

TOWN OF YARMOUTH PLANNING BOARD REGULAR MEETING

March 8, 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

III. APPROVAL OF MINUTES

February 22, 2023

IV. COMMUNICATION

None

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 and the Demolition Delay Overlay Zone, 5 High Street, Map 32 Lot 43, George Cox and Heather MacNeil, 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 interior renovations, replacement and removals of windows and doors, new exterior hardscape and patios, façade changes and a new single-story, enclosed vestibule connecting the house and barn. As the building is located in the Lower Village Historic District and the Demolition Delay Overlay Zone, 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.

2. **Action Item: Shoreland Permit, 797 Princes Point Road, Map 24 Lot 62, Sam and Laura Rigby, Applicants.**

The applicant is requesting a Shoreland Permit to renovate the existing single family detached home on the property. The proposed work includes the removal of the

existing garage and retention of its foundation and slab for a proposed expansion of living space. The proposal also includes a new detached garage with a frost protected foundation, a new exterior deck at the rear of the house, and a new shed dormer that does not increase the current building height. Interior remodeling is also proposed. The overall lot coverage of this proposal is an increase from 8% to 11%. A vote may be taken after public comment is received.

3. 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.

ADJOURNMENT

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