

**Town of Yarmouth
MINUTES OF THE PLANNING BOARD MEETING ON**

March 5, 2019

The Yarmouth Planning Board met in quorum at the Board of Selectmen Meeting at 6:00 p.m. on Tuesday, **March 5, 2019** in the Hearing Room at the Yarmouth Town Offices located at 1146 Route 28, South Yarmouth, MA.

Planning Board Present: Brad Goodwin, Tom Roche, Joanne Crowley and Tom Baron

Planning Board Absent: Chris Vincent, Norm Weare and Lee Rowley

Staff Present for Planning Board Business: Kathy Williams, Town Planner; Mary Waygan, Affordable Housing Administrator; and Mark Grylls, Building Commissioner.

1. **2019 ATM Zoning Articles:** Brad Goodwin, Planning Board Chairman, gave a brief presentation of the five proposed zoning articles and one general bylaw amendment as outlined in the attached February 28, 2019 Memo. The Zoning Articles included revisions based on input from the Planning Board's February 20, 2019 Public Hearing.

The Board of Selectmen had various questions on the Articles which were answered by Planning Board members, Kathy Williams, Town Planner, and Mark Grylls, Building Commissioner. After discussion, the Board of Selectmen made the following recommendations:

- a. **Article 39 – Accessory Dwelling Units:** The Board of Selectmen (BOS) noted the attached e-mail correspondence they received expressing concerns with the proposed amendments. After discussion, the BOS voted unanimously to recommend the Article with a condition that some type of review be done between the Planning Board and Board of Selectmen on the impacts of the amendment prior to the Fall 2020 Town Meeting.
- b. **Article 40 – Signage:** After limited discussion, the BOS voted unanimously to recommend this Article.
- c. **Article 41 – Entertainment:** After limited discussion, the BOS voted unanimously to recommend this Article.
- d. **Article 42 – Boat Storage:** This Article had the most discussion with concerns related to the visual impacts associated with large boats or boats in disrepair which could be stored anywhere on a residential property under this proposed amendment. Comments were also made as to whether this amendment would allow for parking of boats on the property during periods of usage or whether this would result in long-term storage. Ultimately, the BOS voted unanimously to NOT recommend this Article. The Planning Board noted they would discuss this Article further at their March 6, 2019 meeting.
- e. **Article 43 – Miscellaneous Amendments:** After limited discussion, the BOS voted unanimously to recommend this Article.
- f. **Article 44 to Repeal General Bylaw Chapter 171 – Subdivision of Land:** After limited discussion, the BOS voted unanimously to recommend this Article.

2. **Adjournment:** Planning Board adjourned at 8:00 PM.

ATTACHMENTS:

- **Planning Board Agenda – March 5, 2019:** Planning Board at Board of Selectmen Meeting
- **Board of Selectmen Agenda – March 5, 2019**
- **Zoning Amendments:** Memo from Kathy Williams, Town Planner, dated February 28, 2019 and the following attachments:
 - **February 28, 2019 Memo to Town Administrator from Town Planner:** Zoning Article Recommendations
 - **Article 39 – Accessory Dwelling Units:** Draft #5, dated February 28, 2019 and Redline of Section 407, Draft #10, dated February 28, 2019.
 - **Article 40 – Signage:** Draft #5, dated February 28, 2019
 - **Article 41 – Entertainment:** Draft #2, dated February 21, 2019
 - **Article 42 – Boat Storage:** Draft #2, dated February 21, 2019
 - **Article 43 – Miscellaneous Amendments:** Draft #2, dated February 21, 2019
 - **Article 44 – GB 171 – Subdivision of Land Repeal:** Draft #2, dated February 21, 2019
 - **Powerpoint Slides on Accessory Dwelling Unit Article**
- **E-mail correspondence regarding the zoning amendments sent to the Board of Selectmen and forwarded to the Planning Board:** Carl Kovamees, March 2, 2019; Joan Carr, March 2, 2019; Karen Crowley, February 28, 2019; Kathy DiTrapano, February 28, 2019; Andrea Morrison, March 2, 2019; Paul Cove, February 28, 2019; Richard Bevilacqua, March 2, 2019; and Tom Hughes, February 28, 2019.

Approved on March 20, 2019:

On a motion by Tom Roche, seconded by Tom Baron, the Planning Board voted (4-0-1) to approve the meeting minutes of March 5, 2019 with the Board of Selectmen with Brad Goodwin, Tom Roche, Joanne Crowley, and Tom Baron voting in favor, and Norm Weare abstaining.