

Town of Yarmouth
MINUTES OF THE PLANNING BOARD MEETING OF
May 19, 2021

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The Yarmouth Planning Board held a Business Meeting at **5:30** p.m. on Wednesday **May 19, 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

1. **Meeting Opening:** Chair Joanne Crowley opened the virtual meeting at 5:31 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. **Community Visioning:** Discussion on draft concepts for the Vision Statement, Goals and second Survey; schedule and publicity; and preparation for Board of Selectmen update.

Joanne Crowley gave a brief overview of the latest attached drafts of the Vision Statement and Goals which included edits from the last meeting. After a brief discussion, the Board was good to move forward with the drafts.

Joanne Crowley noted that she and Kathy Williams will be giving a presentation to the Board of Selectmen on May 25th to update them on the visioning project and all Board members were invited to attend.

Joanne Crowley briefly reviewed the edits included in the latest attached version of the Second Survey. This draft included edits requested at the last Planning Board meeting along with additional edits from Liz Hartsgrove and Joanne Crowley submitted to Staff after the meeting. After a general discussion on the merits of various further edits, the Board made one minor edit to question 7 under the Economy section.

Joanne gave a brief overview of the upcoming schedule as follows:

- May 25th Board of Selectmen Update
 - June 1st launch of Second Survey – run through July 31st
 - June 16th Visioning Presentation – starting at 4:30 PM
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.

Kathy Williams gave a presentation on the attached excerpts from the DRI application including photo-simulations of what the 120' cell tower with exposed antennas would look like from various angles. The Board discussed the project in depth as follows:

- Aesthetics and making the cell tower as unobtrusive as possible was a major concern of the Zoning Board of Appeals regarding the 70' concealed monopole cell tower located across the street at 1045 Route 28. This concealed monopole and the equipment area

are both located behind the Post Office building with limited visibility of the pole from public ways. Kathy Williams noted that this is a Verizon cell tower with the two upper slots going to Verizon with the two lower spots open.

- Lack of photo-simulations where the cell tower would be most visible, at the intersection of Route 28 and Forest Road. The Planning Board was disappointed in this as it showed a lack of transparency by the applicant.
- Questioned the screening provided by the existing wooded area which is not very deep or very dense. The proposed removal of trees will make the tower very visible from Route 28.
- Questioned whether other potential location or locations were adequately vetted prior to selecting this height and location along Route 28. Were the two open slots on the tower across the street evaluated?
- Significant concerns with the proposed location and the design aesthetics of the pole in such a prominent location along Route 28. The Town has worked diligently to improve Route 28 and promote economic development and this design does not compliment the Town's efforts.
- The Board noted a lack of imagination or thoughtful design of the tower. More effort is needed to make the cell tower more palatable through better design, lowering the height, possibly making it an art attraction or something people want to look at through more creative camouflaging of the cell tower. Other options are available such as flag poles or sail masts.
- Many Board members felt the proposal was entirely unacceptable as presented.

Kathy Williams will take these comments and edit the attached draft letter to include these concerns. The Board will discuss again at their June 2nd meeting, which will provide enough time to submit the letter prior to the June 9th public hearing.

4. **Cape Cod Commission (CCC) Draft Climate Action Plan:** Discussion and possible comment letter on the CCC Draft Climate Action Plan.

Joanne Crowley gave a brief overview of the Draft Climate Action Plan and noted that it was a comprehensive document which did not appear to have any mandates, only recommendations and strategies. The Board briefly discussed and commented on the short period of time available to review such a dense document. Ultimately the Board decided to have the Chair send a letter to the Commission noting the short time-line and inviting them to give a presentation at a Planning Board meeting at a future date.

5. **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 590-598 Route 28, West Yarmouth.

The Board deferred discussion on this item to the June 2, 2021 meeting in order to get more information on the proposal and have the project proponent in attendance to give a short presentation.

6. **Meeting Minutes:**
 - a. **May 5, 2021:** On a motion by Will Rubenstein, and seconded by Susan Brita, the Planning Board voted (6-0) to approve the meeting minutes of May 5, 2021, with Joanne Crowley, Brad Goodwin, Will Rubenstein, Liz Hartsgrrove, Tom Baron, and Susan Brita voting in favor.

7. **Board of Appeals Agenda & Decisions:** None. Tom Baron noted two recent applications before the Zoning Board of Appeals related to signs. There seemed to be varying opinions by the ZBA members on whether the relief could be given via a Special Permit or Variance and the Planning Board may need to clarify this language through a zoning amendment.
8. **Committee Updates from Board Members:**
- Library Planning Committee (LPC):** Will Rubenstein indicated that with the change in town leadership, the LPC was going to reach out to the Board of Selectmen to update the new members on their project.
 - Water Resources Advisory Committee (WRAC):** Tom Baron noted that the WRAC would not meet before town meeting. Susan Brita inquired about the DHY Partnership article on the Annual Town Meeting Warrant for May 22nd. Kathy Williams noted that it was in the warrant, but since Dennis and Harwich did not have the partnership agreement on their warrants, the Board of Selectmen were going to postpone the vote at town meeting. It is anticipated to be on the fall town meeting warrant.
 - Land Disposition Committee (LDC):** Tom Baron mentioned the LDC will meet next month and continue discussion on parcel Assessor Map 99.52 near Flax Pond.
9. **Board Member Items:** None
10. **Correspondence:** Attachments noted below were sent to the Planning Board via e-mail.
11. **Staff Updates:** Kathy Williams gave a brief update on the Drive-In Site Solicitation of Interest which was put out for special events for the summer season, with proposal due on May 27th.
12. **Upcoming Meetings:**
- May 25, 2021 – Board of Selectmen Visioning Update
 - June 2, 2021
13. **Adjournment: VOTE:** On a motion by Brad Goodwin, seconded by Will Rubenstein, the Planning Board voted unanimously (6-0) to adjourn at 7:22 PM.

ATTACHMENTS:

- **May 19, 2021 Agenda**
- **Script - Explaining Remote Access Planning Board Meeting**
- **Community Visioning:** Draft #3 (5/14/21) of Live, Work, Play & Learn Vision; Draft 3 (5/14/21) of Vision Goals, draft Survey #3 in SurveyMonkey, and proposed preamble edits by Liz Hartsgrove (5/5/21)
- **Cape Cod Commission (CCC) Development of Regional Impact (DRI) Review:** Public Hearing Notice for June 9, 2021, draft Planning Board comment letter, and excerpts of DRI Application with link to full application on-line.
- **Draft Meeting Minutes:** May 5, 2021
- **Miscellaneous Correspondence:**
 - Conservation Commission Agenda for May 13, 2021

Approved on June 2, 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.