

Town of Yarmouth

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**MINUTES OF THE PLANNING BOARD MEETING OF
September 18, 2019**

The Yarmouth Planning Board held a Business Meeting at **5:30** p.m. on Wednesday **September 18, 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, Chris Vincent, Joanne Crowley and Tom Baron

Planning Board Absent: Lee Rowley

Staff Present: Kathy Williams, Town Planner

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

1. **Zoning Articles and Explanations for 2019 Special Town Meeting (STM):** The Planning Board briefly reviewed the attached Articles and Explanations to be incorporated into the STM Warrant. Kathy Williams noted that the Planning Board went before the Board of Selectmen (BOS) on September 10th and the BOS seemed to feel the amendments were reasonable. No edits to the Articles or Explanations were proposed at the Planning Board meeting. The Public Hearing is scheduled for October 16, 2019.
2. **Officer Elections, Officer Signatory Authorization and Committee Assignments:** Brad Goodwin gave an update on Planning Board membership noting that Joanne Crowley and Chris Vincent are being reappointed and that 3 people were interviewed for the vacant slot held by Norm Weare. It is anticipated that a new board member will be appointed by the Board of Selectmen in time for the October meetings.
 - a. **Officer Elections:**
 - **Chairman:** On a motion by Brad Goodwin, and seconded by Joanne Crowley, the Planning Board voted (5-0-0) to elect Tom Roche as Chairman, with Brad Goodwin, Tom Roche, Chris Vincent, Joanne Crowley and Tom Baron voting in favor.
 - **Vice Chairman:** On a motion by Brad Goodwin and seconded by Tom Roche, the Planning Board voted (5-0-0) to elect Joanne Crowley as Vice Chairman, with Brad Goodwin, Tom Roche, Chris Vincent, Joanne Crowley and Tom Baron voting in favor.
 - **Clerk:** On a motion by Brad Goodwin and seconded by Chris Vincent, the Planning Board voted (5-0-0) to elect Tom Baron as Clerk, with Brad Goodwin, Tom Roche, Chris Vincent, Joanne Crowley and Tom Baron voting in favor.
 - b. **Committee Assignments:**
 - **Community & Economic Development Committee (CEDC):** The Planning Board representative for the CEDC is currently vacant and needs a new assignment.
VOTE: On a motion by Brad Goodwin, and seconded by Tom Roche, the Planning Board voted (5-0-0) to assign Joanne Crowley to the CEDC, with Brad Goodwin, Tom Roche, Chris Vincent, Joanne Crowley and Tom Baron voting in favor.
 - **All Other Committees:** After a brief discussion, all Planning Board members indicated they would like to retain their remaining current committee assignments.

VOTE: On a motion by Brad Goodwin, and seconded by Chris Vincent, the Planning Board voted (5-0-0) to retain all current remaining Committee Assignments for the next year, with Brad Goodwin, Tom Roche, Chris Vincent, Joanne Crowley and Tom Baron voting in favor.

The following Table outlines the Planning Board Committee Assignments

Committee	Sept 2019-2020 Assignments
Community & Economic Development Committee (CEDC) (full-time)	Joanne Crowley
Community Housing Committee (CHC) (full-time)	Tom Baron
Capital Budget (full-time)	Joanne Crowley
Community Preservation Committee (CPC) (full-time)	Tom Roche
Affordable Housing Trust (AHT) (full-time) CPC Representative	Tom Roche
Drive-In Site Utilization Committee (part-time)	Tom Roche
Design Review Committee (full-time)	Chris Vincent
Water Resources Advisory Committee (full-time)	Lee Rowley
Land Disposition Committee (part-time)	Tom Baron

* Please note that the Pre-Development Funding Selection Committee has been disbanded and a Planning Board representative is no longer needed.

- c. Officer Signatory Authorization for the Subdivision Control Law: To allow individual officers to sign ANRs and Subdivision Plans individually, rather than requiring signatures from the full board, the Planning Board voted as follows:

VOTE: On a motion by Tom Roche and seconded by Chris Vincent, the Planning Board voted (5-0-0) to authorize the Chairman, Vice-Chairman, and Clerk, individually, to endorse on a plan the approval of the Board, or to make any other certificate under the Subdivision Control Law, with Brad Goodwin, Tom Roche, Chris Vincent, Joanne Crowley and Tom Baron voting in favor.

3. **Meeting Minutes:**

- a. September 4, 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.

- 4. **Board of Appeals Agenda & Decisions:** Attached ZBA Agendas and Decisions were sent to Planning Board members via e-mail.

5. **Committee Updates from Board Members:**

- a. Water Resources Advisory Committee (WRAC): Tom Roche noted that Rich Bienvenue and David Young of CDM gave a presentation on the wastewater planning and DHY regional approach to the Board of Selectmen (BOS) at their Workshop meeting on September 17th. The DHY legislation has gone through the House and is in the Senate, then each Town will vote on it at their 2020 Annual Town Meetings. The District Improvement Financing (DIF) area proposed by Lou Nickinello was also presented and supported by the BOS for inclusion on the fall town meeting warrant.
- b. Design Review Committee (DRC): Chris Vincent noted that the DRC met on September 17th to review minor amendments to the previously approved redevelopment of Yarmouth Gardens property to include an elevator and larger community room. The DRC was in

support of the changes. Kathy Williams noted that the project may not need to come before the Planning Board for these minor amendments if the Building Commissioner determines that they are not exceeding the relief already granted, but they will need to come for an extension of their December 2017 Special Permit.

6. **Board Member Items:**

- a. Joanne Crowley noted that she will be unable to attend the October 16th Planning Board meeting.
- b. Chris Vincent inquired about the bike connectivity study currently underway to look at ways to connect the Cape Cod Rail Trail to Route 28 over town owned land. Kathy Williams noted that this is a preliminary study to investigate the possibilities and also identify some of the challenges, such as crossing Route 28. Chris Vincent noted that a lot of people use Route 28 to ride their bikes to Hyannis. A survey is going to be issued later this month to solicit further public comment. Tom Baron noted his desire to have a network of bike connections throughout the Town and not a single path. He also noted that the sidewalk on Buck Island Road should be widened for bikes, along with construction of the proposed Higgins Crowell shared use pathway.

7. **Correspondence:** Attachments noted below were sent to the Planning Board via e-mail.

8. **Staff Updates:** None

9. **Upcoming Meetings:**

- a. October 3, 2019
- b. October 16, 2019 – Zoning Public Hearing

10. **Adjournment: VOTE:** On a motion by Chris Vincent, seconded by Tom Roche, the Planning Board voted unanimously (5-0) to adjourn at 6:00 PM.

ATTACHMENTS:

- **September 18, 2019 Agenda**
- **Zoning Articles & Explanations for the STM Warrant:**
 - STM Article 4 - Zoning Map Amendments
 - STM Article 5 – Sign Amendments
- **Committee Assignments Table**
- **Draft Meeting Minutes:** September 4, 2019
- **Miscellaneous Correspondence:**
 - ZBA Agendas for September 12, 2019 & September 26, 2019
 - ZBA Decisions 4801, 4802, and 4817
 - August 14, 2019 Attorney General Approval of ATM Zoning Articles 40, 41 & 43
 - Town of Barnstable Proposed Zoning Amendments (3) and Public Hearing Notice for September 23, 2019
 - Dennis ZBA Legal Notices (2) for September 23, 2019
 - Community Preservation Annual Meeting Flyer for 9/18/19 & 2019 Grant Round Schedule
 - DHY Clean Water Community Partnership Meeting Flyer for 9/19/19 and Agenda

Approved on November 6, 2019:

On a motion by Brad Goodwin, and seconded by Tom Baron, the Planning Board voted (4-0-2) to approve the meeting minutes of September 18, 2019 with Brad Goodwin, Tom Roche, Joanne Crowley and Tom Baron voting in favor, and Lee Rowley and Liz Hartsgrove abstaining.