

# TOWN OF YARMOUTH PLANNING BOARD REGULAR MEETING

July 20, 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

June 22, 2022

### IV. COMMUNICATION

None

### V. PUBLIC HEARING ITEMS

#### A. OLD BUSINESS:

None

#### B. NEW BUSINESS:

1. **Action Item: Final 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 final review and a vote will be taken. Public comment will be received.

2. **Action Item: Final 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 final subdivision and final development plan review, and a vote may be taken. Public comment will be received.

**3. Action Item: Demolition Delay of Garage/Shed in the Lower Village Historic District, 90 Main Street; Map 32 Lots 7 & 11; Charlie Hewitt and Kate Carey, Applicants.**

The shed/garage located behind the structure at 90 Main Street is requested to be demolished. The applicant is requesting review of the existing garage to determine if it 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. If the Board determines it is a Building of Value other provisions of Article IX will apply, including a delay of 180 days to document the building and explore alternatives to demolition. If it is not a Building of Value, demolition may proceed after a 30-day appeal period. A vote will be taken after public comment is received.

**4. Workshop Item: Concept 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 second concept, two two-way driveways are proposed in their existing positions eliminating the proposed one-way thoroughfare from Main Street to Portland Street. Parking and other site improvements are also proposed. It is anticipated that 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 will not be taken. Public comment will be received.

## **ADJOURNMENT**

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