

Town of Yarmouth

**MINUTES OF THE PLANNING BOARD MEETING OF
May 6, 2015**

The Yarmouth Planning Board held a Business Meeting at 5:30 p.m. on Wednesday **May 6, 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, Ken Driscoll and Angela Philbrook.

YARMOUTH TOWN CLERK

Planning Board Absent: None.

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

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

1. **ANR 2567B**: Reena W. Lewis, 5 Jannor Way and Michael Gorenstein, 9 Jannor Way, West Yarmouth, Assessor's Map 47, Parcels 87 & 88. The ANR adjusts the lot lines between two existing parcels.

Kathy Williams, Town Planner, reviewed the attached ANR Plan #2567B with the Planning Board and noted the attached April 30, 2015 email from Doug Wrock, Town Surveyor, in which Mr. Wrock recommended the line between Lots 60 & 61 should be monumented to preserve the intent of the ANR plan.

VOTE: On a motion by Chris Vincent, seconded by Tom Roche, the Planning Board voted unanimously (6-0) to endorse ANR Plan #2567B dated January 8, 2015 and revised April 28, 2015 with Brad Goodwin, Chris Vincent, Tom Roche, Norman Weare, Ken Driscoll and Angela Philbrook voting in favor.

2. **Review Zoning Article and Local Comprehensive Plan Votes from 2015 Annual Town Meeting**: The Board was pleased with the successful votes on all zoning and LCP Articles at Town Meeting and had no further comments.
3. **Design Review Committee**: General discussion was held over the nomination of a Planning Board member for the Design Review Committee. Norm Weare also encouraged the public to apply for the Planning Board member position that has remained open since the resignation of Anthony Panebianco.

VOTE: On a motion by Tom Roche, seconded by Ken Driscoll, the Planning Board voted unanimously (6-0) to nominate Chris Vincent for the Design Review Committee with Brad Goodwin, Chris Vincent, Tom Roche, Norman Weare, Ken Driscoll and Angela Philbrook voting in favor.

4. **Meeting Minutes:**

- a. **April 22, 2015:** VOTE: On a motion by Brad Goodwin, seconded by Tom Roche, the Planning Board voted (4-0-2) to approve the minutes of April 22, 2015 with Norman Weare, Brad Goodwin, Tom Roche, and Ken Driscoll voting in favor, and Chris Vincent and Angela Philbrook abstaining.
- b. **May 2, 2015 – Annual Town Meeting:** VOTE: On a motion by Chris Vincent, seconded by Brad Goodwin, the Planning Board voted (5-0-1) to approve the minutes of May 2, 2015 as amended to note that Brad Goodwin left after Article 30, with Norman Weare, Brad Goodwin, Tom Roche, Chris Vincent and Ken Driscoll voting in favor and Angela Philbrook abstaining.

5. **Board of Appeals Agenda & Decisions:** None.

6. **Board Member Items:**

- a. Brad Goodwin inquired about the current progress of the Drive-In Site Utilization Committee. Mr. Roche, Drive-In Site Utilization Committee member, explained that the Committee is still searching for site uses and will be requesting input from the Cape Cod Commission. Ken Driscoll, Drive-In Site Utilization Committee member, noted the site visit was helpful to get an understanding of the site's dimensions and potential. Ms. Williams noted the Committee is working on the public policy goals for the site.
- b. Chris Vincent inquired about improvements to the Forest Road/Route 28 intersection and Parkers River bridge. Ms. Williams noted that MassDOT is investigating the removal of the No Right Turn on Red signs for the Forest Road/Route 28 intersection. Revised 25% sketch plans for Parkers River Bridge will be submitted in the near future with the next step being the 75% design plans and environmental permitting.
- c. Tom Roche noted the successful votes on the Community Preservation Committee (CPC) Articles, especially the \$2 million for the Yarmouth Housing Trust to be used to redevelop a motel along Route 28 into affordable housing. The RFP is currently out for interested motel owners.
- d. Norm Weare noted that the Planning Board will need to look at the Use Table in the near future regarding overlay districts and the underlying zoning.

7. **Correspondence:** None

8. **Staff Updates:** Ms. Williams noted the first draft of the 2015 Update of the Open Space Recreation Plan will be presented to the Planning Board and general public at the June 3, 2015 meeting.

9. **Upcoming Meetings:**

- a. May 20, 2015

10. **Adjournment:** VOTE: On a motion by Chris Vincent, seconded by Tom Roche, the Planning Board voted unanimously (6-0) to adjourn at 5:46 PM with Brad Goodwin, Chris Vincent, Tom Roche, Norman Weare, Ken Driscoll and Angela Philbrook voting in favor.

ATTACHMENTS:

- **May 6, 2015 Agenda**
- **ANR 2567B**
 - May 1, 2015 Memorandum from Kathy Williams
 - Form A
 - April 30, 2015 email from Doug Wrock, Town Surveyor
 - ZBA Decision #4583 & 4584, dated March 16, 2015
 - ANR Plan #2567B
- **Draft Meeting Minutes:** April 22, 2015 and May 2, 2015

Approved on June 3, 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 with Brad Goodwin, Chris Vincent, Tom Roche, Norman Weare and Ken Driscoll voting in favor.