

Town of Yarmouth

MINUTES OF THE PLANNING BOARD MEETING OF
April 1, 2015

The Yarmouth Planning Board held a Business Meeting at 5:30 p.m. on Wednesday April 1, 2015 in the Hearing Room at the Yarmouth Town Offices located at 1146 Route 28, South Yarmouth, MA.

Planning Board Present: Norman Weare, Brad Goodwin, Chris Vincent, Tom Roche, Ken Driscoll, and Angela Philbrook.

Planning Board Absent: Anthony Panebianco.

YARMOUTH TOWN CLERK

Others Present: Kathy Williams, Town Planner and Austin Cahill, Economic Dev. Planner.



Planning Board Chairman Norman Weare opened the meeting at 5:32 PM.

'15APR22PM4:25 REC

1. Review of Zoning Article Explanations for 2015 Annual Town Meeting:

- a. **Article 27 - Section 404 – Motel Bylaw amendments:** Norman Weare reviewed the attached Explanation for Article 27 – Section 404 – Motel Bylaw amendments for the 2015 Annual Town Meeting with no changes or comments solicited from the Planning Board.
- b. **Article 28 - Zoning Map amendments for properties along or near Route 28:** Norman Weare reviewed the attached Explanation for Article 28 – Zoning Map amendments for properties along or near Route 28 for the 2015 Annual Town Meeting with no changes or comments solicited from the Planning Board.
- c. **Article 29 - Section 414 – Village Center Overlay District (VCOD) amendments:** Norman Weare reviewed the attached Explanation for Article 29 – Village Center Overlay District (VCOD) amendments for the 2015 Annual Town Meeting with no changes or comments solicited from the Planning Board.
- d. **Article 30 - Section 301 – Parking and Loading Requirement amendments:** Norman Weare reviewed the attached Explanation for Article 30 – Parking and Loading Requirement amendments for the 2015 Annual Town Meeting with no changes or comments solicited from the Planning Board.
- e. **Article 31 - Miscellaneous Amendments:** Norman Weare reviewed the attached Explanation for Article 31 – Miscellaneous amendments for the 2015 Annual Town Meeting with no changes or comments solicited from the Planning Board.

2. Review of Local Comprehensive Plan (LCP) Article Explanations for 2015 Annual Town Meeting:

- a. Article 32 - Chapter 11 - Wetlands
- b. Article 33 - Chapter 13 - Wildlife & Plant Habitat
- c. Article 34 - Chapter 14 - Affordable Housing

Norman Weare reviewed the attached Explanation for the Local Comprehensive Plan (LCP) Articles for 2015 Annual Town Meeting with no changes or comments solicited from the Planning Board. Norman Weare noted the importance of voting yes on the Local Comprehensive Plan updated Chapters to make it easier to ultimately obtain Cape Cod Commission certification.

3. **Meeting Minutes:**
 - a. **March 4, 2015: VOTE:** On a motion by Chris Vincent, and seconded by Ken Driscoll, the Planning Board voted (5-0-1) to approve the Planning Board Minutes of March 4, 2015 with Norman Weare, Chris Vincent, Tom Roche, Ken Driscoll, Angela Philbrook voting in favor and Brad Goodwin abstaining.
 - b. **March 18, 2015: VOTE:** On a motion by Tom Roche, and seconded by Chris Vincent, the Planning Board voted (5-0-1) to approve the Planning Board Minutes of March 18, 2015 with Brad Goodwin, Chris Vincent, Tom Roche, Ken Driscoll, Angela Philbrook voting in favor and Norman Weare abstaining.
 - c. **December 3, 2014:** Approval of these minutes was deferred due to lack of quorum of those members present at these meetings.

4. **Board of Appeals Agenda & Decisions:** The attached March 26, 2015 ZBA agenda was sent to Board members via e-mail. Norman Weare inquired about Mill Pond Village and Ms. Williams indicated the Mill Pond Village Project public hearing has been extended into May to allow the applicant to provide additional requested materials.

5. **Board Member Items:** Norman Weare indicated the Community Housing Committee will be touring the Simpkins School on Monday April 6, 2015 at 4:30 PM.

6. **Correspondence:** The attached public hearing notice for the Dennis Zoning Amendments was distributed via e-mail.

7. **Staff Updates:** Kathy Williams indicated that the Cape Cod Commission is updating their Regional Policy Plan and Town staff will be attending a meeting on Thursday April 2, 2015. Kathy Williams also encouraged the public to take the Open Space Recreation Plan Survey which has been posted on the Town website with hardcopies available for pick up at the Town Hall, Conservation Department. Lastly, it was noted that there will likely be a couple business items for the meeting on April 15th.

8. **Upcoming Meetings:**
 - a. April 15, 2015
 - b. May 2, 2015 – Annual Town Meeting

9. **Adjournment:** On a motion by Chris Vincent, seconded by Ken Driscoll, the Planning Board voted (6-0) unanimously to adjourn at 5:41 PM.

10. **Attachments:**
 - **Agenda April 1, 2015**
 - **Zoning Article Explanations:**
 - Article 27 - Section 404 Motel amendment Explanation, Tom Roche.
 - Article 28 - Zoning Map amendments Explanation, Brad Goodwin.
 - Article 29 - Section 414 VCOD amendments Explanation, Chris Vincent
 - Article 30 – Section 301 – Parking amendments Explanation, Ken Driscoll.
 - Article 31 – Miscellaneous Amendments Explanation, Angela Philbrook.
 - **LCP Article Explanations 32-34:** Chapter 11 Wetlands, Chapter 13 – Wildlife & Plant Habitat and Chapter 14 – Affordable Housing
 - **Draft Minutes:** December 3, 2014, March 4, 2015, and March 18, 2015.

- **Miscellaneous Correspondence:** Sent via e-mail since the last Planning Board meeting:
 - ZBA Agenda for March 26, 2015
 - Town of Dennis April 13, 2015 Public Hearing Notice for their proposed Zoning Amendments.

Approved on April 15, 2015

On a motion by Brad Goodwin, seconded by Tom Roche, the Planning Board voted unanimously (5-0) to approve the minutes of April 1, 2015 with Brad Goodwin, Tom Roche, Norman Weare, Ken Driscoll and Angela Philbrook voting in favor.