
YARMOUTH PLANNING BOARD MINUTES

May 25, 2022

I. CALL TO ORDER

Wendi Holden called the meeting to order at 7:00 PM.

II. ROLL CALL OF MEMBERS

	PRESENT	ABSENT
Wendi Holden, Chair	X	
Janet Hansen, Vice Chair	X	
Andrew Bertocci	X	
Hildy Ginsberg	X	
Mary Lynn Engel	X	
Jerry King	X	
Tony Cowles	X	

OTHERS

Erin Zwirko, Director of Planning & Development

III. APPROVAL OF MINUTES

Upon a motion duly made by Mary Lynn Engel, seconded by Jerry King and carried by a roll call vote of 7-0 the minutes of the May 11, 2022 meeting were approved.

IV. COMMUNICATION

E. Zwirko gave the following updates:

- The RRSQ was held earlier that evening. The project will be back on the agenda on 6/8/22, where the preliminary subdivision plan and preliminary development plan will be reviewed. The Town's traffic peer reviewer will also be in attendance on June 8th.
- Regarding the intersection of Main Street and RRSQ, two concepts have been produced which will be brought to a public forum in June.

V. PUBLIC HEARING ITEMS**A. OLD BUSINESS:**

None

B. NEW BUSINESS:

1. Action Item: Substantial Modification of a Contributing Structure in the Lower Village Historic District, 82-84 Main Street, Map 32 Lot 6, Kate Carey, Applicant.

The applicant is requesting review of the façade alterations to the structure that are readily visible from the public street which are considered a substantial modification. The alterations include changes to the siding, doors, steps, and the addition of decks on the southern side of the structure. As a Contributing Structure, it is assumed that the structure is a Building of Value under Chapter 701, Article IX, defined as a building that has architectural,

cultural, historical, or archaeological significance, contribution to an overall setting or streetscape, or otherwise of a character defining a particular area, neighborhood or streetscape. The Planning Board will determine whether the proposed design retains and respects the significant character defining features of the building. As part of its determination, the Board may apply a delay of 180 days to undertake efforts to modify the design to retain and respect the significant character defining features of the building and/or other efforts outlined in Chapter 701, Article IX. The Board may also waive any delay if it determines that the proposed design retains and respects the significant character defining features of the building. The Board is scheduled to vote on this item after public comment is received.

Kate Carey, owner, presented the proposal for façade improvements to the building at 82-84 Main Street. She also noted that she has discussed the Historic Preservation Committee's recommendation with the chair of the Committee and would like to incorporate elements of the recommendation.

Greg Paxton, chair of the HPC, summarized that the building is a contributing structure to the Lower Village Historic District. The façade renovations and the decks are readily visible from the street. The Committee focused its comments on the front façade. The building was previously a commercial storefront, and support the replacement of the vinyl siding, the restoration of the cornice, retaining but enclosing the second doorway, replacing the first-floor windows with 6 over 6 windows, and screening the porches with appropriate vegetation. Ultimately, the HPC recommends waiving the delay period.

The Board asked for clarification about enclosing the second door. It would be covered by siding. The Board discussed vegetation or fencing screening the porches. The Board asked about the window replacement. K.Carey indicated that they would like to do bigger windows, but are really just focused on replacing the windows. The Board asked about a front porch. Due to the slope of the street, it is likely not possible. There will be steps to the front door.

Chair Holden opened to public comment.

There was no public comment.

Public comment closed.

The Board discussed further whether fencing or vegetation is appropriate for screening, and ultimately, left it to the applicant to decide what they prefer. The Board asked about the relationship between this project and the 90 Main Street project relative to parking. K.Carey indicated that the parking will be moved to the rear of the building and accessed from the adjacent driveway.

The following motion was made:

On the basis of the plans presented by the applicant, the testimony and public hearing, and the findings of Planning Memo dated May 19, 2022, regarding the application of Chapter 701 Article IX, Historic Building Alterations and Demolitions, for the façade alterations at 82-84 Main Street, Map 32 Lot 6, Kate Carey and Charlie Hewitt, Applicants, the Planning Board finds that the proposed design retains and respects the significant character defining features of the building, and therefore waives the delay period, and allows that the substantial modifications proceed subject to Town Planning Authority approval with the following conditions:

1. Additional specifications are provided with the Building Permit to document the compliance with the architectural standards for porches as outlined in Chapter 703, Article 5.M.3.a and b.
2. Additional specifications are provided with the Building Permit to document the side door exiting to the porch.
3. The applicant shall coordinate with the Department of Public Works regarding the need for a Right of Way permit, and if such permit is needed, the applicant shall submit the application and receive approval prior to the removal of the concrete steps.
4. The applicant shall appropriately screen the porches and provide access along the easterly property line.
5. The applicant shall replace the two first floor windows with 6 over 6 windows.
6. The applicant shall retain the secondary door on the front façade, but enclose it behind new siding.

Such motion moved by Janet Hansen, seconded by Mary Lynn Engle, and voted 7 in favor, 0 opposed.

2. Workshop Item: Preliminary Ch. 702 Major Site Plan Review and Ch. 703 Building & Lot Plan, Hancock Lumber; CD-4, Village Center District; Vicinity of 258 Main Street; Map 37 Lot 19; L&S Limited Liability Company, Applicant.

The applicant seeks approval to demolish of the existing Bank of America building and construct a new two-story building within the same footprint for use as additional showroom and office space for Hancock Lumber in the vicinity of 258 Main Street. The footprint of the new building totals approximately 2,110 square feet. The drive-thru will be removed and revegetated and new parking will be created. This project is scheduled for preliminary review and a vote will not be taken. Public comment will be received.

Esther Bizier, applicant representative, gave an overview of updates made to the site plan since the April 13, 2022 meeting. In particular, the applicant has incorporated the streetscape improvements on Main Street and is working with a landscape architect for new plantings. Stormwater management

Approved: ____/____/____

recommendations from the Town Engineer were incorporated. Additional landscaped islands will be included. The applicant does not want to close in the second curb cut as it provides some relief for truck traffic.

The Board discussed that they would have liked to see less impervious surfaces, particularly with less parking, narrowing the primary curb cut, and the closure of the second curb cut. The Board noted that there is an opportunity to improve one of the largest properties on Main Street. The Board discussed how large trucks do need the full width of the primary curb cut. The Board also discussed the glazing and roofline waivers, and would like to see improvement there. The Board discussed a written public comment regarding utilizing the Hancock property on Cleaves Street for employee parking.

Chair Holden opened to public comment.

Ed Ashley, 20 Spartina Point

The Planning Board should be looking at the entire property and not just the area around the store and showroom. Parking off of Cleaves Street is not such an imposition on the employees. Hancock should eliminate the 8 spaces facing Main Street for a wider landscaped buffer to function as a streetscreen. The hammerhead should also be eliminated. The western driveway is not needed. Hancock needs to do better on litter removal and snow removal.

Susan Prescott, 58 Hillside St.

The streetscape improvements should be applicable to the entire frontage. The 8 parking spaces facing Main Street should be eliminated to allow planting larger canopy trees. Employee parking should be moved elsewhere on site.

Public comment closed.

The Board discussed parking on Cleaves Street. The Board did not think it would be appropriate to add parking in the residential neighborhood. The Board agreed that closing the western driveway is important and the full frontage streetscape build out should be included. The Board noted that the traffic peer reviewer recommended closing the second curb cut and reducing the parking. The Board discussed the crosswalk in the vicinity of the western curb cut. The Board discussed how the stormwater management report would include litter and debris control. The Board discussed the waivers for façade glazing and for the roof line. The Board discussed whether the building is retail environment that should meet the requirements of the shopfront façade glazing.

E.Bizier indicated that Hancock may consider closing the western curb cut.

ADJOURNMENT

With no objection, the meeting adjourned at 9:00 PM.

Approved: ____/____/____

Respectfully submitted:

Erin Zwirko, Director of Planning & Development