

TOWN OF YARMOUTH PLANNING BOARD

REGULAR MEETING

August 10, 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
Mary Lynn Engel
Hildy Ginsberg
Jerry King

III. APPROVAL OF MINUTES

July 20, 2022

IV. COMMUNICATION

None

V. PUBLIC HEARING ITEMS

A. OLD BUSINESS:

None

B. NEW BUSINESS:

1. Action Item: Shoreland Permit, 166 White's Cove Road, Map 3 Lot 21, Zaki Nashed, Applicant.

The applicant is requesting a Shoreland Permit to demolish and reconstruct a single-family home and make other site improvements at 166 White's Cove Road, Map 3, Lot 21, and approximately 11,157 square feet in size. The existing structure on the property has a footprint of approximately 2,077 square feet and the proposed structure will have a footprint of approximately 1,658 square feet resulting in a reduction of approximately 20%. The existing lot coverage is 43.14% and will be reduced to 40.05%. The proposed new structure will still be nonconforming in regards to the shoreline setback, and the applicant requests that the Planning Board make a determination that the new structure is setback to the greatest extent practical. A vote may be taken after public comment is received.

2. Action Item: Amendment of a Building & Lot Plan and Major Site Plan Approval and Request to Extend the Major Site Plan Approval; CD4-C, Route 1 Corridor Character District; Vicinity of 756 Route One; Map 39 Lot 9 and 10, JP Morgan Chase Bank NA, Applicant.

The applicant is requesting an amendment to the September 2021 approval of the Building & Lot Plan and Major Site Plan for a new 3,924 square foot bank with drive-up ATM located at the Hannaford Plaza. The applicant proposes a change to the exterior lighting. The applicant also requests an extension of the

Major Site Plan approval to September 8, 2023, per Chapter 702, Article L.2. Public comment will be received. A vote will be taken on the request for extension. A vote on the amendment may be taken.

3. Workshop Item: Concept Major Site Plan and Major Subdivision; Village III District; 49 Bridge Street; Map 38 Lot 8-00A; Mill Point at Yarmouth, LLC, Applicants.

The applicant is proposing to construct three residential buildings, for a total of 17 new residential units. The new 17 residential units will bring the total residential units for the property to 27 residential units. The proposed new residential buildings are located upslope from the existing buildings and a driveway will be extended to the units and associated parking. Other site improvements will be made as part of the project. Public comment will be received. No vote will be taken.

ADJOURNMENT

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