

## Town of Yarmouth

MINUTES OF THE PLANNING BOARD MEETING OF  
September 4, 2019

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The Yarmouth Planning Board held a Business Meeting at **5:30** p.m. on Wednesday **September 4, 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, Lee Rowley, Joanne Crowley and Tom Baron

**Planning Board Absent:** Chris Vincent

**Staff Present:** Kathy Williams, Town Planner, and Mark Grylls, Building Commissioner

**Guest:** Curt Sears, WRAC Chairman

Chairman Brad Goodwin opened the meeting at 5:30 PM.

1. **Potential Zoning Amendments for 2019 Special Town Meeting (STM)**: The Planning Board reviewed the attached Draft September 4, 2019 Memo to the Board of Selectmen (BOS) with the latest Articles and redlines to address the two proposed zoning amendments for STM.
  - a. **Zoning Article 1 – Zoning Map Amendments**: The Board did not have any proposed amendments to the Article, but did inquire as to whether Gerry Manning, owner of Captain Parkers, had been notified of the proposed zoning change on his property. Kathy Williams noted that she had sent an e-mail, but would follow-up with a phone call prior to the Board of Selectmen meeting.
  - b. **Zoning Article 2 – Sign Amendments**: The Board reviewed the attached sign amendments including the proposed edits to the Board of Selectmen Community Event Sign Policy. The board spent some time discussing the addition of a third Community Information (CIB) and ultimately decided to keep in the proposed third CIB in the Article. The Board had a minor amendment to the Policy to simplify when the BOS can approve larger sign sizes, otherwise they had no changes.
  - c. **Draft Memo**: The Board reviewed the attached Memo to the BOS and made a minor edit to the wording related to the rezoned properties.

Kathy Williams, Town Planner, will make the edits requested by the Board and submit the revised Memo/Articles to the Board of Selectmen for their September 10<sup>th</sup> meeting.
2. **Wastewater Planning Support Letter**: The Board reviewed the attached draft support letter which incorporated edits from Brad Goodwin and Lee Rowley. There was a brief discussion regarding the reference to the DHY regional clean water initiative and whether it should just reference a regional initiative as the DHY plan is still a work in progress. After some discussion, the Board agreed by consensus to submit the support letter referencing a regional initiative, along with other minor edits.

3. **Meeting Minutes:**
  - a. **August 7, 2019:** On a motion by Tom Roche, seconded by Tom Baron, the Planning Board voted (4-0-1) to approve the meeting minutes of August 7, 2019 with Tom Roche, Lee Rowley, Joanne Crowley and Tom Baron voting in favor, and Brad Goodwin abstaining.
4. **Board of Appeals Agenda & Decisions:** Attached ZBA Decisions were sent to Planning Board members via e-mail.
5. **Committee Updates from Board Members:**
  - a. **Community Preservation Committee (CPA):** Tom Roche noted the CPA met on September 4<sup>th</sup> to discuss wastewater and potential impacts to the work of the CPA and the projects that they support (affordable housing, historic, open space and recreation). The CPA also reviewed, past, ongoing and future projects.
  - b. **Water Resources Advisory Committee (WRAC):** Lee Rowley noted that the WRAC met on September 3<sup>rd</sup> and made some recommendations to the Board of Selectmen regarding recommending moving forward with the DHY regional facility; support of a Water Infrastructure Investment Fund (WIIF) with 1.5% to the WIIF without impacting CPA, and leaving it to the Board of Selectmen to decide on any proposed impacts to CPA.
  - c. **Community Housing Committee (CHC):** Tom Baron noted that the CHC met on September 3<sup>rd</sup> and took up the topic of using some of the CPA funding for wastewater without taking any formal action.
6. **Board Member Items:**
  - a. Joanne Crowley inquired as to how gun sales are categorized in the Use Table. Mark Grylls noted that it would be considered retail sales by local zoning, but that gun shop owners have to get separate licensing and confer with local police. Tom Roche noted that he was a former gun shop owner and identified some of the federal and state requirements he had to go through. Ms. Crowley noted that she would like to discuss this issue on a future agenda.
7. **Correspondence:** Attachments noted below were sent to the Planning Board via e-mail.
8. **Staff Updates:** Kathy Williams, Town Planner gave a brief update on the status of the following:
  - a. **Opportunity Zone Visioning:** Joanne Crowley, Brad Goodwin and Tom Baron indicated they would be attending the Opportunity Zone Visioning workshop to be held on September 11<sup>th</sup>.
  - b. **Parkers River Bridge:** Kathy Williams noted that the contract for the Parkers River Bridge has been executed with MIG Corporation.
9. **Upcoming Meetings:**
  - a. September 10, 2019 – Zoning Amendments with Board of Selectmen
  - b. September 18, 2019 – Regular Meeting & Officer Elections/Committee Assignments
10. **Adjournment: VOTE:** On a motion by Tom Roche, seconded by Tom Baron, the Planning Board voted unanimously (5-0) to adjourn at 6:20 PM.

**ATTACHMENTS:**

- **September 4, 2019 Agenda**
- **Potential Zoning Amendments:** Draft September 4, 2019 Planner Memo with attachments:
  - Zoning Article 1 - Zoning Map Amendments: Article 1 - Draft #1 and Proposed Zoning Map, both dated August 29, 2019.
  - Zoning Article 2 - Special Event Signs: Article 2 - Draft #1, Redlined Excerpt of Sign Bylaw – Draft #2, and BOS Community Event Sign Policy – Draft #2, all dated August 30, 2019.
- **Wastewater Planning:**
  - September 4, 2019 Draft Letter of Support with edits from Brad Goodwin and Lee Rowley
- **Draft Meeting Minutes:** August 7, 2019
- **Miscellaneous Correspondence:**
  - ZBA Decisions 4811, 4812, 4813, 4814, & 4816
  - August 29, 2019 e-mail from Kyle Pedicini with Invitation to the Opportunity Zone Visioning Workshop including Agenda and resume of workshop facilitators.

***Approved on September 18, 2019:***

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