

## Town of Yarmouth

### MINUTES OF THE PLANNING BOARD MEETING OF March 13, 2013

The Yarmouth Planning Board held a business meeting at 5:30 p.m. on Wednesday, **March 13, 2013** in the Hearing Room at the Yarmouth Town Offices located at 1146 Route 28, South Yarmouth, MA.

**Planning Board Present:** Norm Weare, Ken Driscoll, Chris Vincent, Brad Goodwin, Tom Roche and Tom DiPersio

**Planning Board Absent:** None

**Others Present:** Kathy Williams, Town Planner; Tabitha Harkin, CCC; Heather McElroy, CCC; Sharon Rooney, CCC; Russ Dudley, Tetra Tech; Brian Braginton Smith and George Allaire, DPW Director.

Planning Board Chairman Chris Vincent opened the meeting at 5:31 p.m.

1. **Cape Cod Commission (CCC) Green Infrastructure Grant Project:** Tabitha Harkin of the Cape Cod Commission and Russ Dudley of Tetra-Tech gave a powerpoint presentation on 30% design plans for a green infrastructure concept at the future Marina Site at 669 Route 28, developed by the CCC & Tetra-Tech through an EPA grant. Refer to attached documents. The green infrastructure is a mix of traditional bio-infiltration, phyto-technology and ornamental landscaping to accept and treat stormwater runoff from existing pavement, and some proposed pavement for the future main access road. The sizing would not allow for treatment of the proposed parking area as currently designed. Stormwater modeling was used to estimate up to a 60% nitrogen removal rate for the stormwater runoff. MassDEP would treat this as a pilot project associated with the proposed leach field. Cost estimates to complete the design and construction were provided with grant funding being possible.

The Planning Board had numerous questions regarding the amount of land area required, specific questions on the way the system would work, the MassDEP process, and grant funding possibilities.

2. **Business Item:** Lot Re-Release for Plan 2486B, Four Winds Estates, South Yarmouth. Request to re-release Lot 27 of the Four Winds Estates (26 Four Seasons Drive), Assessor's Map 91, Parcel 60. The lot was originally released on March 19, 1979, but was not recorded at the Registry of Deeds. After minimal discussion the board voted as follows:

**VOTE: On a motion by Norm Weare and seconded by Tom DiPersio, the Board voted (6-0) unanimously to approve a request to re-release Lot 27 from covenant for Plan 2486B – Four Winds Estates.**

3. **Explanation for Zoning Articles for Annual Town Meeting:** The attached explanations with some minor modifications were distributed to the Board and accepted.
4. **Meeting Minutes:**
  - a. **February 27, 2013:** On a motion by Tom DiPersio and seconded by Brad Goodwin, the Planning Board voted (6-0) unanimously to approve the Planning Board meeting minutes of February 27, 2013.

- b. March 6, 2013: On a motion by Brad Goodwin and seconded by Tom Roche, the Planning Board voted 5-0-1 to approve the Planning Board meeting minutes of March 6, 2013, as amended. Tom DiPersio abstained. The amendment was to indicate that Brad Goodwin left the Planning Board meeting to attend the Marina Committee meeting.

5. **ZBA Agenda & Decisions**: March 14, 2013 ZBA Agenda distributed.

6. **Correspondence**: The following correspondence was distributed:

- a. Town of Dennis April 1, 2013 Public Hearing Notice on amendments to zoning bylaw including a bylaw to address medical marijuana facilities (MMF). Kathy Williams to obtain a copy of the proposed MMF zoning amendment.
- b. Town of Barnstable March 27, 2013 ZBA Public Hearing Notice.
- c. April 3, 2013 Joint Public Hearing Notice for Scenic Road Application.
- d. Postcard for Route 28 Living Street Planning Meeting.

7. **Board Items**:

- a. Tom DiPersio mentioned that he has had difficulty accessing any videos on the Town website. Kathy Williams will notify the IT department.
- b. The need for a 7<sup>th</sup> Planning Board member was also discussed. Jim Quirk, appointments chairman, will schedule interviews after the annual town meeting.
- c. Brad Goodwin gave an update on the recent Marina Committee meeting. Based on recent information and discussions, a study is to be conducted to evaluate the financial viability of a public marina. The seasonality of a small boat marina may not be sufficient to fund the development as a public marina.

8. **Staff Update**: None.

9. **Public Comment**: Brian Braginton Smith briefly indicated that progress is being made to move forward with a VCOD project. He also provided the Planning Board with a Schematic Site Plan for the future Marina Site to outline potential ideas for this site that may make it more financially viable. He also discussed potential opportunities for a wastewater treatment system using algae that could treat the Parkers River watershed. This would be an innovative system and would require a pilot study and ultimate approval through MassDEP.

10. **Next Meetings**:

- a. March 20, 2013
- b. April 3, 2013

11. **Adjournment**:

**VOTE: On a motion by Ken Driscoll, seconded by Tom DiPersio, the board voted (6-0) unanimously to adjourn at 6:45 p.m.**

## **ATTACHMENTS:**

- PB Agenda 03/13/2013
- Cape Cod Commission Powerpoint Presentation on Green Infrastructure; and 30% conceptual design plans for 669 Route 28 (former Drive-in Site/future Marina Site).
- Lot 27 Re-release Subdivision Plan 2486B - March 6, 2013 Letter from Troy Costa, attorney, with attachments.
- Article 29 – Extended Stay Hotels Explanation and ATM Slide, Article 30 Explanation, Article 31 Explanation, Article 32 Explanation, Article 33 Explanation, and Article 34 Explanation.
- February 27, 2013 Draft Meeting Minutes
- March 6, 2013 Draft Meeting Minutes
- March 14, 2013 ZBA Agenda
- Town of Dennis April 1, 2013 Public Hearing Notice on edits to zoning bylaw (including a bylaw to address medical marijuana facilities.)
- Town of Barnstable March 27, 2013 ZBA Public Hearing Notice
- April 3, 2013 Joint Public Hearing Notice for Scenic Road Application
- Postcard for Route 28 Living Street Planning Meeting
- Schematic Site Plan at Parkers River Bridge prepared by Line Company Architects, dated June 28, 2012, submitted at the meeting by Brian Braginton Smith.

***Approved on April 3, 2013***

**On a motion by Brad Goodwin and seconded by Norm Weare, the Planning Board voted (6-0) unanimously to approve the Planning Board meeting minutes of March 13, 2013.**