

Town of Yarmouth

Per M.G.L.: All town and school boards, committees, commissions, and authorities shall post a notice of every meeting at least 48 hours prior to such meeting, excluding Saturdays, Sundays, and legal holidays. Notice shall contain a listing of topics/agenda that the chair reasonably anticipates will be discussed at the meeting.

Notice of Meetings

Name of committee, board, etc:	Planning Board
Date of Meeting:	January 18, 2023
Time:	5:30 p.m.
Place:	Town Hall Hearing Room 1146 Route 28, South Yarmouth, MA 02664 OR Zoom Link: https://us02web.zoom.us/j/89836415124 Phone: +1 301 715 8592 and enter webinar ID: 898 3641 5124

This is to formally advise that, as required by M.G.L. Chapter 30A, §§ 18-25, and pursuant to Chapter 22 of the Acts of 2022, and *An Act Relative to Extending Certain State of Emergency Accommodations*, signed into law on July 16, 2022, the Yarmouth Planning Board will hold a public meeting at the date and time noted on the Notice of Meeting. The public is welcome to attend either in-person or via the alternative public access provided on the Notice of Meeting available on the Town of Yarmouth website.

Agenda (Topics to be discussed):

1. **[PUBLIC HEARING - ROAD APPLICATION 2022-2:](#)**

Owner/Applicant: Ekaterina & Family LLC and Jay Imad, Trustee of the Cedars of Lebanon Trust, 381 Camp Street, West Yarmouth, MA 02673. **Property Location: 1272, 1276 and 1282 Route 28, South Yarmouth, MA; Assessor Map 60, Parcels 130, 131 & 132; Zoning Districts B2, HMOD1, and ROAD.** The Applicant seeks to develop the project using Zoning Bylaw Section 411 – Revitalization Overlay Architectural District (ROAD). This modified project would demolish all existing buildings on the three adjoining properties and construct a gasoline filling station with four dispensers, overhead canopy, a 4,000 square foot mixed-use building, and various site improvements. The mixed-use building is proposed to include a convenience store, coffee shop area, and drive-thru on the first floor; and four (4) residential apartments on the second floor. The lots currently contain multiple buildings, a convenience store and two gas pumps with canopy.

2. **[PUBLIC HEARING - DEFINITIVE SUBDIVISION NO. 2936C AND SPECIAL PERMIT #117:](#)**

Owner: The Roman Catholic Bishop of Fall River, 450 Highland Ave, Fall River, MA 02720-3701. Applicant: The Davenport Companies, 20 Main Street, South Yarmouth, MA 02664. **Property Location: Unnumbered lot on the south side of Route 6A, between Kencomsett Circle and Outward Reach and across the street from Hockanom Road; Assessor's Map 125, Parcel 39; 15.3 acre lot; Zoning District R40 Residential.** The Applicant is seeking approval for a 14-lot single-family cluster Definitive Subdivision Plan with revised layout entitled "Definitive Subdivision Plan of Land of the proposed Single-Family Cluster Development at Lot 2, Route 6A, Yarmouth Port, MA for The Davenport Companies", dated October 19, 2022 with requested waivers; and a Special Permit for the 14-lot single-family cluster subdivision with revised layout under the provisions of Yarmouth Zoning Bylaw Section 402.

3. **[PUBLIC HEARING - CONTINUED: Definitive Subdivision No. 2936A and Special Permit #116:](#)**

Owner: The Roman Catholic Bishop of Fall River, 450 Highland Ave, Fall River, MA 02720-3701. Applicant: The Davenport Companies, 20 Main Street, South Yarmouth, MA 02664. **Property Location: Unnumbered lot on the south side of Route 6A, between Kencomsett Circle and Outward Reach and across the street from Hockanom Road; Assessor's Map 125, Parcel 39; 15.3 acre lot; Zoning District R40 Residential.** The Applicant is seeking approval for a 14-lot single-family cluster Definitive Subdivision Plan entitled "Definitive Subdivision Plan of Land of the proposed

Single-Family Cluster Development at Lot 2, Route 6A, Yarmouth Port, MA for The Davenport Companies” with waivers; and a Special Permit for a 14-lot single-family cluster subdivision under the provisions of Yarmouth Zoning Bylaw Section 402.

- 4. Meeting Minutes
- 5. Board of Appeals Agenda & Decisions
- 6. Committee Updates from Board Members
- 7. Board Member Items
- 8. Correspondence
- 9. Staff Updates
- 10. Upcoming Meetings:
 - a. February 1, 2023
 - b. February 15, 2023
- 11. Adjournment

Attachments: All exhibits are available for public review in the Planning Department, Yarmouth Town Offices, 1146 Route 28, South Yarmouth, MA, during normal business hours.

Posted By (Name):	Kathleen D. Williams
Signature:	<i>Kathy Williams</i>