



'15NOV25PM1:05 REC

## Town of Yarmouth

**MINUTES OF THE PLANNING BOARD MEETING OF  
September 2, 2015**

The Yarmouth Planning Board held a Business Meeting at 5:30 p.m. on Wednesday **September 2, 2015** in the Hearing Room at the Yarmouth Town Offices located at 1146 Route 28, South Yarmouth, MA.

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

**Planning Board Absent:** Ken Driscoll

**Others Present:** Kathy Williams, Town Planner, and Kieran Healy, BSC Group.

Chairman Norman Weare opened the meeting at 5:38 PM.

1. **CONTINUED 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, continued the Public Hearing which was opened on August 19, 2015 when the attached Public Hearing notice was read into the record.
  - b. **Hearing:** Kieran Healy, representing Michael A. Healy (DBA Kim Holdings, LLC), gave a brief presentation of the applicants proposal to construct a larger farmers style porch that will cover the entrances to both doors on the east side of the building. Relief is needed as the farmers porch encroaches into the front yard setback from Route 28, resulting in a 16.6' setback rather than the 25' front yard setback allowed for corner lots in the B2 zoning district, as approved at the 2015 Annual Town Meeting.
  - c. **Planning Board Comments:** The Planning Board had little to no comments other than to indicate the proposed porch and the overall project looks good.
  - d. **Staff Comments:** Kathy Williams, Town Planner, briefly reviewed the attached August 31, 2015 Staff Memo and outlined the input received from the Design Review Committee regarding not allowing any pressure treated wood to be exposed.

**VOTE: On a motion made by Chris Vincent and seconded by Brad Goodwin, the Board voted (5-0) unanimously to grant the requested relief with conditions as follows, with Brad Goodwin, Tom Roche, Chris Vincent, Norm Weare and Angela Philbrook voting in favor.**

1. There shall be no visible pressure treated wood. All pressure treated posts to be wrapped with azek or equal material, and that the railings and spindles may not be pressure treated.
2. **Meeting Minutes:** None.
3. **Board of Appeals Agenda & Decisions:** Sent electronically via email to Planning Board members.
4. **Board Member Items:** None
5. **Correspondence:** None
6. **Staff Updates:** Ms. Williams briefly discussed a future project that may be coming before the board as a Revitalization Overlay Architectural District (ROAD) Project.
7. **Upcoming Meetings:**
  - a. September 16, 2015
8. **Adjournment:** **VOTE: On a motion by Chris Vincent, seconded by Tom Roche, the Planning Board voted unanimously (5-0) to adjourn at 5:45 PM.**

**ATTACHMENTS:**

- **September 2, 2015 Agenda**
- **Petition #112:** August 31, 2015 Memorandum from Kathy Williams to Planning Board with the following attachments:
  - Public Hearing Notice
  - Special Permit Application Form
  - Plans
    - Site Plan - Proposed Porch, dated November 5, 2012, last revision dated July 15, 2015.
    - Floor Plans – Proposed Conditions, dated November 5, 2012, last revision dated July 15, 2015 – Sheet 1 of 2 (As Built Floor Layout and proposed Porch Detail)
    - Floor Plans – Proposed Conditions, dated November July 15, 2015 – Sheet 2 of 2 (As-Built Elevations with proposed porch).

**Approved on October 7, 2015:**

**On a motion by Brad Goodwin, seconded by Tom Roche, the Planning Board voted (3-0-1) to approve the meeting minutes of September 2, 2015 as amended to reflect adjournment at 5:45 PM, with Brad Goodwin, Tom Roche, Norman Weare and voting in favor and Ken Driscoll abstaining.**