



Town of Yarmouth

MINUTES OF THE PLANNING BOARD MEETING OF June 19, 2013

The Yarmouth Planning Board held a business meeting at 5:30 p.m. on Wednesday, June 19, 2013 in the Hearing Room at the Yarmouth Town Offices located at 1146 Route 28, South Yarmouth, MA.

Planning Board Present: Ken Driscoll, Brad Goodwin, Chris Vincent and Tom Roche

Planning Board Absent: Tom DiPersio and Norm Weare

Others Present: Kathy Williams, Town Planner; Robin Wilcox, Sweetser Engineering; Nick Grew; Tabitha Harkin, Steve Tupper, and Glen Cannon of the Cape Cod Commission; George Allaire, Yarmouth DPW Director; Tom Nickinello; Lou Nickinello; Bill Richmond; Rich Bilski; and Tom Higbee.

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

1. **ANR Plan 2487J:** Thomas A. Grew Jr., 353 Weir Road, Yarmouth MA, Assessor's Map 126, Parcel 42.1. The ANR plan creates two lots, with Lot 1 and Lot 2 both having frontage on Weir Road.

Robin Wilcox of Sweetser Engineering gave a short outline of the proposed ANR Plan. Kathy Williams, Town Planner, briefly outlined the June 18, 2013 planner notes. After a brief discussion, the Planning Board voted as follows:

VOTE: On a motion by Brad Goodwin, seconded by Ken Driscoll, the board voted (4-0) unanimously to endorse the ANR Plan 2487J.

2. **Public Meeting on Living Streets/Traffic Study of Route 28:** Tabitha Harkin and Steve Tupper of the Cape Cod Commission (CCC) presented an update on the "Living Streets" traffic study of Route 28 from West Yarmouth Road to Forest Road to garner input from the Planning Board and the public. CCC staff outlined comments and notes collected from the public at previous meetings and presenting initial design concepts for the corridor as outlined in the attached PowerPoint presentation. The concept designs shown are meant to be more practical suggestions to improve the roadway with the goal of getting projects funded and constructed in phases that will improve road capacity, provide for bicycle and pedestrian accommodations and improve aesthetics.

a. **Public Comments:**

Tom Nickinello asked the Planning Board how the Board felt about the road section on Page 19 that showed a 4' median in the middle of the road. The Board felt it might be an issue with the fire department and would work better as an entryway to the area if the road was wider. Tom Nickinello also asked about the 5' wide sidewalk shown in the road section on Page 17, compared to the VCOD requiring a 6' minimum sidewalk. Kathy Williams indicated that the VCOD requires the sidewalk to be fully on private property. Developers can always add to the sidewalk width depending on their development.

- b. **Planning Board Comments:** The Board was appreciative of the update and offered the following comments/questions.

Brad Goodwin indicated that the Winslow Gray/South Sea Avenue intersection should be a priority and wanted the Planning Board to help move this project forward with the impacted

property owner(s). CCC staff indicated that the earliest these improvements would be on the TIP is 2018 or 2019. Brad Goodwin also inquired about the status of the Parker's River Bridge. George Allaire indicated the 25% design is being done now, with hopes of a NOAA grant in October for the remainder of design and construction.

Tom Roche asked about MassDOT and their opinion of these concept ideas. Tabitha Harkin indicated that they have sent the presentation information to MassDOT and are keeping them updated and hope they will attend the next meeting.

Ken Driscoll indicated that he was not in favor of roundabouts and felt the cross section was tight and may be a risk for bikers. He was also in favor of moving forward with the Winslow Gray intersection improvements and discussions with the property owners. Ken Driscoll also asked about having underground utilities. Tabitha Harkin indicated that underground utilities were not proposed due to the high cost.

Chris Vincent indicated that the Winslow Gray intersection was a critical piece for Route 28. He also felt roundabouts may be an issue for tourists and emergency vehicles and more public input was needed. He preferred bike lanes over sharrows.

There was a general discussion by various board members about the road sections provided with some concern with the 11' travel lane and 4' bike area. Glen Cannon indicated with was the MassDOT section standard.

Kathy Williams, Town Planner, inquired as to whether these proposed concepts would improve traffic and increase capacity along Route 28. Steve Tupper of the CCC indicated that intersection improvements and better access management were the two items that would have the most impact on improving traffic flow.

3. Meeting Minutes:

- a. June 5, 2013: **On a motion by Brad Goodwin and seconded by Tom Roche, the Planning Board voted (4-0) unanimously to approve the Planning Board meeting minutes of June 5, 2013.**

4. ZBA Agenda & Decisions: The following ZBA related documents were sent via e-mail and discussed at the meeting:

- a. Board of Appeals Agenda for June 27, 2013.
- b. ZBA Appeals for Special Permit in an APD: All Special Permit applications for work in the APD are sent to the Planning Board for comment. The Planning Board briefly discussed the following appeals being heard at the June 27, 2013 ZBA meeting and had no comments for the ZBA.
 - 1) ZBA Open Cape Appeal #4455 for microwave antenna on the water tank off German Hill.
 - 2) ZBA Sunoco Appeal #4457 to sell used cars/rent U-Haul trucks.

5. Correspondence: The following correspondence was distributed to Planning Board members via e-mail:

- a. June 24, 2013 Dennis ZBA – Two Abutter Notifications
- b. July 22, 2013 Barnstable Planning Board Public Hearing Notice
- c. Town of Barnstable Notice of Withdrawal for Cape Cod Distillery Application
- d. Chapter 91 Waterway Application for a dock replacement at 212 Blue Rock Road

6. **Board Items:** None.

7. **Staff Update:**

- a. **FEMA FIRM Map Update:** Staff attended a Consultation Coordination Officers (CCO) meeting with FEMA on June 17th to discuss the FIS study and FIRM Maps, and review an adoption schedule. FEMA will be starting the 90-day appeal/comment period in the near future. Technical data and backup information will be required for appeals, but comments are welcome. It is anticipated that the Letter of Final Determination (LFD) will be issued in December of 2013, the Towns would adopt them at the 2014 ATM and the maps would become effective in June of 2014. Town officials are trying to coordinate a regional meeting conducted by FEMA to answer questions that residents may have on the maps and how they impact their properties. Residents were again urged to review the new 2013 Preliminary FIRM maps available on the Yarmouth website under Community Development Department or hard copies in the Engineering Department to see how the new maps may or may not impact their properties. Residents are also encouraged to contact their insurance agents with questions.

8. **Next Meetings:**

- a. July 3, 2013 (canceled, unless necessary to meet jurisdictional timeframes)
- b. July 17, 2013

11. **Adjournment:**

VOTE: On a motion by Tom Roche, seconded by Ken Driscoll, the board voted (4-0) unanimously to adjourn at 6:31 p.m.

ATTACHMENTS:

- **ANR Plan 2487J Packet:** Planner Notes dated June 18, 2013, Town Surveyor Comments dated June 17, 2013, Form A and ANR Plan 2487J
- **June 19, 2013 CCC Powerpoint Presentation on Route 28 Traffic Study**
- June 5, 2013 Draft Meeting Minutes
- June 24, 2013 Dennis ZBA – Two Abutter Notifications
- July 22, 2013 Barnstable Planning Board Public Hearing Notice
- Town of Barnstable Notice of Withdrawal for Cape Cod Distillery Application
- Chapter 91 Waterway Application for a dock replacement at 212 Blue Rock Road
- Board of Appeals Agenda for June 27, 2013.
- ZBA Open Cape Appeal #4455 for microwave antenna on the water tank off German Hill in APD for June 27, 2013 ZBA meeting.
- ZBA Sunoco Appeal #4457 to sell used cars/rent U-Haul trucks in APD for June 27, 2013 ZBA meeting.

Approved on July 17, 2013

On a motion by Tom Roche and seconded by Ken Driscoll, the Planning Board voted (4-0-2) to approve the Planning Board meeting minutes of June 19, 2013. Tom DiPersio and Norm Weare abstained.