

Approved 05/13/08 5-0-1 (Hynes abstaining), motion by Post, second by McCormack.

**TOWN OF YARMOUTH
COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE
MINUTES
April 24, 2008**

PRESENT: Peter Q. Smith, John Barker, Bob DuBois, Tracy Post, Jack McCormack

NOT PRESENT: Paul Tardif, Jack Hynes,

STAFF: Karen M. Greene

OTHERS: Paul Niedzwiecki

LOCATION: Room A, Town Offices, 1146 Route 28, South Yarmouth, MA
Chairman Smith opened the meeting at 8 am.

Committee Business:

Correspondence: None

Minutes: On a motion by Tracy Post, seconded by John Barker, the committee voted 4-0-1 (Jack McCormack abstaining) to approve the minutes from March 11, 2008 as presented.

Sub-committee Updates: Bob DuBois reported that in the event there is a Special Town Meeting in June, that the Sign Code Ad Hoc Committee was hoping to have an article for the warrant. Ms. Post inquired whether public outreach would occur prior to a Town Meeting.

New Business:

Karen Greene provided an update on \$50,000 in County EDC funding available for a market analysis of Route 28 and described how the process would dovetail with other planning efforts including wastewater, Route 28 traffic, and the Cape Cod Commission's Land Use Mapping Initiative.

Paul Niedzwiecki informed the Committee that approximately \$25,000 in matching funds from the Commission would expand the scope of an RFP to consider identify businesses that would be viable at or above 10,000 square feet.

Mr. Niedzwiecki further informed the Committee that the Commission would remain involved in the RFP process and would also provide in-kind assistance including visualization and zoning.

The Committee suggested that the following items be included in the RFP:

- Draft Zoning
- Community Outreach
- Traffic
- Wastewater
- Vistas
- Thresholds

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- Proposed Business Mix
- Buildout Analysis

It was discussed that Yarmouth's Market Analysis should be detailed enough and be similar to the work that a developer or property owner would conduct on their own property in evaluating the feasibility of certain uses.

The Committee agreed that the next step should be to review a draft RFP in conjunction with the Planning Board and that there be further discussion of the Draft Land Use Map for the Commission to better inform potential respondents to the RFP.

ADJOURN: On a motion by Tracy Post, seconded by John Barker, the committee voted unanimously to adjourn at 9:15 am

Respectfully submitted,

Karen M. Greene