

Town of Yarmouth

MINUTES OF THE PLANNING BOARD MEETING OF May 2, 2012

The Yarmouth Planning Board held a business and workshop meeting at 5:30 p.m. on Wednesday, May 2, 2012 in the Hearing Room at the Yarmouth Town Offices located at 1146 Route 28, South Yarmouth, MA.

Planning Board Present: Tom Roche, Ken Driscoll, Tom DiPersio, Norm Weare, Brad Goodwin

Planning Board Absent: Chris Vincent

Others Present: Karen Greene, Director of Community Development; Renie Hammond, R.H. Land Use Consulting

Planning Board Chairman Tom Roche opened the meeting at 5:30 p.m. with the Pledge of Allegiance.

1. Town Center Zoning Workshop:

- a. Renie Hammond of R.H. Land Use Consulting reviewed the newly revised draft TCOD Zoning bylaw. The Ad-Hoc Committee will review it with Ned Horsely at their next meeting, then the next draft will be created.
- b. Comments from the Planning Board were in regards to incorporating the Planning Board's Vision Statement; the definition of "water transportation;" refining the special permit criteria; maximum commercial tenant size; revising the Use Table; drive-throughs and car washes; impervious coverage, specialty signs, and shared parking.
- c. Brad Goodwin explained that TCOD Zoning (like ROAD) does not supersede or replace existing B2 Zoning. Developers will have a choice as to which zoning bylaw they build under.
- d. The Board is still seeking input from CCC, the BOS, and other town boards and committees.
- e. Judith Still identified an area of Zone B1 (where she resides) that she would like to see changed to residential. Mr. Roche stated that the Board will take it under advisement; they will need to evaluate the impact on all properties.

2. Staff Updates

- a. Nick-Em Way Subdivision – public hearing tentatively scheduled for June 6.
- b. Walden Way – Karen Greene supplied background materials to the new attorney on the project.
- c. C. White Management Preliminary Subdivision has been distributed to town staff and is on BOS agenda for May 16.

3. Board Member Items:

- a. Tom Roche spoke with Karen Greene regarding the interview process for the Town Planner position. Ms. Greene stated that five interviews have been done; five more coming up.
- b. Mr. Roche will contact the BOS regarding filling vacancies on the Planning Board.

4. Next Meetings:

- a. May 7, 2012 – Town Center Ad Hoc Meeting, 3:00 p.m.
- b. May 9, 2012 – Workshop Meeting
- c. May 14, 2012 – Town Center Ad Hoc Meeting

d. May 16, 2012 – Business Meeting

5. **Adjournment:** VOTE: On a motion by Ken Driscoll, seconded by Brad Goodwin, the board voted (4-0) unanimously to adjourn at 6:40 p.m.

ATTACHMENTS:

- a. PB Agenda 5/2/2012
- b. Internal Draft TCOD Zoning, dated April 23, 2012
- c. Email from Tom DiPersio regarding TCOD draft

Approved on March 4, 2020:

On a motion by Brad Goodwin, seconded by Tom Baron, the Planning Board voted (5-0) to approve the meeting minutes of May 2, 2012, out of necessity, with Brad Goodwin, Tom Roche, Lee Rowley, Joanne Crowley and Tom Baron voting in favor.