

**Town of Yarmouth  
MINUTES OF THE PLANNING BOARD MEETING OF  
September 15, 2021**

The Yarmouth Planning Board held an in-person Business Meeting at **5:30** p.m. on Wednesday **September 15, 2021** in the Hearing Room at the Yarmouth Town Offices located at 1146 Route 28, South Yarmouth, MA.

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

**Planning Board Absent:** None

**Staff Present:** Kathy Williams, Town Planner; and Mark Grylls, Building Commissioner

**Guests:** See attached sign-in sheet

1. **PUBLIC HEARING – Zoning Articles for 2021 Special Town Meeting (STM):**

- a. **Hearing Opening:** Joanne Crowley, Planning Board Chair, opened the public hearing at 5:35 PM. She encouraged people to sign the sign-in sheet.
- b. **Public Hearing Notice:** The attached public hearing notice was published in the Register on August 26, 2021 and September 2, 2021 and was read into the record.
- c. **Meeting Format:** Joanne Crowley gave an overview of how the meeting will be run. She noted each zoning article would be reviewed separately, with public comment (in person and written) being taken after a brief presentation of each article. After public comment has been received on all the Articles, the Planning Board will discuss and vote to recommend, recommend with amendments or withdraw the article.
- d. **Presentation on Zoning Article 1: National Flood Insurance Program (NFIP) Provisions:** Kathy Williams gave the attached PowerPoint Presentation on the NFIP amendments noting that these were not new regulations, but need to be formally adopted into our local bylaws for our community to remain in the NFIP. The NFIP provides federally backed flood insurance for homes, businesses and renters with over 1,100 active policies in Yarmouth.

**Public Comments:**

- **Kieran Healy, Traders Lane:** After the presentation of all the Articles, Mr. Healy inquired as to whether these amendments would result in any new permitting requirements beyond those already in the Building Code. Mark Grylls, Building Commissioner, noted that permitting of the fences less than 7' in the flood zones, and the letter from the Town to those who have received a Variance to the Building Code, are beyond that required in the Building Code. Mr. Healy inquired as to who would permit the fences with Mr. Grylls noting potentially both Building and Conservation.

**Written Comments:** None

- e. **Zoning Article 2: Zoning District Boundaries:** Kathy Williams gave the attached PowerPoint Presentation noting the amendments will correct a discrepancy between the Zoning Map and the wording in the Zoning Bylaw. Although the Zoning Map has a presumption of validity, the inconsistency needs to be addressed and appears to have been related to a 2001 Zoning Map format change. She also briefly noted some of the rules to be followed if there are any questions related to a district boundary line.

**Public Comments:** None

**Written Comments:** None

- f. **Zoning Article 3: Brewpubs:** Kathy Williams gave the attached PowerPoint Presentation noting the amendments will allow for Brewpubs in the B1/B2 commercial areas if the product is manufactured for consumption and retail sale on the property and not part of a larger manufacturing endeavor for off-site distribution. She also noted the slightly revised definition for brewpubs.

**Public Comments:**

- **Sheila Pallis, Higgins Crowell Road:** Inquired about where the B1 and B2 Business districts are located. Kathy Williams indicated B2 is along the Route 28 corridor and B1 is located at the commercial area on Station Ave south of Route 6 (Stop & Shop and CVS) and there are some areas along Route 6a that are B1. Ms. Pallis indicated she was unable to stay for the whole meeting and had a question about the location of the Adult Entertainment District (AED) mentioned in Article 7 on Body Art Establishments. Kathy Williams noted that the AED was located along Ansell Hallet Road. Ms. Pallis asked about the boundaries and wants more information about the AED with Ms. Crowley asking her to leave her name and address. Brad Goodwin noted that the AED was adopted in 1999. She also asked if there was any proposal for 17 Berry Avenue. Ms. Crowley noted that public input will be solicited on this article later in the presentation.

**Written Comments:** Two (2) written comments in support of this Article were received.

- **9/12/21 Chamber of Commerce Letter:** Support for Brewpubs noting it would develop new business opportunities and business growth.
  - **9/10/21 CEDC Support Memo:** Support for Brewpubs noting that this would provide additional business opportunities and encourage new economic development, and would not negatively impact the community while providing a positive commercial impact.
- g. **Zoning Article 4: Mobile Food Vendors:** Kathy Williams gave the attached PowerPoint Presentation noting the amendments would allow Mobile Food Vendors (i.e. food trucks) on town-owned land if approved by the Board of Selectmen through the Use of Town-Owned Property Application process. She noted that under the current bylaw, food trucks are considered restaurants and allowed in the B1/B2 business districts, however food trucks and restaurants are not allowed in residential zoning districts. As many of our town parks and beaches are located in residential zones, this amendment would allow for food trucks at these locations as approved and conditioned by the Board of Selectmen.

**Public Comments:** None**Written Comments:** Two (2) written comments in support of this Article were received.

- **9/12/21 Chamber of Commerce Letter:** Support for Mobile Food Vendors (i.e. Food Trucks) on town-owned lands as approved by the BOS.
  - **9/10/21 CEDC Support Memo:** Support for Mobile Food Vendors noting that this would also provide additional business opportunities and encourage new economic development.
- h. **Zoning Article 5: Signs:** Kathy Williams gave the attached PowerPoint Presentation noting the amendments clarify that all business center signs shall have a maximum height of 12', and simplify the language for issuing Special Permit relief to make it less subjective. She noted that the current bylaw allows for some Special Permit relief from the sign bylaw for illumination, free standing business center signs and attached signs through Special Permit.

**Public Comments:** None

**Written Comments:** One (1) written comment in support of this Article were received.

- 9/12/21 Chamber of Commerce Letter: Support for the sign amendment.

- i. **Zoning Article 6: Rezoning of 2 Parcels:** Kathy Williams noted that this Article proposes to rezone two parcels, one at 17 Berry Avenue and one located behind 125 Route 6a, with comment for each parcel being taken separately.

**17 Berry Avenue:** Kathy Williams gave the attached PowerPoint Presentation for 17 Berry Avenue noting that this is a vacant residential lot, adjacent to a small vacant commercial lot at the corner of Route 28 and Berry Avenue, and across Berry Avenue from other commercial development (the 99 Restaurant). Rezoning of this parcel may promote commercial development on one or both of these vacant parcels.

**17 Berry Avenue – Public Comments:** Two (2) public comments against the rezoning of 17 Berry Avenue.

- Barbara Fitzpatrick, 70 Berry Ave: Ms. Fitzpatrick inquired as to whether there would be any restrictions on what could be developed on the site and whether an environmental impact study had been completed. Kathy Williams indicated that any allowed uses under the proposed zoning district could be located on the site and no environmental impact study has been completed. Ms. Fitzpatrick commented on the curb cut for this lot being so close to the signalized intersection and the current difficulty she experiences getting through the light. Also concerned with more traffic impacting property values.
- Joe Gedraitis, 65 Berry Ave: Expressed his concerns about converting residential to business and neglecting the wishes of the abutters who purchased property knowing it was residential, impacts to property values, and already have an established business zone. After the presentation of all the Articles, Mr. Gedraitis inquired as to whether the undeveloped corner lot and 17 Berry Avenue could both be purchased and combined into one 2 acre lot. Brad Goodwin noted that it was possible for this to happen. Mr. Gedraitis expressed concern about this being a larger business rather than two smaller local businesses.

**17 Berry Avenue – Written Comments:** Five (5) written comments against the rezoning of 17 Berry Avenue.

- 9/14/21 e-mail Nancy Macphee, 25 Berry Ave: Against the proposal for several reasons noting:
  - Commercial has been historically limited to the lots fronting on Rte 28.
  - Expansion of commercial would be an unwelcome incursion into a quiet/charming single family area.
  - 17 Berry Ave is not large enough to make a significant difference. If the Town wants to rezone, should be done as part of a larger effort aimed at improving Rte 28.
  - Thinks rezoning attempt of 17 Berry Ave failed back around 2006.
  - Concern that this may be considered spot-zoning, which is prohibited.
  - The purported benefit of the rezoning does not outweigh the detriment.
  - Feels the proposal is not well thought out, is short sighted and insensitive to the residential abutters.
  - Would have liked earlier notification of the hearing.
- 9/13/21 e-mail from Nancy & Bob Tedesco: Strongly opposed to the rezoning, noting:
  - Many changes over the years with constant building in the area.
  - Tearing down nice sized homes to rebuild McMansion.

- Two apartment complexes either built or under construction.
- Traffic is a nightmare.
- Many businesses/motels along Route 28 are currently shut down.
- Keep W. Yarmouth a place to proud to live in and don't turn it into Hyannis.
- 9/13/21 e-mail from Jean Mickle & Laurie Whitcomb – 18 Thomas Path: Against the rezoning noting:
  - With all the vacant property along Rte 28 why does this parcel need to rezoned?
  - The wooded area is home to many animals and their habitat.
  - New development could impact stormwater runoff onto adjacent properties.
  - Issues with dumpsters and rodents.
  - Impacts to neighborhood traffic (asked if a traffic study had been completed).
  - Aesthetics of view from their property, concerns with looking at dumpster, parking lots and HVAC systems, reduced curbside appeal and decreased property value.
  - Increased noise levels from development and loss of buffer from 99 Restaurant and gas station (asked if a noise study had been done).
  - Potential for light pollution from parking lots.
  - No type of business was specified in the letter and asked why there was not more information of what is being proposed.
  - Would have like earlier notification of the hearing and a wider notification of the neighborhood. Requested postponing the hearing to complete the studies and receive more comments.
  - Concerned that this is a done deal. Expressed hopes that a lawyer on the neighbor's part can be avoided.
- 9/12/21 e-mail from Chris Adams, 14 Thomas Path: Strong opposition to rezoning, noting:
  - Spoke with homeowners on Thomas Path, Holiday Lane, Berry Ave, and a few on Sibley who are also against rezoning.
  - This is an area dominated by single family homes, mostly yearly residents.
  - Lots of commercial in the area already noting 4 resorts/hotels, 7 restaurants, CVS, Dollar General, Church and other small businesses.
  - There is sufficient commercial land elsewhere. Already have too many empty storefront along Rte 28 (7/11, motels).
  - More commercial property is not welcoming for vacationers who want to get away from city/big corporate stores.
  - Could negatively impact seasonal renters due to loss of privacy.
  - Concerns with traffic, safety and more parking lots with late night hours, losing our Cape appeal.
  - Increased noise with removal of trees.
  - Impacts to wildlife habitat.
  - Potential to lower property values and lower vacation rentals.
  - Land should be sold for a residential single family house.
- 9/12/21 e-mail from Alexander & Carol MacInnis, 26 Thomas Path: Strongly opposed to the rezoning, noting:
  - Many closed businesses due to pandemic, many strip malls barely occupied and some in dire need of renovation/repairs. Town should address these issues instead.
  - Do not need more traffic.
  - Concerns with loss of privacy and noise due to loss of trees.
  - Hope opinion of residents and tax payers come first.

**Parcel behind 125 Route 6a:** Kathy Williams gave the attached PowerPoint Presentation for the parcel behind 125 Route 6a noting that this parcel contains the parking area for the existing business along Route 6a (formerly Bank of America and Dennis Partners, currently vacant). The two parcels serving this business have mixed zoning with B1 business along Route 6a and residential in the parking area in the rear. This Article could foster redevelopment by eliminating the complications and restrictions associated with mixed zoning.

**Parcel behind 125 Route 6a – Public Comments:** None.

**Parcel behind 125 Route 6a – Written Comments:** Two (2) written comments against the rezoning of 125 Route 6a.

- 9/14/21 e-mail from Judy Knauer – Sandyside: Would like the parcel to remain residential due to concerns that the zoning change would allow for commercial structures to be located in the rear, which backs up directly to the private homes in the Sandyside neighborhood.
- 9/13/21 e-mail from Mark Link: Changes to the zoning would allow for structures to be located on the parcel which may have negative consequences on the property value of the abutting residential properties and others within the North Sandyside neighborhood.

- j. **Zoning Article 7: Body Art Establishments:** Kathy Williams gave the attached PowerPoint Presentation noting the amendments would allow Body Art Establishments that provide tattooing and cosmetic tattooing to be located within the commercial corridor along Route 28. Currently such establishments are only allowed within the Adult Entertainment District. Kathy Williams noted that other towns investigated (Chatham, Mashpee, Barnstable, Provincetown and Bourne) view tattoo studios as personal or professional services and allow them in their commercial districts by-right and/or by Special Permit.

**Public Comments:** None

**Written Comments:** Three (3) written comments in support of this Article were received.

- 9/12/21 Chamber of Commerce Letter: Support for Body Art Establishments noting it would develop new business opportunities.
- 9/10/21 CEDC Support Memo: Support for Body Art Establishments noting that this would also provide additional business opportunities and encourage new economic development, and would not negatively impact the community while providing a positive commercial impact.
- 8/3/21 e-mail from Katie Fitzsimmons: Support for body art studios along Route 28, noting unfairness to locate them in the adult district when provide a similar service to a hair stylist, and bars and liquor stores are allowed along Rte 28. People get body art for many different reasons (artistic expression, honoring a love one, religious symbols) and is just another art form that should be respected as such. Body Art studios have many more health/safety regulations than most businesses and times have changed.

**Written Comments:** Twelve (12) written comments against this Article were received.

- 9/15/21 e-mail from Caroline Murphy: Against ad hoc Zoning Amendments until the comprehensive Vision Plan is completed and a vision plan is developed for Rte 28.
- 9/14/21 e-mail from Isabelle Bell: Postpone any action on amending zoning to allow tattoo parlors on Rte 28.

- 9/14/21 e-mail from Anne Monaldo: Plans for body art store fronts should wait until there is more public awareness. Hopeful that long range planning would give an opportunity for citizens to provide input. She has seen far too many changes that have had negative impacts on the small town flavor of our community.
- 9/13/21 e-mail from Janet Leopard, 49 Nantucket Ave: Opposed to allowing tattoo parlors on Rte 28. Some areas appear sketchy now, adding these parlors would make our town look very bad.
- 9/9/21 e-mail from Elizabeth DiTrapano: Concerned about the state of Route 28 and moving a tattoo parlor onto 28 prior to the visioning process being completed. The Town should see through the visioning process, and put guidelines in place to improve the aesthetics of 28. In the end this will better support the small businesses that are currently along 28 and make West Yarmouth a stronger Cape Cod destination.
- 9/8/21 e-mail Robert Carr, 19 Hedge Row: Not against the type of business, but until the vision exercise is completed later this year and we develop a plan for Rte 28, it is premature to change the zoning and submits a request to table the amendment.
- 9/7/21 e-mail from Robert Carr Sr: Opposed as this will adversely affect the young adults in our community, increase traffic, need for police presence, and increase town expenditures that should be spent on our school children.
- 9/6/21 e-mail from Tom Hughes, 178 Springer Lane: Encouraged postponing any vote at this time. This and any other zoning changes on Rte 28 should wait until the Visioning is complete.
- 9/6/21 e-mail from Karen O'Connor: Request to postpone any action to amend the zoning to allow tattoo parlors, feeling this was premature until the visioning has been completed and a plan for Rte 28 developed.
- 9/6/21 e-mail from Paul Cove: Prudent to table the idea of allowing tattoo parlors on Rte 28 or any other changes to zoning until the vision exercise has been completed. We have one shot to get this right and need to do our due diligence and complete the visioning groundwork.
- 8/31/21 e-mail from Joanna Rajcula: Request to delay the tattoo zoning change until after the Visioning work is complete. Does not think a tattoo parlor is in-line with the overall vision but we don't know the vision yet.
- 7/26/21 e-mail from Kathy DiTrapano: Reconsider rezoning of tattoo parlors until we have a plan in place for what the vision is for our town.

2. **Discussion on Public Hearing on Zoning Articles, Vote on Recommendations, and Review Draft Memo to Board of Selectmen**: After public comment was obtained the Planning Board deliberated and voted on each Article as noted below:

- a. Zoning Article 1: National Flood Insurance Program (NFIP) Provisions: With little to no discussion, the Planning Board voted as follows:

**VOTE: On a motion by Liz Hartsgrove, and seconded by Will Rubenstein, the Planning Board voted (7-0) to Recommend Zoning Article 1 – NFIP, with Brad Goodwin, Chris Vincent, Susan Brita, Joanne Crowley, Liz Hartsgrove, Tom Baron and Will Rubenstein voting in favor.**

- b. Zoning Article 2: Zoning District Boundaries: With little to no discussion, the Planning Board voted as follows:

**VOTE: On a motion by Tom Baron, and seconded by Chris Vincent, the Planning Board voted (7-0) to Recommend Zoning Article 2 – Zoning District Boundaries, with Brad**

**Goodwin, Chris Vincent, Susan Brita, Joanne Crowley, Liz Hartsgrove, Tom Baron and Will Rubenstein voting in favor.**

- c. Zoning Article 3: Brewpubs: With limited discussion on licensing of brewpubs, the Planning Board voted as follows:

**VOTE: On a motion by Chris Vincent, and seconded by Liz Hartsgrove, the Planning Board voted (7-0) to Recommend Zoning Article 3 - Brewpubs, with Brad Goodwin, Chris Vincent, Susan Brita, Joanne Crowley, Liz Hartsgrove, Tom Baron and Will Rubenstein voting in favor.**

- d. Zoning Article 4: Mobile Food Vendors: With limited discussion on initiations of this zoning amendment through the Chamber of Commerce to address concession issues at the beaches, the Planning Board voted as follows:

**VOTE: On a motion by Brad Goodwin, and seconded by Chris Vincent, the Planning Board voted (7-0) to Recommend Zoning Article 4 – Mobile Food Vendors, with Brad Goodwin, Chris Vincent, Susan Brita, Joanne Crowley, Liz Hartsgrove, Tom Baron and Will Rubenstein voting in favor.**

- e. Zoning Article 5: Signs: With little to no discussion, the Planning Board voted as follows:

**VOTE: On a motion by Tom Baron, and seconded by Chris Vincent, the Planning Board voted (7-0) to Recommend Zoning Article 5 - Signs, with Brad Goodwin, Chris Vincent, Susan Brita, Joanne Crowley, Liz Hartsgrove, Tom Baron and Will Rubenstein voting in favor.**

- f. Zoning Article 6: Rezoning of 2 Parcels: There was significant discussion by the Planning Board on this issue. Some members mentioned the existing surrounding businesses to 17 Berry Ave while others noted the concerns of the residential abutters, some felt both parcels should go to town meeting to let the voters decide, whereas others felt this was an encroachment into residential areas that they could not support noting that the needs of the business community need to be balanced with protecting the neighborhoods. Some members noted that the Route 6a parcel was already developed with parking, but others expressed concerns with the expansion of commercial buildings into this area. Ultimately a motion was made to withdraw the Article in its entirety as follows:

**VOTE: On a motion by Liz Hartsgrove, and seconded by Susan Brita, the Planning Board voted (3-4) to withdraw the entire Zoning Article 6 – Rezoning, with Liz Hartsgrove, Susan Brita and Will Rubenstein voting in favor, and Brad Goodwin, Chris Vincent, Joanne Crowley, and Tom Baron voting against.**

As the motion failed, the Board deliberated further, and a motion was made to amend the Article to eliminate 17 Berry Avenue as follows:

**VOTE: On a motion by Chris Vincent, and seconded by Brad Goodwin, the Planning Board voted (3-4) to amend Zoning Article 6 – Rezoning to remove the rezoning of 17 Berry Avenue, with Brad Goodwin, Chris Vincent and Joanne Crowley voting in favor, and Liz Hartsgrove, Susan Brita, Will Rubenstein and Tom Baron voting against.**

As the motion failed, the Board continued their deliberations. Further discussions included letting the voters make the decision, need for more study on the Route 6a rezoning, and public input received. Upon further consideration, Liz Hartsgrove reluctantly amended her vote in favor of removing 17 Berry Avenue and moving forward with the Route 6a parcel as follows:

**VOTE: On a motion by Chris Vincent, and seconded by Brad Goodwin, the Planning Board voted (4-3) to amend Zoning Article 6 – Rezoning to remove the rezoning of 17 Berry Avenue, with Brad Goodwin, Chris Vincent, Joanne Crowley and Liz Hartsgrove voting in favor, and Susan Brita, Will Rubenstein and Tom Baron voting against.**

- g. Zoning Article 7: Body Art Establishments: The Planning Board had a discussion on this Article with most of the Board members in favor of allowing Body Art Establishments on Route 28 noting they are similar to hair salons, the need to fill vacant store fronts, and less impactful than liquor stores which are allowed on Route 28. One member was not in favor noting the need for a plan for Route 28 before amending this use.

**VOTE: On a motion by Chris Vincent, and seconded by Liz Hartsgrove, the Planning Board voted (6-1) to Recommend Zoning Article 7 – Body Art Establishments, with Brad Goodwin, Chris Vincent, Joanne Crowley, Liz Hartsgrove, Tom Baron and Will Rubenstein voting in favor, and Susan Brita voting against.**

- h. Memo to BOS on Zoning Articles and Article Explanations: Joanne Crowley briefly reviewed the attached September 9, 2021 Draft Memo to the BOS noting that they need to be amended to include the Public Hearing comments, the amendment to Zoning Article 6 and the Planning Board's Recommendations. To complete the recommendation letter, the Board members chose articles to move and explain at STM as follows:

- Joanne Crowley: Zoning Article 1 – NFIP
- Brad Goodwin: Zoning Article 2 – Zoning District Boundaries and Zoning Article 6 – Rezoning of Parcel
- Chris Vincent: Zoning Article 3 – Brewpubs
- Liz Hartsgrove: Zoning Article 4 – Mobile Food Vendors and Zoning Article 7 – Body Art Establishments
- Tom Baron: Zoning Article 5 - Signs

- i. Hearing Closed:

**VOTE: On a motion by Tom Baron, and seconded by Will Rubenstein, the Planning Board voted (7-0) to close the Public Hearing at 7:22 PM, with Brad Goodwin, Chris Vincent, Susan Brita, Joanne Crowley, Liz Hartsgrove, Tom Baron and Will Rubenstein voting in favor.**

### 3. Officer Elections and Committee Assignments:

- a. Chair – Joanne Crowley:

**VOTE: On a motion by Liz Hartsgrove, and seconded by Chris Vincent, the Planning Board voted (7-0) to elect Joanne Crowley as Chair of the Planning Board with Brad Goodwin, Chris Vincent, Susan Brita, Joanne Crowley, Liz Hartsgrove, Tom Baron and Will Rubenstein voting in favor.**

- b. Vice-Chair – Liz Hartsgrove:

**VOTE: On a motion by Brad Goodwin, and seconded by Will Rubenstein, the Planning Board voted (7-0) to elect Liz Hartsgrove as Vice-Chair of the Planning Board with Brad Goodwin, Chris Vincent, Susan Brita, Joanne Crowley, Liz Hartsgrove, Tom Baron and Will Rubenstein voting in favor.**

- c. Clerk – Tom Baron:

**VOTE: On a motion by Liz Hartsgrove, and seconded by Chris Vincent, the Planning Board voted (7-0) to elect Tom Baron as Clerk of the Planning Board with Brad**



**Goodwin, Chris Vincent, Susan Brita, Joanne Crowley, Liz Hartsgrove, Tom Baron and Will Rubenstein voting in favor.**

d. Committee Assignments:

**VOTE: On a motion by Tom Baron, and seconded by Chris Vincent, the Planning Board voted (7-0) to retain their current Committee Assignments with Brad Goodwin, Chris Vincent, Susan Brita, Joanne Crowley, Liz Hartsgrove, Tom Baron and Will Rubenstein voting in favor.**

<i>Committee</i>	<i>Sept 2021-2022 Assignments</i>
Affordable Housing Trust (AHT)	Brad Goodwin
Capital Budget Committee (CBC)	Will Rubenstein
Community & Economic Development Committee (CEDC)	Joanne Crowley
Community Housing Committee (CHC)	Brad Goodwin
Community Preservation Committee (CPC)	Liz Hartsgrove
Design Review Committee (DRC)	Chris Vincent
Drive-In Site Utilization Committee (DISUC)	Susan Brita
Land Disposition Committee (LDC)	Tom Baron
Water Resources Advisory Committee (WRAC)	Tom Baron

e. VOTE to Authorize Signatures: Subsequent to the vote below, the Board members signed letters to the Barnstable Registry of Deeds and Land Court.

**VOTE: On a motion by Tom Baron, and seconded by Chris Vincent, the Planning Board voted (7-0) to authorize the Chair, Vice-Chair or Clerk, individually, to endorse on a plan the approval of the Board, or make any other certificate under the subdivision control law, with Brad Goodwin, Chris Vincent, Susan Brita, Joanne Crowley, Liz Hartsgrove, Tom Baron and Will Rubenstein voting in favor.**

4. Planning Board Update to Board of Selectmen: The Board briefly reviewed and accepted the amended Planning Board Annual update Memo to the Board of Selectmen noting the stronger language regarding funding of the Local Comprehensive Plan. The Board will provide their annual update at the September 21<sup>st</sup> BOS meeting.
5. Meeting Minutes:
  - a. September 1, 2021: On a motion by Liz Hartsgrove, and seconded by Will Rubenstein, the Planning Board voted (6-0-1) to approve the meeting minutes of September 1, 2021, with Chris Vincent, Susan Brita, Joanne Crowley, Liz Hartsgrove, Tom Baron and Will Rubenstein voting in favor, and Brad Goodwin abstaining.
6. Board of Appeals Agenda & Decisions: The attached ZBA Decisions were sent to the Planning Board via e-mail.
7. Committee Updates from Board Members:
  - a. Community & Economic Development Committee (CEDC): Joanne Crowley noted that the CEDC met with Senator Julian Cyr and had a good discussion regarding funding sources, housing/seasonal workforce, climate change and wastewater.
  - b. Library Planning Committee (LPC): Will Rubenstein noted that the LPC was in the process of narrowing down locations for the library and are vetting possibilities.
8. Board Member Items: Tom Baron inquired as to when the Parkers River Bridge work would begin again. Kathy Williams noted that the contractor was mobilizing this week with the hopes

of being substantially complete in November. Joanne Crowley noted that Kathy Williams will be distributing some general guidelines regarding the tweaking of the visioning goals using the input from the 2<sup>nd</sup> survey, in preparation for our meeting on October 6<sup>th</sup>.

9. **Correspondence:** Attachments noted below were sent to the Planning Board via e-mail.
10. **Staff Updates:** Kathy Williams noted that there were no updates on the Blue Sky Tower Development of Regional Impact.
11. **Upcoming Meetings:**
  - a. September 21, 2021: Board of Selectmen (BOS) – Zoning Amendments and Planning Board Annual Update
  - b. September 22, 2021: Tentative if needed, dependent upon results of the BOS meeting
  - c. October 6, 2021
12. **Adjournment: VOTE:** On a motion by Chris Vincent, seconded by Will Rubenstein, the Planning Board voted unanimously (7-0) to adjourn at 7:40 PM.

**ATTACHMENTS:**

- **September 15, 2021 Agenda**
- **Zoning Article Public Hearing:** PowerPoint Presentation, Hearing Notice, Written Comments, Draft September 9, 2021 Memo from Joanne Crowley to the Board of Selectmen (BOS) with Zoning Articles 1-7, and draft September 16, 2021 Draft Planning Board Recommendation Letter
- **Committee Assignment Table**
- **Planning Board Update:** September 9, 2021 amended draft Memo from Joanne Crowley to the Board of Selectmen
- **Draft Meeting Minutes:** September 1, 2021
- **Miscellaneous Correspondence:**
  - Conservation Commission Agenda September 16, 2021
  - ZBA Decisions 4906, 4907, and 4911

**Approved on October 6, 2021:**

On a motion by Chris Vincent, and seconded by Will Rubenstein, the Planning Board voted (5-0) to approve the meeting minutes of September 15, 2021, with Chris Vincent, Susan Brita, Joanne Crowley, Tom Baron and Will Rubenstein voting in favor.