

## Town of Yarmouth

### MINUTES OF THE PLANNING BOARD MEETING OF June 3, 2015

The Yarmouth Planning Board held a Business Meeting at 5:30 p.m. on Wednesday June 3, 2015 in the Hearing Room at the Yarmouth Town Offices located at 1146 Route 28, South Yarmouth, MA.

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

**Planning Board Absent:** Angela Philbrook.

**Others Present:** Kathy Williams, Town Planner; Pat Armstrong, Director of Parks and Recreation; Kerry Muldoon, Conservation Administrator; Austin Cahill, Economic Development Planner; and all other members of the public included in the attached sign-in sheet.

Chairman Norman Weare opened the meeting at 5:31 PM.

1. **Presentation on Draft Open Space and Recreation Plan 2015 Update for public input:** Kathy Williams, Town Planner, presented the attached PowerPoint on the 2015 Update of the Draft Open Space and Recreation Plan. Input was solicited from the Public and Planning Board members:

- a. **Public Comments:** No comments solicited from the public.

- b. **Planning Board Comments:**

- Brad Goodwin discussed his preference to upgrade and maintain existing recreational facilities rather than developing new facilities. Mr. Goodwin noted concerns about buying more land for open space which would require money for maintenance. He indicated he was in favor of the tree canopy concept as long as it does not slow down development by requiring developers to work around every large tree. Mr. Goodwin noted he was glad to see the survey results supported fixing blighted properties along Route 28.
- Tom Roche noted that vistas created by the Town in the past have not always been easily maintained due to reductions in staffing. Tom Roche noted CPA funds cannot be used for maintenance.
- Chris Vincent inquired about the action item to identify more suitable native species for various site conditions and locations within Yarmouth. Kathy Williams noted that lists of native species associated with wetland buffers are available, but additional information is needed for upland locations and different settings on a project site.

- c. **Other Comments:** After comments from the Planning Board, additional comments were made by Pat Armstrong, Eileen Redfield and Kathy Williams as noted below:

- Pat Armstrong, Director of Parks and Recreations, commented on the difficulty of maintaining vistas along Route 28 due to the type of plantings originally chosen for the properties. A new landscape architect has been hired to develop a plan for low impact and low maintenance plantings for these vista properties. Ms. Armstrong indicated she does not want the Planning Board to feel deterred from purchasing parcels for fear that they will not be properly maintained.

YARMOUTH TOWN CLERK



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- Eileen Redfield commented on the recreational potential of the parcels in front of her house & neighbor's house. Ms. Redfield questioned if the parcels, identified as recreationally passive on Pine Grove Rd, Map & Lot number 25.264 & 25.265 will remain protected as conservation land. Ms. Williams indicated she knew of no plans to modify these parcels from their current designation.
- Kathy Williams noted that part of the Open Space and Recreation Plan submittal process requires letters of support from the Planning Board, Conservation Board and Board of Selectmen. The Planning Board reviewed the attached Draft Letter of Support for 2015 Open Space Recreation Plan and voted as follows:

**VOTE: On a motion by Brad Goodwin, seconded by Chris Vincent, the Planning Board voted unanimously (5-0) in favor of the submitting the Letter of Support for the 2015 Open Space Recreation Plan.**

2. **Meeting Minutes:**
  - a. **May 6, 2015:** On a motion by Chris Vincent, seconded by Tom Roche, the Planning Board voted unanimously (5-0) to approve the meeting minutes of May 6, 2015.
3. **Board of Appeals Agenda & Decisions:** None.
4. **Board Member Items:** The Planning Board held general discussion about the drive-in property site and recent Drive-In Site Utilization Committee meetings. Tom Roche commented that he hopes the site will be utilized for mixed use with high end condominiums, a scaled-down marina and a boardwalk that potentially connects to Seagull Beach. Ken Driscoll noted there is currently no real clear direction yet for the site as the Committee continues to develop potential policy goals and site uses. Tom Roche noted that a consultant may be hired for an appraisal and guidance on specific uses of the site.
5. **Correspondence:** None.
6. **Staff Updates:** None.
7. **Upcoming Meetings:**
  - a. **June 17, 2015**
8. **Adjournment:** VOTE: On a motion by Brad Goodwin, seconded by Chris Vincent, the Planning Board voted unanimously (5-0) to adjourn at 6:15 PM.

**ATTACHMENTS:**

- June 3, 2015 Agenda
- 2015 Update Open Space Recreation Plan (OSRP)
  - 2015 OSRP Survey Results
  - May 28, 2015 OSRP Draft #2
  - Draft Planning Board Letter of Support
  - June 3, 2015 PowerPoint Presentation
- Draft Meeting Minutes: May 6, 2015.

***Approved on August 19, 2015:***

**On a motion by Brad Goodwin, seconded by Ken Driscoll, the Planning Board voted (3-0-1) to approve the Planning Board meeting minutes of June 3, 2015 with Angela Philbrook abstaining.**