

Town of Yarmouth

MINUTES OF THE PLANNING BOARD MEETING OF
August 19, 2015'15NOV25PM1:05 REC


The Yarmouth Planning Board held a Business Meeting at 5:30 p.m. on Wednesday **August 19, 2015** in the Hearing Room at the Yarmouth Town Offices located at 1146 Route 28, South Yarmouth, MA.

Planning Board Present: Brad Goodwin, Norman Weare, Ken Driscoll and Angela Philbrook.

Planning Board Absent: Tom Roche and Chris Vincent.

Others Present: Kathy Williams, Town Planner, and Dan Ojala, Down Cape Engineering.

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

1. **PUBLIC HEARING - Petition #112:** Michael A. Healy (DBA Kim Holdings, LLC), 5 Appleby Road, West Yarmouth, Assessor's Map 32, Parcel 154, Zoning District B2 and HMOD1. The applicant seeks modification of Planning Board Special Permit Petition 110 under Zoning Bylaw Section 404 and Section 203.5 to allow for construction of a porch within the front yard setback for a previously approved conversion of the former Seagull Beach Motel to multi-family housing.
 - a. **Public Hearing Notice:** Norman Weare, Chairman, opened the Public Hearing and read the attached legal notice into the record which was published in the Register on July 30, 2015 and August 6, 2015 and noticed to abutters by mail on August 11, 2015.
 - b. **Hearing Continuation:** Norm Weare indicated there was no quorum to review a Special Permit application and the hearing was continued to September 2, 2015 at 5:30 PM in the Town Hall Hearing Room.
2. **ANR Plan 2921A:** Laurie Snowden Lebel, Trustee of Asa Eldredge Hyannis Road Trust, 58, 62, 66, 68, 72, 76, 82, 84, 88, and 94 Old Hyannis Road, West Yarmouth, Assessor's Map 94, Parcels 13.1 through 13.10. The ANR Plan recombines a previously approved ten lot ANR into six lots and one conveyance parcel.

Dan Ojala, representing Laurie Snowden Lebel, gave a brief presentation on the proposed ANR Plan 2921A off Old Hyannis Road, West Yarmouth. Mr. Ojala noted the Town paved this road a couple years ago and discussed that the conveyance parcel is intended for the Cape Cod Council of Boy Scouts of America (the adjacent land owner) and is noted as not being a building lot on the ANR Plan. Dan Ojala presented a new plan at the Planning Board meeting, revision date August 19, 2015, which incorporated comments from the Town Surveyor, including verifying existing monumentation, adding additional monumentation, and resetting a leaning monument.

After very little discussion by the Board, the following vote was taken, with signed mylar given to Dan Ojala at the meeting:

VOTE: On a motion by Brad Goodwin, seconded by Ken Driscoll, the Planning Board voted unanimously (4-0) to endorse ANR Plan 2921A with revision date of August 19, 2015, with Brad Goodwin, Norm Weare, Ken Driscoll and Angela Philbrook voting in favor.

3. Meeting Minutes:

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

4. Board of Appeals Agenda & Decisions: ZBA Agendas have been distributed via e-mail.

5. Board Member Items: Brad Goodwin inquired as to when a seventh Planning Board member would be appointed. Kathy Williams indicated she would check with the Town Administrator's office. The Planning Board held general discussion about the status of the Drive-In Site Utilization Committee. Ken Driscoll indicated there has been lots of Committee activity, but there is yet to be a consensus from the Committee on uses or policy goals. The Yarmouth Drive-In Site Survey was discussed and Ms. Williams noted the Committee will be updating the Board of Selectmen soon, tentatively scheduled for September 1st.

6. Correspondence: None.

7. Staff Updates: Ms. Williams noted the Open Space Recreation Plan received comments from the State and will require some minor revisions.

8. Upcoming Meetings:

a. September 2, 2015

9. Adjournment: VOTE: On a motion by Ken Driscoll, seconded by Brad Goodwin, the Planning Board voted unanimously (4-0) to adjourn at 5:45 PM.

ATTACHMENTS:

- **August 19, 2015 Agenda**
- **Petition #112: Legal Notice**
- **ANR Plan 2921A: August 17, 2015 Memo from Kathy Williams, Town Planner; Form A; ANR Plan #2921A dated ; August 17, 2015 Memo from Doug Wrock, Town Surveyor; Former ANR Plan #2921; and Revised ANR Plan #2921A, dated August 19, 2015**
- **Meeting Minutes: June 3, 2015**

Approved on October 7, 2015:

On a motion by Brad Goodwin, seconded by Ken Driscoll, the Planning Board voted (3-0-1) to approve the meeting minutes of August 19, 2015 with Brad Goodwin, Norman Weare and Ken Driscoll voting in favor and Tom Roche abstaining.