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YARMOUTH TOWN CLERK

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## Town of Yarmouth

### MINUTES OF THE PLANNING BOARD MEETING OF December 10, 2014

The Yarmouth Planning Board held a Business Meeting at 5:30 p.m. on Wednesday December 10, 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, Norm Weare, Chris Vincent, Tom Roche, and Brad Goodwin.

**Planning Board Absent:** Angela Philbrook

**Others Present:** Kathy Williams, Town Planner

Planning Board Chairman Norm Weare opened the meeting at 5:35 PM.

#### 1. **Presentation on Draft Local Comprehensive Plan (LCP) Sections for Planning Board**

**input:** Kathy Williams, Town Planner, gave the attached Powerpoint presentation of the following three draft sections of the updated LCP: Wetlands; Wildlife & Plant Habitat; and Affordable Housing. Planning Board comments on each section are summarized below:

- a. **Wetlands:** There was a general discussion on this draft LCP chapter emphasizing the benefits of tidal restoration projects including the Parkers River Bridge, the CCRT Bass River Bridge and potentially Run Pond.
- b. **Wildlife & Plant Habitat :** The draft LCP chapter was well received. Discussed extending the public education on invasive species to landscaping companies.
- c. **Affordable Housing:** There was a general discussion on the difficulties of reaching the goal of 10% affordable housing, the difficulty finding jobs with a livable wage, and the increased need for senior housing due to the aging population. The Board also discussed eliminating the goal for Transfer of Development Rights (TDR) which may not be practical for Yarmouth. There was also a discussion on whether the Board really wanted to revisit the South Yarmouth Village zoning. Also mentioned was the use of state funded programs such as RAFT (Residential Assistance for Families in Transition) to minimize the burden on town resources.

#### 2. **Meeting Minutes:**

- a. **November 19, 2014:** On a motion by Tom Roche and seconded by Chris Vincent, the Planning Board voted (5-0-1) to approve the Planning Board meeting minutes of November 19, 2014; with Anthony Panebianco, Ken Driscoll, Norm Weare, Chris Vincent, and Tom Roche voting in favor; and Brad Goodwin abstaining.
- b. **December 3, 2014:** Approval of these minutes was deferred to the next meeting due to a lack of quorum of members who attended the December 3<sup>rd</sup> meeting.

3. **ZBA Agenda & Decisions:** December 11, 2014 ZBA Agenda was sent out via e-mail with no discussion.

4. **Board Member Items:** Norm Weare inquired about the drive-in site committee. Kathy Williams indicated that it was in the hands of the Board of Selectmen Appointments Chairman.

5. **Correspondence:** The following correspondence was distributed via e-mail without

discussion: CCC Public Hearing Notice on RPP five year update meetings

6. **Staff Updates:** None.

7. **Next Meetings:** December 17, 2014 – Public Meeting to garner public input on draft LCP sections.

8. **Adjournment:**

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

**ATTACHMENTS:**

- **Agenda December 10, 2014.**
- **Draft LPC Sections:** December 5, 2014 Memo from Kathy Williams with the following attachments: Wetlands (Draft #5, dated December 4, 2014); Wildlife & Plant Habitat (Draft #5, dated December 4, 2014); and Affordable Housing (Draft #4, dated March 21, 2014).
- **December 10, 2014 Powerpoint Presentation on Draft LPC Sections.**
- **Draft Meeting Minutes:** November 19, 2014 and December 3, 2014.
- **Miscellaneous Correspondence sent via e-mail since the last PB meeting:**
  - i. ZBA Agenda for December 11, 2014
  - ii. CCC Public Hearing Notice on RPP five year update meetings.

***Approved on January 21, 2015;***

**On a motion by Brad Goodwin, and seconded by Chris Vincent, the Planning Board voted (4-0-1) to approve the Planning Board meeting minutes of December 10, 2014; with Anthony Panebianco, Norm Weare, Chris Vincent, and Brad Goodwin voting in favor; and Angela Philbrook abstaining.**