

TOWN OF YARMOUTH PLANNING BOARD REGULAR MEETING

June 8, 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
Tony Cowles
Mary Lynn Engel
Hildy Ginsberg
Jerry King

III. APPROVAL OF MINUTES

None

IV. COMMUNICATION

Memo on LD 2003
Railroad Square Main Street Intersection Concepts

V. JOINT MEETING WITH THE TREE ADVISORY COMMITTEE

The Planning Board and the Tree Advisory Committee will hold a joint meeting to discuss how the Tree Advisory Committee can support the Planning Board in application review. The Planning Board will also hear from the Tree Advisory Committee on its initial goals and priorities for the first year of work, and identify where the Planning Board has shared goals and priorities.

VI. PUBLIC HEARING ITEMS

A. OLD BUSINESS:

None

B. NEW BUSINESS:

1. Action Item: Amendment of a Building & Lot Plan, Major Site Plan, and Major Subdivision Approval and Request to Extend the Major Site Plan Approval; 298 Main Street; Map 37 Lot 30; 298 Main Partners, LLC, Applicant.

The applicant is requesting an amendment to the August 2021 approval of the Building & Lot Plan, Major Site Plan, and Major Subdivision for a new 3-story mixed-use building on the site of 298 Main Street. The applicant proposes a change to the exterior materials and other alterations to the façade. The applicant also requests an extension of the Major Site Plan approval to August 11, 2023, per Chapter 702, Article L.2. Public comment will be received. A vote may be taken.

2. Action Item: Preliminary Ch. 703 Development Plan and Ch. 601 Major Subdivision, Railroad Square Master Plan; CD-4, Village Center District; Vicinity of 48 Railroad Square; Map 37 Lot 28 & 29A; Railroad Square Associates, LLC, Applicant.

The applicant seeks approval of a Development Plan consistent with the requirements of Chapter 703, Character Based Development Code, Article 6, and Chapter 601, Major Subdivision Plan. A Development Plan lays out the location of thoroughfares (roads) and blocks as well as pedestrian and bicycle connectivity, open spaces and

civic spaces, mix of uses and densities, landscaping, architectural design context, and stormwater management. A mix of uses are proposed, including civic space of 2,750 square feet, commercial space of 7,600 square feet, and 61 residential units. This project is scheduled for preliminary subdivision and preliminary development plan review, and a vote will be taken, however this is not the final approval. Public comment will be received.

ADJOURNMENT

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