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Town of Yarmouth

MINUTES OF THE PLANNING BOARD MEETING OF October 5, 2011

The Yarmouth Planning Board held a business meeting at 5:30 p.m. on Wednesday, **October 5, 2011** in the Hearing Room at the Yarmouth Town Offices located at 1146 Route 28, South Yarmouth, MA.

Planning Board Present: Chris Vincent, Norm Weare, Ken Driscoll, Brad Goodwin, and Tom Roche

Planning Board Absent: Tom DiPersio and John Shea

Others Present: Karen Greene, Director of Community Development

Planning Board Chairman Tom Roche opened the meeting at 5:30 p.m. with the Pledge of Allegiance.

1. **Business Item:**

a. **ANR Plan 1815A – Marmaris Corp., vote to endorse**

VOTE: On a motion by Brad Goodwin, seconded by Norm Weare, the board voted (5-0) unanimously to endorse the ANR Plan 1815A.

2. **Committee Updates:**

- a. Will be included on future agendas

3. **Board Member Updates:** Brad Goodwin asked for clarification on how much, if any, land was set aside in the Mayflower Place dementia unit plan. Karen Greene will research it.

4. **Staff Update:**

- a. Hotel/motel and housing work continues.
- b. Approximately 80 applications have been received for the Planner positions. Interviews will be scheduled.
- c. Karen Greene read a memo from the Board of Health requesting a date to attend a Planning Board meeting. October 19th was chosen.
- d. Tom Roche requested clarification from town counsel regarding changing a bylaw while court action is pending.

5. **Central District Discussion:**

- a. Boundaries:
 - o Were revised on 8/31 to Parker's River on the west and Forest Road on the east.
 - o Brad Goodwin noted that one zone within the Central District makes more sense than breaking it into smaller pieces; dividing lines create "haves" and "have-nots."
 - o Tom Roche noted that we should implement zoning that will add value for current or future property owners.
 - o Chris Vincent felt one zone would just encourage more of the same, and that he preferred 3 zones.
 - o Ken Driscoll felt it will be easier to implement one zone.

- Norm Weare noted that one zone would be easier for the public to understand and support.
- Tom Roche noted consensus on one district.
- b. Use Table:
 - Table was discussed and revised.
 - Goal is to create an overlay district that will permit additional/more intensive uses than the underlying zoning.

6. Next Meetings:

- a. October 12, 2011
- b. October 19, 2011

Adjournment:

VOTE: On a motion by Norm Weare, seconded by Ken Driscoll, the board voted (5-0) unanimously to adjourn at 7:05 p.m.

ATTACHMENTS:

- PB Agenda 10/05/2011
- Central District Boundary Map
- Use Table Excerpt
- 08/31/11 Central District Concept Notes
- 09/29/11 Letter to T. Roche from M. Stusse re: 115 Route 28 (ANR 1815A)
- 10/05/11 Memo to Karen Greene from Bruce Murphy re: Planning Board meeting dates

Approved on July 20, 2016:

On a motion by Brad Goodwin, seconded by Tom Roche, the Planning Board voted (4-0) to approve the meeting minutes of October 5, 2011 out of necessity, with Brad Goodwin, Tom Roche, Chris Vincent, and Norman Weare voting in favor.