

# TOWN OF YARMOUTH PLANNING BOARD REGULAR MEETING

December 14, 2022

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  
Andrew Bertocci  
Ian Cromarty  
Mary Lynn Engel  
Hildy Ginsberg  
Jerry King

### III. APPROVAL OF MINUTES

November 9, 2022

### IV. COMMUNICATION

None

### V. PUBLIC HEARING ITEMS

#### A. OLD BUSINESS:

#### 1. Action Item: Capital Improvement Plan; Consultation and Request for Endorsement of the 5-Year CIP, FY 24 – FY 28.Yarmouth Town Charter, Article V. Sec 10. Capital Program.

The Planning Board, in consultation with the Town Manager and designated member(s) of the Town Council, shall prepare and submit to the Town Council, annually, a five-year capital program at least 120 days prior to the beginning of each budget year. The capital program shall contain such information as the Town Council may, from time to time, designate by order. The Town Manager will present the CIP for the Board's consideration, consultation, and endorsement. The Board may endorse the CIP as submitted or continue its involvement in the CIP in further meetings. Public Comment will be taken and the Board will vote on a motion to endorse the CIP.

#### 2. Action Item: Preliminary Development Plan, Building & Lot Plan, Major Site Plan, & Major Subdivision; CD-4, Village Center District; New Construction in the Lower Village Historic District; 90 Main Street; Map 32 Lots 7 & 11; Charlie Hewitt and Kate Carey, Applicants.

The applicant seeks approval of a common development scheme at 90 Main Street and the rear property. The existing structure at 90 Main Street remains, and the applicant proposes to develop two single-family homes behind the existing structure at 90 Main Street. In this preliminary submission, two two-way driveways are proposed in their existing positions. Parking and other site improvements are also proposed. This proposal will require review of a Development Plan and Building & Lot plan per Chapter 703, Character Based

Development Code, Major Site Plan per Chapter 702, Site Plan Review, and Major Subdivision Plan per Chapter 601, Subdivision. A vote may be taken on the Preliminary Subdivision, but this is not a final approval. Public comment will be received.

**B. NEW BUSINESS:**

**1. Workshop Item: Proposed Zoning Amendment, Chapter 701, Article II.DD, Affordable Housing Programs, to adopt inclusionary zoning requirements, Requested by Yarmouth Affordable Housing Committee.**

Local inclusionary housing policies tie the creation of affordable homes for low- and moderate-income households to the construction of market-rate housing. The Affordable Housing Committee proposes that rental and ownership projects that meet threshold requirements contribute 10% of the total units as deed-restricted affordable units. Affordable units are proposed be available to eligible households that earn up to 80% of the area median income for rental units and up to 120% of the area median income for homeownership units. Development incentives are also proposed. Public comment will be received. No vote will be taken.

**ADJOURNMENT**

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