



Town of Yarmouth

MINUTES OF THE PLANNING BOARD MEETING OF October 19, 2011

The Yarmouth Planning Board held a workshop meeting at 5:30 p.m. on Wednesday, **October 19, 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, Tom DiPersio, John Shea and Tom Roche

Planning Board Absent: None

Others Present: Karen Greene, Director of Community Development; Bruce Murphy, Health Director; Tanya Daigneault, Hillard Boskey, M.D., William Snowden (arrived at 5:45 p.m.), all of the Board of Health.

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

1. Joint Workforce Housing Discussion with Board of Health:

- Bruce Murphy gave some background on the Board of Health's ongoing issues with long-term stays in motels. In some cases, licenses were suspended three years ago; those cases are now in court. Other motels are nonetheless still allowing employee or workforce housing.
- Tanya Daigneault noted that the town and the BOH need to work together to resolve the workforce housing and long-term stay problem. License revocation is an unreliable remedy.
- Brad Goodwin noted that the BOH was the licensing authority, and revoking a license forces the property owner to evaluate the situation and come up with a plan to conform. Does not want to change Rule 404; would rather try another workforce housing bylaw.
- Chris Vincent agreed that workforce housing in residential areas should be revisited. Bylaws already exist to redevelop motels along Rt. 28; however, Mr. Vincent cited a Cape Cod Commission report from June of 2011 that notes a lack of infrastructure, specifically sewers, that hinder such redevelopment.
- Tom DiPersio asked about the Motel Team, which will consist of members of the town administration, Board of Health, Community Development, police and fire departments. He would prefer to see the problem addressed by staff and zoning.
- Ken Driscoll would like to work with the BOH on employee housing. Very much against converting hotels/motels to long-term housing.
- John Shea echoed Ken Driscoll.
- Tom Roche cited the definition of employee housing and asked if it could be expanded to include employees that belong to another employer.
- Bob Dubois of the Yarmouth Chamber of Commerce will do a census of J-1 workers, which will take approximately six weeks.
- Chris Vincent noted that there are two separate issues: seasonal/J-1 workers (April – November) and permanent workforce housing.
- Bill Snowden of the Board of Health spoke in favor of the Cavalier group's plan.
- General consensus that only J-1 Yarmouth workers should live in Yarmouth housing; J-1 students working in other towns should not be allowed in Yarmouth housing.

- Dr. Boskey noted that the BOH's job is to maintain the health of the entire community, including those living in motels who are not working.

2. Central District Discussion

- The board reviewed and revised the Use Table again.
- An outline of the draft vision statement was reviewed; revisions continue.

3. Election of Officers:

a. Chairman:

- Tom DiPersio nominated Tom Roche to continue as Chairman, seconded by Chris Vincent.
- Brad Goodwin nominated Tom DiPersio, noting that past practice is to change things up every couple of years. This will allow the whole board to "move up a notch."
- Mr. DiPersio thanked Mr. Goodwin; however his current employment situation does not allow him to be available on a daily basis and therefore he cannot accept the nomination.
- Mr. Roche would like to continue.
- No further discussion.

VOTE: On a motion by Tom DiPersio, seconded by Chris Vincent, the board voted (7-0) unanimously in favor of Tom Roche to serve as Chairman.

b. Vice Chairman:

- Brad Goodwin nominated Tom DiPersio as Vice Chairman; seconded by Chris Vincent
- No further discussion.

VOTE: On a motion by Brad Goodwin, seconded by Chris Vincent, the board voted (7-0) unanimously in favor of Tom DiPersio to serve as Vice Chairman.

c. Clerk:

- Mr. Shea stated that he would like to step down due to his schedule.
- Karen Greene reviewed the clerk responsibilities.
- Brad Goodwin nominated Ken Driscoll; Mr. Driscoll declined.
- Chris Vincent nominated Norm Weare; seconded by John Shea.
- No further discussion.

VOTE: On a motion by Chris Vincent, seconded by John Shea, the board voted (7-0) unanimously in favor of Norm Weare to serve as Clerk.

4. Board Items:

- Brad Goodwin noted that the Planning Board should continue to help the Board of Health find a mechanism for housing J-1 workers.
- Tom Roche suggested interested parties be invited to the 11/2 meeting.

5. Staff Update:

- Continuing hotel work and search for Town Planner.

6. Next Meetings:

- October 26, 2011 (Workshop)
- November 2, 2011 (Business)

11. Adjournment:

VOTE: On a motion by Ken Driscoll, seconded by John Shea, the board voted (7-0) unanimously to adjourn at 7:20 p.m.

ATTACHMENTS:

- PB Agenda 10/19/2011
- Correspondence to/from Board of Health re: Workforce Housing
- 10/19/11 Draft Use Table

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 19, 2011 out of necessity, with Brad Goodwin, Tom Roche, Chris Vincent, and Norman Weare voting in favor.