

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 **IN-PERSON MEETING**

Name of committee, board, etc:	Planning Board
Date of Meeting:	June 16, 2021
Time:	4:30 p.m.
Place:	Town Hall Hearing Room 1146 Route 28, South Yarmouth, MA 02664

Agenda (Topics to be discussed):

1. **Community Visioning Presentation:** Presentation on the latest information on the Community Visioning Project and 2nd Visioning Survey.
2. Meeting Minutes
3. Board of Appeals Agenda & Decisions
4. Committee Updates from Board Members
5. Board Member Items
6. Correspondence
7. Staff Updates
8. Upcoming Meetings:
 - a. July 7, 2021
 - b. July 14, 2021
9. Adjournment

YARMOUTH TOWN CLERK

'21JUN14AM10:15 REC

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

Posted By (Name):	Kathleen D. Williams
Signature:	<i>Kathy Williams</i>



Yarmouth Community Visioning

Setting Our Course • Charting Our Future

Visioning Project Update Public Presentation

JUNE 16, 2021



What is Visioning?

- ❖ A community driven process to find out what we want Yarmouth to be like in the future

Why are we doing this?

- ❖ Create a community Vision Statement and list of general goals to help us reach that shared vision
- ❖ Provide tools to help guide future decisions by Town leaders
- ❖ Support the update to the Local Comprehensive Plan, which serves as our Town's master plan




Public Outreach & Engagement

Total Responses: 470

- Community Survey – 382 responses
November 2020 – January 15, 2021
- Workshops – 82 participants
November 18, 2020
December 7, 2020
December 15, 2020
- Business Roundtable – 6 participants
January 27, 2021



What did we ask?

-  1. What are Yarmouth's strengths and assets?
-  2. What are Yarmouth's challenges?
-  3. What is your vision for Yarmouth?



What did we hear?

History and Culture

Recreation

Natural Areas, Open Space, and Conservation

Social Networks

Affordability and Housing

Age-Friendly Community

Municipal

Location on the Cape

Land Development/Town Center

Economic Development

Technology/Broadband Access

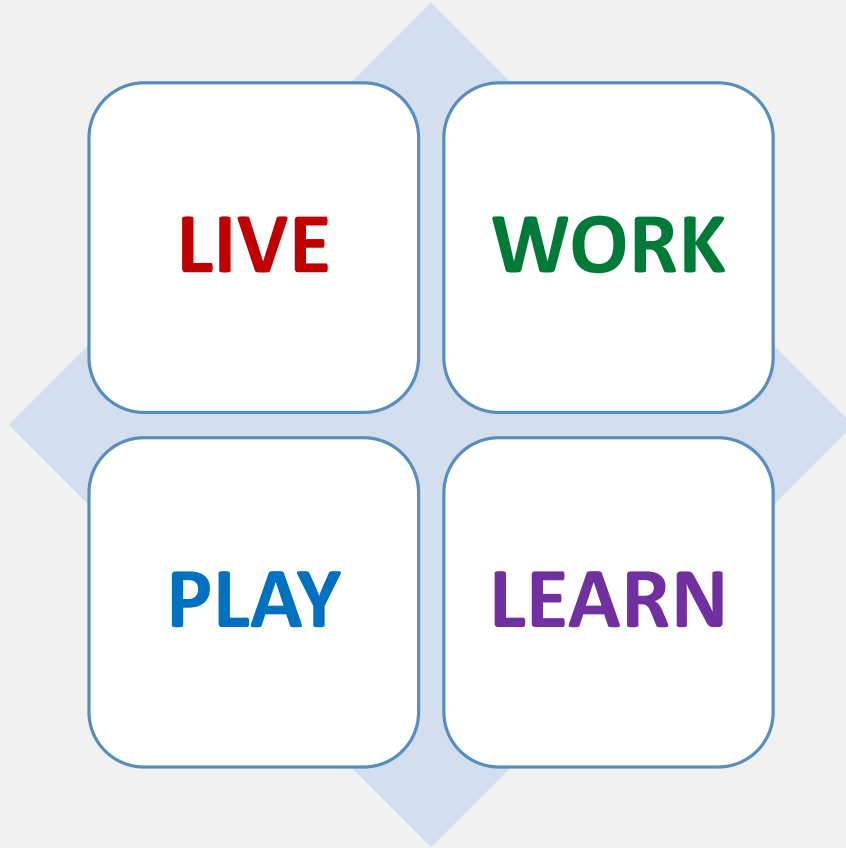
Sustainability

Connectivity and Mobility

Public Health

Education

VISION & GOALS: Main Topics & Actions



LIVE

As a great place to **LIVE**, Yarmouth is a Town that...

- Improves and protects its unique natural environment, water resources and open spaces.
- Enjoys a strong sense of community that fosters belonging and inclusivity.
- Is aesthetically pleasing with attractive residential developments, commercial corridors & historic districts.
- Offers quality housing.
- Is a safe place to live with high quality municipal services, facilities and infrastructure.
- Cares for the more vulnerable members of the community.
- Communicates effectively and transparently.
- Offers robust senior services and facilities.
- Minimizes adverse impacts on the environment through planning and mitigation.

WORK

As a great place to **WORK**, Yarmouth is a Town that...

- Has a thriving, diverse year round economy with a variety of quality job opportunities and businesses.
- Promotes our strong hospitality and tourism sectors.
- Protects the environment while promoting economic development.
- Is business friendly.
- Embraces walkability, bikeability and public transit access.

PLAY

As a great place to **PLAY**, Yarmouth is a Town that...

- Has an abundance of year round recreational opportunities, programs and entertainment for all ages.
- Has opportunities to socialize through civic/social clubs, volunteerism and community events.
- Offers ample public access to beaches, waterways and natural resources for recreation.

LEARN

As a great place to **LEARN**, Yarmouth is a Town that...

- Strives for educational excellence and well maintained public school facilities in a cost effective way.
- Provides opportunities for life-long learning.
- Has modernized Library facilities that offer a variety of activities and programs for all ages.

LIVE: As a great place to **LIVE**, Yarmouth is a Town that enjoys a strong sense of community that fosters belonging and inclusivity. Is aesthetically pleasing with attractive residential developments, commercial corridors, and historic districts.

GOAL: COMMUNITY CHARACTER & DESIGN

Preserve:

- ❖ Cape Cod charm, friendly small town feel and safe quiet neighborhoods
- ❖ Cultural and historic areas/buildings; and traditions, community events, and social clubs

Promote:

- ❖ Inclusivity, diversity, and attracting more young people and families
- ❖ Community events and festivals; and Town's history, historic buildings and sites
- ❖ Responsible growth that doesn't overbuild the community
- ❖ Eliminate or improve blighted, vacant or nuisance properties

Provide:

- ❖ Places for people to gather, a focal point that creates a sense of identity (Town Center/Green)
- ❖ Modified zoning/improved design standards and aesthetics along commercial corridors

LIVE: As a great place to **LIVE**, Yarmouth is a Town that improves and protects its unique natural environment, water resources and open spaces.

GOAL: ENVIRONMENT (Water Resources & Open Space)

Preserve:

- ❖ Drinking water, air quality, water resources, wetlands, marshlands, and natural habitats.
- ❖ Public open spaces, beaches, conservation areas, bogs and walking trails.

Promote:

- ❖ Seeking land acquisitions that protect natural and water resources, and expands open spaces.
- ❖ Development placement that protect water resources and open spaces.

Provide:

- ❖ Municipal wastewater to safeguard and improve water quality, fisheries and shellfish habitat, recreational opportunities, and promote redevelopment.
- ❖ Education on fertilizer use and management.
- ❖ Well-maintained high quality open spaces, beaches and conservation areas.

LIVE: As a great place to **LIVE**, Yarmouth is a Town that is a safe place to live with high quality municipal services, facilities and infrastructure. Cares for the more vulnerable members of the community. Communicates effectively and transparently.

GOAL: TOWN SERVICES

Preserve:

- ❖ Strong commitment to public safety; and existing services and facilities provided by the Town

Promote:

- ❖ Reduction in waste and litter
- ❖ More participation in local government and regional solutions
- ❖ Connecting those struggling with substance abuse with available social services/programs

Provide:

- ❖ Resource connections with organizations that address food security
- ❖ Adequate maintenance of municipal buildings, infrastructure, and other assets
- ❖ Effective/efficient government with tax rates that balances services, facilities & infrastructure
- ❖ Opportunities for effective and transparent communication with the community

LIVE: As a great place to **LIVE**, Yarmouth is a Town that offers robust senior services and facilities.

GOAL: AGE-FRIENDLY

Preserve:

- ❖ Offers robust senior services and facilities

Promote:

- ❖ Enhanced accessibility and amenities for those with disabilities
- ❖ More ways to counter community isolation for seniors and more senior transit options

Provide:

- ❖ Invest in facilities and services for older residents and encourage multi-generational programs

LIVE: As a great place to **LIVE**, Yarmouth is a Town that minimizes adverse impacts on the environment through planning and mitigation.

GOAL: CLIMATE RESILIENCY & SUSTAINABILITY

Preserve:

- ❖ The environment

Promote:

- ❖ Planning/mitigation due to a changing climate, sea level rise, flooding and coastal erosion
- ❖ Waste reduction, reuse and recycling
- ❖ Reductions in energy consumption and vehicle emissions
- ❖ Energy efficiencies and renewable sources of energy

Provide:

- ❖ Public outreach and education on energy conservation and opportunities
- ❖ More electric charging stations throughout Town
- ❖ Continued application for grants for energy and climate resiliency projects

WORK: As a great place to **WORK**, Yarmouth is a Town that has a thriving, diverse year round economy with a variety of quality job opportunities and businesses. Promotes our strong hospitality and tourism sectors. Protects the environment while promoting economic development. Is business friendly.

GOAL: ECONOMY

Preserve:

- ❖ Strong seasonal tourism

Promote:

- ❖ Economic growth/employment diversification to generate quality year round jobs
- ❖ Support existing businesses and attract new businesses and year round employees
- ❖ Incentivize business growth and redevelopment of commercial corridors
- ❖ Appeal as a tourist destination and brand the Town as a premier vacation destination
- ❖ Better working relationship between municipal government and the business community

Provide:

- ❖ Streamlined regulations/permitting/licensing to make it more efficient to do business
- ❖ Municipal wastewater system along commercial corridors to promote quality redevelopment
- ❖ Expansion of a broadband alternative to work at home and attract/retain businesses

WORK: As a great place to **WORK**, Yarmouth is a Town that embraces walkability, bikeability and public transit access.

GOAL: CONNECTIVITY & MOBILITY

Preserve:

- ❖ Existing nature paths and trails

Promote:

- ❖ Traffic safety improvements, and bike/pedestrian accommodations for MassDOT projects
- ❖ Traffic safety, and congestion and speed reduction
- ❖ Easier and expanded access to the regional bus services and ride share programs

Provide:

- ❖ More pedestrian and bicycle infrastructure (i.e sidewalks, bike lanes, and shared use pathways)
- ❖ Connections between existing bike trails and destination locations and infilling sidewalk gaps
- ❖ Adequate funding for road maintenance and drainage programs

PLAY:

As a great place to **PLAY**, Yarmouth is a Town that has an abundance of year round recreational opportunities, programs and entertainment for all ages. Has opportunities to socialize through civic/social clubs, volunteerism and community events. Offers ample public access to beaches, waterways and natural resources for recreation.

GOAL: RECREATION & ENTERTAINMENT

Preserve:

- ❖ Recreational programs and camps.
- ❖ Parks, playgrounds, beach facilities, public golf courses and conservation areas with trails
- ❖ Access to the water through public boat launches, fishing piers, beaches, and ways to water

Promote:

- ❖ Year round recreational opportunities including possible community center with pool
- ❖ Entertainment options for young people; and expansion/protection of conservation areas/trails

Provide:

- ❖ Well-maintained recreational facilities and conservation trails
- ❖ Improved water quality to maintain our recreational swimming, boating, fishing, & shellfishing
- ❖ Expanded recreational facilities, programs, entertainment opportunities and community events

LEARN: As a great place to **LEARN**, Yarmouth is a Town that Strives for educational excellence and well maintained public school facilities in a cost effective way. Has opportunities for life-long learning.

GOAL: EDUCATION & LEARNING

Preserve:

- ❖ Variety of educational opportunities provided by public, private and religious institutions
- ❖ High quality vocational training at the Cape Cod Regional Technical High School

Promote:

- ❖ A balanced working relationship with our educational partners
- ❖ Expansion of educational opportunities for all ages
- ❖ Educational vacations (arts, marine, eco-tourism)
- ❖ Better integration of the schools into the overall community (after school programs/adult ed)

Provide:

- ❖ Continued educational programming for seniors through the Senior Center
- ❖ Continued arts and educational programs at the Cultural Center, HSOY
- ❖ Improved educational standards/infrastructure in K-12 public schools in an affordable way

LEARN: As a great place to **LEARN**, Yarmouth is a Town that has modernized Library facilities that offer a variety of activities and programs for all ages.

GOAL: LIBRARIES

Preserve:

- ❖ Public Library facilities offering programs, materials and activities

Promote:

- ❖ Libraries as education centers

Provide:

- ❖ Modernized Library facilities to accommodate future needs, serving as multi-generational meeting place for a variety of activities with increased hours, materials and services.

LIVE - ENVIRONMENT (Water Resources & Open Space)

Vision: Improves and protects its unique natural environment, water resources and open spaces.

Please rate the following goals on how important you feel they are toward helping Yarmouth achieve its environmental vision.

1. Preserving drinking water and air quality, water resources, wetlands, marshlands, and natural habitats.

1- Not at all important 2- Not so important 3- Somewhat important 4- Very important 5- Extremely important Don't know

2. Preserving public open spaces, beaches, conservation areas, bogs and walking trails.

1- Not at all important 2- Not so important 3- Somewhat important 4- Very important 5- Extremely important Don't know

8. Do you recommend any other environmental goals?

SECOND SURVEY

Example

WHAT'S NEXT!

Second Survey: June 1st through July 31st

<https://www.surveymonkey.com/r/28SB3NV>



For more information go to:

<http://www.yarmouth.ma.us/1838/Community-Visioning>



Questions

<https://www.surveymonkey.com/r/28SB3NV>

Town of Yarmouth
MINUTES OF THE PLANNING BOARD MEETING OF
June 2, 2021

The Yarmouth Planning Board held a Business Meeting at **5:30** p.m. on Wednesday **June 2, 2021** via a Virtual Meeting pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law in response to the COVID-19 pandemic.

Planning Board Present: Brad Goodwin, Joanne Crowley, Susan Brita, Tom Baron, Liz Hartsgrove, and Will Rubenstein

Planning Board Absent: Chris Vincent

Staff Present: Kathy Williams, Town Planner

Guests: Robert Ciavarra

1. **Meeting Opening:** Chair Joanne Crowley opened the virtual meeting at 5:32 PM and took a roll call to establish quorum. Kathy Williams, Town Planner, served as the Moderator for the virtual meeting and read the attached statement regarding the reason for the virtual meeting and provided an overview on how remote participation works. All votes were taken by roll call and the meeting was livestreamed on the Town of Yarmouth YouTube Channel.
2. **Great Island Plaza:** Discussion and consideration of a support letter for a state grant application by the owner for redevelopment of Great Island Plaza at 590-602 Route 28, West Yarmouth.

Robert Ciavarra, representing the owner, gave a brief overview of the grant application being submitted to the Underutilized Properties Program regarding the proposed improvements at Great Island Plaza. Mr. Ciavarra is hoping to get a letter of support for the grant application from the Planning Board. Mr. Ciavarra noted that costs have increased and the owner is having difficulty obtaining financing and they are seeking grant funding. Kathy Williams showed renderings, site plans and elevations of the proposed development and noted the attached draft support letter included in the meeting packet.

After a brief question and answer period, the Board voted as follows:

VOTE: On a motion by Brad Goodwin, and seconded by Will Rubenstein, the Planning Board voted (5-1) to forward the grant support letter as written, with Joanne Crowley, Brad Goodwin, Will Rubenstein, Liz Hartsgrove, and Tom Baron voting in favor, and Susan Brita voting against.

3. **Cape Cod Commission (CCC) Development of Regional Impact (DRI) Review:** Discussion and possible comment letter to the CCC on the DRI Application by Blue Sky Towers III, LLC, for a 120' monopole wireless communication tower and ground equipment to be located at 1044 Route 28, South Yarmouth, Assessor Map 50, Parcel 189.1.

The Board reviewed the attached revised comment letter on the wireless communication tower DRI application. This revised letter incorporated comments from the May 19, 2021 Planning Board meeting where the proposal had been discussed in more detail. After a brief discussion, the Board members eliminated the text "and its location" in the last sentence of the fourth paragraph, and voted as follows:

VOTE: On a motion by Liz Hartsgrove, and seconded by Will Rubenstein, the Planning Board voted (5-0-1) to accept the comment letter on the Blue Sky DRI application, as

amended, with Joanne Crowley, Brad Goodwin, Will Rubenstein, Liz Hartsgrove, and Tom Baron voting in favor, and Susan Brita abstaining.

4. **Community Visioning:** Discussion on Board of Selectmen update meeting, second survey launch, future visioning presentation and publicity.

Joanne Crowley gave a brief overview of the visioning update given to the Board of Selectmen on May 25th, with the Board showing their interest in the project and how the results may help them with their own goals.

Kathy Williams gave an overview of the publicity for the second survey and virtual presentation on June 16th, including updates to the website, constant contact, news item, social media, ATM postcard, press release, flyers, notifications, channel 18 bulletin, Community Information Board and hard copies of the surveys at the libraries and senior center. The attached updated implementation schedule was also briefly reviewed.

5. **Meeting Minutes:**

- a. **May 19, 2021:** On a motion by Tom Baron, and seconded by Brad Goodwin, the Planning Board voted (6-0) to approve the meeting minutes of May 19, 2021, with Joanne Crowley, Brad Goodwin, Will Rubenstein, Liz Hartsgrove, Tom Baron, and Susan Brita voting in favor.

6. **Board of Appeals Agenda & Decisions:** None.

7. **Committee Updates from Board Members:**

- a. **Community Preservation Committee (CPC):** Liz Hartsgrove noted the success of all the CPA articles at the Annual Town Meeting, with the exception of one article which was postponed.
- b. **Community & Economic Development Committee (CEDC):** Joanne Crowley noted that with Peter Smith now on the Board of Selectmen, Ken Smith was voted as the new CEDC Chair. She indicated the CEDC has authorized funding for snow fencing for events at the former Drive-In Site. Ms. Crowley also mentioned a clarification by Mary Vilbon that no Tourism Revenue Preservation Funds (TRPFs) go towards support of the Route 6 visitor's center.

8. **Board Member Items:**

- a. Will Rubenstein inquired about how the Planning Board would be meeting with the end of the state of emergency. The Planning Board will meet virtually on June 16th as the meeting had already been advertised as a presentation on the visioning project, but the Board wants to start meeting in person on July 7th. Will Rubenstein also inquired as to the absence of Planning Board member Chris Vincent. Joanne Crowley noted that she would be calling Chris to discuss.
- b. Tom Baron inquired as to when the Riverwalk Park/Boardwalk construction would start. Kathy Williams indicated about 18 months. Mr. Baron commented on the Parkers River Bridge, which is looking good and nearing completion. Lastly, Mr. Baron noted the start of Phase 1 of the Higgins Crowell shared use pathway.

9. **Correspondence:** Attachments noted below were sent to the Planning Board via e-mail.

10. **Staff Updates:** Kathy Williams gave a brief update on the Drive-In Site Solicitation of Interest noting that one application had been received.

11. **Upcoming Meetings:**

- a. June 16, 2021 – Visioning Presentation at 4:30 PM
- b. July 7, 2021

12. **Adjournment: VOTE: On a motion by Tom Baron, seconded by Will Rubenstein, the Planning Board voted unanimously (6-0) to adjourn at 6:35 PM.**

ATTACHMENTS:

- **June 2, 2021 Agenda**
- **Script - Explaining Remote Access Planning Board Meeting**
- **Great Island Plaza:** Draft support letter, renderings, architectural elevation, site plans, information on the Underutilized Properties Program, and May 13, 2021 e-mail from Robert Ciavarra
- **Cape Cod Commission (CCC) Development of Regional Impact (DRI) Review:** Revised draft Planning Board comment letter
- **Community Visioning:** Updated implementation timeline, June 2, 2021
- **Draft Meeting Minutes:** May 19, 2021
- **Miscellaneous Correspondence:**
 - Conservation Commission Agendas for May 20, 2021 and June 3, 2021
 - Results of Town of Yarmouth Election 5/18/21
 - May 21, 2021 Letter from Joanne Crowley, Planning Board Chair to the Cape Cod Commission on the Draft Climate Action Plan
 - May 28, 2021 Memo from Julie Mockabee, Yarmouth Historical Commission Chair, on the Blue Sky Tower Monopole DRI with attachment
 - June 1, 2021 Memo from Kathy Williams, Town Planner, to John McCormack CCC Regulatory Committee Chair regarding comments on the Blue Sky Tower Monopole DRI Application
 - May 31, 2021 Memo from Kathy Williams, Town Planner, to John McCormack CCC Regulatory Committee Chair regarding Yarmouth permit requirements for the Blue Sky Tower Monopole
 - May 20, 2021 Memo from Joanne Crowley, Planning Board Chair, to the Board of Selectmen regarding the Community Visioning Project Update, along with attachments and PowerPoint presentation
 - MassDOT Flyer on Capital Investment Plan public meetings 6/3/21
 - May 8, 2021 Letter from an unknown resident of Yarmouth Port, to the Planning Board regarding parking along Route 6A, along with attached photos
 - Barnstable Zoning Amendment Hearing Notice for 5/24/21 regarding revisions to the accessory dwelling unit bylaw.
 - Barnstable Zoning Amendment Hearing Notice for 5/24/21 regarding accessory dwelling unit sizes.

Approved on _____:

On a motion by _____, and seconded by _____, the Planning Board voted (?-?) to approve the meeting minutes of June 2, 2021.