

Town of Yarmouth

MINUTES OF THE PLANNING BOARD MEETING OF April 16, 2014

YARMOUTH TOWN OFFICE
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The Yarmouth Planning Board held a Business Meeting at 5:30 p.m. on Wednesday April 16, 2014 in the Hearing Room at the Yarmouth Town Offices located at 1146 Route 28, South Yarmouth, MA.

Planning Board Present: Anthony Panebianco, Ken Driscoll, Chris Vincent, Norm Weare, Tom Roche and Brad Goodwin.

Planning Board Absent: None.

Others Present: Kathy Williams, Town Planner; and Attorney James Stinson

Planning Board Chairman Chris Vincent opened the meeting at 5:30 PM.

1. **Lot Release for Definitive Subdivision Plan 1614G, Walden Way, Yarmouth Port.**
Request for release of Lot 4 of the Walden Way Subdivision (42 Walden Way).

Attorney James Stinson, representing Ray Caterino, Trustee of The Ray Caterino Trust, gave a brief summary of the lot release request for Lot 4 of the Walden Way Subdivision (42 Walden Way). Lot 6 remains under covenant as well as an \$83,000+/- Letter of Credit from Needham Bank to complete the outstanding roadway work. Kathy Williams referred the Board to her attached April 14, 2014 Planner Memo and informed Attorney Stinson of the requirement that no large vehicles including construction and delivery trucks shall be parked in front of or in close proximity to the FAA beacon. After little discussion, the Board voted as follows:

VOTE: On a motion by Tom Roche and seconded by Norm Weare, the Planning Board voted (6-0) unanimously to approve release of Lot 4 from the Covenant for Definitive Plan No.1614G Walden Way Subdivision, as requested by Attorney James Stinson, on behalf of Raymond Caterino.

2. **Review Zoning Article Votes from 2014 Annual Town Meeting:** The Planning Board briefly discussed the successful votes on the Zoning Articles at the 2014 Annual Town meeting.
3. **Review edits to Rules & Regulations Governing the Subdivision of Land - Section VII – Flood Insurance Regulations:** The Planning Board briefly discussed the revisions to the Rules & Regulations necessary to be in compliance with the National Flood Insurance Program, as outlined in the attached Draft #1 dated December 16, 2013. The Public Hearing on these changes is scheduled for May 21, 2014. These revisions are in addition to the FEMA related Zoning amendments passed as Article 32 at the 2014 ATM.
4. **Meeting Minutes:**
 - a. **February 4, 2014 – BOS Meeting:** On a motion by Norm Weare and seconded by Anthony Panebianco, the Planning Board voted (4-0-2) to approve the Planning Board meeting minutes of February 4, 2014; with Anthony Panebianco, Ken

Driscoll, Norm Weare, and Tom Roche voting in favor; and Chris Vincent and Brad Goodwin abstaining.

- b. **March 5, 2014:** On a motion by Ken Driscoll and seconded by Norm Weare, the Planning Board voted (4-0-2) to approve the Planning Board meeting minutes of March 5, 2014; with Ken Driscoll, Chris Vincent, Norm Weare, and Tom Roche voting in favor; and Anthony Panebianco and Brad Goodwin abstaining.

5. **ZBA Agenda & Decisions:** None.

6. **Correspondence:** The following correspondence was sent to Board via e-mail without discussion:

- March 31, 2014 Letter from Keegan Werlin LLP regarding the NSTAR Electric Company Public Hearing for April 17, 2014.
- Barnstable ZBA Public Hearing Notice for April 23, 2014.
- Barnstable Public Hearing Notice for April 28, 2014 for the adoption of the FEMA FIRM Maps.
- Chapter 91 Waterways Permit Public Notices for dredging at 138 Crowell Road, and for pier/ramp/float at 370 Long Pond Drive.

7. **Board Items:** Norm Weare mentioned some potential Planning Board candidates that could be interviewed for the vacant Planning Board seat. Kathy Williams to coordinate with the BOS appointment's chairman to schedule an interview prior to a regularly scheduled Planning Board meeting.

8. **Staff Update:** Kathy Williams briefly reviewed the attached April 3, 2014 meeting of the Parker's River Bridge Project Team which outlined budget, schedule, permits and next steps to move the project forward and seek additional funding.

9. **Next Meeting:** May 7, 2014 and May 21, 2014. Chairman Chris Vincent will be gone for the May 7th meeting and Vice Chairman Norm Weare will be presiding over the meeting.

10. **Adjournment:**

VOTE: On a motion by Tom Roche, seconded by Ken Driscoll, the board voted (6-0) unanimously to adjourn at 5:44 p.m.

ATTACHMENTS:

- **Agenda April 16, 2014.**
- **Lot 4 Release Walden Way Subdivision:** April 14, 2014 Memo from the Town Planner with attachments referenced in the memo.
- **FEMA follow-up:** Draft #1 FEMA edits to the Rules & Regulations Governing the Subdivision of Land, dated December 16, 2013; April 1, 2014 e-mail from Colleen Bailey of DCR and April 2, 2014 letter from FEMA.
- **Meeting Minutes:** February 4, 2014 and March 5, 2014.
- **Miscellaneous Correspondence sent via e-mail since the last PB meeting:**
 - i. April 3, 2014 Parker's River Bridge Project Team Meeting Notes.
 - ii. March 31, 2014 Letter from Keegan Werlin LLP regarding the NSTAR Electric Company Public Hearing for April 17, 2014.
 - iii. Barnstable ZBA Public Hearing Notice for April 23, 2014.
 - iv. Barnstable Public Hearing Notice for April 28, 2014 for the adoption of the FEMA FIRM Maps.

- v. Chapter 91 Waterways Permit Public Notices for dredging at 138 Crowell Road, and for pier/ramp/float at 370 Long Pond Drive.

Approved on June 4, 2014:

On a motion by Brad Goodwin and seconded by Norm Weare, the Planning Board voted (6-0) to approve the Planning Board meeting minutes of April 16, 2014; with Anthony Panebianco, Ken Driscoll, Chris Vincent, Norm Weare, Tom Roche and Brad Goodwin voting in favor.