

**MINUTES OF THE PLANNING BOARD MEETING OF  
June 6, 2018**

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The Yarmouth Planning Board held a Business Meeting at **5:30** p.m. on Wednesday **June 6, 2018** in the Hearing Room at the Yarmouth Town Offices located at 1146 Route 28, South Yarmouth, MA.

**Planning Board Present:** Brad Goodwin, Tom Roche, Norman Weare, Lee Rowley, Joanne Crowley and Tom Baron

**Planning Board Absent:** Chris Vincent

**Staff Present:** Kathy Williams, Town Planner

**Others Present:** Attorney Matthew Fitzsimmons

Chairman Brad Goodwin opened the meeting at 5:31 PM.

1. **ANR Plan #1428A:** The SM Packer Revocable Trust, Suzanne Packer Trustee, 30 Horse Way, South Yarmouth, MA, Assessor's Map 51, Parcel 22.1. The ANR Plan subdivides an unbuildable lot into two unbuildable lots to be added to adjoining properties at 30 Horse Way and 159 Old Main Street.

Attorney Matthew Fitzsimmons, representing Suzanne Packer, gave a brief overview of the ANR Plan, noting that the project had already received a ZBA Decision regarding lot line adjustments for non-conforming lots. Kathy Williams stated that all the notes outlined in the May 14, 2018 memo from the Town Surveyor needed to be incorporated into the plan and the plan title changed from "Subdivision Plan" to "ANR Plan". Attorney Fitzsimmons noted that these changes will be made, but could not be done by the surveyor in time for the Planning Board meeting. Tom Baron indicated the ZBA viewed the plan favorably. Joanne Crowley noted the locus map referred to Horse Road, when it is Horse Way. She had also visited the site and saw there was a dirt road along these unbuildable properties and inquired as to whether it was used to access Old Main Street. Attorney Fitzsimmons noted that the owner had spoken with the Fire Department who stated they did not access Horse Way from Old Main, but utilized Pleasant Street.

**VOTE: On a motion by Tom Roche, and seconded by Norm Weare, the Planning Board voted unanimously (6-0) to endorse ANR Plan #1428A, dated June 6, 2018 subject to the revisions being made to the plan as outlined in the May 14, 2018 Memo from Doug Wrock, Town Surveyor, renaming the plan from "Subdivision Plan" to "ANR Plan", and fixing the Locus Map to read Horse "Way".**

2. **Meeting Minutes:**
  - a. **April 4, 2018: VOTE: On a motion by Tom Roche, seconded by Tom Baron, the Planning Board voted (6-0) to approve the meeting minutes of April 4, 2018, with Brad Goodwin, Tom Roche, Norman Weare, Lee Rowley, Joanne Crowley, and Tom Baron voting in favor.**
  - b. **May 5, 2018 - ATM: VOTE: On a motion by Norm Weare, seconded by Joanne Crowley, the Planning Board voted (6-0) to approve the meeting minutes of May 5,**

2018, with Brad Goodwin, Tom Roche, Norman Weare, Lee Rowley, Joanne Crowley, and Tom Baron voting in favor.

3. **Board of Appeals Agenda & Decisions:** The following ZBA Agendas and Decisions were distributed via e-mail since the last Planning Board meeting:
  - a. ZBA Agendas for May 10<sup>th</sup> and May 24, 2018
  - b. ZBA Decisions 4736, 4737, 4738, 4739, 4740, 4742, 4743, 4744, 4745, 4746, & 4747
4. **Committee Updates from Board Members:**
  - a. Community and Economic Development (CEDC): Norm Weare noted that the Town is actively working to hire an Economic Development Coordinator.
  - b. Community Housing Committee (CHC): Tom Baron noted the Caring Communities Dinner held on May 31, 2018 which he attended. The topic was related to ageism and how different age groups relate to each other. The Town will need to look at housing and other issues as our senior population rises.
  - c. Drive-In Site Utilization Committee (DISUC): Tom Roche noted the DISUC met with the Board of Selectmen for May 22, 2018 to present their findings and recommendations. Kathy Williams outlined the five DISUC recommendations: Retain the entire drive-in site for recreation; have festivals/events as the permanent use on the remainder of the property; move forward with the Riverwalk Park; move forward with some type of Boardwalk although the Committee was divided on whether it should go across the marsh; and permit/design the Riverwalk Park and Boardwalk together. Town Staff is moving forward with identifying improvements to the site to be used for events/festivals.
5. **Board Member Items:**
  - a. Tom Baron may a request to the Chairman to place on a future Agenda the issue of wells and the Aquifer Protection District.
  - b. Brad Goodwin inquired to Tom Baron (ZBA member) about the ZBA Decisions on the cell phone antennas. Mr. Baron noted there were no real objections from abutters.
6. **Correspondence:** The following miscellaneous correspondence was distributed via e-mail since the last Planning Board meeting:
  - a. E-mail notification of Board of Health Public Hearing on Retail Store Tobacco cap – June 4, 2018
  - b. Board of Selectmen Agenda May 22, 2018 – DISUC
  - c. Caring Communities Dinner Workshop notice – May 31, 2018
  - d. MassDOT Bass River Bridge meeting notice – May 24, 2018
7. **Staff Updates:** Kathy Williams provided the following staff updates:
  - a. MVP Grant: The Town of Yarmouth was awarded a Municipal Vulnerability Preparedness (MVP) grant for \$24,500 to hire a consultant to conduct workshops to identify vulnerabilities and develop an action-oriented resiliency plan to address climate change. The Planning Board had provided a letter of support and agreed to participate in the workshops.
  - b. Bass River Bridge Replacement: MassDOT gave a presentation on May 24<sup>th</sup> on the preliminary concept for the Bass River Bridge Replacement, including providing two way traffic on half the bridge at one time throughout construction. There was also discussion on the overall aesthetics of the bridge. MassDOT has indicated they were willing to meet with a small group to talk about options after they complete the bridge type study in the next 3-4 months.
  - c. Definitive Subdivision: The Board will be presented with a 3 lot Definitive Subdivision off Summer Street, likely in July.

d. Zoning Articles: The Zoning Amendments approved at the May 5, 2018 Annual Town Meeting have been submitted to the Attorney General's office for approval.

8. **Upcoming Meetings:**

- a. June 20, 2018
- b. July 18, 2018

9. **Adjournment: VOTE:** On a motion by Norm Weare, seconded by Tom Roche, the Planning Board voted unanimously (6-0) to adjourn at 6:02 PM.

**ATTACHMENTS:**

- **June 6, 2018 Agenda**
- **ANR #1428A:** June 4, 2018 Memo from Kathy Williams, Town Planner, along with Form A, ZBA Decision #4730, Town Surveyor Comments dated May 14, 2018 and ANR Plan 1428A.
- **Draft Meeting Minutes:** April 4, 2018 and May 5, 2018 (ATM)
- **Miscellaneous Correspondence:**
  - ZBA Agendas for May 10<sup>th</sup> and May 24, 2018
  - ZBA Decisions 4736, 4737, 4738, 4739, 4740, 4742, 4743, 4744, 4745, 4746, & 4747
  - E-mail notification of Board of Health Public Hearing on Retail Store Tobacco cap – June 4, 2018
  - Board of Selectmen Agenda May 22, 2018 – DISUC
  - Caring Communities Dinner Workshop notice – May 31, 2018
  - MassDOT Bass River Bridge meeting notice – May 24, 2018

**Approved on July 18, 2018:**

On a motion by Tom Roche, seconded by Tom Baron, the Planning Board voted (6-0-1) to approve the meeting minutes of June 6, 2018, with Brad Goodwin, Tom Roche, Norman Weare, Lee Rowley, Joanne Crowley, and Tom Baron voting in favor, and Chris Vincent abstaining.