

**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 2<sup>nd</sup> 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 12<sup>th</sup> 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 12<sup>th</sup> 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 the Route 6a subdivision previously reviewed as a Preliminary Subdivision by the Board. Kathy Williams noted she has not received any application materials. 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**:
- October 20, 2021
  - October 26, 2021 – Special Town Meeting
  - 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 October 20, 2021:**

On a motion by Chris Vincent, and seconded by Will Rubenstein, the Planning Board voted (5-0-1) to approve the meeting minutes of October 6, 2021 as amended, with Brad Goodwin, Chris Vincent, Joanne Crowley, Tom Baron and Will Rubenstein voting in favor, and Liz Hartsgrove abstaining.