

Town of Yarmouth
Riverwalk Park and Boardwalk
Feasibility/Concept Design Study
Public Meeting – April 2, 2018

 Yarmouth Riverfront Park & Boardwalk

Drive-In Site Utilization Committee Members

At Large Members:

- Jim Saben, Chairman
- Peter Slovak
- Rich Bilski
- David Reid

Committee Representative Members:

- Tom Roche, Vice Chairman (Planning Board)
- Jack McCormack (Community & Economic Development Committee)

Alternate Members:

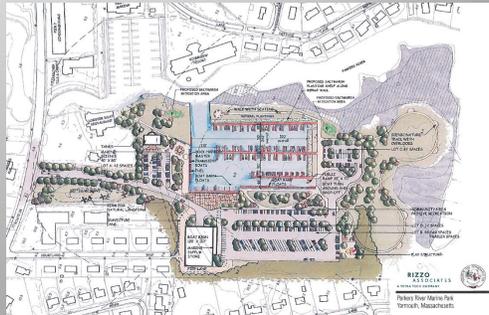
- Bud Nugent
- Dave Helberg

Town Staff: Community Development, Planning, Conservation,
Natural Resources, Parks and Recreation, Health, DPW, Building and Police

Yarmouth Riverfront Park & Boardwalk

Drive-In Site History (669 Route 28)

- 22 Acres acquired in 1985 for Recreation
- Marine Park Concept for many years
- 2013 fiscal analysis showed a Marina was no longer financially viable



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Formation of DISUC

- BOS formed DISUC in April 2015
- Original Charge:
 - Identify policy priorities
 - Identify potential uses
 - Identify relative benefits of various ownership
- Six Month process
- September 2015 Conclusions:
 - Energize Route 28/Create a destination location
 - Open space/ecological restoration of drive-in site
 - Access to water/Boardwalk
 - Phased Approach to Development

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DISUC Recommendations/BOS Directive

- First Phase - Investigate:
 - Riverwalk Park & Boardwalk
 - Interim Uses of Remainder of site
- Second Phase: TBD



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Study Funding

2016 Annual Town Meeting Authorized \$84,000 for a Feasibility/Conceptual Design Study to look at the First Phase

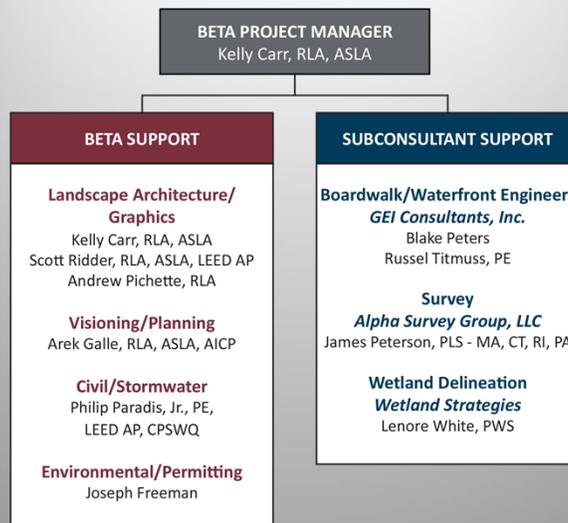
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Revised Charge for DISUC

- Revised March 2017
- Charge:
 - Oversight of the Feasibility/Conceptual Design Study
 - Review of interim uses for remaining land
 - Outreach efforts to solicit public feedback
 - Report findings to BOS for their ultimate decision
- 12 Month Process – 6 Month Periodic Reviews
 - BOS Meeting September 2017 – Status Update
 - Future BOS Meeting April 2018 – DISUC Findings and Recommendations

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Consultant Team



Yarmouth Riverfront Park & Boardwalk

Riverwalk Park/Boardwalk Feasibility Study

- **Scope of Study**
 - New wetland delineation and site analysis (3 years)
 - Alternative designs for the Riverwalk Park & Boardwalk
 - Public Outreach & Participation
 - DISUC Public Meetings/Public Outreach Meetings
 - Concept Plan Development
 - Permit Analysis
 - Cost Estimates
 - Development costs, construction, and maintenance
 - Summary Report
- **Definitive Subdivision - TBD**
 - Subdivide Riverwalk Park Parcel
 - Dependent upon results of Feasibility Study

Yarmouth Riverfront Park & Boardwalk

Riverwalk Park Layout Options DISUC Preferred Concept

Yarmouth Riverfront Park & Boardwalk



Riverwalk Park DISUC Preferred Concept Plan Close-Up of Entrance – Northern View



Riverwalk Park DISUC Preferred Concept Plan Close-Up of Park – Southern View



Riverwalk Park Elements

Yarmouth Riverfront Park & Boardwalk

RIVERWALK PARK AND BOARDWALK MATERIALS LIST Updated September 20, 2017		
Element	Materials	Comments
RIVERWALK PARK:		
Entrance Roadway	<ul style="list-style-type: none"> • Traditional bituminous pavement with drainage system to meet WPA for treatment, recharge, peak attenuation, etc. 	<ul style="list-style-type: none"> • Traditional pavement chosen over impervious pavement due to potential for traffic from Lot 2 and durability for turning movements. • All new utilities to come through entrance road and be buried.
Pedestrian Crossings	<ul style="list-style-type: none"> • Push-button pedestrian flashing beacon and crosswalk at Route 28 for safety. • Elevated walkways periodically throughout the parking lot to access Lot 2 and slow traffic. 	
Parking Lot	<ul style="list-style-type: none"> • Permeable Pavement. 	<ul style="list-style-type: none"> • Permeable pavement chosen to meet environmental regulations and eliminate the need for constructed drainage systems.
Pathways	<ul style="list-style-type: none"> • Permeable Pavement. 	<ul style="list-style-type: none"> • Permeable pavement chosen to meet environmental regulations, for durability, easy handicap accessibility and no drainage required. • Pathway widths should be minimum of 6' wide, with 8' preferable wherever permissible.
Curbing/curb stops	<ul style="list-style-type: none"> • Curb stops in parking areas next to pathways. 	<ul style="list-style-type: none"> • Curb stops to protect pedestrian pathway next to the parking areas from vehicles and overhanging bumpers. • No proposed curbing, keep it more natural/less formal.
Restrooms	<ul style="list-style-type: none"> • Traditional Restroom/info center designed for floodplain near entrance. • Portable toilet enclosure with roof near Kayak launch. • Include automatic timed locks for restrooms to close from dusk to dawn. 	<ul style="list-style-type: none"> • Restrooms to be locked at night using automatic system (similar to other public restrooms in Town).

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Green Infrastructure/Parking

Pervious Pavement & Curb Stops



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Pedestrian Crossings



Elevated Walkway in Parking



Pedestrian Signal at Route 28



Pedestrian Beacon

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Trail/Path/Walkway



Permeable pavement through woodland and landscape restoration areas

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Restrooms



Traditional Restrooms
(Bass Hole)



Portable Toilet Enclosure
(Dennis Pond)

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RIVERWALK PARK AND BOARDWALK MATERIALS LIST Updated September 20, 2017		
Element	Materials	Comments
Trash Cans/Recycling	<ul style="list-style-type: none"> Bigbelly Solar Trash Compactor/Recycling Containers. 	<ul style="list-style-type: none"> Locate 3 trash/recycling containers throughout the park where accessible by the trash truck.
	<ul style="list-style-type: none"> Decorative Lighting – nautical theme, LED, max. 15' high poles. Lighting should be able to accommodate security cameras. 	<ul style="list-style-type: none"> Consider use of solar powered lighting if the design moves forward, but price buried electrical lines for cost estimate. Include 3 security cameras in the parking area attached to light posts.
Gate at Entrance to Park	<ul style="list-style-type: none"> Decorative style (not a utilitarian barrier gate, but not elaborate). 	<ul style="list-style-type: none"> May not be locked at all times.
Landscaping	<ul style="list-style-type: none"> Include a variety of native species to reduce maintenance, to restore resource buffer areas, and foster butterfly and pollination areas. Consider edible gardens. Retain one large grass area for events, but reduce other areas requiring mowing. Lawn event area to be irrigated. Include water spigots around the park for watering and for drinking fountains. Retain vistas from southern parking areas with low plantings. Reduce number of trees that impact river views, increase visibility for security and reduce maintenance costs. Use low lying shrubs to ensure lines of sight for security (<3'). Use shrub species to deter access to unwanted areas (thorny or thick shrubs). 	<ul style="list-style-type: none"> Low maintenance landscaping to meet the ecological restoration goals, maintain visibility of water views and for passive surveillance, include diverse plantings to foster butterfly/pollination areas and edible gardens.
Pavilion at Lawn Area	<ul style="list-style-type: none"> Use fabric sails over permeable pavement pad (rather than structured pavilion). Estimated area covered 20'x30'. 	

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Lighting/ Other Amenities



Bigbelly solar trash/recycling



Entrance Gate



Decorative Lighting

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Gate and Signage at Park Entrance



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Landscape Restoration Butterfly Garden



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Fabric Sail Structure at Lawn Area



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Events/Activities



Outdoor Exercise Classes



Weddings or reunions



Small theatre productions



Concerts in the Park series

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RIVERWALK PARK AND BOARDWALK MATERIALS LIST Updated September 20, 2017		
Element	Materials	Comments
Seating Options	<ul style="list-style-type: none"> • Benches (locate some trees for shade near benches). • Casual seating such as boulders. • A few picnic tables near the lawn area. 	<ul style="list-style-type: none"> • Seating should be vandal-resistant and designed to prevent people from lying down (center handrail).
Interactive/natural playscapes	<ul style="list-style-type: none"> • Natural Materials for four (4) play-scape areas. 	<ul style="list-style-type: none"> • Include handicap accessibility
Kayaks Vendor Trailer Leased Storage Space	<ul style="list-style-type: none"> • Pervious Pavement Pad Area for private vendor. • Corral Area and Low Racks for leasing. 	<ul style="list-style-type: none"> • No rental locker proposed at this time.
Interpretive Signage & Kiosks	<ul style="list-style-type: none"> • Signage at the entrance to identify park rules/hours. • General tourist information board at restrooms. • Kayak safety education kiosk. • Interpretive signage at the Upweller, pollinating/butterfly areas, edible garden and along the river. 	<ul style="list-style-type: none"> • Consultant to determine materials and sizes for estimating purposes (include 8-10).
Educational Elements	<ul style="list-style-type: none"> • Included in interpretive signage above. 	
Artist Shanties/Tents	<ul style="list-style-type: none"> • None initially budgeted. 	<ul style="list-style-type: none"> • Provide area for tents for now and future shanties at a later date.
Public Art	<ul style="list-style-type: none"> • None initially budgeted. 	<ul style="list-style-type: none"> • Have separate source of funding for public art.
Food Trucks	<ul style="list-style-type: none"> • Utilize portion of parking lot – no special area. 	<ul style="list-style-type: none"> • Food Trucks for special events only can use a closed off section of the parking lot.

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Seating Options



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Interactive & Natural Playscapes



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Kayak Rental Options



Lease storage space

Vendor Trailer

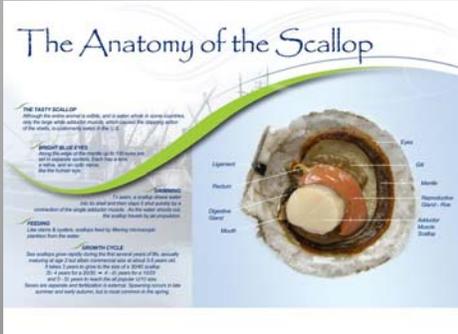


Kayak Ramp and Launch



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Interpretive Signage



Educational Opportunities



Existing Shellfish Upweller

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Rental Hut/Artist Tents/Shanties (future)



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Public Art Displays



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Riverwalk Park Permitting Needs

- Multiple protected natural resources on the property
- Drive-In Property already partially developed/disturbed
- Park could be permitted as a separate project
- Key permitting programs:
 - Massachusetts Environmental Policy Act (MEPA)
 - Wetlands Protection Act & Yarmouth Wetlands By-Law
 - Cape Cod Commission – Development of Regional Impact (DRI)
 - Chapter 91 License & Army Corp of Engineers MA Programmatic General Permit for the kayak dock



Yarmouth Riverfront Park & Boardwalk

Riverwalk Park – Construction & Soft Costs

DESCRIPTION	SUBTOTALS	TOTALS
CONSTRUCTION COSTS:		
Subdivision Road - Opinion of Probable Construction Costs		
Subdivision Road	\$ 877,150	
25% Contingency	\$ 219,288	
5% Escalation Contingency	\$ 43,858	
		\$ 1,140,295
Opinion of Probable Construction Costs - Riverwalk Park		
Riverwalk Park & Woodland Paths	\$ 2,508,255	
25% Contingency	\$ 627,064	
5% Escalation Contingency	\$ 125,413	
	COSTS:	\$ 3,260,732
DEVELOPMENT COSTS (design, permitting, bidding & construction administration):		
Subdivision Road	\$ 55,000	
Subdivision Permitting (existing contract)	\$ 15,624	
Riverwalk Park	\$ 270,000	
20% Development Contingency	\$ 68,125	
	TOTAL ESTIMATED FOR DEVELOPMENTS COSTS:	\$ 408,749
	TOTAL ESTIMATED RIVERWALK DEVELOPMENT AND CONSTRUCTION	\$ 4,809,775

Notes:

1. Subdivision Road costs broken out separately as there may be different funding sources available.
2. Construction estimates include state wage rates.
3. Cost of Riverwalk Park includes 2,000 lf of 6' wide pervious pavement pathways in the woodlands.

Yarmouth Riverfront Park & Boardwalk

Riverwalk Park Potential Funding Sources

- Community Preservation Act (CPA) Funds - good source of local match for other grants
- Tourism Revenue Preservation Funds
- State Recreation Funds through the Division of Conservation Services (DCR)
- Parkland Acquisitions and Renovations for Communities (PARC) Grant Program
- Seaport Grants
- Transportation Funds
- MassDevelopment
- Other Grant Opportunities



Yarmouth Riverfront Park & Boardwalk

Riverwalk Park – Maintenance Costs

RIVERWALK PARK ESTIMATED AVERAGE ANNUAL MAINTENANCE COSTS January 16, 2018		
Description	Average Annual Maintenance Costs	Remarks
Bathroom Cleaning	\$ 5,250	1.5 hrs/day, 7 days per week, for 20 weeks @ \$25/hr (3 stalls each side)
Porta-john Cleaning	\$ 3,960	\$165/month for 6 months for 4 Porta-Johns
Porta-john Rentals	\$ 2,800	\$700 per season per Porta-John for 4 Porta-Johns (2 handicapped)
Bathroom Supplies - weekly	\$ 2,400	\$120 per week for 20 week season
Stock & Repair Materials	\$ 1,000	General stock and repair parts per season
Mowing and trimming	\$ 2,600	3 hours per week for 26 weeks @ \$25/hr plus 26 hours/season for irrigation
Fertilizing	\$ 500	Lump sum per season for law areas only
Watering as needed (spigots)	\$ 1,000	2 hours/week for 20 weeks @ \$25/hr
Trash Removal	\$ 1,500	3 hours/week for 20 weeks @ \$25/hr
Lighting & Electrical Maintenance	\$ 2,400	Estimated costs - LED lights
Line Striping	\$ 500	line striping once every 3 years
Stormwater - Basin Cleaning	\$ 1,000	Cleaning of Subdivision drainage structures and infiltration structures
Stormwater - Pervious Pavement	\$ 1,200	Sweeping of Parking twice per year
Pathway Maintenance	\$ 800	Periodic sweeping/sweeping
Septic Pumping	\$ 600	Pumping every other year
Structure Maintenance	\$ 2,000	Painting and repairs of park structures
Plowing & Salting	\$ 1,500.00	\$150 per event, estimated at 10 events per season
TOTAL:	\$ 31,010	Estimated average annual Riverwalk Park Maintenance Costs

- Costs could be offset with leasing for kayak vendor, rental for kayak storage, special event fees, pay and display parking, adopt a park program and naming rights/sponsorships.

Yarmouth Riverfront Park & Boardwalk

Article 97 – Former Drive-In Property

- Article 97 protects lands taken for conservation or open space
- Drive-In Site taken for Recreation in 1985
- Case Law on Article 97 applicability to Recreation Land is unclear
- Conservative Opinion from Town Counsel is that Article 97 applies
- Article 97 Disposition to Change Use, Sell or Lease requires local approvals, 2/3rd vote by the MA Legislature & possible offsets
- Recreational Uses Allowed without Disposition include:
 - Parks with walking paths
 - Playgrounds
 - Athletic Fields
 - Festivals, concerts, special events
 - Uses ancillary to Recreation such as parking, restrooms, refreshments, kiosks
- **Pursue or Not Pursue an Article 97 Disposition?**

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Interim Uses



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Types of Interim Uses

- Special Events - Irish Festival
- Concerts
- Craft Fairs
- Farmers Market
- Boat/car shows



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Interim Uses - Improvements

Minimum Improvements:

- Green Space
- Parking Area
- Electric Upgrade
- Water
- Wifi

Next Steps:

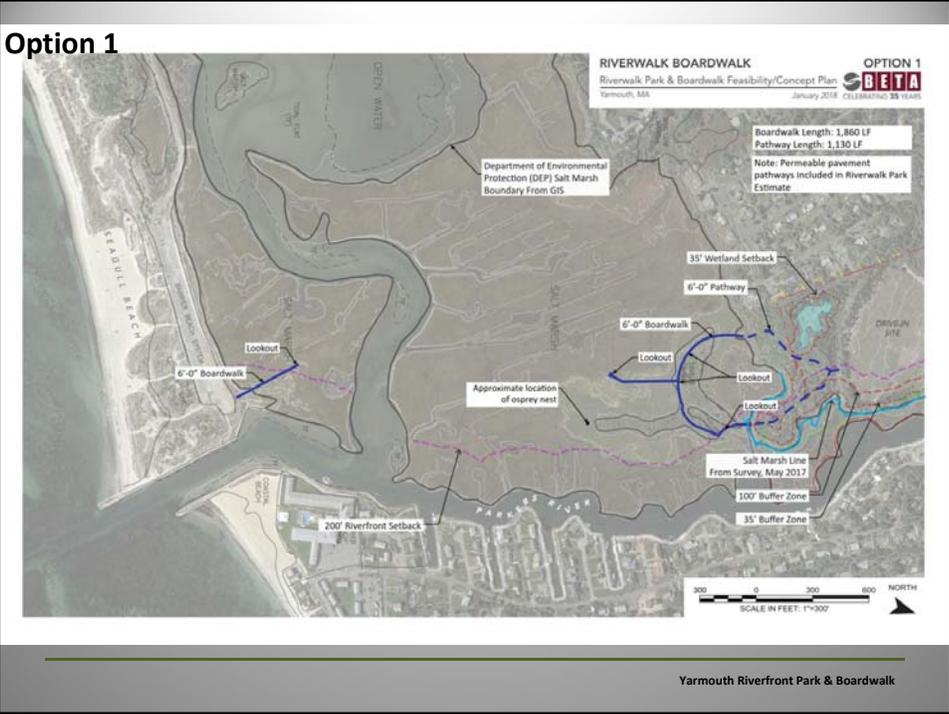
- Cost Estimates
- Funding



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Boardwalk Options

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Boardwalk Photo-visualizations

Option 3

Option 2

Option 1

VIEW 2 - West

- Photo Representation of the 3 Boardwalk Options from 3 views from the Gateway Isles neighborhood.
- Results are on the boards located around the room.
- Panoramic view is located on the wall.

Boardwalk - Option 2

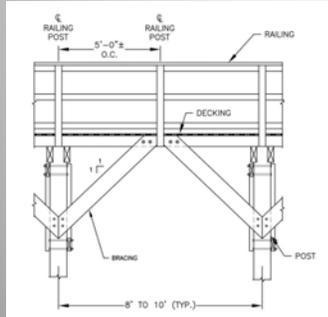
Yarmouth Riverfront Park & Boardwalk

Boardwalk Materials

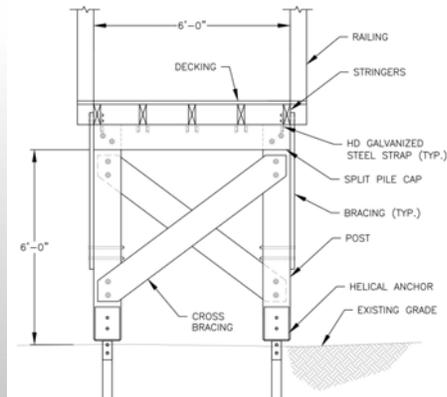
RIVERWALK PARK AND BOARDWALK MATERIALS LIST Updated September 20, 2017		
Element	Materials	Comments
BOARDWALK AND WOOD TRAILS:		
Boardwalk Deck	<ul style="list-style-type: none"> • IPE (Brazilian Hardwood) – sustainably harvested. • Southern Yellow Pine as an alternate. • Aluminum Grating at bump outs. 	<ul style="list-style-type: none"> • Cost estimate should include IPE, with an alternate for southern yellow pine. • IPE must be sustainably harvested.
Railings	<ul style="list-style-type: none"> • Wood posts and railings that flare out on the sides. 	<ul style="list-style-type: none"> • No Chromated Copper Arsenate (CCA) pressure treated wood. Alkaline Copper Quaternary (ACQ) is a less damaging pressure treated wood. • SS cable not used due to comments from public on noise from the wind whistling through the cables.
Pathways through Woods	<ul style="list-style-type: none"> • Permeable pavement. 	<ul style="list-style-type: none"> • Permeable pavement chosen to meet environmental regulations, for durability, easy handicap accessibility and no drainage required.
Interpretive Signage	<ul style="list-style-type: none"> • Signage at all entrances to boardwalk identifying use rules. • Signage along the boardwalk noting wildlife, osprey nests, plants, marsh ecosystem, etc. 	<ul style="list-style-type: none"> • Assume 8-10 interpretive signs along the Boardwalk. • Consultant to determine materials and sizes for estimating purposes.
Trash Cans	<ul style="list-style-type: none"> • One (1) Bigbelly Solar Trash Compactor 	<ul style="list-style-type: none"> • Locate a trash compactor at the entrance to the boardwalk at Seagull Beach

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Raised Boardwalk



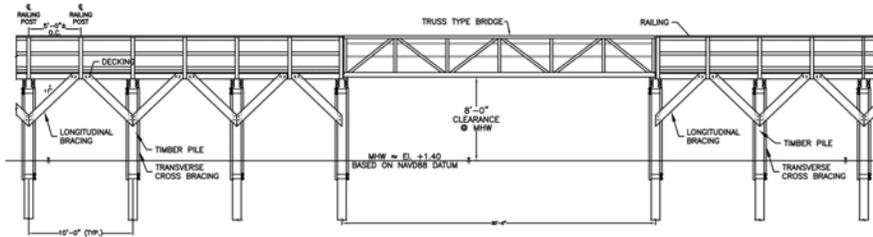
Elevation



Section



Crossing at Lewis Pond Channel



CREEK CROSSING ELEVATION

Elevation

Wood Boardwalk and Railing

Vertical Railing



Angled Railing can give the impression of more room

Yarmouth Riverfront Park & Boardwalk

Boardwalk Decking Materials



Grating at a corner bump-out



IPE – Brazilian Hardwood

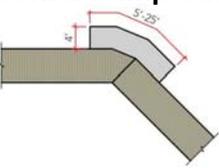


Donation naming

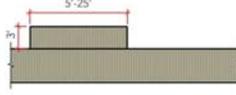
Yarmouth Riverfront Park & Boardwalk

Boardwalk Overlooks- Configurations

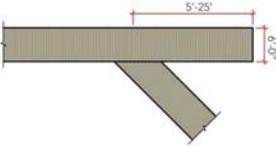
Corner bump-out



Side bump-out



Extension bump-out





Side bump-out



Extension bump-out

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Boardwalk Overlooks Interpretation



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Boardwalk Permitting Needs

Complex permitting environment with significant protected natural resources:

- Evaluate alternatives with respect to statutory & regulatory requirements/processes
- Develop permitting strategy
- Key permitting programs:
 - Massachusetts Environmental Policy Act (MEPA)
 - Wetlands Protection Act & Yarmouth Wetlands By-Law
 - Chapter 91 Waterways Licensing – Crossing of Lewis Pond inlet
 - US Army Corps of Engineers– boardwalk & navigation
 - Cape Cod Commission – Development of Regional Impact (DRI)



Yarmouth Riverfront Park & Boardwalk

Boardwalk – Construction & Soft Costs

SUMMARY OF PROJECT COSTS BOARDWALK OPTIONS February 9, 2018								
DESCRIPTION	OPTION 1 North & South		OPTION 1 North Side Only		OPTION 2		OPTION 3	
	Boardwalk: 1860 lf Channel: 0 lf Overlooks: 5 each	Boardwalk: 1490 lf Channel: 0 lf Overlooks: 4 each	Boardwalk: 3575 lf Channel: 175 lf Overlooks: 7 each	Boardwalk: 3460 lf Channel: 200 lf Overlooks: 7 each	Boardwalk: 3575 lf Channel: 175 lf Overlooks: 7 each	Boardwalk: 3460 lf Channel: 200 lf Overlooks: 7 each	Boardwalk: 3460 lf Channel: 200 lf Overlooks: 7 each	Boardwalk: 3460 lf Channel: 200 lf Overlooks: 7 each
Plank Materials:	Hardwood	Pine	Hardwood	Pine	Hardwood	Pine	Hardwood	Pine
CONSTRUCTION COSTS:								
Boardwalk (6' wide, 15' helicals)	\$ 1,283,400	\$ 1,060,200	\$ 1,028,100	\$ 849,300	\$ 2,466,750	\$ 2,037,750	\$ 2,387,400	\$ 1,972,200
Creek Crossing (6' wide, 20' pilings)	\$ -	\$ -	\$ -	\$ -	\$ 257,250	\$ 236,250	\$ 294,000	\$ 270,000
Railings (wood)	\$ 446,400	\$ 446,400	\$ 357,600	\$ 357,600	\$ 900,000	\$ 900,000	\$ 878,400	\$ 878,400
Overlooks (grating and wood railings)	\$ 43,000	\$ 43,000	\$ 34,400	\$ 34,400	\$ 60,200	\$ 60,200	\$ 60,200	\$ 60,200
Mobilization and Staging Area Prep	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
25% Contingency	\$ 468,200	\$ 412,400	\$ 380,025	\$ 335,325	\$ 946,050	\$ 833,550	\$ 930,000	\$ 820,200
5% Escalation Contingency	\$ 117,050	\$ 103,100	\$ 95,006	\$ 83,831	\$ 236,513	\$ 208,388	\$ 232,500	\$ 205,050
Subtotal for Construction:	\$ 2,458,050	\$ 2,165,100	\$ 1,995,131	\$ 1,760,456	\$ 4,966,763	\$ 4,376,138	\$ 4,882,500	\$ 4,306,050
DEVELOPMENT COSTS (design, permitting, bidding & construction administration):								
20% Development Contingency	\$ 55,000	\$ 55,000	\$ 55,000	\$ 55,000	\$ 63,000	\$ 63,000	\$ 63,000	\$ 63,000
Subtotal for Soft Costs:	\$ 330,000	\$ 330,000	\$ 330,000	\$ 330,000	\$ 378,000	\$ 378,000	\$ 378,000	\$ 378,000
TOTAL ESTIMATED BOARDWALK DEVELOPMENT & CONSTRUCTION:	\$ 2,788,050	\$ 2,495,100	\$ 2,325,131	\$ 2,090,456	\$ 5,344,763	\$ 4,754,138	\$ 5,260,500	\$ 4,684,050

Notes:
 1. Summary Table includes 6' wide boardwalk with 15' helical foundation for the boardwalk over the marsh and 20' pilings for the creek crossing.
 2. Development Costs include Site Investigation, Survey, Borings, Preliminary Design, Final Design, Advertising and Bidding, Permitting and Construction Support.
 3. Permits anticipated include MEPA, Wetlands NOI, Chapter 91 and Army Corp (excludes EIR, special studies).

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Boardwalk Potential Funding Sources

- Community Preservation Act (CPA) Funds - good source of local match for other grants
- Tourism Revenue Preservation Funds
- State Recreation Funds through the Division of Conservation Services (DCR)
- Seaport Grants
- Parkland Acquisitions and Renovations for Communities (PARC) Grant Program
- Other Grant Opportunities

Yarmouth Riverfront Park & Boardwalk

Boardwalk – Maintenance Costs

Estimated Annual Maintenance Costs Boardwalk Options		
Boardwalk Option	Length (feet)	Estimates
Option 1 – North & South Sides	1,860	\$9,300
Option 1 – North Side Only	1,490	\$7,450
Option 2	3,750	\$18,750
Option 3	3,660	\$18,300

- Average maintenance cost of \$5/foot
- Does not account for more severe impacts from storm events.
- Costs could be offset with sale of boardwalk planks.

Yarmouth Riverfront Park & Boardwalk

Questions & Comments

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Next Steps

- Committee Discussion/Recommendations
Meeting April 11, 2018
- Presentation to Board of Selectmen
Meeting April 24, 2018

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