

MINUTES OF THE PLANNING BOARD MEETING OF June 15, 2011

The Yarmouth Planning Board held a regular business meeting at 5:30 p.m. on Wednesday, June 8, 2011 in the Hearing Room at the Yarmouth Town Offices, located at 1146 Route 28, South Yarmouth, MA. Members present were: Mr. Roche, Mr. DePersio, Mr. Goodwin Mr. Driscoll and Mr. Weare. Staff present, Ms Greene. Also present Mr. and Mrs. Ardan, owners of the Windrift Motel. No other members of the public were in attendance.

Mr. Roche opened the Planning Board Meeting at 5:37 p.m.

Public Hearing

An advertised public hearing was held regarding planned redevelopment of the Windrift Motel at 115 Route 28 pursuant to Chapter 404.2 of the Zoning By-law. Mr. and Mrs. Ardan, owners, made a presentation. They plan to raze and replace 7 cottages at the rear of the property and create year round housing, two to be deed restricted affordable units. Having met with the Design Review Committee and receiving their approval of the plans, they need a special permit from the Planning Board as they plan to phase the project. The 7 units will be completed first and the remaining Motel portion at a later date. Because of the seasonal occupancy of the motel, work can only be done in the off season. The Board reviewed the request and plans and asked questions regarding the plans and the phasing of the project. The Ardan's plan to begin the project after Columbus Day, 2011 and state it should take a year to complete the work. The Motel work would commence the following winter. The Board agreed that the start date would be at the time the demolition permit was pulled. Furthermore the Board will withhold occupancy permits for units 3 and 5 until the motel work is completed. It was moved by Mr. DePersio, second by Mr. Weare to continue the public hearing until June 29, 2011, passed unanimously.

Wastewater Updates

Mr. Roche asked that we obtain samples of what other towns have done regarding wastewater issues. Also discussed the BOH position regarding the use of Title 5 for allocation of the 21 percent excess capacity of the planned system. WIC failed to have quorum for the June 11, 2011 meeting, and planned an alternate agenda for a June 18, 2011 meeting.

Letters and Correspondence

- a Letter dated June 9, 2011 from A.M. Wilson Associates re Chapter 91 License plans fro a proposed pier at 212 Blue Rock Road.
- b Cape Cod Commission final report for Rt. 28.
- c BOH memo of June 13, 2011 re upcoming workshop meetin with the Planning Board

Upcoming Meetings

- a. .June 22, 2011, Workshop with the BOH.

Adjournment

On a motion by Mr. Weare seconded by Mr. Goodwin, members voted unanimously to adjourn at 6:30 p.m.