Next Meeting/Meeting Schedule:**

BETA will need three weeks to prepare the visual representation. Mr. Saben asked that staff and Committee members be prepared to respond to the concerns expressed today, specifically for Yarmouth and/or Sandwich Police input regarding boardwalk usage and security, and input from Mr. Fennelly regarding lighting. Ms. Armstrong estimated that 20,000 people per year visit the Bass Hole Boardwalk.

Mr. Fennelly has reached out to Chief Frederickson regarding security concerns and will report back at the next meeting.

Ms. Greene will arrange the next meeting via email.

5. **Minutes:** July 31, 2017 will be reviewed at a future meeting.

6. **Adjournment:** VOTE: On a motion by Tom Roche, seconded by David Reid, the Committee voted unanimously (4-0) to adjourn at 5:50 PM.

ATTACHMENTS:

- August 23, 2017 Agenda
- Preferred Riverwalk Alternative Components and Materials List, dated August 17, 2017 and Concept Sketches, dated July 2017

On __/__/17, on a motion by _____, seconded by _____, the committee voted x-x, to approve these minutes.

- Powerpoint presentation, dated August 23, 2017
- Cape Cod Commission Interim Use Report
- Email from Richard Bilski, dated August 23, 2017

DRAFT



TOWN OF YARMOUTH

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Department of
Community
Development

To: Tracy Post, Chairman
Board of Selectmen

From: James K. Saben, Chairman
Drive-In Site Utilization Committee

Date: September 18, 2017

Re: Six-Month Update

Thank you for the opportunity to meet with the Board of Selectmen (BOS) to provide an update from the Drive-In Site Utilization Committee (DISUC). Per the Charge adopted at the Board of Selectmen's March 14, 2017 meeting (attached), the Committee's work is to be reviewed at six-month intervals.

Please note that while some additional information is attached to this memo, all meeting minutes, meeting materials and public comments received (verbally, by individual correspondence, and form letters) are available online.

Charge and Membership

Originally established in April 2015, the DISUC was charged with identifying policy priorities and possible uses for the site. In September of 2015, the Committee reported its findings, recommending a phased approach to use of the site with the first phase being the proposed Riverwalk Park and Seagull Beach Boardwalk. Funding for a Riverwalk and Boardwalk Feasibility and Conceptual Design Study was obtained at the 2016 ATM, and a consultant, BETA Group, was selected for this work. The BOS revised the Charge for the Drive-In Site Utilization at their March 14, 2017 meeting to include Committee oversight for this study, review of interim uses on the remaining land at the Drive-In Site, outreach efforts to solicit public feedback on concepts, and requires that the Committee reports their findings to the BOS, the understanding being that it is the BOS who ultimately decide how to proceed relative to the Site, and Town Properties in general.

There are seven Committee Members including: At large members, Jim Saben (Chairman), Rich Bilski, David Reid, and Peter Slovak. Three members are named Committee Representatives: Tom Roche (Vice Chairman and Planning Board Representative), Jack McCormack (Community & Economic Development Committee (CEDC) Representative), and Gerry Manning (Former Parkers River Marine Park Committee Representative). The Committee also has two non-voting associate members, Bud Nugent and Dave Helberg, who have been regularly attending the DISUC meetings.

Committee efforts have been supported by Staff from the Community Development Department, Conservation, DNR, Parks & Recreation, DPW, Health, Building, and Police.

Work to Date

Since March 2017, the DISUC has met 10 times related to the feasibility study. The attached **Meetings and Public Input Table (updated September 18, 2017)** summarizes and projects future meeting topics necessary to complete the study.

Efforts were kicked off in March with an introductory meeting and site visit (see attached 3/24/17 Meeting Notes). In early May, concepts sketches for three alternatives for the Riverwalk Park and three alignment options for the Boardwalk (see attached 5/2/17 Meeting Notes and Concept Plans) were reviewed and input provided in preparation for concepts that would be shared at meetings specifically held for Public Input in late May/early June. Concepts for the Riverwalk Park and the Boardwalk have been presented separately, understanding that each concept may stand on its own or collectively.

Riverwalk Park

After the Public Input meetings, the DISUC has met a number of times to discuss the alternatives for the Riverwalk Park as well as a list of elements to include in the park. The preferred alternative was a compilation of elements from the original Option A and C as shown in the attached Concept Sketch – Riverwalk Park Combination of Options A&C, revised 8/15/17 and summary of Riverwalk Components dated 8/17/17. The Riverwalk Park concept includes 81 parking spaces, a kayak launch, areas for artist tents and public art display, educational opportunities with interpretive signage, interactive and natural playscapes, special event areas with lawn and pavilion, restroom facilities, variety of seating and shade structures, and landscape restoration and butterfly/pollination gardens. This plan has been provided to the consultant, BETA to develop into a more formal rendered Presentation Plan and to start estimating costs for the project. Please note that with financial constraints in mind, the Committee has discussed a phased approach to the installation of these concepts.

Boardwalk

Three Boardwalk alignments have been considered including two routes that would cross the marsh to reach Seagull Beach as well as a loop from the Drive-In Site that would not extend over the marsh. To understand the visual impact to the residents on the east side of the River, a site visit to was conducted on July 31, 2017 where staff from the DNR were present on the marsh to try to help in visualizing what the boardwalk might look like from the Gateway Isles neighborhood. This site visit resulted in some revisions to the Boardwalk alignments as shown in the attached plans (8/23/17 Revised Boardwalk Alignments). Based on this information, BETA has been engaged to prepare a photo-visualization of what the three Boardwalk alignments might look like from the Gateway Isles neighborhood.

The Committee has also discussed the need to evaluate the depth of the peat in the marsh which will impact the foundation design, and ultimately the overall costs of a boardwalk. Prior to developing cost estimates for the Boardwalk, exploratory test borings in the marsh to estimate the depth of peat to better define the foundation depth will be required..

Public Comment

Public input has been utilized to identify issues and concerns and, where feasible, include components within the concept plans that can help mitigate or lessen these concerns. While concerns have been raised regarding the Riverwalk Park, concerns regarding the Boardwalk are most predominant. Please refer to the attached “Riverwalk Park and Boardwalk Noted Concerns” table for a summary of noted concerns and the measures that will be or have been taken in response.

Opposition has been led by the Gateway Isles Association and concerns have been raised vocally at DISUC meetings, through individual correspondence, and via form letters submitted to the Committee and/or the Board of Selectmen. Concerns are related to abutter impacts, environmental impacts to the marsh and overall cost.

Please note that meeting minutes from the two Public Information meetings and meeting notes/concept plans are attached to this memo (5/30/17 and 6/7/17 Minutes).

Next Steps

Riverwalk Park

The DISUC preferred Concept Sketch – Riverwalk Park Combination of Options A&C, revised 8/15/17 and summary of Riverwalk Components are attached. This plan has been provided to the consultant, BETA to develop into a more formal rendered Presentation Plan and to start cost estimating for this portion of the project.

Boardwalk

The DISUC committee is still discussing the Boardwalk Options and are awaiting the completion of the photo visualizations to better understand what the Boardwalk would look like from the abutting Gateway Isle neighborhood. In addition, test borings along the marsh are required to obtain a better understanding of the depth of the peat as this will play a major role in the costs associated with construction of the Boardwalk. Staff will work with BETA to secure the test borings. Ultimately, a preferred Boardwalk alignment will need to be chosen prior start of cost estimating.

Conclusion

The DISUC thanks you for your consideration and looks forward to any input or comments from the Board of Selectmen as they move forward with their Charge. If desired by the BOS, the DISUC will continue to work on these elements to complete the feasibility study and present cost information and recommendations to the Board of Selectmen.

Attachments:

- 3/14/17 Committee Charge
- 9/18/17 Meetings and Public Input Table
- 3/24/17 Meeting Notes
- 5/2/17 Meeting Notes and Concept Plans
- 9/18/17 Noted Concerns
- 5/30/17 and 6/7/17 Meeting Minutes
- 8/17/17 Preferred Riverwalk Components and 8/15/17 Concept Sketch
- 8/23/17 Revised Boardwalk Alignments

REVISED Charge for the Drive-In Site Utilization Committee (2/14/17) (Adopted 3/21/17)

Appointed by the Board of Selectmen, the Drive-In Site Utilization Committee was originally charged with:

- Identifying policy priorities to be achieved with the utilization – i.e. property tax revenue generation, resource protection, direct and indirect economic impacts, public benefits, recreation, etc...;
- Identifying potential uses for the site (and barriers to development);
- Identifying relative benefits of various ownerships – i.e. retaining ownership, leasing, selling;

The Committee's charge is hereby revised to include the following:

- Oversee the phased development concept proposed and agreed to by the Board of Selectmen on September 29, 2015 including the Riverwalk Concept, the Seagull Beach Boardwalk Concept, and Interim Use of Parcel #2 as reflected on the attached diagram (Riverwalk Concept Sketch 9/8/15).
- Assist in outreach efforts to solicit public feedback regarding the concepts identified above and as related to the Feasibility Study and Conceptual Design for the Yarmouth Riverwalk Park and Boardwalk.
- Report findings and recommendations for next steps to the Board of Selectmen

Term

The Drive-In Site Utilization Committee is a single-purpose, ad hoc committee. The Board of Selectmen shall review the work of the Committee at six month intervals.

Members

- One (1) Member from Planning Board
- One (1) Member from Community and Economic Development Committee
- One (1) Member of Former Parkers River Marine Park Committee
- Two to Four (2-4) Members At-large

Staff Support

Director of Community Development. Other staff as needed – i.e. expect Planning, DNR, Conservation, and Recreation to be involved.

Riverwalk Park & Boardwalk Feasibility and Conceptual Design Study

MEETINGS & PUBLIC INPUT TABLE:

Updated September 14, 2017

#	Description	Attendance/Invitees	Purpose	Date*
1	Kick-off Meeting & Site Visit	Town Staff & DISUC & BETA	Kick-off Meeting with BETA to review purpose/process for study, discuss issues/concerns; ideas/amenities for concept designs; and conduct Site Visit	3/24
2	Three Preliminary Concept Sketches	Town Staff & DISUC & BETA	Review Preliminary Concept Sketches and provide input to BETA to further refine into Concept Sketches for stakeholder input. Discuss potential second survey.	5/2
3	Preparation and Organization Meeting	Town Staff & DISUC	Preparation for Public Information Meetings and selection of new Chairman/Vice Chairman	5/25
4 & 5	Public Input Meetings - Three Concept Sketches for Stakeholder Input	Conservation Commission Planning Board General Public/Neighbors Town Staff, DISUC & BETA	Public Presentations to garner public and stakeholder input on Concept Sketches and amenities.	5/30 and 6/7
6	Public Input Review	Town Staff & DISUC	Review public input comments and provide input to Staff regarding preferred Riverwalk Park alternative.	6/19
7	Concept Sketch of Preferred Riverwalk Park Sketch and Boardwalk Discussion	Town Staff & DISUC	Update on Riverwalk Park Preferred Alternative for costing purposes and preliminary discussion on Boardwalk Options.	7/10
8	Site Visits and Discussion on Visualizations for Boardwalk Options	Town Staff & DISUC	Site Visit to Drive-In Site and Cape Isle Drive. Discussion on photo-visualizations for the Boardwalk options.	7/31
9	Preferred Riverwalk Park Concept, Boardwalk Alignments and Materials	Town Staff & DISUC	Finalize Review of Preferred Riverwalk Park Concept and review Materials List for costing. Finalize Revised Boardwalk Alignments and Materials to be used in Visualizations.	8/23
10	Meeting Preparation & Interim Uses	Town Staff & DISUC	Preparation for Meeting with BOS and discussion on Interim Uses.	9/18
11	BOS Meeting	Board of Selectmen Town Staff & DISUC	Discuss status of DISUC work to date, outline next steps and garner BOS input.	9/26

*Dates and Meeting Topics in Italics are Tentative

** All meetings are open to the Public

#	Description	Attendance/Invitees**	Purpose	Date*
12	<i>Boardwalk Visualizations and Supplemental Info</i>	<i>Town Staff & DISUC</i>	<i>Review Boardwalk Visualizations, discuss supplemental information required to accurately cost the Boardwalk.</i>	<i>TBD</i>
13	<i>Preferred Boardwalk Alignment, costing considerations and Interim Uses</i>	<i>Town Staff & DISUC</i>	<i>Identify preferred Boardwalk alignment for costing. Discuss Interim Uses.</i>	<i>TBD</i>
14	<i>Review of Cost Information & Meeting Preparation</i>	<i>Town Staff & DISUC & BETA</i>	<i>Review cost information provided by BETA with input from Town Staff and the further refined Presentation Drawings. Preparation for presentation to the BOS.</i>	<i>TBD</i>
15	<i>Presentation to BOS</i>	<i>Board of Selectmen Stakeholders Town Staff & DISUC BETA</i>	<i>Review the three concepts, Preferred Alternatives and cost information with the BOS along with DISUC findings/input.</i>	<i>TBD</i>
16	<i>Review of BOS Input</i>	<i>Town Staff & DISUC BETA</i>	<i>Review BOS input and discuss any modifications prior to preparation of Final Report</i>	<i>TBD</i>
17	<i>Final Report</i>	<i>Board of Selectmen Stakeholders Town Staff & DISUC BETA</i>	<i>Present Final Report and DISUC recommendations to BOS</i>	<i>TBD</i>

Additional meetings may be held as needed. Some topics may take multiple meetings.

**Dates and Meeting Topics in Italics are Tentative*

**** All meetings are open to the Public**



ENGINEERING SUCCESS TOGETHER

RECORD OF MEETING

Date: March 27, 2017 Job No.: 5562
Date of Mtg: March 24, 2017 City: Yarmouth, MA
Location of Mtg: Town Hall Hearing Room Prepared By: Kelly Carr, RLA
Mtg Topic: Start-Up, Information Exchange

ATTENDEES: SEE ATTACHED SIGN-IN SHEET

RECORD OF MEETING MINUTES:

- I. Introductions were made to the Town of Yarmouth Staff, Drive-In Site Utilization Committee members and the Consultants (Beta Group, Inc. and GEI Consultants, Inc.).
- II. Karen Greene, Director of Community Development, gave a summary of the project background and purpose for the project: To assess the feasibility & recommend concepts for the Riverwalk Park and Boardwalk (see agenda). Drive-In Site Utilization Committee Chair, Bob Churchill, summarized the importance of the water and passive recreation goals for the site.
- III. Kelly Carr, the Project Manager for consultant, Beta Group, Inc. gave an update on the study process:
 - A. The issues and constraints are currently being identified.
 - Information relevant to the survey, Drive-In Site Utilization documents, Wastewater Pump Station plans, Yarmouth Zoning By-Laws, Regulations Governing Subdivision of Land and wetland Protection Regulations, have been received from the Town.
 - Survey is underway and base map information is expected within two weeks.
 - Environmental Resources have been flagged and picked up by the surveyor.
 - B. An overview of the site context and concept considerations for the Riverwalk Park were presented by Arek Galle, RLA, and Kelly Carr, RLA of Beta Group. Of note are the possibilities that the site could serve as an incubator for ecotourism and that the site would create incentive for Route 28 travelers to get out of their cars to explore the site and to visit nearby businesses. A variety of Concept and design considerations for the boardwalk were presented by Blake Peters, PE, of GEI Consultants, Inc. (See agenda and Power Point presentation). Joe Freeman of Beta Group discussed environmental permitting requirements.
 - C. Stakeholder/Public comments (Input from meeting attendees was solicited to assist the Consultants in developing preliminary concept sketches). Some of these comments came out of the informal site visit conducted after the meeting which many meeting members also attended.
 - Kayak tours are given at Skippy's Boat Ramp across the way, although it was noted that this is a private ramp and any kayak launch at the Riverwalk Park would be open to the public.
 - An inquiry was made regarding the necessity for the new site survey. It was noted that new wetland delineations were necessary as wetlands are dynamic and delineations are only good for three years. There is also an isolated wetland near the entrance which needs to be mapped. The existing conditions survey will map these wetlands, update topographic data to NAVD88, expand the topography to include the southern end of the property, and identify existing utilities.

- The boardwalk design over the channel to Lewis Pond will need to accommodate the Department of Natural Resources (DNR) shellfish propagation skiff with a hoist. Use a possible 8' clearance for the bridge, which will be verified by Karl von Hone, Director of DNR. Some kayaks and jet skis currently use this channel.
- Channel crossing should be at a narrow location but allow for greater length due to the natural shifting of the channel. Minimize use of piles and consider use of grating as decking material to minimize upward force when flooding occurs. Lewis pond is only 2'-3' deep at low tide. There are no regulations for size of boats in Lewis Pond at this time.
- Consider 521 CMR 5 for handicap accessibility.
- Consider cost ranges for estimates.
- Use low maintenance and native plantings.
- Consider ways to incorporate eco-tourism.
- Design of the boardwalk should take into consideration sea level rise, use of grating in wider areas to provide sunlight to the marsh, railing options to reduce visibility, and minimizing the linear footage of the boardwalk to reduce impacts, but include some variation for interest.
- Consider an educational pavilion or shade area for school groups.
- To reduce potential of trash in the marsh, provide Bigbelly trash receptacles at either end of the boardwalk. It was noted that trash is not an issue at the Sandwich boardwalk or the Bass Hole boardwalk. Allow small vehicle access for picking up trash at south end of the park.
- The "Belly" at the southern end of park would be good for a kayak launch as it is away from the marina area across the river and outside the main channel of the river. Consider providing easier access to this area from the parking lot.
- Beach area at the northern end now has beach grass growing, which cannot be disturbed.
- Consider a scallop shaped kiosk at the shellfish upweller to have education/interpretation on shellfish ecosystem. Have interpretative signage at parking area too. Consider a roof over the upweller and allowing for viewing into one side of the upweller.
- Parkers River is the only waterway in Yarmouth that is controlled entirely by Yarmouth.
- Partner with businesses.
- Could offer future connection to the Cape Cod Rail Trail via Bog Rd.
- Consider expanding options on the Seagull Beach side of the boardwalk; such as music, bands, volleyball, and kite flying.
- Consider people living on the east side of Parkers River.
- Should be a four season park.
- Review the Village Center 1 Zoning By-Laws to tie park into the vision for this area and the desire to promote walking tourism with businesses sharing parking.
- As the entrance along Route 28 is narrow, will need to create a gateway to draw attention to the site. Incorporate pedestrian and bicycle access to Route 28 and consider connections to existing businesses/attractions. Entrance design also needs to take into consideration an isolated wetland and future wastewater pump station.
- Concerns about traffic were discussed. There is a traffic study from the Marina proposal. The Cape Cod Commission also has traffic information and a traffic count program, and may be able to assist in a traffic review. It was noted that traffic to the site would be dispersed throughout the day and that event-specific traffic has historically been successfully handled through police details.

- Discussed turning lanes in and out of the site. May be an issue to consider when developing the other parcel, but not included as part of the scope for this study.
- It was noted that the power point and other materials from the meeting will be placed on the Town Website.
- Design the park for all age groups. Provide varying trail options for those with different abilities.
- Discussed need for interpretive signage on the site.
- Provide shaded areas, pergola, fabric shelters (Smugglers Beach) or sail shaped shelters. Provide shade for picnic tables.
- Provide a variety of seating options (formal and informal). Consider a small amphitheater with grassed areas.
- Consider incorporating butterfly gardens in the landscape design.
- Discussed not allowing bikes on the boardwalk due to the design requirements. Provide bike racks at either end of boardwalk and consider a bike loop around the drive-in site for children to learn to ride their bikes.
- Provide lighting along the entrance drive and parking/shanty area only. Consider general beach regulations for when the park is open (sunrise to sunset).
- Discussed incorporating green infrastructure into the design such as rain gardens and bio swales, along with permeable pavements.
- Utilities to the site are currently accessed from Courtland, not from Route 28, but will need upgrading.
- Current ordinances do not allow for permanent vendor trucks in one area.
- Composting toilets were discussed, but may need a septic system (could be near Lobster Boat Restaurant raised field) and water service if have shanties or long term food vendors, which need hand washing facilities.
- Need to evaluate if a composting toilet with a self-contained tank is allowed in the flood plain. There are also other options such as removable toilets (in case of flooding) with tight tanks that are cleaned once per week. Due to costs, this may not work in Yarmouth. "Fancier" porta-john toilets on wheels have been used in other parks. This may only need to be a temporary solution as municipal wastewater is anticipated to be available eventually for this site.
- Check revenue potential and maintenance costs. Revenue could come from kayak rental, pay and display parking, artist shanty, sponsorship of boardwalk planks or business sponsorship of boardwalk nodes.
- Preliminary and Definitive Sub-Division Plan would only be required if a feasible project is identified.

IV. Yarmouth Planner Kathy Williams reviewed the attached draft Meeting and Public Input Schedule. The next meeting is tentatively scheduled to be the week of April 24th to review the Preliminary Concept sketches and provide input for Beta for further refinement prior to the Stakeholder Input Meeting. Development of a survey to garner more public input on the concept sketches was also discussed.

cc: Kathleen Williams, Yarmouth Town Planner

We believe this Record of Meeting accurately reflects what transpired at this meeting. Unless notified in writing to the contrary within ten (10) days after receipt, we will assume that all in attendance concur with the accuracy of this transcript.

MEETING SIGN-IN SHEET

Project: Park and Boardwalk Feasibility/Concept Design Study

Meeting Date: 3/24/2017

Facilitator: Town of Yarmouth

Place/Room: Town Hall

Name and Affiliation	E-Mail
BLAN KOEUBER - TOWN RESIDENT	GATEWAY ISSUES - PLEASE @ YAHOO.COM
JACK CORNILLON - CETDC	TOWN OF YARMOUTH @ CODEX
Kelly Grant TOY Conservation	kgrant@yarmouth.ma.us
Amy vonHone Yarmouth Health	avonhone@yarmouth.ma.us
Tory Lionetta BETA Group	HLionetta@BETA-INC.COM
MARK GREYER T.O.Y.	
Den Knepik Toy	
Kerl vonHone Division of Natural Resources	Kvonhone@yarmouth.ma.us
FRANK FREDERICKSON POLICE CHIEF	@ 9:35
JEFF COLBY DPLW DIRECTOR	@ 10:25



ENGINEERING SUCCESS TOGETHER

RECORD OF MEETING

Date: May 05, 2017 Job No.: 5562
Date of Mtg: May 02, 2017 City: Yarmouth, MA
Location of Mtg: Bridgewater State University Prepared By: Kelly Carr, RLA
Mtg Topic: Review Park and Boardwalk Options

ATTENDEES: SEE ATTACHED SIGN-IN SHEET

RECORD OF MEETING MINUTES:

- I. Introductions were made by the Town of Yarmouth Staff, Drive-In Site Utilization Committee members Consultant- (Beta Group, Inc.) and attendees from the public.
- II. Kelly Carr, the Project Manager for consultant, Beta Group, Inc. gave a Power Point presentation on three boardwalk and three park preliminary concept options along with photograph images of possibilities for materials and program elements. Input from meeting attendees was solicited on the presentation materials for the purpose of furthering the options for presentation at the Stakeholder/Public Input Meeting. Discussion points and comments are listed below.
 - Consider wind loads for shade structures on the boardwalk. Cloth shades may not be advisable on the boardwalk due to high winds. Consider cloth structures closer to the main area and trellis type on the boardwalk.
 - Consider tiger sand for walkway material and Mobi-Mat (roll-out portable accessible matting) for ADA access in some areas.
 - Trex lumber (recycled plastic) has been known to warp. Consider warping with fiberglass grating on the boardwalk.
 - Consider passive play elements like repurposing existing rocks for climbing.
 - The need and safety of kayaking on the river was discussed. Concerns were expressed by the public regarding the safety of encouraging additional kayaking on a heavily used narrow waterway. The new Parkers River Bridge at Route 28 will be wider but not higher, and the tide will need to be taken into consideration when kayaking under the bridge. It was noted that the Parkers River is a public waterway.
 - Concerns about traffic impacts from the project were discussed. A traffic study is not part of this feasibility study, but would be required should the project move forward.
 - Security and safety concerns were discussed including:
 - Low shrub bed heights and trim tree branches to promote natural surveillance.
 - Promoting visibility along the path through the dense wooded area and at boardwalk lookouts.
 - Consider lighting for security.
 - Consider limiting park access during off-hours.
 - Safety with the volume of boats on the Parkers River
 - Consider speed bumps or other ways to reduce speed through the parking lot
 - Safety of pedestrians crossing Route 28 may be an issue, consider pedestrian signal
 - The Town intends to close the park at dusk. Discussed lighting for security and foot candles when designing.

- Concerns were expressed by the public regarding the impacts to the quality of life and loss of privacy of those living across the river and that tourists may not respect the marsh.
- Proper trash disposal is important.
- Good to accommodate biking through the park. Consider loops to help children learn to ride their bikes.
- Good to have centralized parking closer to Route 28 that can also be readily closed off at night.
- Interim uses of the remainder of the site should be investigated.
- Musical events or concerts were discussed and how sound travels along the water. Periodic outdoor music would need to be approved by the Board of Selectmen through the Use of Town Property process. 60 parking spaces for a concert may be small. Seaview Beach has about 50 parking spaces for comparison, whereas Bass Hole has about 75.
- The kayak launching area was chosen at the wide bump out in the river to provide a safer location.
- Limit bituminous pavement. Use porous pavement.
- Consider playground/picnic area.
- Passive Recreation for this park is appropriate.
- Grills or fire pits were discussed, but generally found to not be appropriate for safety reasons.
- Show how the entrance drive lines up with the entrance drives across the street and at surrounding properties.
- Coordinate outlook locations with Conservation Commission and include interpretative signage.
- Potential impacts on the marsh from the boardwalk were discussed. There could be scouring at the piles that are in the channel water. There is a slight temporary impact when installing the helical piles for the boardwalk. Designing the boardwalk to allow for light penetration minimizes impacts to marsh plants. Boardwalk Option 2 with the shortest length across the marsh is preferred to Option 3 to minimize impacts. The use of greenheart wood is preferred if use wood. Do not use CCA, ACO. Use grating where feasible to reduce shading.
- Vegetation: Use dense vegetative plantings along the edge of the wetlands to keep people from sensitive areas. Make sure developed areas are outside of the 35' vegetative buffer zone.
- Contact Yarmouth Fire Department for their input on the concept options.
- Food trucks would need sinks and grey water disposal. May need to limit the menu depending on sanitary facilities provided. Currently push carts and food trucks are not allowed by the health regulations except at limited special events. Extended food truck uses would need a change to the health regulations.
- Number of bathrooms will be based on number of parking spaces. See Plumbing Code Regulations.
- Concerns were expressed about litter along the boardwalk. Currently boardwalks on Cape Cod do not appear to have this problem.
- It is expensive and inefficient to build the future Pump House away from Route 28. Options A and C are preferred because they are adjacent to Route 28.
- Adjust Option B to move the Pump House adjacent to route 28 (on the eastern side), add more parking to the central lot by rotating it and bring the turnaround to the kayak area with a separate path for pedestrians.

III. Yarmouth Planner Kathy Williams reviewed dates for the Stakeholder/Public Input Meeting. The next meeting is tentatively scheduled to be May 31st or June 7th. Development of a survey to garner more public input on the concept sketches was also discussed and a motion and vote was taken to not have a survey but allow for more discussion at meetings since a survey was previously conducted.

Record of Meeting (Continued)
Review Park and Boardwalk Options
May 05, 2017
Page 3 of 3

cc: Kathleen Williams, Yarmouth Town Planner

We believe this Record of Meeting accurately reflects what transpired at this meeting. Unless notified in writing to the contrary within ten (10) days after receipt, we will assume that all in attendance concur with the accuracy of this transcript.

Submitted by Larry Fennelly at 5/2/17 DISUC Meeting

Boardwalk Report

I was asked to submit a report by the President of Gateway Isle Association, Mr. Brian Koelbel on the security aspects of the proposed Boardwalk to be built on the marshlands of the Bass River.

This report is based on Crime Prevention Through Environmental Design (CPTED) known as CPTED (Sep-TED), concepts and strategies of ***“Improving the Quality of Life for the Community.”***

The main question is, “Will the proposed Boardwalk Improve the ***Quality of Life*** for the Community?” For discussion purposes, the community in question is specific to those families living on the Bass River across from the marsh.

In my opinion, as a security and former law enforcement (retired) professional and based on my review of this property as also based on my living a block away, “NO,” it will not improve the ***Quality of Life*** for the Community.

Additionally, consider SPACE and take into consideration the families living along the Bass River who each have private space on their decks and in their yard areas.

- **Private Space** is defined as space restricted for use by residents of a single dwelling unit, their invited guests, and service people, with access generally controlled by locks and other physical barriers. Unauthorized use is always challenged when the opportunity for challenge presents itself.

The proposed Boardwalk will take away this private space and turn the area into semi-private space.

- **Semi-Private Space** is defined as space restricted for use by residents, guests, and

service people on legitimate assignments. In multi-family housing, semi-private space is usually protected by security officers (or doormen), locks or other forms of physical barriers. Strangers can be expected to be challenged as potential trespassers.

What I'm saying is when individuals walking up and down the proposed Boardwalk, they will be looking over into the area across from the marsh and on to the neighboring decks and yards. The private space of these families is lost.

If fishing is allowed off of the proposed Boardwalk, the fisherman will be staring across the way, making families feel uncomfortable and upset because a stranger is observing them. Their solution to this will be to install a 6' or 8' white vinyl fence or a wooden fence as a means of getting their private space back. Some of these families may even sell their homes in disgust.

I have several questions. Assume that several people decide to walk on the proposed Boardwalk and have a few beers and then discard the bottles in the marsh. Who will be cleaning up this area? Will it be checked by someone or does the association have to do this for the town?

Peeping Toms may also be an issue. The police may get a call from someone in the neighborhood that a man using binoculars is looking toward their house. When the police respond, the man says that he was bird watching.

How will this area be patrolled? Will wireless cameras be installed for the safety of those walking the proposed Boardwalk? Teenagers on bicycles riding up and down the Boardwalk may also be a problem. Let's assume an elderly woman is injured at the far end of the Boardwalk and police and EMS must walk a mile or two to get to the end of the boardwalk to respond.

Additionally, I checked with a local realtor who told me that based on what he has read in my report he feels property values will go down. If this is the case, I recommend to the homeowners in this neighborhood that their homes be reassessed to see if their taxes can be reduced because of lower home values. The result will be less tax dollars paid to the Town of Yarmouth.

An inspection was made of the Boardwalk in Dennis, which overlooks the tide coming and going, a small beach with benches and a small parking lot. No homes in the area are affected by this Boardwalk. It is a totally pleasant environment. This is not what the neighborhood along the Bass River will be getting.

It's my understanding the "Drive-in Site Utilization Committee," a group of 2 Town Reps, 3 Real Estate Agents, a Builder and a restaurateur proposed this complex in the first place and have a financial interest in this complex. It's also my understanding that they don't live in the Bass River neighborhood so the Quality of Life concepts explained by a national and international criminologist are not their concern. They also are not concerned about de-valuing property. Don't we have enough restaurants on Cape Cod? Why do we need one in the drive-in area?

The largest assets the community of folks living on the Bass River have is the sunset and the colors of the sky. It's a spectacular sight! This is a part of the community's Quality of Life and actually *why* they bought their houses in the first place.

I also have a concern about the height of the Boardwalk; because of the full moon and high tide in the marsh my guess is it will be 15 to 25 inches above the top of the marsh. I mention this because coyotes are living in the marsh and do swim to shore and walk down the streets. My point here is the height will also be a problem and obstruct the visibility of the Bass River

Community and thereby have a negative effect in its design. I have no information at this time if there will be lights on the proposed Boardwalk. If there are lights, the glare could be a problem for residents.

Environmental Security

Elements of the environment can inadvertently become a generator of crime. Specifically, the location and relationship of certain people generate the interaction of people, some of whom will be victims and some offenders.

Environmental crime generators not only play a role in the environmental crime phenomena as the actual generator but can be the cause factor of opportunistic crimes. One could argue there is very little crime in that area now. This is true based on a very small population of people/visitors, but this will change with the proposed Boardwalk.

A word on Environmental Security - you have a group concerned with Territoriality (the community) and also concerned with standards of behavior and a "Natural Evolution of Proactive Human Behavior and Environmental Change." This group is concerned about the effects on the Environment, about a decrease in property values and the negative effects of the proposed Boardwalk. Environmental Security should be the number one concern of the Town of Yarmouth, but instead it is only the concern of that particular community.

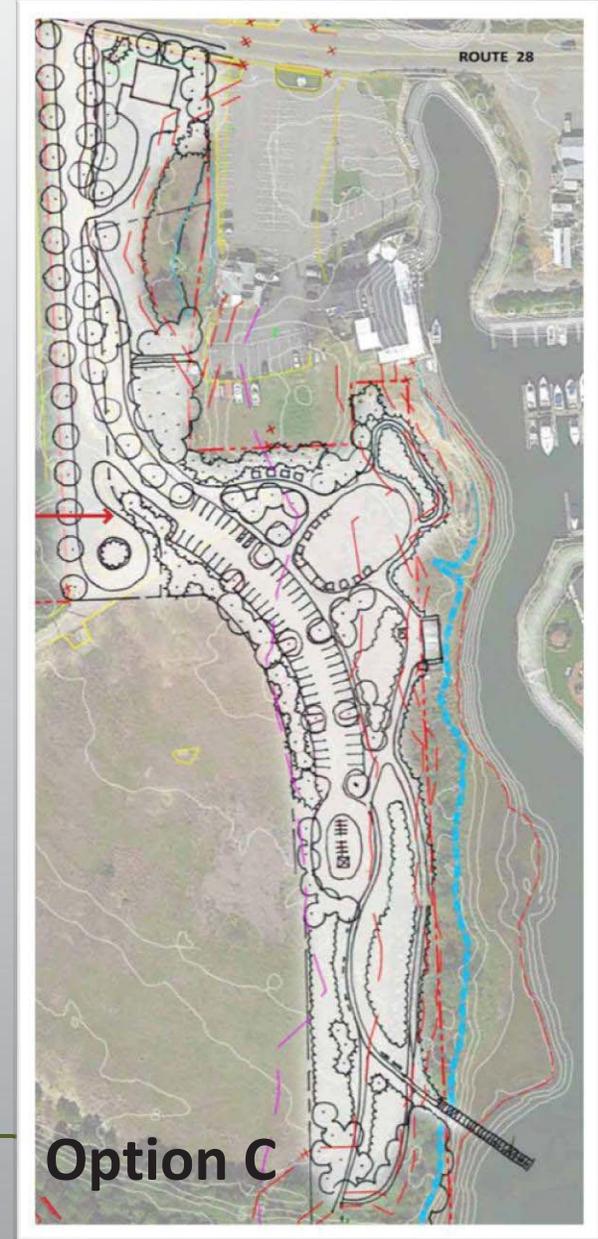
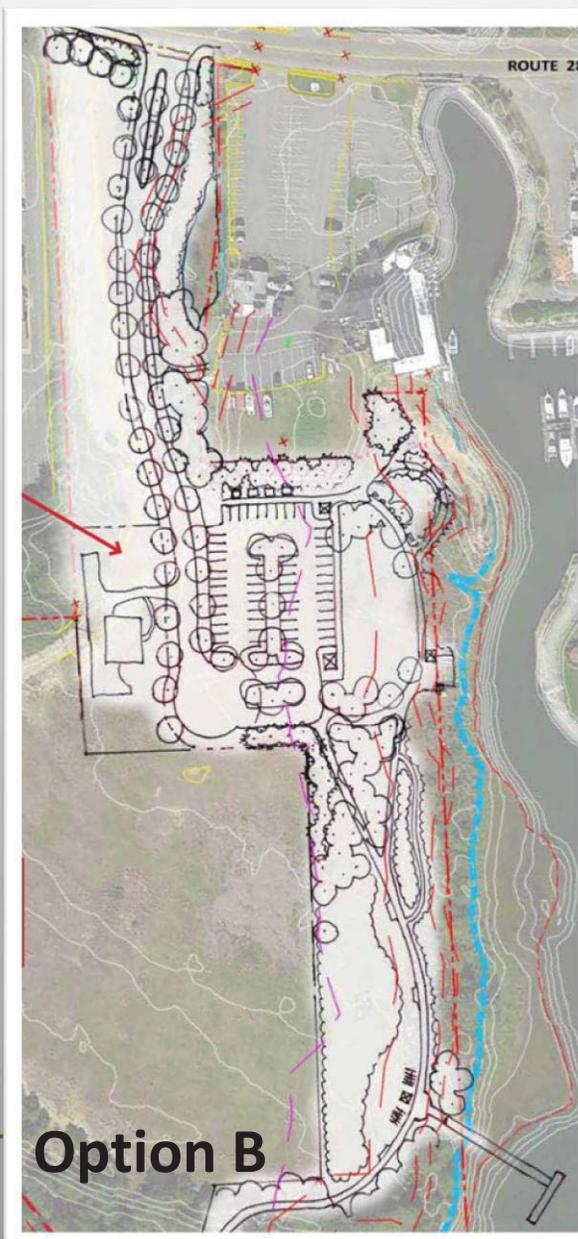
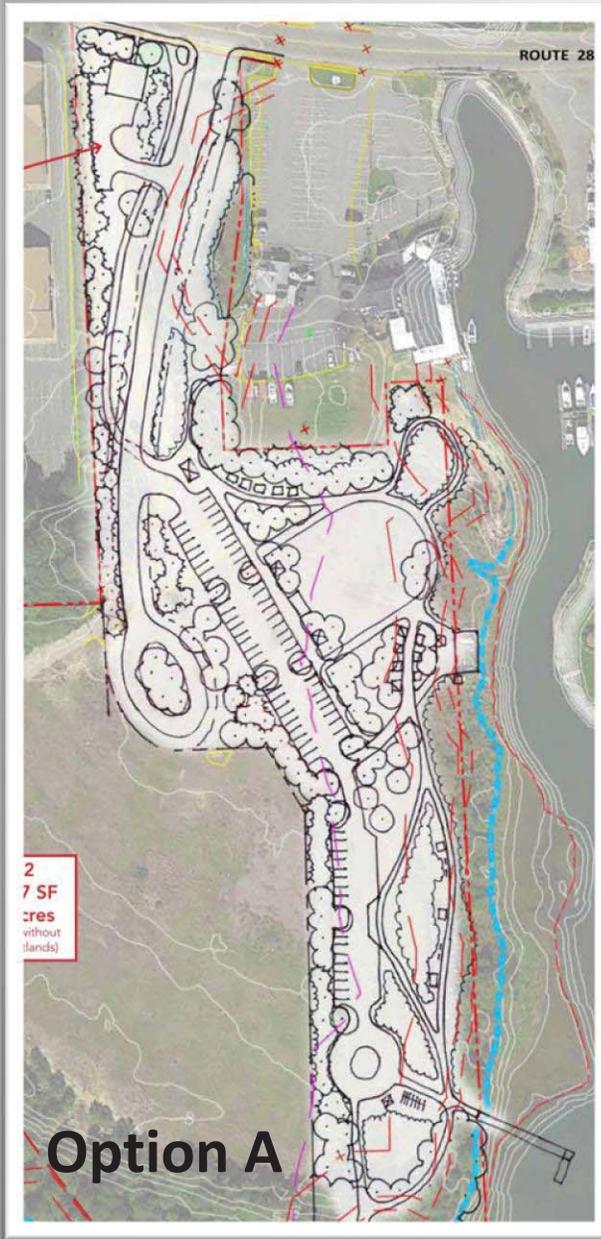
Brian, you asked me if I was available to go to court or attend town meetings on this issue. My answer is, "Yes I am."

If you have any questions, please do not hesitate to contact me.

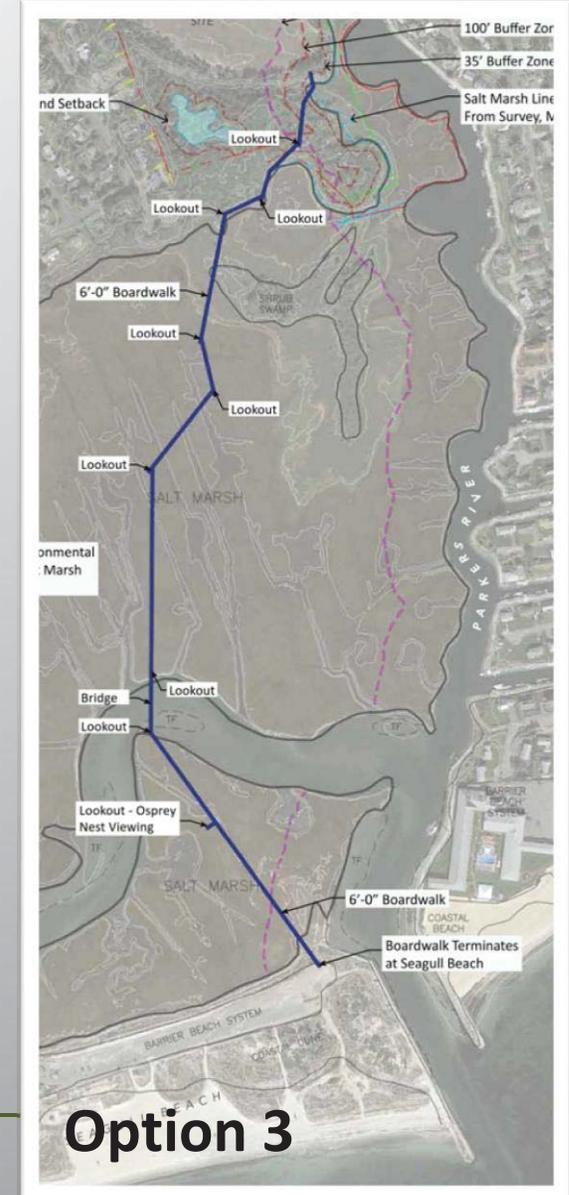
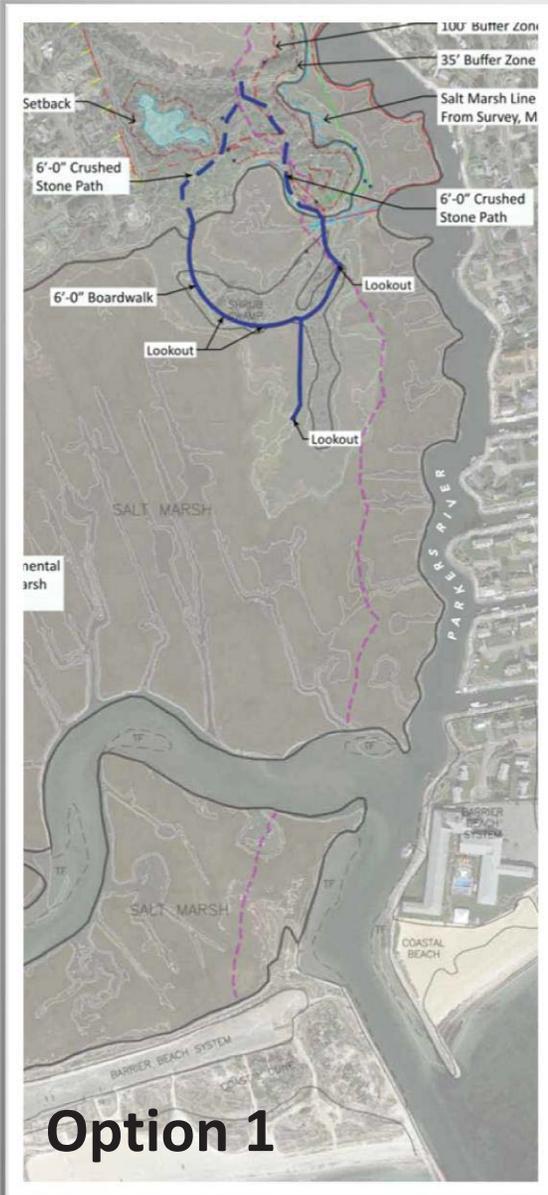
LAWRENCE J. FENNELLY

Security Consultant

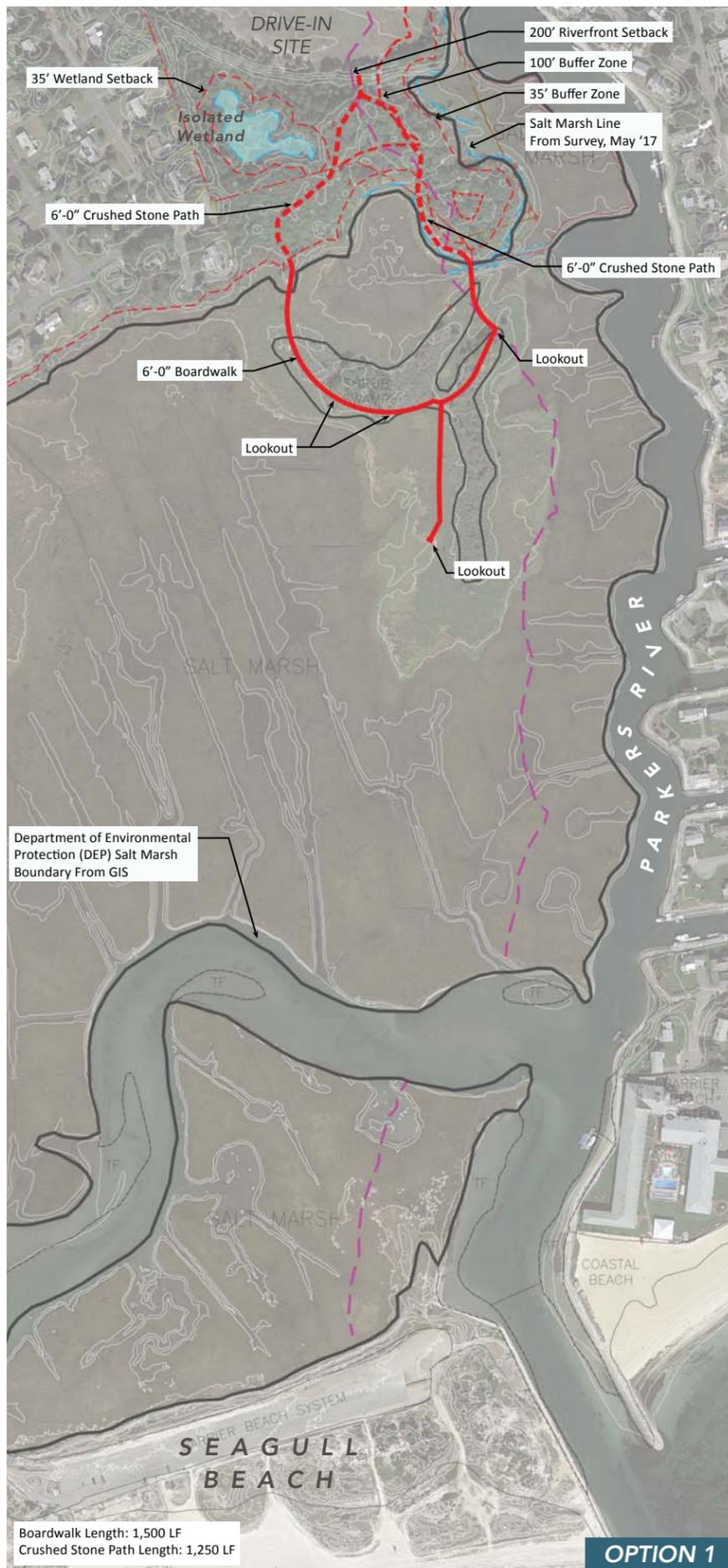
Riverwalk Park Options



Boardwalk Options

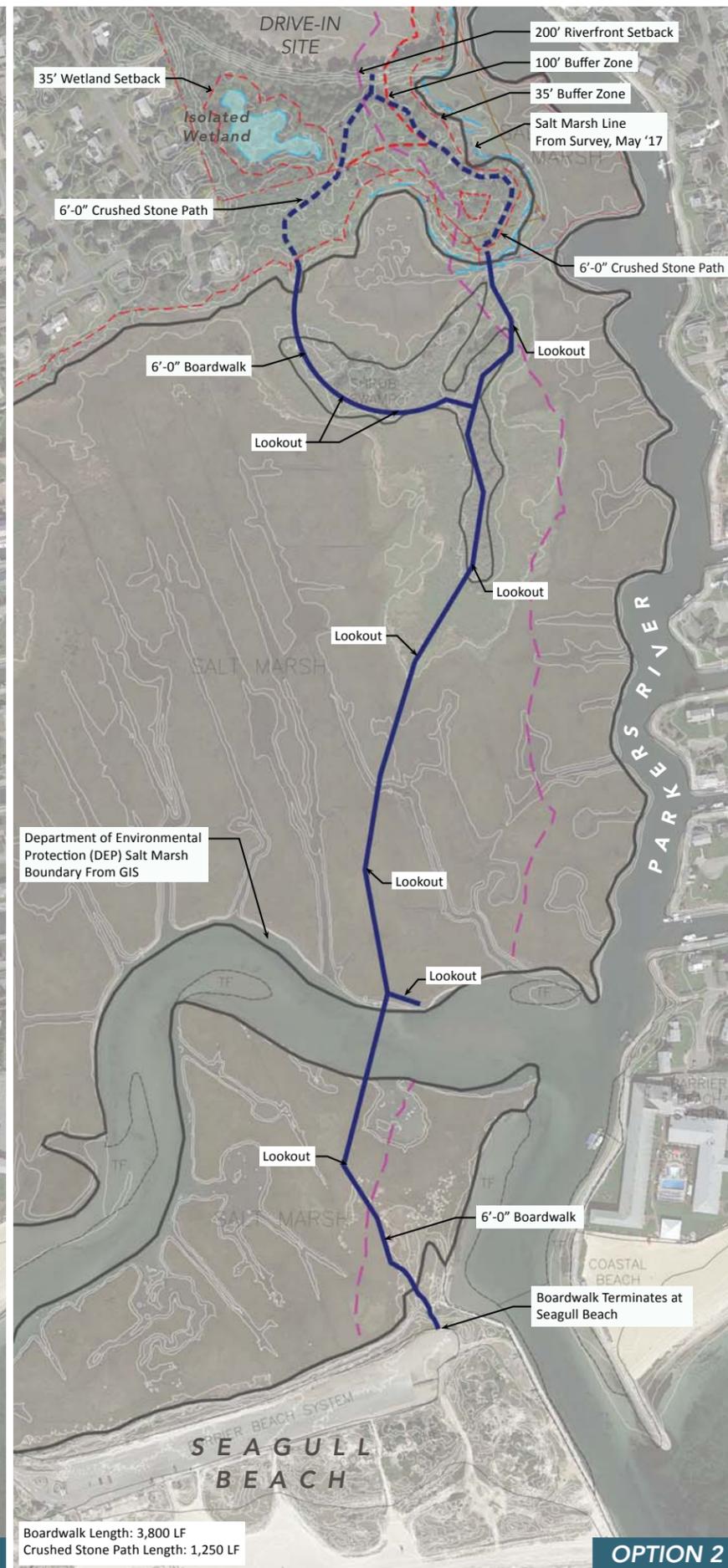






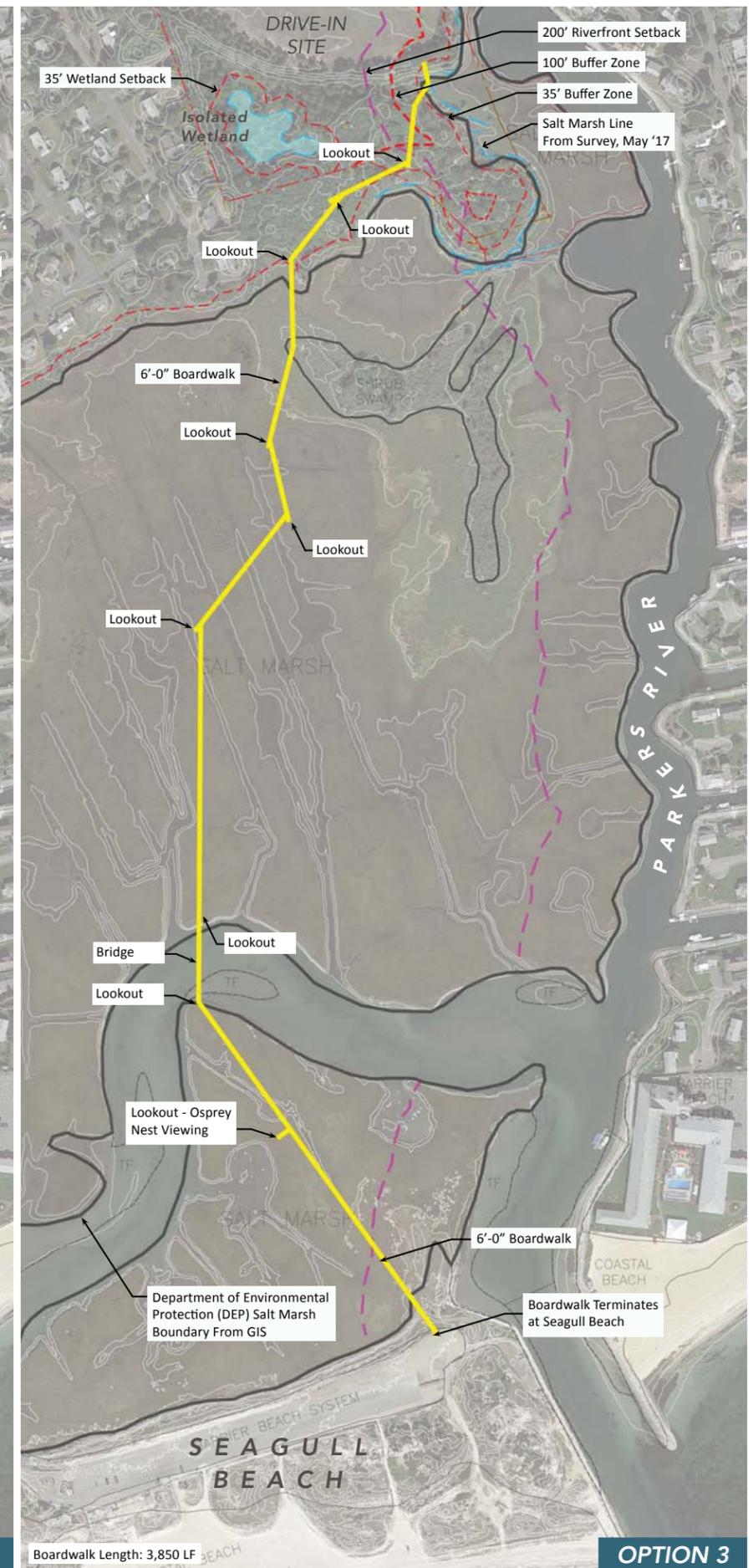
Boardwalk Length: 1,500 LF
Crushed Stone Path Length: 1,250 LF

OPTION 1



Boardwalk Length: 3,800 LF
Crushed Stone Path Length: 1,250 LF

OPTION 2



Boardwalk Length: 3,850 LF

OPTION 3

Preferred Riverwalk Alternative Components – August 17, 2017:

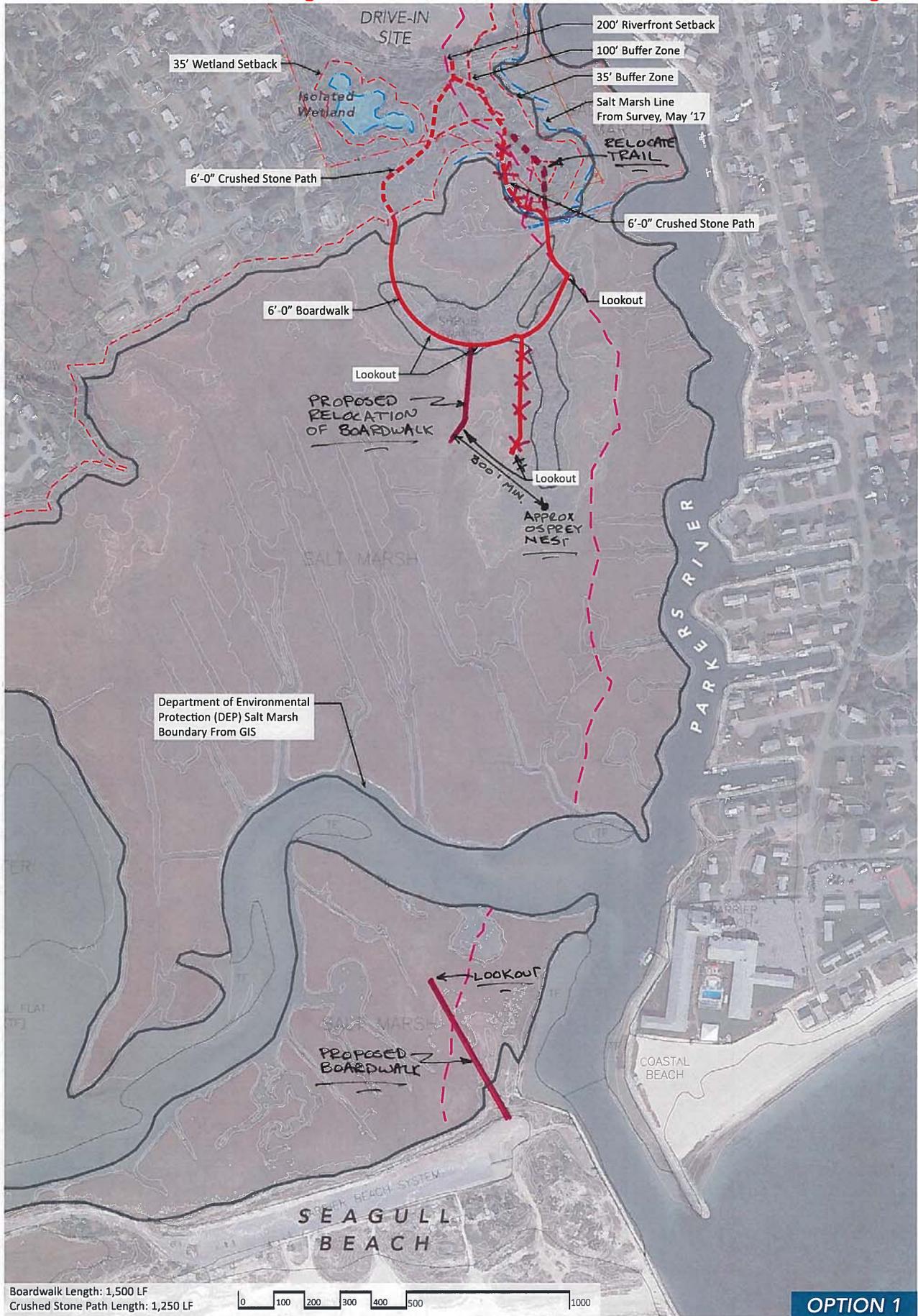
1. **Entrance and Future Pump Station Location:** Entrance location to line up with main parking entrance to Captain Parkers and allows future Pump Station to be on the east side to minimize impacts to new access road. Curve provided in the entrance road to reduce speeds and locate leaching field on unbuildable lot to the west of the entrance. This is the location of the previously designed subsurface disposal system for the Marina project and can more readily accommodate a mounded system with required separation from the isolated wetland. Locating a septic system on a separate lot is allowed by current Title 5 Regulations, but the Town regulations are a little ambiguous and may require a formal variance request from the BOH (approval likely as there is common ownership).
2. **Parking:** Design of parking should ensure a vista view from the parking areas (those south of upweller access) so people can enjoy the area from their car in cooler weather or for a lunch break. This may require the parking area to be slightly elevated to view over landscaping, and choice of landscaping in the southern parking areas should be low growing to take this into consideration. The curved parking area mimics the river, allows for parking to extend to the kayak launch for easy access and turn around, provides 81 spaces (4 handicap), allows for easy policing of the Riverwalk Park from police cruisers, and maximizes remaining land for Lot 2. Also included are elevated walkways within the parking areas to reduce speeds and provide pedestrian access to future activities on Lot 2 from the parking area.
3. **Security and Safety Measures:** The parking design maximizes policing of the area by allowing police vehicles to patrol the length of the park. The addition of decorative lighting in the parking area provides additional security measures. May wish to consider adding security cameras. Signage should be provided noting that the Park is closed dusk to dawn and include park rules. Consider not allowing dogs at the park and on the boardwalk. Consider including a gate, even though it would not be locked daily.
4. **Restrooms:** Provide traditional restrooms by the parking area which can include general welcome center type information. Provide a portable toilet enclosure near the kayak launch (similar to Dennis Pond). Estimate number of fixtures required.
5. **Upweller:** Provide maintenance vehicle access, but keep pathways away from Upweller due to noise.
6. **Seating Options:** Provide for variety of seating options, including seating with/without shade structures and less formal seating, such as boulders. Locate to prevent impacts to views and minimize maintenance.
7. **Litter:** Install solar powered trash compactors throughout park that allow access with the trash truck.
8. **Landscaping:** Reduce the number of trees to maintain vistas, increase visibility for security and reduce maintenance costs. Keep one large grassed area for events, but reduce mowing and watering by having more maintenance free native vegetation. Use vegetation buffers to restrict access to the salt marsh. Foster butterfly and pollination. Include watering spigots throughout property.
9. **Kayaks:** Include space with stone pad area for private vendor trailer for rentals, leased storage corral with racks, and safety/educational kiosk on sharing the river.
10. **Artist Shanties:** Identify locations for potential future artist shanties or tents.
11. **Food Trucks:** Food trucks for special events only, can designate certain parking areas for food trucks during events. No special location is proposed.
12. **Public Art:** Provide opportunities throughout the park.
13. **Educational Opportunities and Interpretive Signage:** Provide opportunities throughout the park, especially at the upwell, and kayak launch and along the River.
14. **Interactive/Natural Playscapes:** Include play area close to the open green space with shade trees.
15. **Events/Activities:** Provide open lawn space with Pavilion/picnic tables for wide variety of events and activities.



EXISTING CONDIT

Concept Sketch
 Riverwalk Park
 Combination of Options A & C
 6/28/17 - KDW
 REVISED 8/15/17

Revised Boardwalk Alignments Presented at 8/23/17 DISUC Meeting



Boardwalk Length: 1,500 LF
Crushed Stone Path Length: 1,250 LF

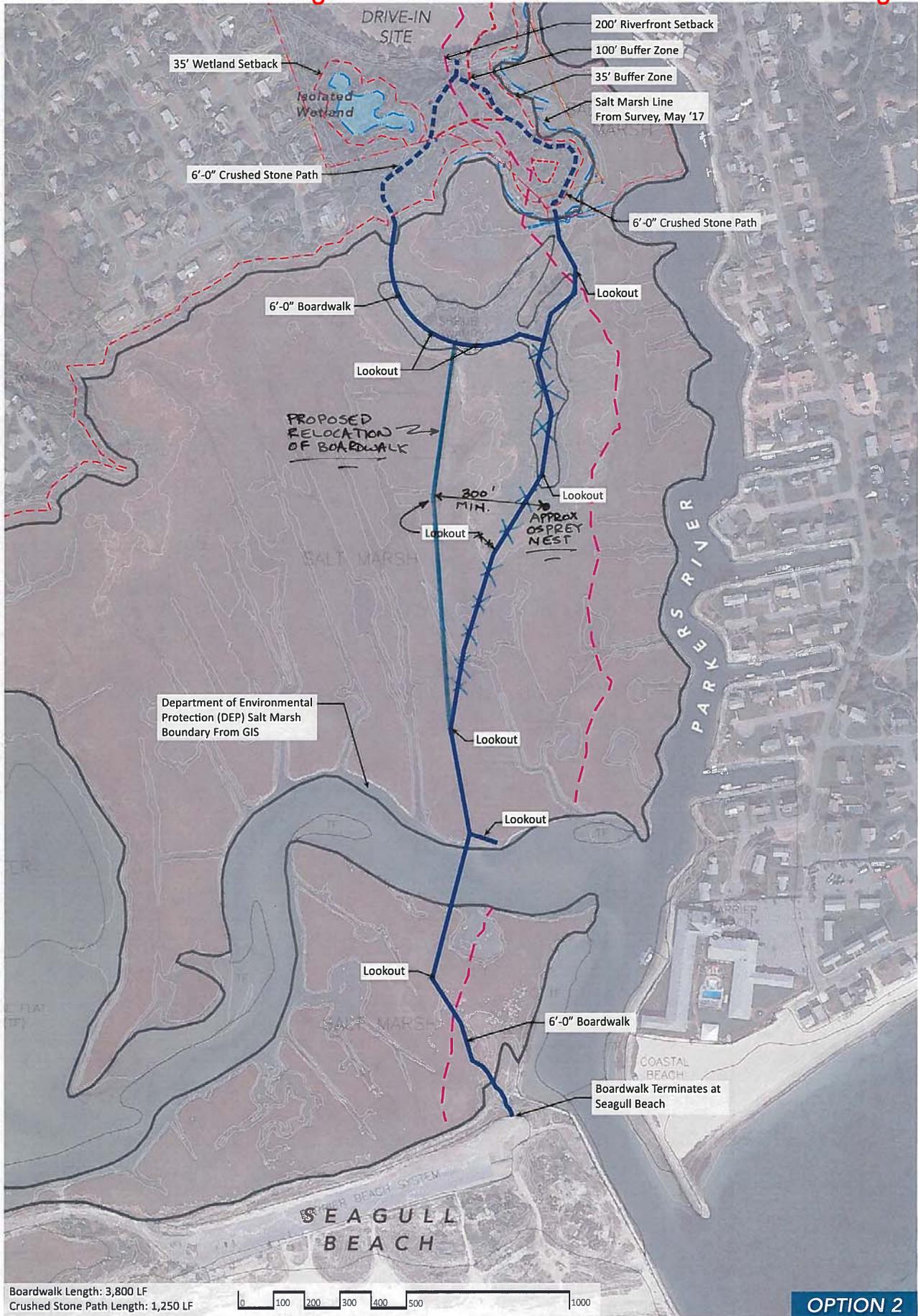


OPTION 1

PROPOSED REVISION 8/16/17



Revised Boardwalk Alignments Presented at 8/23/17 DISUC Meeting



Boardwalk Length: 3,800 LF
Crushed Stone Path Length: 1,250 LF



OPTION 2

PROPOSED REVISION 8/16/17



Riverwalk Park & Boardwalk

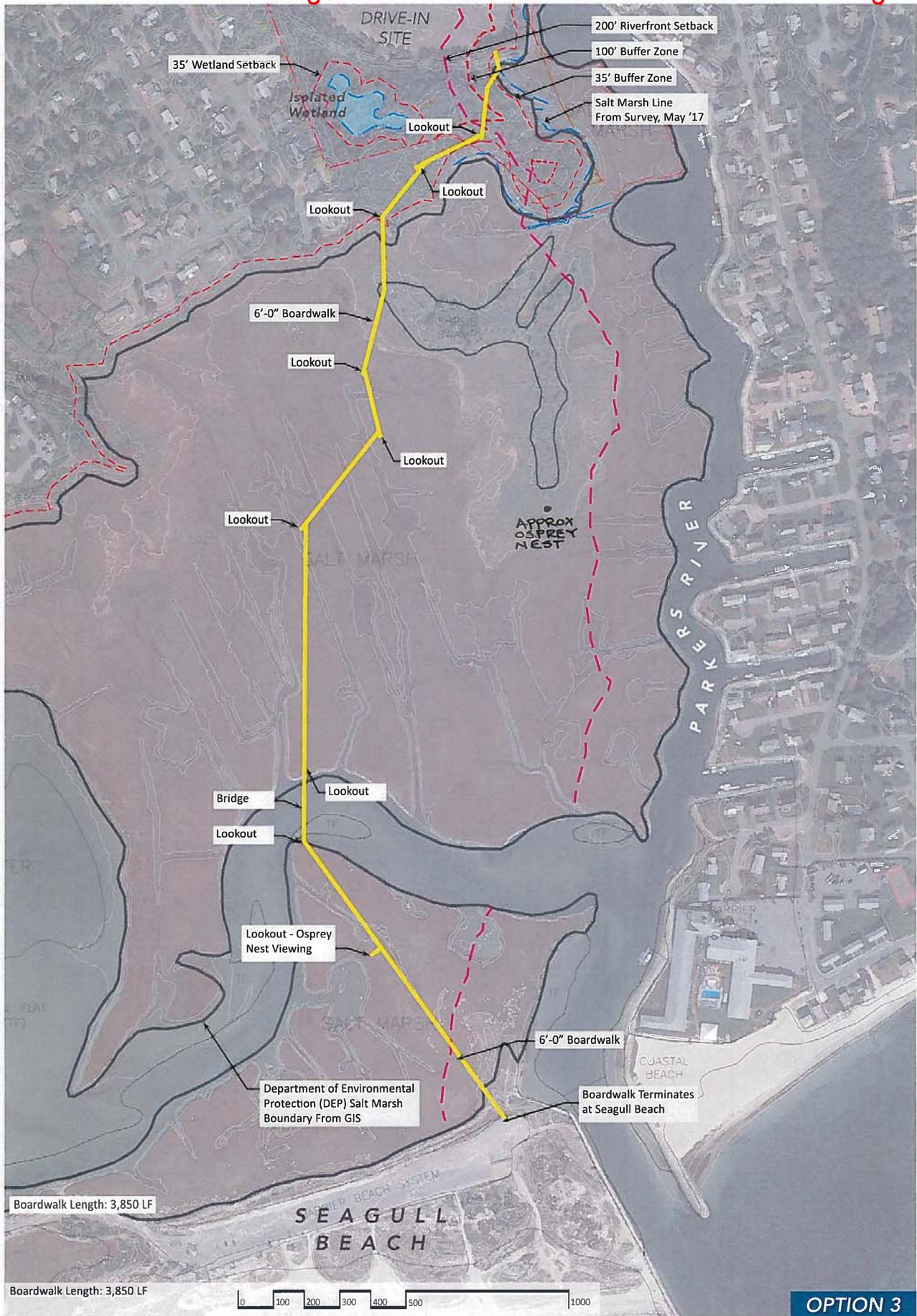
Scale: 1"=120'-0"

May 2017

Yarmouth, MA



Revised Boardwalk Alignments Presented at 8/23/17 DISUC Meeting



**RIVERWALK PARK AND BOARDWALK
NOTED CONCERNS
September 18, 2017**

NOTED CONCERNS	MITIGATION MEASURES/RESPONSES
<p><u>Impacts to Quality of Life for Abutters to the Marsh:</u></p> <ul style="list-style-type: none"> • Impacts to Privacy and views • Location in close proximity to neighborhoods • Possible Reduction in Property Values • Noise from use of the Boardwalk 	<ul style="list-style-type: none"> • Boardwalk across the marsh has been moved to 700 feet away from abutters along the Parkers River to minimize impacts. • Consultant preparing a photo-visualization of the three Boardwalk options from the Gateway Isles community. • Boardwalk would be closed from dusk to dawn with no lighting. • Property Value impacts are unknown, current Town Assessed Values based water access and water views, which would remain.
<p><u>Impacts to Marsh and Wildlife:</u></p> <ul style="list-style-type: none"> • Impacts to the salt marsh and the environment • Impacts to wildlife • Trash in Marsh 	<ul style="list-style-type: none"> • Outreach to DNR and Conservation • Environmental Regulations allow for construction of Boardwalks through resource areas subject to appropriate design measures (i.e. height, decking materials, foundation, etc). • Boardwalk located to minimize disturbance of osprey poles/nests. • Nitrogen from septic systems is the greatest threat to the health of the marsh. • Trash receptacles to be located at both ends of Boardwalk (solar powered trash compactors).
<p><u>Boardwalk Bridge over Channel to Lewis Pond:</u></p> <ul style="list-style-type: none"> • Abutters note that sailboats have been known to use the channel to access Lewis Pond, which would be impacted by the Boardwalk Bridge. 	<ul style="list-style-type: none"> • Sailboat usage is limited along this channel due to shallow depths and narrowness. • Only one dock on Lewis Pond for which sailboats are prohibited. • Bridge height determined during the environmental permitting process and will be a function of frequency of sailboat usage, shallow depth of the pond and channel, the close proximity of Nantucket Sound for sailing, input from the Harbor Master, and whether the boardwalk provides a greater public benefit. Public comment will be considered by the various permitting agencies. • Bridge height will need to accommodate DNR skiff for shellfish propagation within Lewis Pond. Located to minimize crossing.

**RIVERWALK PARK AND BOARDWALK
NOTED CONCERNS
September 18, 2017**

NOTED CONCERNS	MITIGATION MEASURES/RESPONSES
<p><u>Bicycle Traffic:</u></p> <ul style="list-style-type: none"> • Bicycle use on the Boardwalk may be dangerous. 	<ul style="list-style-type: none"> • Bicycle usage on the Boardwalk should be prohibited due to the proposed 6' width. Provide bike racks at either end of Boardwalk.
<p><u>Vehicular Traffic:</u></p> <ul style="list-style-type: none"> • Negative traffic impacts from the project to an already congested Route 28. • Access in/out of the Riverwalk Park would be difficult, consider right turn only existing the Park. 	<ul style="list-style-type: none"> • Entrance is lined up with parking entrance across Route 28. • Right & Left turning lanes exiting the Park are proposed. • Traffic study to evaluate volume and potential improvements to Route 28 in this area will be required if the project moves forward.
<p><u>Pedestrian Safety:</u></p> <ul style="list-style-type: none"> • Unsafe for pedestrians to cross Route 28. • Speeding within the parking lot. 	<ul style="list-style-type: none"> • Include Flashing Beacon pedestrian crosswalk across Route 28. • Include elevated walkways throughout the Riverwalk parking lot to slow traffic and provide safe access to Lot 2.
<p><u>Security and Crime:</u></p> <ul style="list-style-type: none"> • Riverwalk Park and Boardwalk may be a location where people congregate at night for parties, drug abuse, underage drinking or criminal activity. 	<ul style="list-style-type: none"> • Riverwalk Park has been designed to allow for police to patrol the area from their vehicles. • Riverwalk parking area will have security lighting. • Landscaping to be designed to promote visibility. • Signage for Park Rules and limit hours of operation from dawn to dusk (similar to beaches) • Consider using security cameras. • Outreach to YPD
<p><u>Kayak Usage:</u></p> <ul style="list-style-type: none"> • Boat traffic on Parkers River is busy now and may have safety concerns for added Kayak traffic due to the narrowness and shallow depth of the River. • Already a private kayak rental firm operating out of Skippy's Marina. 	<ul style="list-style-type: none"> • Promote Kayak safety on River through an educational kiosk on paddle safety. Possible further education through on-site kayak rentals. Provide guidelines and rules of the river for those rental on-site kayak storage. • Provide landscaping to prevent access to the River through the saltmarsh. • Skippy's is a private marina and there is no public access for kayak launching.

**RIVERWALK PARK AND BOARDWALK
NOTED CONCERNS
September 18, 2017**

NOTED CONCERNS	MITIGATION MEASURES/RESPONSES
<p><u>Purpose of the Project and Benefits:</u></p> <ul style="list-style-type: none"> • Project would cost the Town money to construct and maintain and would not be self-sustaining, burdening taxpayers. • Drive-In site would be better used as a revenue generator for the Town. 	<ul style="list-style-type: none"> • Create a destination location to energize Route 28 and use public investment to promote private investment in the area. • More visitors means more people using local businesses. • Article 97 issues may come into play for non-recreational use of the Drive-In property requiring legislative relief.
<p><u>Cost of the Project to Build & Maintain:</u></p> <ul style="list-style-type: none"> • Increases to Property Taxes • Potential high costs to construct, maintain and repairs from storm damage to Boardwalk 	<ul style="list-style-type: none"> • Feasibility Study includes cost estimating for development costs, construction and maintenance. DISUC working on defining the project for cost estimating purposes. • Potential for grants for construction (PARC, Seaport Grant). • Although there may be some opportunities for revenue generation (plank sales, kayak rentals, events), there may be a need for Town funding for maintenance. • Lot 2 also provides opportunities for revenue generation through interim uses or long-term uses for the site. • Materials and landscaping chosen to be low maintenance.

Notes:

1. These are concerns expressed at DISUC meetings as well as the two public input meetings. Please note that this table does not contain all comments/input from stakeholders. Many comments were readily incorporated into the design and not documented here, although they are noted in the meeting minutes.

On 6/19/17, on a motion by Peter Slovak, seconded by Gerry Manning, the committee voted 5-0-0 to approve these minutes.

Town of Yarmouth

MEETING MINUTES DRIVE-IN SITE UTILIZATION COMMITTEE MEETING OF
May 30, 2017

The Yarmouth Drive-In Site Utilization Committee held a Business Meeting at 6:00 p.m. on Tuesday, May 30, 2017 in the Hearing Room of the Yarmouth Town Hall Offices located at 1146 Route 28, South Yarmouth, MA.

Committee Members Present: Tom Roche, Gerry Manning, Ken Driscoll, and Jim Saben

Committee Members Absent: Peter Slovak

Other Attendees: Various Town Staff (including Karen Greene, Kathy Williams, Jeff Colby, Karl von Hone, Kelly Grant, Mark Grylls, Amy von Hone, and Patricia Armstrong); Kelly Carr, Blake Peters and Joe Freeman of BETA Consultants; and Members of the Public were in attendance. Please see the attached attendance list.

WJ
YARMOUTH TOWN CLERK

'17JUN20PM12:01 REC

Committee Chairman Jim Saben opened the meeting at 6:02.

1. Riverwalk Park and Boardwalk Feasibility Study – Public Information Meeting:

- a. **Committee Introductions:** Jim Saben introduced the Drive-In Site Utilization Committee members.
- b. **Background:** Karen Greene, Director of Community Development, gave a brief history of the drive-in site, the formation of the Committee, the recommended phased approach and the general scope of the current Riverwalk Park and Boardwalk Feasibility Study, as outlined in the attached powerpoint presentation.
- c. **Meeting Structure and Purpose:** Jim Saben gave an overview of how the meeting would be conducted, emphasizing that the Committee was here to listen to comments and answer questions. He also noted that the meeting was being recorded and televised and that Public Comment would be taken at the end of the presentation on the Riverwalk Park and again at the end of the presentation on the Boardwalk. All those wishing to speak were directed to the podium and asked to state their name and address.
- d. **Riverwalk Park Presentation:** Kelly Carr of Beta Engineering gave the attached powerpoint presentation related to the Riverwalk Park including possible uses (i.e. kayaks, artist/rental shanties, food trucks, public art, educational opportunities/signage, natural playscapes and special events or activities); and outlined potential park elements (i.e. seating and shade structures, restroom options, landscaping, stormwater mitigation and parking). She then presented and reviewed in detail the three Riverwalk Park Options A, B & C.
- e. **Public Comments on the Riverwalk Park:** After the presentation, the Committee members did not have any comments or questions and the meeting was opened to public comment as follows:
 - 1) Steve Walsh – 21 Cape Isle Drive:

On 6/19/17, on a motion by Peter Slovak, seconded by Gerry Manning, the committee voted 5-0-0 to approve these minutes.

- Proposals sound nice but did not think they were practical.
 - Seagulls would be an issue with those using the picnic tables and benches.
 - Concerned with maintenance issues of crushed stone walkways and weeds and suggested lower maintenance/more durable materials be used to limit maintenance.
- 2) Larry Fennelly – 172 Pawkannawkut Drive:
- Boardwalk will have a negative impact to wildlife and the environment.
 - He noted the report on security he presented to the Committee at the meeting on May 2nd.
 - Vehicular traffic along Route 28 and boat traffic on the Parkers River is a concern and is important to review. The amount of boat traffic on the River needs to be taken into consideration regarding Kayak Rentals and increased kayak traffic.
 - Seven people raised their hands when asked if they thought the boardwalk would improve the quality of life.
- 3) Dave Helberg – 7 Swordfish Drive:
- Questioned how this project would Revitalize Route 28 and how other proposed or recent projects have improved Route 28.
- 4) Rich Bilski - 15 Pawnee Rd:
- Likes Riverwalk Park Options A and C.
 - Emphasized the need to think of long-term maintenance
 - Recommended the use of HMA porous pavement for parking area.
 - Likes the use of granite blocks for seating rather than wood. The granite blocks are available from the site and from bridge projects like the Parkers River Bridge and the Cape Cod Rail Trail bridge over the Bass River. They would also be good for use in an amphitheater.
 - Likes the artist shanties similar to Hyannis.
- 5) Toni Cabot – 65 Neptune Lane:
- Lives across from proposed Kayak launch.
 - Feels the area is too narrow for a launch at low tide.
 - Kids swim in the river which can be dangerous with motor boats.
 - Concerned about peace and tranquility and impacts to those living on the river.
- 6) Barry Lass – 7 Tide Lane:
- The River has navigation issues at low tide, need to wait for high tide to turn around.
- 7) Steve Zaimes – 10 Barkentine Circle:
- Questioned the overall cost and return on revenue for the project.
 - Parking turnover/rotation will need to be controlled for revenue.
- 8) Diane Cloutier – 105 Pawkannawkut Drive:
- Although artist shanties sound nice, questioned whether they would make any money. We won't have same clientele here that would spend the money.
 - Questioned cost of maintenance.
 - Suggested high quality luxury condos which would general revenue and not impact the marsh or river.

On 6/19/17, on a motion by Peter Slovak, seconded by Gerry Manning, the committee voted 5-0-0 to approve these minutes.

- Suggested checking into Sea Grants for free lectures, education and tech assistance.
- Town needs to address issues like flood insurance. Yarmouth does not belong to the Community Rating System (CRS) which would reduce flood insurance costs.
- Security is important

Prior to moving to the Boardwalk Presentation portion of the meeting, Jim Saben emphasized that the Committee is currently fact finding and getting input prior to making any recommendation to the Board of Selectmen (BOS).

- f. **Boardwalk Presentation:** Kelly Carr and Joe Freeman of Beta Engineering, and Blake Peters of GEI Consultant, presented the three Boardwalk Options as outlined in the attached powerpoint presentation. Options 2 & 3 take varying routes across the marsh to Seagull Beach and Option 1 loops along the north side of the marsh. They outlined the various construction and design options (i.e. trail and boardwalk materials, railing types, decking materials and overlook locations); and detailed permitting requirements.
- g. **Public Comments on the Boardwalk:** After the presentation, the Committee members were allowed an opportunity to comment and/or ask questions. Jim Saben inquired about why the boardwalk encroached within the 200' riverfront area. The consultants noted that certain limited activities are allowed within the riverfront area. The meeting was then opened to public comment as follows:
- 1) **Elaine Ferrara – 8 Tide Lane:**
 - How is the permitting for a boardwalk different than the marina project? Joe Freeman noted that the Marina project required a variance from the Wetlands Protection Act (WPA) as salt marsh would be destroyed. The WPA allows for a boardwalk structure to be constructed in a salt marsh and no variance is required.
 - 2) **Brian Koelbel - 16 Swordfish Drive (President Parkers River Marsh Advocates):**
 - Questioned the make-up of the committee. Jim Saben noted that the BOS chose the Committee make-up.
 - Questioned the accuracy of the name of the DISUC as it involves more than the Drive-In site.
 - 3) **Barry Lass - 7 Tide Lane:**
 - Inquired about the cost of the Boardwalk. Jim Saben noted that we needed to know what we were incorporating into the project prior to development of cost information.
 - Inquired about the pink dashed line on the Boardwalk plans and the distance of the boardwalks from the river. The Consultants indicated:
 - Pink dashed line is the Riverfront Area line which is 200' from the river.
 - Option 2 Boardwalk is 500' from the west side of the river.
 - Option 3 Boardwalk is 1000' from the west side of the river.
 - Crushed Stone Path is shown as a dashed.
 - 4) **Bonnie Browning – 125 Pawkannawkut Drive:**
 - Inquired about the estimated cost for permitting and that 1 million dollars has already been spent on the Marina project. The Consultants indicated that the cost for permitting was not known at this preliminary stage.
 - Boardwalk would be extremely expensive to construct & maintain.

On 6/19/17, on a motion by Peter Slovak, seconded by Gerry Manning, the committee voted 5-0-0 to approve these minutes.

5) Paul Deignan- 4 Baldwin Lane:

- Excited about the project and seeing development. Troubled by too many vacant spaces. We are competing with other Towns for visitors.
- Benefits of public use need to be considered when looking at revenue generation. It's tough to do both.
- Excited to see public use for kayaks and education.
- Grays beach boardwalk is magical.
- He imagines a similar discussion went on 100 years ago with the start of the National Parks. It's best to have public use.
- Does not want to see luxury condos for a privileged few.
- Kayaks often, mostly high tide kayaking.
- Kayaks are less detrimental than motor boats.
- Inquired as to whether the June 7th meeting would be a repeat of this presentation, which it will be.

6) Steve Walsh – 21 Cape Isle Drive:

- Inquired about the helical anchors to support the Boardwalk and whether soil studies have been conducted. He hears the peat is 30 feet deep. The Consultant noted that a Geotechnical Study hasn't been completed yet.
- Felt Option 2 was a disaster and too close to his property. Jim Saben indicated the Committee was considering adding stakes to mark the boardwalk locations. The Committee is fact finding and identifying pros and cons and the project would ultimately need to go to a Town Meeting vote.

7) Richard Pomroy -31 Barkentine Circle:

- Inquired as to where we were in the Feasibility Study process and what would be the next steps, including cost information. Kathy Williams noted that it is a process, one step at a time. We are getting input now so we have an idea of what the Town wants, and then we look at cost, identify what additional information is needed such as a traffic study or geotechnical data, and evaluate if the project should go forward. If yes, then move to the next step.
- The Boardwalk won't provide an income stream but will provide more public access.
- Questioned whether the parking area should be restricted to residents only or open to the general public.
- Inquired whether the purpose of the Boardwalk was for beach access or nature study. Feels it's too long for beach access. Suggested that nature access could be accomplished with Option 1 from the park and a short viewing platform from Seagull Beach and take out the middle to avoid going over the waterway and the majority of the marsh. This would eliminate the bridge and issues with handicap accessibility.
- Inquired as to whether bikes would use the Boardwalk. Suggested walking bikes.
- Kayak ramp needs more room, river gets choked at low tide.
- Not opposed to the Riverwalk but opposed to the boardwalk.

8) Diane Cloutier – 105 Pawkannawkut Drive:

- Noted that the Sandwich boardwalk had a problem with a storm.
- Would like to see the Boardwalk taken out of consideration.
- Use Sea Grant experts to explain impacts to marsh and wildlife. Wildlife goes away when people come. Will provide Sea Grant contact information to the Town.
- More users and speeding boats cause problems.

On 6/19/17, on a motion by Peter Slovak, seconded by Gerry Manning, the committee voted 5-0-0 to approve these minutes.

9) Rich Bilski - 15 Pawnee Road:

- As a property owner abutting the west side of the marsh, would like to see a hybrid option with the boardwalk shown between Options 2 and 3, to locate the boardwalk more evenly from all abutters.

10) Dave Helberg – 7 Swordfish Drive:

- Has concerns about the conduct of people using boardwalk, including fireworks, litter and access during hurricanes.
- Inquired as to whether anyone had been awarded the contract for specifications. Jim Saben noted that no decisions have been made in any shape or form. The Committee is looking into it now and are keeping an open mind to see the pros and cons prior to making any recommendations. The Consultant is only engaged to work on the Feasibility Study at this time.
- Feels the concerns of the taxpayers are being overlooked to benefit visitors.

11) Jack McCormack – 43 Briar Circle:

- Noted that the land where Gateway Isles is located used to be full of wildlife. The Gateway Isles subdivision could not be built today under the current environmental regulations due to the impacts of the project to wildlife and the environmental.
- In favor of both concepts, the Riverwalk Park and Boardwalk.
- Noted that the ramp for kayaks at Skippy's Marina is not public. His grandchildren recently tried to use it and were turned away.
- This project is good for the public. We should have a boardwalk on the south side of the Cape as they do on the north side. This is low impact and benign development.

12) Tim Sarmadelos (sp?) - Lives on west side:

- Expressed concerns about the impacts to the salt marsh and trash.
- Questioned the return on investment of this project for economic development. Jim Saben noted that quality of life and bettering our community are also important.

13) Steve Zaimes – 10 Barkentine Circle:

- Inquired as to the material of the at grade trail. The Consultant indicated it was a dense graded crushed stone in the wooded areas, but not in marsh
- Yarmouth has four parks off Route 28. This one doesn't have to be as elaborate.
- Questioned whether people would use the Riverwalk parking area to gain access to Seagull Beach.

h. Written Comments:

- 1) Correspondence: Karen Greene read into the record the attached e-mail from Joseph Guide, Donna Ferico, Bonnie Reusing and Adam Reusing of 14 Heritage Drive. The e-mail expressed support for the boardwalk which would be a positive amenity for the neighborhood and for viewing nature, and could be as beautiful as the north side boardwalks. Felt the boardwalk would increase property values and decrease vacancies.
- 2) Sticky Notes left on the plans: After the meeting, the Consultant suggested additional comments could be provided on sticky notes on the presentation boards at the side of the room. The following notes were received:
 - Global warming: The flood tides will prevent a low profile boardwalk.
 - Remember the hurricane of 1990!

On 6/19/17, on a motion by Peter Slovak, seconded by Gerry Manning, the committee voted 5-0-0 to approve these minutes.

2. **Adjournment:** On a motion by Tom Roche, seconded by Ken Driscoll, the Drive-In Site Utilization Committee voted unanimously (4-0) to adjourn at 7:50 PM.

ATTACHMENTS:

- May 30, 2017 Agenda
- May 30, 2017 Meeting Sign In Sheet
- Public Meeting Outline
- Riverwalk Park Options A, B & C, dated May 2017
- Boardwalk Options 1, 2 & 3, dated May 2017
- Powerpoint Presentation dated May 30, 2017
- May 30, 2017 e-mail from Joseph Guide

On 6/19/17, on a motion by Gerry Manning, seconded by Ken Driscoll, the committee voted 4-0-1, with Tom Roche abstaining, to approve these minutes.

Town of Yarmouth

MEETING NOTES DRIVE-IN SITE UTILIZATION COMMITTEE MEETING OF
June 7, 2017

The Yarmouth Drive-In Site Utilization Committee held a Business Meeting at 6:30 p.m. on Wednesday, June 7, 2017 in the Hearing Room of the Yarmouth Town Hall Offices located at 1146 Route 28, South Yarmouth, MA.

PLEASE NOTE THAT THE FOLLOWING ARE MEETING NOTES. AS THERE WAS NO QUORUM OF THE COMMITTEE, NO OFFICIAL ACTIONS WERE TAKEN BY THE COMMITTEE.

Committee Members Present: Gerry Manning, Ken Driscoll, and Jim Saben

mw
YARMOUTH TOWN CLERK
'17JUN20PM12:01 REC

Committee Members Absent: Peter Slovak and Tom Roche

Other Attendees: Various Town Staff (including Karen Greene, Kathy Williams, Karl von Hone, Kelly Grant, Mark Grylls, and Amy von Hone); Kelly Carr, Blake Peters and Joe Freeman of BETA Consultants; and Members of the Public were in attendance. Please see the attached attendance list.

1. **Riverwalk Park and Boardwalk Feasibility Study – Public Information Meeting:**

- a. **Background:** Karen Greene, Director of Community Development, gave a brief history of the drive-in site, the formation of the Committee, the recommended phased approach and the general scope of the current Riverwalk Park and Boardwalk Feasibility Study, as outlined in the attached powerpoint presentation.
- b. **Committee Introductions & Meeting Structure/Purpose:** Jim Saben introduced the Drive-In Site Utilization Committee members and gave an overview of how the meeting would be conducted. He emphasized that the Committee was here to listen to comments and answer questions. He also noted that the meeting was being recorded and televised and that Public Comment would be taken at the end of the presentation on the Riverwalk Park and again at the end of the presentation on the Boardwalk. All those wishing to speak were directed to the podium and asked to state their name and address.
- c. **Riverwalk Park Presentation:** Kelly Carr of Beta Engineering gave the attached powerpoint presentation related to the Riverwalk Park including possible uses (i.e. kayaks, artist/rental shanties, food trucks, public art, educational opportunities/signage, natural playscapes and special events or activities); and outlined potential park elements (i.e. seating and shade structures, restroom options, landscaping, stormwater mitigation and parking). She then presented and reviewed in detail the three Riverwalk Park Options A, B & C.
- d. **Public Comments on the Riverwalk Park:** After the presentation, the Committee members did not have any comments or questions and the meeting was opened to public comment as follows:

On 6/19/17, on a motion by Gerry Manning, seconded by Ken Driscoll, the committee voted 4-0-1, with Tom Roche abstaining, to approve these minutes.

1) Toni Cabot – 65 Neptune Lane:

- Questioned the buffer zone and what it was protecting. The Consultant noted it referred to the 35' buffer from the salt marsh which does not allow for any structures per the Town of Yarmouth Wetland Regulations.
- Location of the kayak launch is too narrow.

2) Vida Morris – 74 Shaker House Road:

- Noted her concern for the perceived misuse of taxpayer dollars.
- Inquired as to who appointed the Committee and whether they were residents of the area. Jim Saben noted that the Committee was appointed by the Board of Selectmen (BOS) and he was not a resident of the area.
- Indicated Route 28 is supposed to be a commercial area but only 7% of town property taxes come from commercial properties. Does not see much revenue coming in from this project.
- Felt the Riverwalk should be for commercial development. Jim Saben noted that there was a large section of the Drive-In property that could be for possible commercial development, but the property was originally taken for recreation and need municipal wastewater for larger developments. The Committee is also looking at temporary interim uses for this area. He noted the indirect revenue from the project comes from people visiting our community (more people staying in hotels and restaurants and additional room/meal taxes).
- Expressed concerns about maintenance costs.
- Inquired to whether comments from this meeting would result in any changes to the project or keep it from happening. Jim Saben noted that no decisions have been made and the Committee is gathering information.

3) Paul Huggins – 39 Squirrel Run:

- He noted his appreciation for the hard work of the Committee. He's waited a long time to see something happening.
- Favors Option A of the Riverwalk.
- Noted that access to the water is important with limited existing opportunities.
- He would also like a public boat ramp to launch power boats.
- Would like to be able to bring his own kayak to launch at the site.
- Likes naturalized options like butterfly garden
- He would like the project to go through and felt the Committee was doing a great job planning it.

4) Ron Ludvigsen – 11 Cape Isle Drive:

- Expressed concerns about traffic and noted this project would increase traffic at peak times on Route 28, especially between the Cavalier and the 99 Restaurant.
- Felt the entrance was fairly narrow and could be dangerous. Suggested limiting the exit to right turn only.
- Inquired as to whether the park would be open 24 hours/day or closed at night. He would like it to be closed at night.

5) Cris Luttazi - 22 Park Ave:

- She likes Option B as it has the fewest number of parking spaces, is centrally located and compact, and is easier to police. The location encourages people to walk.

On 6/19/17, on a motion by Gerry Manning, seconded by Ken Driscoll, the committee voted 4-0-1, with Tom Roche abstaining, to approve these minutes.

- Would like a locked gate with limitations on hours of operation.
 - Expressed concerns about kids congregating and partying.
- e. **Boardwalk Presentation:** Kelly Carr and Joe Freeman of Beta Engineering, and Blake Peters of GEI Consultant, presented the three Boardwalk Options as outlined in the attached powerpoint presentation. Options 2 & 3 take varying routes across the marsh to Seagull Beach and Option 1 loops along the north side of the marsh. They outlined the various construction and design options (i.e. trail and boardwalk materials, railing types, decking materials and overlook locations); and detailed permitting requirements.
- f. **Public Comments on the Boardwalk:** After the presentation, the Committee members were allowed an opportunity to comment and/or ask questions. Jim Saben inquired about the change in elevation of the bridge crossing the channel. The Consultant noted that it would be a few feet higher than the rest of the boardwalk and would need to be sloped at either end to meet handicapped access requirements. Mr. Saben also asked if there would be additional permitting associated with the crossing. The Consultant noted that there would not be additional permitting, that it would be an additional feature in the permit applications. The meeting was then opened to public comment as follows:
- 1) **Cris Luttazi - 22 Park Ave:**
- Damage to the environment should be minimized. She noted that some of the pilings at the Gray's Beach boardwalk have silt build up with limited or no vegetation surrounding the pilings.
 - Encouraged incorporating educational plaques and add an Osprey nest pole.
 - Noted that the angled railings help to accommodate the disabled, small children, and the blind and make it easier to pass by.
 - Felt bikes should be walked across the boardwalk and not ridden.
 - She noted that there is an osprey pair nesting on the marsh close to the 200' riverfront setback.
 - Doesn't want the use of greenheart wood because of depletion of the rainforest.
 - Noted that the 35' setback was a minimum, but should try for more. Need to take into account that salt marshes are in danger and the project needs to be designed to have the least amount impact.
 - Noted that the Gray's Beach boardwalk is well managed.
- 2) **Toni Cabot - 65 Neptune Lane:**
- Read excerpts from the attached e-mail from Karen Taylor Howell at 50 Neptune Lane:
 - Did not want the project to go ahead
 - More people would come to the public meetings if interested
 - Expressed concerns about security, safety, noise, lighting, traffic, damage to the ecosystem, trash, crime, parking, and invasion of neighbor privacy.
 - Suggested developing a better plan or leaving it alone
 - Comments from Toni Cabot:
 - Noted that the marshes are made of peat and agrees with other piling comment.
 - Bridge over creek needs to be very high to withstand storms and hurricanes. Expressed concerns about liability to the Town from kayaks, motor boats and swimmers.
- 3) **Larry Fennelly – 172 Pawkannawkut Drive:**

On 6/19/17, on a motion by Gerry Manning, seconded by Ken Driscoll, the committee voted 4-0-1, with Tom Roche abstaining, to approve these minutes.

- Expressed thanks to the Committee.
 - Noted that Mr. Brian Koelbel could not be here due to a family emergency, but at a Gateway Isles Association meeting on Saturday, they voted on the project with 68 saying no and 1 abstention. Jim Saben inquired as to whether this vote was for the Boardwalk only or the entire project. Mr. Fennelly noted that it was for the entire project.
 - Submitted the attached three reports on the value of salt marshes to the Committee.
 - He noted that the Conservation Dept. was recently in the Gateway Isles neighborhood and extended an invitation for a site visit noting it was important to see all the streets.
 - Traffic on 28 and river boat traffic are both a concern.
 - Parkers River is a small river and it is difficult to traverse if going in the wrong direction at high tide.
 - Read excerpts from the attached letter from Andrea Ceselski from Yarmouth Port:
 - Noted she was a year-round resident who enjoyed the beauty of Cape Cod and birdwatching.
 - Noted the marsh for its wide variety wildlife, feeding ground and nursery benefits.
 - Felt a boardwalk would have negative impact on the marsh and cause disturbances.
 - Once the marsh is gone, it is impossible to replace.
- 4) Cathy Romboli – 6 Capt Stanley Rd:
- Voiced support for the overall project. See attached Letter.
 - Sees this project as a positive step for the town and is something that both residents and visitors can enjoy.
 - This project will continue on with the new improvements in the area for the replacement of the Parkers River Bridge and the new Whydah Pirate Museum.
 - Prefers Option C for the Riverwalk Park.
 - Prefers Boardwalk Option 1 to start to document any problems and serve as somewhat of a test site. If successful, it can always be expanded in the future.
 - Questioned whether the Drive-In site was even safe to leave as is. Jim Saben noted that the rest of the Drive-In (Lot 2) is in a later phase, but will look at how to tie in with this project.
 - We need to move forward.
- 5) Raoul Chalifoux - 49 Neptune Lane:
- There used to be carnivals at the drive-in site, which okay with him. There was trash and noise but it was limited.
 - Inquired about the whether the park and boardwalk would be open for the whole summer.
 - He indicated he does not like the whole project and thinks the boardwalk is too long and does not need to connect to Seagull Beach. It would be too long for a family to walk.
 - Inquired as to the amount of money spent already. Jim Saben noted that the Town approved spending up to \$84,000. Kathy Williams noted that the current Beta contract is for \$65,000.
 - Noted that \$1 million was spent on the Marina project. Karl von Hone, Director of Natural Resources, noted later in the meeting that the permitting cost for the Marina was approximately \$300,000, not \$1 million.

On 6/19/17, on a motion by Gerry Manning, seconded by Ken Driscoll, the committee voted 4-0-1, with Tom Roche abstaining, to approve these minutes.

- Seems like the Town is looking for ways to spend tax payer's money.
- 6) Paul Huggins – 39 Squirrel Run:
- Questioned whether the invitation for a site visit at Gateway Isles was open to the public. Jim Saben noted that all meetings of the DISUC are public meetings.
 - Noted the value of boardwalks to children. Kids love them and they are a tremendous educational opportunity.
 - Inquired as to whether this project would go to Town Meeting. Jim Saben indicated that it would if the project proceeds that far
 - Prefers Option 2 or 3. People can benefit from the exercise
 - Suggested studying and gathering information on impacts and operation of the Gray's Beach boardwalk. It is well used and seems like Gray's is highly respected. Jim Saben noted that all aspects, pros and cons, of boardwalks will be investigated by the DISUC
- 7) Patty Hughes- 178 Springer Lane:
- Indicated she was in favor of the whole project.
 - Likes Option B for the Riverwalk and Option 2 for the Boardwalk.
- 8) Richard Pomroy- 31 Barkentine Circle:
- He has not been to Grays beach, but noted that most boardwalks have a destination.
 - Seagull Beach has adequate parking.
 - He is against crossing over the channel,
 - Suggested going with Option 1 and a small observation area at Seagull Beach.
 - Suggested a 3-D rendering of the boardwalk at the proposed elevation would helpful.
 - Noted that small sailboats would not be able to go through to Lewis Pond if the bridge is construction.
 - Questioned why do the boardwalk at all.
 - Questioned whether we should be discussing a boardwalk if it is not located on the drive-in site and is this outside the Committee's purview.
- 9) Tom Nickenello- 76 Beach Road:
- Enjoys kayaking and canoeing on the river, its peaceful and tranquil.
 - The 1985 Town Meeting voted to purchase the drive-in site for recreation. Many people wanted this but nothing has been done in 32 years. Recreation is why we bought the property and we need to honor the decision.
 - Boardwalks and Riverwalks are terrific. Luxury condos are not terrific.
 - Would like to use the park and boardwalk in the winter.
 - He likes all options and doesn't want to wait another 32 years.
- 10) Vida Morris – 74 Shaker House Road:
- There is a movement to enlarge committee with two gentlemen asking to be placed on the committee at the BOS meeting. She ask that they are added before the next meeting. Jim Saben noted that he would also like a full committee.
- 11) Ron Ludvigsen- 11 Cape Isles:

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- Inquired as to the proposed width and height of the Boardwalk. The Consultants noted that the current proposal is for 6' wide and 6' above the salt marsh.
- As a taxpayer, he is opposed to the Boardwalk.
- Need some type of ballpark cost for the project.
- The project is a "nice to have", but what happens with maintenance costs and storm damage. Have difficulty maintaining our coastal structures. Karl von Hone, Director of Natural Resources, noted that coastal improvements dollars were for repairs to revetments and seawalls. The Boardwalk would be in addition to this. The Park Department maintains the existing boardwalk and we can look into the costs to maintain that boardwalk.

12) Police Chief Frank Frederickson:

- Important to get a view from the residents on the east side of the river. East bank resident are more sensitive to this than others in town. Supports the project but we need to listen to the residents.
- Shell fisherman should be consulted.
- Bird hunters as well as bird watchers.
- Traffic along Route 28 is an issue.
- Route 28 has its issues, but the Town owns this jewel in the center of Route 28 and can do something special with it. The Town doesn't own all of the properties.
- Security is important.
- Only waterway in town we have complete control over. It is important for this to address all of the community.
- Supportive of what this project is conceptual and the possibility of stimulating the economy.

13) Frank May (sp?) – 11 Compass Drive:

- His property is located on the Parkers River.
- Concerned with ruining the salt marsh during construction and with activity.
- Noted his current beautiful sunset views and was concerned about a boardwalk obstructing his view if it's 6'-8' above the marsh.
- He was okay with the Riverwalk Park, but opposed to the Boardwalk.
- Noted the cost to get through permitting.

14) David Helberg – 7 Swordfish Drive:

- A Feasibility study addresses costs and return on investment. Beautiful concepts but what is the cost? Jim Saben noted that we can't estimate costs without knowing about what we want to do first. This is a process.
- Will be at least a \$1 million cost. Owe it to the taxpayers to look at every angle.
- Indicated that we can't compare this proposed boardwalk to other boardwalks. What happens there won't necessarily happen here.
- Some people who support the Boardwalk don't live in the area.

At the end of the presentation, Jim Saben noted that this is a fact gathering process. The Committee will gather information, get answers to questions, and make information available to the public.

g. Written Comments:

- 1) Correspondence: All letters submitted at the meeting were noted in the Public Comment section above and are attached to these minutes.

On 6/19/17, on a motion by Gerry Manning, seconded by Ken Driscoll, the committee voted 4-0-1, with Tom Roche abstaining, to approve these minutes.

- 2) Sticky Notes left on the plans: After the meeting, the Consultant suggested additional comments could be provided on sticky notes on the presentation boards at the side of the room. The following notes were received:
- I think Residents need to see the Minutes from the 1985 Town Meeting.

2. **Adjournment**: N/A as no quorum was present. The meeting ended at 8:30 pm.

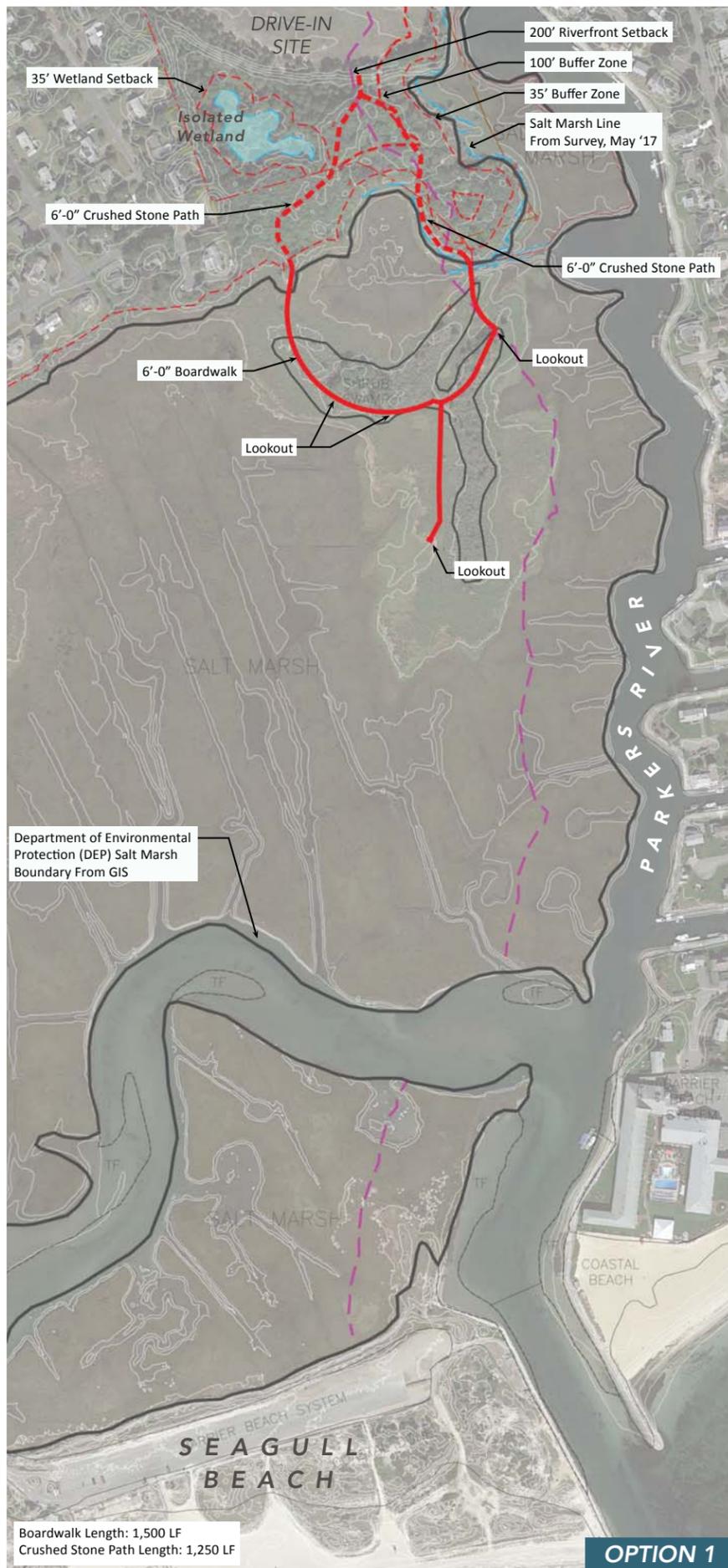
ATTACHMENTS:

- June 7, 2017 Agenda
- June 7, 2017 Meeting Sign In Sheet
- Public Meeting Outline
- Riverwalk Park Options A, B & C, dated May 2017
- Boardwalk Options 1, 2 & 3, dated May 2017
- Powerpoint Presentation dated May 30, 2017 and June 7, 2017
- June 7, 2017 e-mail from Karen Taylor Howell to Brian Koelbel
- June 6, 2017 Letter from Andrea Ceselski to Brian Koelbel
- Undated Letter from Cathy Romboli to the DISUC
- Information from Larry Fennelly:
 - Article on salt marsh plant being key to reducing coastal erosion and flooding from Cambridge Network
 - Chapter 49 – Salt Marshes – 2016 United Nations
 - Information on salt marshes

No formal approval of these meeting notes was conducted as a quorum of the Drive-In Site Utilization Committee was not present on June 7, 2017 and no DISUC business was conducted.

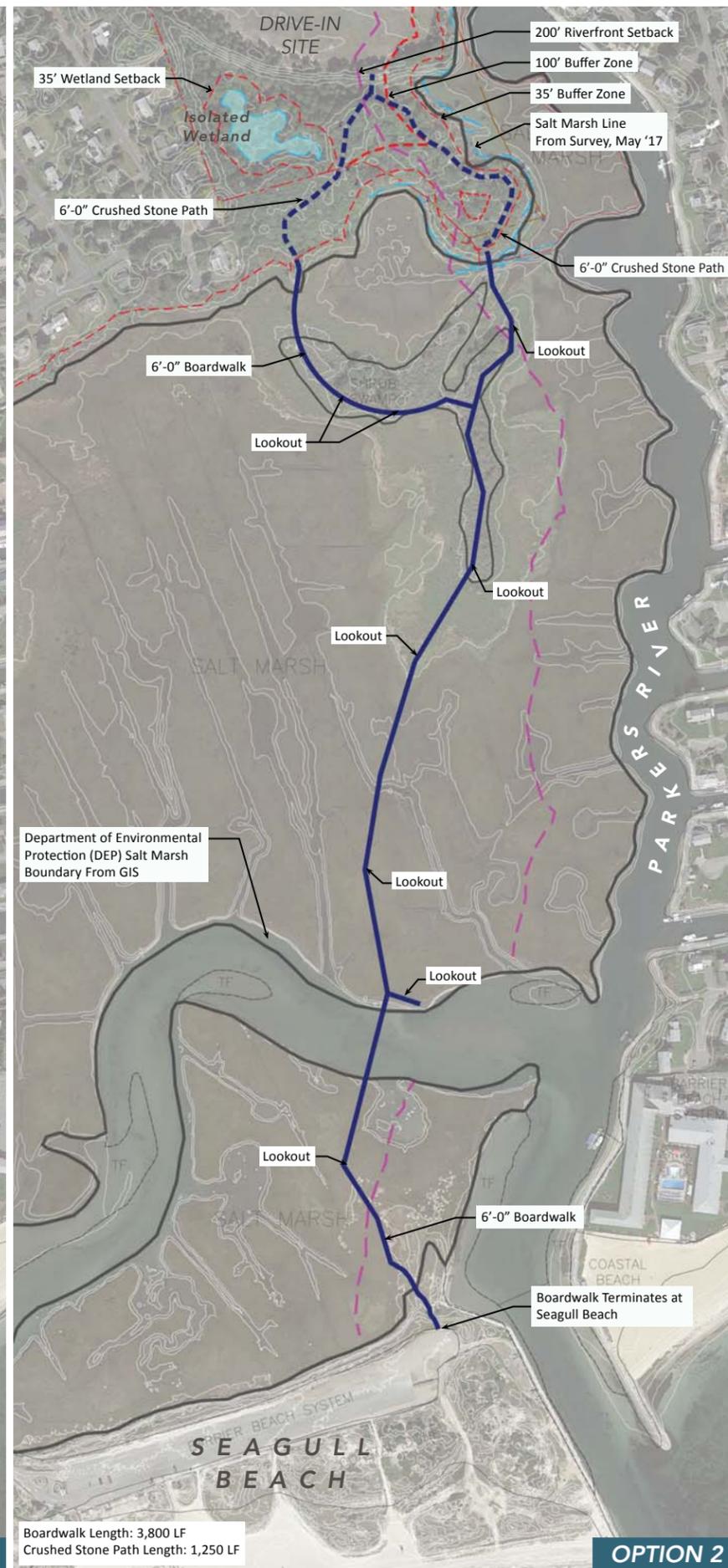


Concept Sketches Presented at the 5/30 & 6/7/17 Public Meetings



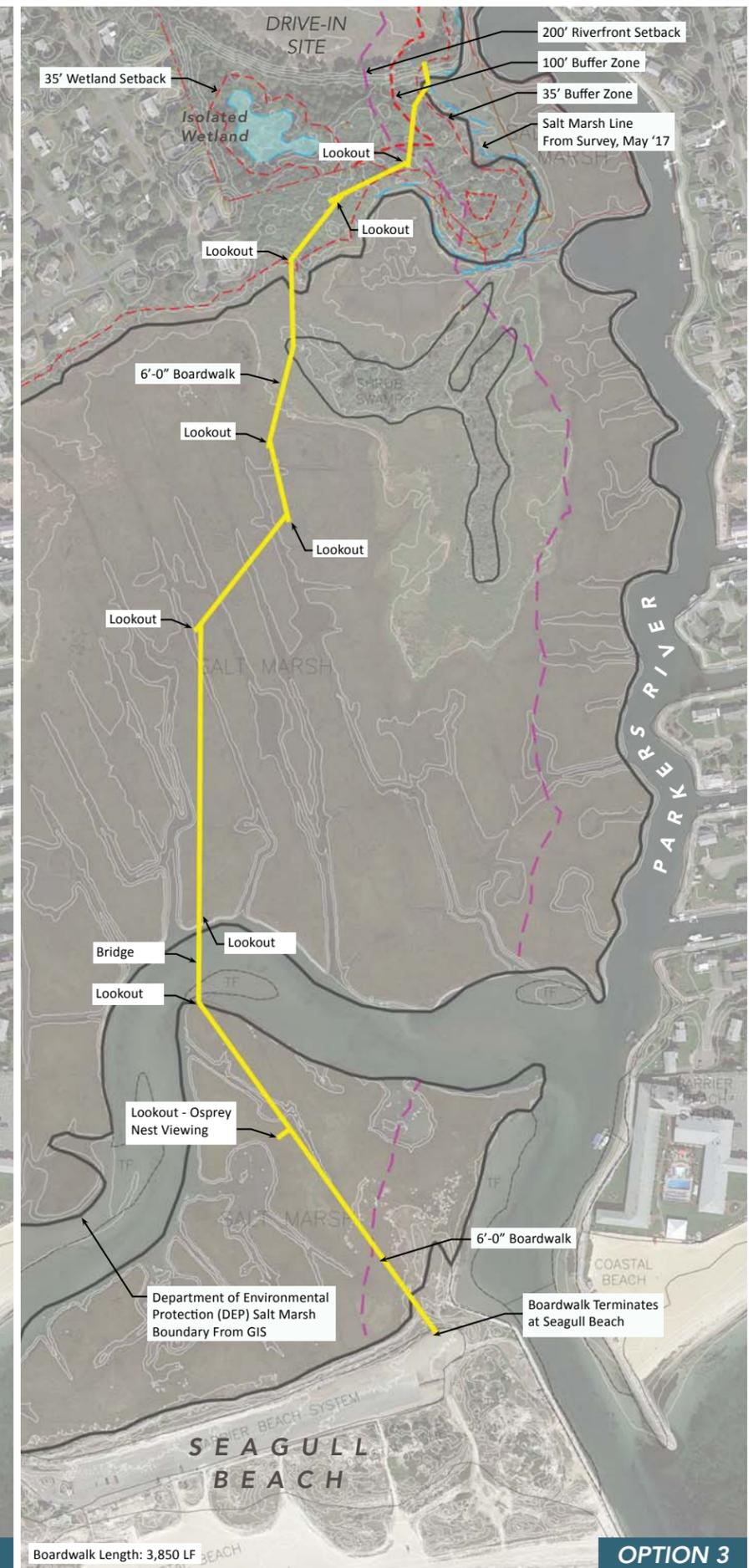
Boardwalk Length: 1,500 LF
Crushed Stone Path Length: 1,250 LF

OPTION 1



Boardwalk Length: 3,800 LF
Crushed Stone Path Length: 1,250 LF

OPTION 2



Boardwalk Length: 3,850 LF

OPTION 3



Scale: 1" = 120'-0"

Concept Sketches Presented at the 5/30 & 6/7/17 Public Meetings

May 2017

