

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

YARMOUTH TOWN CLERK
21NOV9PM1:34 REC

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**

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REC'D 11:34 AM NOV 12 2021

Approved on November 3, 2021:

On a motion by Liz Hartsgrove, and seconded by Will Rubenstein, the Planning Board voted (3-0-2) to approve the meeting minutes of October 12, 2021, with Brad Goodwin, Liz Hartsgrove and Will Rubenstein voting in favor, and Chris Vincent and Joanne Crowley abstaining.