



Board of Selectmen **Workshop Meeting Minutes** **October 17, 2017**

The meeting was called to order at approximately 6:00 p.m. in the Town Hall Hearing Room by Chairman Tracy Post. Selectmen present: Mike Stone, Norm Holcomb, Erik Tolley, and Mark Forest. Also attending: Yarmouth Town Administrator Dan Knapik; Yarmouth Assistant Town Administrator, Chris Dwelley; Community Development Director Karen Greene; Town Planner Kathy Williams; Finance Director Ed Senteio; and Town Counsel Jay Talerman.

1. Yarmouth Police Department Promotions and Introductions

Chief Fredrickson introduced newly promoted Patrol Officers Ryan Murphy, Matthew Mangano, Sergeants George Tsoukalas, Brian Carchedi, and Lieutenant Andrew O'Malley.

2. Urban Land Institute Technical Assistant Panel (ULI-TAP)

Director of Community Development Karen Greene explained the Urban Land Institute's program and introduced Patrick Campbell, principal with Commonwealth Developers. She thanked the stakeholders who participated in interviews with ULITAP members.

Mr. Campbell explained that technical assistance panels of real estate development professionals explore development problems and formulate recommendations as to what might catalyze development.

Panelists present: Architect Anthony (TJ) Defeo; Town Planner of Marshfield Greg Guimond; Kate Kennen, owner of Offshoots Landscaping; Ryan Christman of Price Waterhouse Cooper; Civil Engineer David Kelly; Derek Olsen of CHM Warnick; Landscape Architect Carl Frushour; ULI Boston staff Sarah Marsh; and TAP Writer Michael Hoben, who will write the final report.

Panelists reviewed over 800 pages of data in preparation for today's site visit and evaluation of Route 28 between Winslow Gray Road and Seaview Avenue. Stakeholder interviews were conducted. Assets and opportunities were identified, as well as challenges. Kate Kennen presented the recommendations: aggressively pursue wastewater treatment options, including green infrastructure and pilot projects; improve streetscapes; create a north-south rail trail to end at the Drive-In site, and capitalize on the Drive-In site as a hub; expand community arts and culture. Recommendations were also made to improve and simplify local permitting, and funding sources were provided.

ULI panelists responded to questions from the Board. Cumberland, Maryland was cited as an example of a location which benefits economically from extensive bike trails. Lack of coordination among Town departments was cited as the biggest problem with permitting. Finance Director Ed Senteio reported on the status of online permitting, which is in place in the Health, Building, and Licensing Departments. Other departments are in the pipeline, as is a permitting manual. Rehabilitation of Route 28 is dependent on the wastewater solution, and Ms. Kennen noted innovative/alternative green technologies used in Europe that are less expensive than sewer systems.

The specific questions posed by the Board to the panel were not extensively addressed by the panel. Leslie Richardson, Economic Development Officer for the Cape Cod Commission, was present and assisted with the grant writing for the online permitting. It was also reported that the business community is willing to invest, and the Town should consider starting with the Rail Trail. There was general support for the concept.

There were no public comments. Town Administrator Dan Knapik thanked staff and the participants. Ms. Greene advised that the final report will be distributed when it becomes available.

3. Town Counsel Brief on Cape Cod Regional Technical High School Vote

Town Counsel Jay Talerman explained that the Cape Tech vote is governed by Subsection N, a very complex formula which eliminates Town meeting vote on funding. As a result, towns can use general funds or vote on a debt exclusion. Discussion followed regarding funding options for the new building, should the vote pass.

4. Town Counsel Brief on Marijuana Legislation

Town Counsel Jay Talerman reported that the legislation is still in development and new information comes in every week. A memo was provided to the Board based on current information. Licenses are not expected to be issued until June. The Town's moratorium runs through December, 2018, but Attorney Talerman recommended moving forward at the Spring Town Meeting if the Town is committed to its position.

5. Board of Selectmen

a. Upcoming Agenda Review: There was discussion regarding moving the November 28th meeting to November 7th and/or 14th.

b. Individual Items: Mr. Holcomb asked about the Drive-In Site Utilization Committee's charge in relation to the ULITAP rail trail suggestion. Ms. Williams and Ms. Greene suggested it would be a separate project. Mr. Holcomb also expressed disappointment with the condition of State roads. The Board thanked Jan Butler and the Seaside Festival Committee for another great event.

6. Town Administrator Items

a. Town Administrator Updates: The Board was asked to review the CVEC Adder memo; Packet Landing ribbon-cutting will be Thursday, October 19th at 11:00 a.m. Police and Fire Department efficiency study should be available Friday.

b. Water Resources Planning: Next meeting is Friday, October 20th in Dennis at 9:00; applying for regional planning grant.

c. Dennis-Yarmouth School Agreement: Mr. Holcomb and Mr. Stone updated the Board on the presentation by consultant Mark Abrahams regarding Chapter 70 and other funding formulas. Capital cost allocation will be on the agenda for the next meeting.

d. Mattacheese School Project: An important meeting will be held Wednesday, October 18th at the DY Library at 5:00 p.m. in preparation for decision-making, which will begin soon.

d. Social Media: Assistant Town Administrator Chris Dwelley briefed the Board on the Town's new Facebook and Twitter accounts.

e. Drive-In Site Utilization Project: None.

f. Cape Tech Update: None.

7. Adjourn

MOTION: To move that the Board of Selectmen adjourn the meeting.

Motion by: Erik Tolley

Seconded by: Norm Holcomb

Yea 5

Nay 0

Meeting adjourned at approximately 8:57 p.m.

Respectfully submitted,



Linda Dennehy

DISTRIBUTED MATERIAL AGENDA PACKET

- YPD Promotions and Introduction of New Officers
- Memo to BOS from Director of Community Development dated October 12, 2017 re: ULI-TAP with Information Packet
- 2017 BOS Upcoming Agenda Items Schedule