

Town of Yarmouth
MINUTES OF THE PLANNING BOARD MEETING OF
June 2, 2021

The Yarmouth Planning Board held a Business Meeting at **5:30** p.m. on Wednesday **June 2, 2021** via a Virtual Meeting pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law in response to the COVID-19 pandemic.

Planning Board Present: Brad Goodwin, Joanne Crowley, Susan Brita, Tom Baron, Liz Hartsgrove, and Will Rubenstein

Planning Board Absent: Chris Vincent

Staff Present: Kathy Williams, Town Planner

Guests: Robert Ciavarra

1. **Meeting Opening:** Chair Joanne Crowley opened the virtual meeting at 5:32 PM and took a roll call to establish quorum. Kathy Williams, Town Planner, served as the Moderator for the virtual meeting and read the attached statement regarding the reason for the virtual meeting and provided an overview on how remote participation works. All votes were taken by roll call and the meeting was livestreamed on the Town of Yarmouth YouTube Channel.
2. **Great Island Plaza:** Discussion and consideration of a support letter for a state grant application by the owner for redevelopment of Great Island Plaza at 590-602 Route 28, West Yarmouth.

Robert Ciavarra, representing the owner, gave a brief overview of the grant application being submitted to the Underutilized Properties Program regarding the proposed improvements at Great Island Plaza. Mr. Ciavarra is hoping to get a letter of support for the grant application from the Planning Board. Mr. Ciavarra noted that costs have increased and the owner is having difficulty obtaining financing and they are seeking grant funding. Kathy Williams showed renderings, site plans and elevations of the proposed development and noted the attached draft support letter included in the meeting packet.

After a brief question and answer period, the Board voted as follows:

VOTE: On a motion by Brad Goodwin, and seconded by Will Rubenstein, the Planning Board voted (5-1) to forward the grant support letter as written, with Joanne Crowley, Brad Goodwin, Will Rubenstein, Liz Hartsgrove, and Tom Baron voting in favor, and Susan Brita voting against.

3. **Cape Cod Commission (CCC) Development of Regional Impact (DRI) Review:** Discussion and possible comment letter to the CCC on the DRI Application by Blue Sky Towers III, LLC, for a 120' monopole wireless communication tower and ground equipment to be located at 1044 Route 28, South Yarmouth, Assessor Map 50, Parcel 189.1.

The Board reviewed the attached revised comment letter on the wireless communication tower DRI application. This revised letter incorporated comments from the May 19, 2021 Planning Board meeting where the proposal had been discussed in more detail. After a brief discussion, the Board members eliminated the text "and its location" in the last sentence of the fourth paragraph, and voted as follows:

VOTE: On a motion by Liz Hartsgrove, and seconded by Will Rubenstein, the Planning Board voted (5-0-1) to accept the comment letter on the Blue Sky DRI application, as

amended, with Joanne Crowley, Brad Goodwin, Will Rubenstein, Liz Hartsgrove, and Tom Baron voting in favor, and Susan Brita abstaining.

4. **Community Visioning**: Discussion on Board of Selectmen update meeting, second survey launch, future visioning presentation and publicity.

Joanne Crowley gave a brief overview of the visioning update given to the Board of Selectmen on May 25th, with the Board showing their interest in the project and how the results may help them with their own goals.

Kathy Williams gave an overview of the publicity for the second survey and virtual presentation on June 16th, including updates to the website, constant contact, news item, social media, ATM postcard, press release, flyers, notifications, channel 18 bulletin, Community Information Board and hard copies of the surveys at the libraries and senior center. The attached updated implementation schedule was also briefly reviewed.

5. **Meeting Minutes**:

a. **May 19, 2021**: On a motion by Tom Baron, and seconded by Brad Goodwin, the Planning Board voted (6-0) to approve the meeting minutes of May 19, 2021, with Joanne Crowley, Brad Goodwin, Will Rubenstein, Liz Hartsgrove, Tom Baron, and Susan Brita voting in favor.

6. **Board of Appeals Agenda & Decisions**: None.

7. **Committee Updates from Board Members**:

a. **Community Preservation Committee (CPC)**: Liz Hartsgrove noted the success of all the CPA articles at the Annual Town Meeting, with the exception of one article which was postponed.

b. **Community & Economic Development Committee (CEDC)**: Joanne Crowley noted that with Peter Smith now on the Board of Selectmen, Ken Smith was voted as the new CEDC Chair. She indicated the CEDC has authorized funding for snow fencing for events at the former Drive-In Site. Ms. Crowley also mentioned a clarification by Mary Vilbon that no Tourism Revenue Preservation Funds (TRPFs) go towards support of the Route 6 visitor's center.

8. **Board Member Items**:

a. Will Rubenstein inquired about how the Planning Board would be meeting with the end of the state of emergency. The Planning Board will meet virtually on June 16th as the meeting had already been advertised as a presentation on the visioning project, but the Board wants to start meeting in person on July 7th. Will Rubenstein also inquired as to the absence of Planning Board member Chris Vincent. Joanne Crowley noted that she would be calling Chris to discuss.

b. Tom Baron inquired as to when the Riverwalk Park/Boardwalk construction would start. Kathy Williams indicated about 18 months. Mr. Baron commented on the Parkers River Bridge, which is looking good and nearing completion. Lastly, Mr. Baron noted the start of Phase 1 of the Higgins Crowell shared use pathway.

9. **Correspondence**: Attachments noted below were sent to the Planning Board via e-mail.

10. **Staff Updates**: Kathy Williams gave a brief update on the Drive-In Site Solicitation of Interest noting that one application had been received.

11. Upcoming Meetings:

- a. June 16, 2021 – Visioning Presentation at 4:30 PM
- b. July 7, 2021

12. Adjournment: VOTE: On a motion by Tom Baron, seconded by Will Rubenstein, the Planning Board voted unanimously (6-0) to adjourn at 6:35 PM.**ATTACHMENTS:**

- **June 2, 2021 Agenda**
- **Script - Explaining Remote Access Planning Board Meeting**
- **Great Island Plaza:** Draft support letter, renderings, architectural elevation, site plans, information on the Underutilized Properties Program, and May 13, 2021 e-mail from Robert Ciavarra
- **Cape Cod Commission (CCC) Development of Regional Impact (DRI) Review:** Revised draft Planning Board comment letter
- **Community Visioning:** Updated implementation timeline, June 2, 2021
- **Draft Meeting Minutes:** May 19, 2021
- **Miscellaneous Correspondence:**
 - Conservation Commission Agendas for May 20, 2021 and June 3, 2021
 - Results of Town of Yarmouth Election 5/18/21
 - May 21, 2021 Letter from Joanne Crowley, Planning Board Chair to the Cape Cod Commission on the Draft Climate Action Plan
 - May 28, 2021 Memo from Julie Mockabee, Yarmouth Historical Commission Chair, on the Blue Sky Tower Monopole DRI with attachment
 - June 1, 2021 Memo from Kathy Williams, Town Planner, to John McCormack CCC Regulatory Committee Chair regarding comments on the Blue Sky Tower Monopole DRI Application
 - May 31, 2021 Memo from Kathy Williams, Town Planner, to John McCormack CCC Regulatory Committee Chair regarding Yarmouth permit requirements for the Blue Sky Tower Monopole
 - May 20, 2021 Memo from Joanne Crowley, Planning Board Chair, to the Board of Selectmen regarding the Community Visioning Project Update, along with attachments and PowerPoint presentation
 - MassDOT Flyer on Capital Investment Plan public meetings 6/3/21
 - May 8, 2021 Letter from an unknown resident of Yarmouth Port, to the Planning Board regarding parking along Route 6A, along with attached photos
 - Barnstable Zoning Amendment Hearing Notice for 5/24/21 regarding revisions to the accessory dwelling unit bylaw.
 - Barnstable Zoning Amendment Hearing Notice for 5/24/21 regarding accessory dwelling unit sizes.

Approved on June 16, 2021:

On a motion by Liz Hartsgrrove, and seconded by Will Rubenstein, the Planning Board voted (6-0-1) to approve the meeting minutes of June 2, 2021, with Joanne Crowley, Brad Goodwin, Will Rubenstein, Liz Hartsgrrove, Tom Baron, and Susan Brita voting in favor, and Chris Vincent abstaining.