

# TOWN OF YARMOUTH PLANNING BOARD REGULAR MEETING

September 13, 2023

7:00 PM - Log Cabin, 196 Main Street, and By Remote Session

## AGENDA

### I. CALL TO ORDER

### II. ROLL CALL OF MEMBERS

Wendi Holden, Chair  
Janet Hansen, Vice Chair  
Ian Cromarty  
Mary Lynn Engel  
Hildy Ginsberg  
Jerry King  
Matt Schumacher

### III. APPROVAL OF MINUTES

August 9, 2023

### IV. COMMUNICATION

Save the Date for Upcoming Important Planning Processes

9/11: Comprehensive Plan Housing Community Conversation

9/18: Comprehensive Plan Economy Community Conversation

10/2: Comprehensive Plan Natural Resources and Environment Community Conversation

10/10: Climate Action Plan Community Action Workshop

11/13: Future Land Use Workshop

All held 6-8 PM at 701 Route 1, Patriot Insurance Multipurpose Room

### V. PUBLIC HEARING ITEMS

#### A. OLD BUSINESS:

None

#### B. NEW BUSINESS:

#### 1. Action Item: Substantial Modification of Structures in the Demolition Delay Overlay Zone and within the Upper Village Historic District, 3 Church Street, Map 41 Lot 43; Carla Hunt and Andrew Tonks, Applicants.

The applicant is requesting review of the alterations to the structure that are readily visible from the public street, which are considered a substantial modification. The alterations include the replacement of six (6) windows. Replacement will consist of double hung inserts to match existing windows and preserve the integrity of the home, and will be installed into the existing frames so as not to impact the exterior trim.

As the buildings are located in the Demolition Delay Overlay Zone and are older than 75 years, it is assumed that the structures are Buildings of Value under Chapter 701, Article IX, defined as a building that has architectural, cultural, historical, or archaeological significance, contributes 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 buildings. 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 buildings. A vote may be taken after public comment is received.

**2. Action Item: Final Ch. 702 Site Plan Review and Ch. 703 Building & Lot Plan and Site Improvements in the Upper Village Historic District; Latchstring Park; CD4 Village Center; Main Street; Map 41 Lot 41; Town of Yarmouth, Applicant.**

The applicant is requesting a final review for a Major Site Plan pursuant to Chapter 702, Site Plan Review, and Building and Lot Plan pursuant to Chapter 703, Character Based Development Code, to renovate the existing, town owned Latchstring Park at the intersection of West Main Street and West Elm Street. The proposed project includes new open air meeting space, landscaping, hardscape points of interest, irrigation, and an adjustment to site parking. A vote may be taken after public comment is received.

**3. Workshop Item: Preliminary Ch. 702 Site Plan Review and Ch. 703 Building & Lot Plan, Nuance Dental; CD4-C Route One Corridor; 233 Route One; Map 31 Lot 25; Cone Cladicals, LLC, Applicant.**

The applicant is requesting a preliminary review for a Major Site Plan pursuant to Chapter 702, Site Plan Review, and Building and Lot Plan pursuant to Chapter 703, Character Based Development Code, to remove the existing single-story building at 233 Route One and to construct a new building for prosthodontics practice. The existing foundation will be partially utilized in the new construction. The applicant's proposal also reduces the existing impermeable surfaces on the lot with a reduction in the parking lot size, from 31 spaces to 6 spaces, and revegetation of the property. A sidewalk and street trees are also proposed along the street frontage. This is a preliminary review and discussion, and no vote will be taken. Public comment will be received.

**4. Workshop Item: Preliminary Contract Zone Agreement and Minor Subdivision, Chapter 701 Article IV.V, and Minor Subdivision, Chapter 601, 251 West Main Street, Map 46 Lot 86, Julia Libby, Applicant.**

The applicant is requesting a preliminary review of a Contract Zone Agreement (CZA) and Minor Subdivision to divide the existing 1.88-acre lot into three lots, not otherwise permitted in the Medium Density Residential (MDR) Zone, which has a 1-acre minimum lot size. The proposal also includes preserving the existing historic house through a historic preservation easement and the implementation of a forest management plan. This is a preliminary review, and no vote will be taken until a site visit is held. Public comment will be received.

#### **ADJOURNMENT**

**Note: The order of items scheduled on the agenda is subject to change.**