



## Town of Yarmouth

### MINUTES OF THE PLANNING BOARD MEETING OF October 17, 2012

The Yarmouth Planning Board held a business meeting at 5:30 p.m. on Wednesday, **October 17, 2012** in the Hearing Room at the Yarmouth Town Offices located at 1146 Route 28, South Yarmouth, MA.

**Planning Board Present were:** Mr. Goodwin, Mr. Roche, Mr. Weare, Mr. Driscoll, Mr. Vincent and Mr. DiPersio

**Planning Board Absent were:** None

**Others Present:** Kathy Williams, Planner

Planning Board Chairman Chris Vincent opened the meeting at 5:32 p.m.

1. **Habitat for Humanity, Laban Lane, ZBA Comprehensive Permit:** The ZBA is conducting a Public Hearing on October 25, 2012 regarding this project and asked the Planning Board to provide any comments they may have on the project. The main issue discussed was the need to provide a 20' right-of-way for access and utilities across Lot 1 to Laban Lane to provide access to Lot 2. The Board reviewed the attached draft letter to the ZBA prepared by Staff and authorized sending this letter without edits to the ZBA.
2. **Village Centers Overlay Bylaw:**
  - a. **Finance Committee:** Chris Vincent updated the Board on the VCOD presentation given to the Finance Committee on October 15<sup>th</sup>. There were some misconceptions on the bylaw that were cleared up during the presentation and subsequent discussion. The Finance Committee voted unanimously to recommend all three Zoning Articles.
  - b. **Rotary Presentation:** Chris Vincent and Kathy Williams are scheduled to go to the rotary meeting on October 19<sup>th</sup> at 7AM to provide a short presentation on the VCOD and answer questions.
  - c. **Presentation Board:** Board reviewed a 24x36 Poster that outlines the VCOD map and the four districts. Authorization has been obtained from the moderator to post two of these boards at the Special Town Meeting (STM) in addition to a handout.
  - d. **Ad Hoc Committee:** The Board decided to have an Ad Hoc Committee meeting on Monday October 22, 2012 at 3PM for final preparations before the STM.
  - e. **Newspapers:** Briefly discussed various letters recently published in the newspapers and reviewed the issues brought up in the letters.
3. **Meeting Minutes:**
  - a. **October 3, 2012 Meeting:** On a motion by Brad Goodwin and seconded by Norm Weare, the Planning Board voted (6-0) unanimously to approve the Planning Board meeting minutes of October 3, 2012, as amended. The amendment included revisions to the Vote made for ANR Plan 2186B.
  - b. **October 10, 2012:** On a motion by Brad Goodwin and seconded by Tom Roche, the Planning Board voted (6-0) unanimously to approve the Planning Board meeting minutes of October 10, 2012.
4. **Seventh Planning Board Member:** The Planning Board authorized staff to have the Town Administrator's office advertise for a seventh Planning Board member.

5. **Zoning Board of Appeals:** The Board discussed the following:

- a. **252 Main Street – Gas Station/Convenience Store:** The ZBA met on October 25<sup>th</sup> to discuss this project. The ZBA agreed with the Planning Board comments on elimination of the third curb cut, but would consider allowing a wider width on the remaining curb cut to Route 28. The owner agreed to eliminate the one way curb cut but wants to modify the canopy. The Planning Board expressed some concerns about these additional revisions. The Public Hearing was continued to November 8, 2012. Once modified plans are available, the Planning Board can provide further comment.
- b. **ZBA Decisions:** Copies of ZBA Decisions for Appeals 4409, 4410, 4411, and 4412 were distributed to the Board without comment.

6. **Motel Predevelopment Fund Selection Committee:** The Board reviewed the January 5, 2012 memo from Alan Aarons regarding Motel Predevelopment Fund Selection Committee. The CPD has monies that can be used toward predevelopment costs associated with redevelopment of Route 28 motels via the Motel Bylaw. The memo requested that a member from the Planning Board be appointed to the selection committee. After discussion, the Board voted to appoint Brad Goodwin as follows:

**VOTE: On a motion by Tom Roche, seconded by Norm Weare, the board voted (6-0) unanimously to appoint Brad Goodwin to the Motel Predevelopment Fund Selection Committee.**

7. **Correspondence:** No additional correspondence.

8. **Board Items:** Tom Roche mentioned that the letter to the editor by Catherine Roach, is no relation to him.

9. **Staff Update:** Kathy Williams commented on the attached VCOD map, dated 10/12/12, which was done to highlight the different villages and make the map more legible. No contextual changes were made.

10. **Next Meetings:**

- a. October 19, 2012 – Rotary Club
- b. October 22, 2012 – STM
- c. October 24, 2012 – Planning Board

11. **Adjournment:**

**VOTE: On a motion by Tom Roche, seconded by Norm Weare, the board voted (6-0) unanimously to adjourn at 6:03 p.m.**

**ATTACHMENTS:**

- PB Agenda 10/17/12.
- Habitat for Humanity – Laban Lane Comprehensive Permit Packet: October 15, 2012 draft memo to ZBA, Section 412.5.3 of Zoning Bylaw, October 4, 2012 e-mail from Bruce Gilmore, ZBA application form, September 26, 2012 Letter from Habitat for Humanity describing project, List of Exceptions, May 9, 2012 Site Plan Review comments, Sketch Plan, architectural plan of 2 bedroom home, Site & Sewage Disposal System Plan, and Definitive Subdivision Plan.

- Draft October 3, 2012 Meeting Minutes
- Draft October 10, 2012 Meeting Minutes
- October 15, 2012 e-mail from Sandi Clark updating public hearing status of 252 Main Street.
- ZBA Decisions for Appeals 4409, 4410, 4411, and 4412.
- Revised VCOD Map, dated October 12, 12 to improve legibility (no content changes)
- Cape Cod Times "My View" article dated October 17, 2012 by Chris Starkey
- Misc letters to the editor in the Register October 11-17, 2012
- January 5, 2012 memo from Alan Aarons regarding Motel Predevelopment Fund Selection Committee.

***Approved on October 24, 2012***

**On a motion by Tom Roche and seconded by Norm Weare, the Planning Board voted (5-0) unanimously to approve the Planning Board meeting minutes of October 17, 2012.**