

On February 11, 2019, on a motion by Jack McCormack, seconded by Norm Weare, the committee voted 2-0-2 to approve these minutes.

Town of Yarmouth

**MINUTES OF THE COMMUNITY & ECONOMIC DEVELOPMENT
COMMITTEE MEETING OF
January 28, 2019**

The Yarmouth Community & Economic Development Committee held a Business Meeting at 4:30 p.m. on Monday, January 28, 2019 at the Yarmouth Town Hall, Hearing Room, located at 1146 Route 28, South Yarmouth, MA.

Committee Members Present: Peter Q. Smith (arrived at 4:50 pm), Norm Weare, Stephen O'Neil, Mary Vilbon, Jack McCormack

Staff: Kathy Williams, Town Planner; Kyle Pedicini, Economic Development Coordinator

Guests: Joanne Crowley, Planning Board

YARMOUTH TOWN CLERK

The meeting was opened by Jack McCormack at 4:36 pm

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1. 2019 Draft Zoning Articles

Kathy Williams, Town Planner, presented the draft 2019 Zoning Articles to the Committee. She explained that the Planning Board looked at ways to amend the existing Accessory Dwelling Unit (ADU) Bylaw to create more housing opportunities while taking into consideration other factors such as the need for year round housing and the potential impacts on wastewater. The Planning Board has proposed to loosen some ADU restrictions in order to promote the creation of ADUs. Examples of these changes include eliminating the affordable housing deed restriction and fair marketing requirements as well as increasing the income eligibility for affordable units from 80% of the local Area Median Income to 100%. Another important change in the proposed amended Bylaw is to make it easier to create family related apartments by expanding the definition of family-related to include other long-term family-like relationships that are caregiving or parental in nature.

Committee members expressed support of the proposed changes but decided to wait on writing a memo on the topic until more members were present. It was also noted that members were in support of the proposed entertainment Bylaw change that expanded opportunities for outdoor entertainment.

2. CEDC 2019 Work Plan

Chairman Smith reviewed the proposed 2019 CEDC Work Plan. The Committee discussed past priorities and whether or not they were still applicable. Most past goals were seen as still relevant, especially those regarding the CEDC's administration of the

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Tourism Revenue Preservation Fund. The Committee also discussed the importance of monitoring state economic development efforts that may be advantageous to Yarmouth, and it was noted that the PACE program was a good example of this goal. Two past goals that have been accomplished were developing sign regulations to permit banners and expand opportunity for outdoor entertainment/music. These goals were accomplished by passing applicable zoning articles at Town Meeting. Additional goals identified by the CEDC were to monitor the activity of the Planning Board and Zoning Board of Appeals, and to monitor all wastewater planning efforts in Yarmouth.

3. Staff Updates

Town staff explained that the first few Tourism Grant contracts have been sent out to the grantees for their review and signature. The CEDC was also updated on recent press releases published by the town which included one regarding the Yankee Village PARC grant. Town staff will update the Committee on various physical improvement projects at the next meeting.

4. Minutes for Review

The Committee reviewed draft minutes from their meeting on January 14, 2019.

Vote: On a motion from Norm Weare, seconded by Stephen O'Neil, the Committee approved the minutes for January 14, 2019 by a vote of 4-0-1. (Jack McCormack abstained)

5. Adjourn

On a motion from Stephen O'Neil, seconded by Norm Weare, the Committee voted 5-0 to adjourn at 6:04 pm

6. Documents provided:

- a. Agenda for the meeting
- b. 2019 Draft Zoning Articles
- c. Draft CEDC 2019 Work Plan
- d. Draft Minutes from CEDC meeting on January 14, 2019

Respectfully Submitted,
Kyle Pedicini, Community Development Office