

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:	Planning Board
Date of Meeting:	October 20, 2021
Time:	5:30 p.m.
Place:	Town Hall Hearing Room 1146 Route 28, South Yarmouth, MA 02664 OR Zoom Link: https://us02web.zoom.us/j/89836415124 Phone: +1 301 715 8592 and enter webinar ID: 898 3641 5124

This is to formally advise that, as required by G.L. Chapter 30A, §§ 18-25, and pursuant to Chapter 20 of the Acts of 2021, *An Act Relative to Extending Certain COVID-19 Measures Adopted During the State of Emergency*, signed into law on June 16, 2021, the Yarmouth Planning Board will hold a public meeting at the date and time noted above. The public is welcome to attend either in-person or via the alternative public access provided above.

Agenda (Topics to be discussed):

1. **Community Visioning**: Discuss potential amendments to the draft Vision Statement and Goals based on input from the 2nd Visioning Survey and discussion on draft Vision Plan.
2. **Zoning Amendments**: Preparations for Special Town Meeting.
3. Meeting Minutes
4. Board of Appeals Agenda & Decisions
5. Committee Updates from Board Members
6. Board Member Items
7. Correspondence
8. Staff Updates
9. Upcoming Meetings:
 - a. October 26, 2021 – Special Town Meeting
 - b. November 3, 2021
10. Adjournment

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>

Town of Yarmouth

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YARMOUTH TOWN CLERK

'21OCT15PM1:52 REC

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

DRAFT VISION STATEMENT

October 14, 2021

YARMOUTH – Live, Work, Play and Learn

VISION: We want Yarmouth to be an attractive, affordable, inclusive community with a clean, healthy environment; a strong economic base with diverse business interests; abundant places for fun, leisure, and socializing; and opportunities for life-long learning.

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

- Improves and protects its unique natural environment, water resources, wildlife habitat and open spaces.
- Enjoys a strong sense of community that fosters belonging and inclusivity.
- Is aesthetically pleasing with attractive residential developments, commercial corridors and 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.

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.
- Promotes economic development that takes into consideration environmental and infrastructure impacts.~~Protects the environment while promoting economic development.~~
- ~~Is~~Has a business friendly approach balanced with community goals and interests.
- ~~Embraces walkability, bikeability and public transit access.~~Integrates accessible, safe and responsible network of mobility system opportunities throughout the community to support a stronger economy and higher standard of living.

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.

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

- ~~Strives for~~Is committed to educational excellence and life-long learning in well-maintained public school facilities that are operated 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.

Draft Planning Board Compilations – October 14, 2021 – Goals 1-11

DRAFT GOALS TO MEET OUR VISION

LIVE: Themes/Vision/Goals:

1. ENVIRONMENT (Water Resources & Open Space):

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

Goals:

Preserve:

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

Promote:

- Use of native plant species and sustainable yards.
- Actively seeking land acquisitions that protect natural and water resources, wildlife habitat and connectivity, and expands open spaces.
- Development placement that protect water resources and open spaces, and encourages redevelopment over new development.

Provide:

- Municipal wastewater system to safeguard and improve water quality, fisheries and shellfish habitat, recreational **opportunities**, and promote redevelopment.
- Education on proper fertilizer use and management, and best practices for proper lawn care.
- Well-maintained high quality open spaces, beaches and conservation areas.

2. COMMUNITY CHARACTER & DESIGN:

Vision: Enjoys a strong sense of community that fosters belonging and inclusivity. Is aesthetically pleasing with attractive residential developments, commercial corridors, and historic districts.

Goals:

Preserve:

- Cape Cod charm, friendly small town feel and safe quiet neighborhoods.
- Cultural and historic areas and buildings.
- Traditions, community events, festival, parades, and civic and social clubs that encourage social interactions.

Promote:

- Inclusivity, diversity, and attracting more young people and families.
- Expansion of community events and festivals.
- Town's history, historic buildings and sites.
- ~~Responsible~~ Residential and commercial growth management that focuses on redevelopment that doesn't overbuild or overcrowd the community.
- Ways to eliminate or improve blighted, vacant or nuisance properties.

Provide:

- Places for people to gather, a focal point that creates a sense of identity, which may include—~~explore idea of~~ a new Town Center, Village Green or Common and/or enhancements to existing villages.
- Modified zoning and improved design standards and aesthetics along commercial corridors.

Draft Planning Board Compilations – October 14, 2021 – Goals 1-11

3. HOUSING:

Vision: Offers quality housing.

Goals:

Preserve:

- Existing year round housing stock.

Promote:

- Increase in year round use of existing housing stock.

Provide:

- More quality year-round affordable and workforce housing for rental and homeownership.
- Affordable housing dispersed throughout the Town which does not overcrowd or overtax the environment or infrastructure.
- More seasonal employee housing opportunities.

4. TOWN SERVICES:

Vision: 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.

Goals:

Preserve:

- Strong commitment to public health and safety.
- Existing services and facilities provided by the Town.

Promote:

- Reduction in waste and litter.
- More pParticipation in local government and regional solutions.
- Connecting those struggling with substance abuse Collaboration with available local social services providers that oversee substance abuse, food insecurity and mental health programs.

Provide:

- ~~Resource connections with organizations that address food security.~~
- Adequate maintenance of municipal buildings, infrastructure, and other assets.
- Effective and efficient government with tax rates that balances services, facilities and infrastructure needs through prioritization.
- ~~Opportunities for e~~ Effective, timely and transparent communication with the community, and easier access to information.

5. AGE-FRIENDLY:

Vision: Offers robust senior services and facilities.

Goals:

Preserve:

- ~~Senior Center offering~~ A variety of community centered and complementary programs, activities, education and socialization opportunities for seniors.

Promote:

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

Provide:

- Investment in facilities and services for older residents and active seniors, and that encourages diverse and multi-generational programs and partnering with the schools.

Draft Planning Board Compilations – October 14, 2021 – Goals 1-11

6. CLIMATE RESILIENCY & SUSTAINABILITY:

Vision: Minimizes adverse impacts on the environment through planning and mitigation.

Goals:

Preserve:

- ~~The environment.~~ The eEnvironmental al health, biodiversity and natural ecosystems.

Promote:

- Planning and mitigation to address impacts related to a changing climate including sea level rise, flooding and coastal erosion.
- Waste and plastic reduction, reuse and recycling.
- Reductions in energy consumption and vehicle emissions.
- Energy efficiencies and renewable sources of energy.
- Roof mounted solar throughout the Town.

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: Themes/Vision/Goals:

7. ECONOMY:

Vision: Has a thriving, diverse year round economy with a variety of quality job **opportunities** and businesses. Promotes our strong hospitality and tourism sectors. Promotes economic development that takes into consideration environmental and infrastructure impacts. ~~Protects the environment while promoting economic development.~~ Has a business friendly approach balanced with community goals and interests.

Goals:

Preserve:

- Strong seasonal tourism.

Promote:

- Economic growth and employment diversification to generate quality year round jobs.
- Support existing businesses and attract new businesses.
- Support for attracting and retaining year round and seasonal employees.
- Local, state and federal programs and grants ~~Opportunities~~ that incentivize business growth and redevelopment.
- Redevelopment of commercial corridors to grow our economy, improve the aesthetics of commercial corridors and protect open space.
- Existing strengths to encourage business development.
- Appeal as a tourist destination.
- Educational vacations (arts, marine, eco-tourism).
- Family friendly activities to brand the Town as a premier vacation destination.
- Mid-cape location.
- Better working relationship between municipal government and the business community.

Provide:

- Expansion of a broadband alternative to facilitate people working at home and for business attraction and retention.

Draft Planning Board Compilations – October 14, 2021 – Goals 1-11

- Streamlined regulations/permitting/licensing to make it more efficient to do business in Yarmouth.
- Municipal wastewater system starting with the main commercial corridors to promote quality redevelopment.
- ~~Expansion of a broadband alternative to facilitate people working at home and for business attraction and retention.~~

8. CONNECTIVITY & MOBILITY:

Vision: ~~Embraces walkability, bikeability and public transit access.~~ Integrates accessible, safe and responsible network of mobility system opportunities throughout the community to support a stronger economy and higher standard of living.

Goals:

Preserve:

- Existing nature paths and trails.
- Current affordable options available to the community.

Promote:

- ~~Traffic safety improvements, and~~ Expanding dedicated pedestrian and bicycle areas accommodations for, including prioritized MassDOT projects along Route 28 and Route 6A.
- Continual examination of opportunities to improve ~~T~~ traffic safety, ~~and~~ congestion and speed reduction.
- ~~Easier and expanded~~ Improved access to the regional bus services and ride share programs as an asset towards sustainable development.

Provide:

- Creative ways to integrate multiple modes safely along destination routes. ~~More pedestrian and bicycle infrastructure (i.e. sidewalks, bike lanes, and shared use pathways).~~
- ~~€~~ Increase connections capabilities between existing bike trails and destination locations (i.e. sidewalks, bike lanes, and shared use pathways) ~~and infilling sidewalk gaps.~~
- Consistent financial and operational resources to properly sustain existing and future transportation and mobility infrastructure. ~~Adequate funding for road maintenance and drainage programs.~~

PLAY: Themes/Vision/Goals:

9. RECREATION & ENTERTAINMENT:

Vision: 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.

Goals:

Preserve:

- Existing recreational programs and camps.
- Existing parks, playgrounds, beach facilities, public golf courses and conservation areas that offer walking, hiking and mountain biking trails.
- Existing access to the water through public boat launches, fishing piers, beaches, and town ways to water.

Promote:

- Expansion of year round recreational options opportunities ~~including exploring support for a central community center with possible indoor swimming pool.~~
- Entertainment options for young people.
- Expansion and protection of conservation areas and trails.

Draft Planning Board Compilations – October 14, 2021 – Goals 1-11

Provide:

- Well-maintained recreational facilities and conservation trails.
- Improved water quality to maintain our recreational swimming, boating, fishing, and shell-fishing.
- Expanded recreational programs, entertainment **opportunities** and community events.
- Expanded recreational facilities **and public water access**.

LEARN: Themes/Vision/Goals:

10. EDUCATION & LEARNING:

Vision: ~~Strives for~~ **Is committed to** educational excellence and **life-long learning in** well-maintained **public school facilities** **that are operated** in a cost-effective way. ~~Has opportunities for life-long learning.~~

Goals:

Preserve:

- High quality vocational training at the Cape Cod Regional Technical High School.
- Availability of ~~a variety of~~ educational **choices**~~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~~ **Increased availability and access to** educational **programs**~~opportunities~~ for all ages.
- ~~Educational vacations (arts, marine, eco-tourism).~~
- Better integration of the schools into the overall community with after school programs, ~~and~~ adult education **and community recreation**.

Provide:

- ~~Continued educational programming for seniors through the Senior Center.~~
- ~~Continued arts and educational programs at the Cultural Center of Cape Cod, Historical Society of Old Yarmouth, and similar institutions.~~
- Improved educational standards and quality infrastructure in our K-12 public schools **that are maintained and operated** in an effective, efficient and affordable way.
- Continued arts and educational programs at the Cultural Center of Cape Cod, Historical Society of Old Yarmouth, and similar institutions.
- Continued educational programming for seniors through the Senior Center.

11. LIBRARIES:

Vision: Has modernized Library facilities that offer a variety of activities and programs for all ages.

Goals:

Preserve:

- Public Library facilities offering programs, materials and activities.

Promote:

- Libraries as education, **recreation and cultural gathering spaces**~~centers~~.

Provide:

- **Modernized**New Library facilities ~~to that~~ accommodate future needs **and can serve while serving** as **a** multi-generational meeting places.
- ~~for a~~A variety of **activities programs and events**, ~~with with~~ **increased hours, materials and services****improved technology and automation**.

Town of Yarmouth
MINUTES OF THE PLANNING BOARD MEETING OF
October 6, 2021

The Yarmouth Planning Board held a Hybrid in-person/remote access Business Meeting at **5:30** p.m. on Wednesday **October 6, 2021** in the Hearing Room at the Yarmouth Town Offices located at 1146 Route 28, South Yarmouth, MA.

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

Planning Board Absent: Liz Hartsgrove

Staff Present: Kathy Williams, Town Planner

1. **Meeting Opening:** Chair Joanne Crowley opened the hybrid meeting (includes both in person and remote participation) by reading the attached statement. All Planning Board members were in-person.
2. **Community Visioning:**
 - a. Joanne Crowley noted that each of the Board Members reviewed in more detail the 2nd survey results for one or two of the goals and offered the attached comments/potential edits to the draft Vision/Goals. The Town Planner also offered the attached potential amendments to all of the Goals for consideration by the Board.
 - 1) **Environment:** Tom Baron gave an overview of his summary highlighting beaches, walkway connectivity, bog reclamation and municipal wastewater. Kathy Williams gave an overview of her edits highlighting wildlife habitat, use of native plant species and sustainable yards, and encouraging redevelopment over green field development. After discussion, the Board wanted to incorporate edits from the Town Planner, modified to remove the reference to water resources & open space in the goal title and noting “new” development rather than “green-field” development.
 - 2) **Community Character & Design:** Chris Vincent gave an overview of his summary highlighting comments on forced demolition or maintenance of blighted properties, low priority of a town center with the emphasis on cleaning up what we have, comments related to Old Kings Highway’s strict design standards and impacts on the ability to install solar, and appreciation for Chief Frederickson’s robo-calls. Kathy Williams gave an overview of her edits highlighting growth management, ways to address chronic noise, and softening the emphasis on the town center. After discussion, the Board wanted to incorporate edits from the Town Planner, modified to note growth management that focuses on redevelopment, and removal of specific reference to noise. Although the Board did not include any goals related to Old Kings Highway or noise, they did feel these comments should be brought to the attention of the Board of Selectmen.
 - 3) **Housing:** Brad Goodwin gave an overview of his summary highlighting the variations in the written responses, from those wanting looser zoning to those indicating there was enough housing (especially large complexes on Route 28), impacts on education costs, summer housing for employees, and edits to include housing for 55+ adults/workforce built into existing neighborhoods around town. Kathy Williams gave an overview of her edits which were similar to Brad’s comments noting affordable workforce, senior and veterans housing, dispersing affordable units throughout the town to not overcrowd or overtax the environment/infrastructure, and more seasonal employee housing opportunities. After discussion, the Board decided to eliminate any reference to

housing for specific groups, and incorporate the other edits from the Town Planner, for further discussion at the next meeting.

- 4) **Town Services**: Joanne Crowley gave an overview of her summary highlighting health along with safety, reconfiguration of the goals regarding collaborating with social services, and simplifying some language. Kathy Williams gave an overview of her edits highlighting the need to set priorities and providing easier access to information. After discussion, the Board decided to leave the vision as it, but modify the goals to include both sets of edits. (*Brad Goodwin left the meeting at 6:30 PM during the discussion on Town Services.*)
- 5) **Age Friendly**: Although Liz Hartsgrove was not present at the meeting, Joanne Crowley reviewed her edits highlighting a variety of community centered and interconnected programming, and encouraging diverse programs. Kathy Williams gave an overview of her edits highlighting tax abatement programs for seniors, including active senior programming, and partnering with the schools. After discussion, the Board decided to amend the word “interconnected” to “complementary” and combine the two sets of edits for further discussion at the next meeting.
- 6) **Climate Resiliency & Sustainability**: Susan Brita gave an overview of her summary highlighting individual and Town actions regarding reduction, reuse, recycling, and planning and mitigation regarding sea level changes, coastal flooding and erosion. Kathy Williams gave an overview of her edits highlighting reduction in use of plastic and promoting roof mounted solar throughout town. After discussion, the Board wanted to incorporate edits from the Town Planner, modified to expand on preservation of the environment, and minor edits to reduction in plastic.
- 7) **Economy**: Susan Brita gave an overview of her summary and edits highlighting broadband/internet services, streamlined permitting, business growth with careful consideration of impacts to infrastructure/environment, town staffing limitations, and business friendly balanced with needs of both residents and businesses. Kathy Williams gave an overview of her edits expanding on types of opportunities to incentivize business growth. After discussion, the Board wanted to move the broadband goal to the prominent position, include reference to local, state and federal programs and grants, and rewording of the vision statement incorporate Susan’s edits. In later discussions under Education & Learning, the goal regarding education vacations was moved to the Economy section.
- 8) **Connectivity & Mobility**: Proposed edits for this vision/goal from Liz Hartsgrove were more extensive and the Board agreed to postpone discussion until the next meeting, when Liz can be present to go over her amendments.
- 9) **Recreation & Entertainment**: Tom Baron gave an overview of his summary highlighting maintenance, entertainment for all ages, completion of the former Drive-In Site, general overall support for recreation, support for the cultural center and comments on a community center. Kathy Williams noted her edit to provide public water access. After discussion, the Board wanted to eliminate the specific reference to a central community center with possible indoor pool, leaving the goal more general to just expansion of year-round recreational opportunities, and to include the edit to reference water access. The Board was also looking for alternative words for “opportunities”.
- 10) **Education & Learning**: Will Rubenstein gave an overview of his edits highlighting a strong commitment to education, condensing the vision, reordering some of the goals with the higher priority goals first, elimination of some of the goals related to educational opportunities for all ages and educational vacations, and some rewording. Kathy Williams noted one edit to include community recreation in addition to after school programs and adult education. After discussion, the Board decided to incorporate Will’s

revised vision, reordering of the items and rewording, but amended to move the educational vacations to the Economy section, reword the goal regarding educational opportunities, and incorporate the Planner edit referencing community recreation.

- 11) **Libraries:** Will Rubenstein gave an overview of his edits highlighting the expanded use of libraries as meeting and gathering places, broke down the “provide” goal into two separate goals, and some rewording. Kathy Williams also noted the use of libraries as recreation and cultural centers and need for more technology and automation. After discussion, the Board decided to incorporate both sets of edits while eliminating the reference to increased hours, materials and services.
- b. **Demographics:** The Board briefly reviewed the demographic data showing how the overall town demographics compare to those taking the survey/attending the workshops. Will Rubenstein noted that those taking the survey were skewed from the town demographics, with survey takers being generally older, white, female homeowners. He suggested future surveys be professional random surveys.
3. **Zoning Amendments:** The Board reviewed the attached revised expanded Special Town Meeting Explanations, which included additional information based on questions/comments from the Public Hearing. The Board accepted the expanded explanation with the exception to Body Art Establishments, which they wanted to leave as is.
4. **Discussion of 9/21/21 Update with the Board of Selectmen (BOS):** The Board had limited discussion on the meeting with the BOS, noting the summary in the draft September 21, 2021 meeting minutes. Seasonal and workforce housing is something that will be addressed as part of the Housing Production Plan update.
5. **Housing Production Plan (HPP) Update:** The Planning Board discussed the attached September 30, 2021 Memo from Mary Waygan, Affordable Housing Administrator, regarding the update to the HPP and her inquiry regarding other plans to provide to the consultant. Some items mentioned included: Recent Cape Cod Commission Reports related to Housing, any surveys or information on homelessness, and past Housing Production Plans.

The Board also discussed when would be a good time for Ms. Waygan to visit the Planning Board to talk about the HPP update. The Board felt a good time would be after the needs assessment has been completed.
6. **Meeting Minutes:**
 - a. **September 15, 2021:** On a motion by Chris Vincent, and seconded by Will Rubenstein, the Planning Board voted (5-0) to approve the meeting minutes of September 15, 2021, with Chris Vincent, Susan Brita, Joanne Crowley, Tom Baron and Will Rubenstein voting in favor.
 - b. **September 21, 2021 – with Board of Selectmen:** On a motion by Tom Baron, and seconded by Will Rubenstein, the Planning Board voted (3-0-2) to approve the meeting minutes of September 21, 2021, with Susan Brita, Joanne Crowley, and Will Rubenstein voting in favor, and Chris Vincent and Tom Baron abstaining.
7. **Board of Appeals Agenda & Decisions:** The attached ZBA Agendas and Decisions were sent to the Planning Board via e-mail.
8. **Committee Updates from Board Members:**
 - a. **School Building Committee:** Will Rubenstein noted that the steel is being erected at the middle school and the project is on track to allow for students to move in after the 22/23 holiday break.

- b. **Design Review Committee (DRC)**: Chris Vincent noted an upcoming DRC meeting on October 12th for redevelopment of the corner of Old Town House/Station Ave.
 - c. **Water Resources Advisory Committee (WRAC)**: Tom Baron noted the WRAC will be at the October 12th Board of Selectmen meeting where all the articles, including the wastewater articles, will be presented for public information and comments/questions.
9. **Board Member Items**: Will Rubenstein inquired about the status of improvements to Route 6a. Kathy Williams noted that some corridor improvements are trying to be worked into the watermain replacement project. Susan Brita asked if there was any update on Great Island Plaza. Kathy Williams indicated that the grant application is still pending, but that the property is also for sale. Tom Baron noted radio ads by HAC talking about how zoning on the cape does not allow for high density housing.
10. **Correspondence**: Attachments noted below were sent to the Planning Board via e-mail.
11. **Staff Updates**: None.
12. **Upcoming Meetings**:
- a. October 20, 2021
 - b. October 26, 2021 – Special Town Meeting
 - c. November 3, 2021
13. **Adjournment: VOTE**: On a motion by Chris Vincent, seconded by Tom Baron, the Planning Board voted unanimously (5-0) to adjourn at 8:05 PM.
(Brad Goodwin left the meeting at 6:30 PM)

ATTACHMENTS:

- **October 6, 2021 Agenda**
- **Hybrid Meeting Script**
- **Community Visioning**: Draft edits to the Vision/Goals from the Planning Board members and the Town Planner, and demographic information of those who participated in the surveys/workshops compared to Town wide demographics.
- **Zoning Amendments**: Expanded explanations for Town Meeting, and slightly modified explanations provided at the meeting.
- **Housing Production Plan Update**: September 30, 2021 e-mail and Memo from Mary Waygan
- **Draft Meeting Minutes**: September 15, 2021 and September 21, 2021
- **Miscellaneous Correspondence**:
 - ZBA Agendas for September 23, 2021 and October 14, 2021
 - ZBA Decision 4908 and 4890
 - September 27, 2021 e-mail from Town Planner regarding Flood Insurance Rate Maps not changing.
 - Press Release – Parkers River Bridge Construction

Approved on _____:

On a motion by _____, and seconded by _____, the Planning Board voted (x-x-x) to approve the meeting minutes of October 6, 2021.

Town of Yarmouth
MINUTES OF THE PLANNING BOARD MEETING OF
October 12, 2021
NO QUORUM

The Yarmouth Planning Board met at the Board of Selectmen meeting at 6:00 PM on Tuesday, **October 12, 2021** in the Hearing Room at the Yarmouth Town Offices located at 1146 Route 28, South Yarmouth, MA.

Planning Board Present: Joanne Crowley and Tom Baron (**NO QUORUM**)

Planning Board Absent: Brad Goodwin, Chris Vincent, Susan Brita, Liz Hartsgrove and Will Rubenstein

Staff Present: Kathy Williams, Town Planner

1. **Pre-Town Meeting Forum – Special Town Meeting Warrant Review with Board of Selectmen (BOS):**

- a. **Presentation:** Kathy Williams, Town Planner, gave a brief overview of the following Zoning Articles as outlined in the attached expanded explanations.
 - Article 11: National Flood Insurance Program (NFIP) Provisions
 - Article 12: Zoning District Boundaries
 - Article 13: Brewpubs
 - Article 14: Mobile Food Vendors
 - Article 15: Signs
 - Article 16: Rezone Parcel
 - Article 17: Body Art Establishments
- b. **Public Comment/Questions:**
 - Chris Greeley inquired about Article 12 and what kind of changes would happen with the rear boundaries. Kathy Williams indicated there would be no changes to the zoning map, this is just a correction to the language in the zoning bylaw to match the current zoning map. Ms. Greeley also inquired about Article 14 and if food trucks are allowed within residential zones, could they park in front of her house? Kathy Williams clarified that this amendment only applied to town owned property in residential areas and would need to be approved by the Board of Selectmen. She also commented on Article 17 indicated that she did not see any reason for tattoo parlors to be on Route 28 and many people in her neighborhood feel the same way.
 - Tom Nickinello asked if brewpubs and body art establishments would put more businesses on Route 28 to create jobs and help pay for wastewater. Kathy Williams indicated the goal was to provide additional business opportunities.
 - Curt Sears noted his disappointment that the Planning Board eliminated the rezoning of 17 Berry Avenue, indicating it was the residential zone that has crept into the business districts and not the other way around. The lack of depth of the business properties makes it difficult to redevelop this property and hopes rezoning of this parcel is reconsidered in the future.

2. **Adjournment:** The Planning Board portion of the Board of Selectmen meeting adjourned at 7:50 PM.

ATTACHMENTS:

- **October 12, 2021 Planning Board Agenda**
- **October 12, 2021 Board of Selectmen Agenda**
- **Expanded Zoning Article Explanations**

Approved on _____:

On a motion by _____, and seconded by _____, the Planning Board voted (x-x-x) to approve the meeting minutes with the Board of Selectmen for October 12, 2021.