

Yarmouth Comprehensive Plan Steering Committee (CPSC)  
 October 24, 2023  
 7:00 PM  
 Meeting Summary

Name	Attendance
John Auble	Y
Daniel Backman	Y
Crispin Bokota Bolese	N
Emily Bryson	Y
Judy Colby-George	N
Hildy Ginsberg, Co-Chair	Y
Kevin Hartnett	N
Miriam Markowitz	Y
Tim McGonagle	Y
Tred McIntire	Y
Neena Panosso	N
Todd Rich	N
Bill Richards, Co-Chair	N
Lynne Seeley	Y
Sophie Wentzell	N
Jamie Whittemore	N
Sarah Witte	N
Karin Orenstein, Town Council Liaison	N
Erin Zwirko, Planning Director	Y
Julie Dubovsky, Assistant Planner	Y
Ben Smith, North Star Planning	Y
Kate Burch, North Star Planning	Y

**I. Public Comment**

None received. No members of the public were in attendance.

**II. Review Meeting Summary from September 26**

The Committee unanimously approved the meeting summary from September 26, 2023.

**III. Planning for Future Land Use Workshop**

**a. Discussion on additional themes from final Community Conversation and how they inform the Future Land Use Workshop**

As part of the agenda packet, Erin provided an updated presentation on the engagement to date. The Committee received this presentation in September, and Erin updated it for a presentation to the Planning Board in October. The staff and NSP are also working on completing two reports on

the various engagement over the summer and on the Community Conversations, which will also be included in the appendix to the final plan.

Erin also noted that she anticipates providing an update to the Town Council in December.

Ben reiterated that the intention of the three community conversations was to inform the Future Land Use Workshop, which is a core part of the comp plan as it is translating the vision statement into a map of the town. Initially, the idea was to shape that workshop as “growth areas + rural areas + transition areas + impact of LD2003,” culminating in a FLU plan with a narrative description and details for the map.

The CPSC discussed how the adoption of LD2003 amendments would impact the FLUW as there has not yet been an opportunity to have a discussion of zoning overall and what it means for implementing the feedback gleaned so far from the community conversations. It was suggested that a “gradient of growth” be used to illustrate what has been heard.

b. **Future Land Use Workshop Agenda and Logistics**

NSP presented on the current draft agenda of the FLUW for feedback. With four geographic focus areas (village/Main St, Route 1, Residential Neighborhoods (aka the MDR) and rural and islands, the FLUW will ask targeted questions about how to protect, enhance, and transform these key areas. The event will include a short presentation on what has been heard to date and an introduction to the concept of future land use and the requirements of the law. There will be time for questions/answers before the open house style workshop.

NSP shared draft renderings that will be used during the workshop to obtain feedback. The group discussed the renderings and whether they should be specific and feasible, or conceptual, and the pros of cons of each approach. They noted that the other geographies are specific to a place rather than the characteristics of “residential neighborhoods,” and that perhaps the question should be framed as “where do we want this” vs. “where could it actually happen” so that people can respond to the restrictions of the current zoning but also be thoughtful about the type and form of growth. For the Main St Village rendering, it was suggested to use an image with the existing storefronts so there could be a discussion of what types of businesses bring more vibrancy to Main Street and what land uses are needed to support those businesses.

There was consensus in providing a “menu of options” so that people so see a spectrum of architecture, building forms, and lot allowances, to find

what's acceptable in the different geographic contexts of the town. A collage of building forms (residential and commercial) could be placed over images of existing places.

It was also suggested that the balancing of priorities be shown with the factors underneath the spectrum (i.e. open space preservation, sea level rise, infrastructure service, etc.). This would also provide an opportunity for people who live in these different geographies to discuss what they want, which goes back to the "tensions" community conversations activity.

Due to the concern expressed that the "free choice" format might not yield equal participation at the geographic areas, Erin suggested that a "passport" with raffles to get people to visit each table and provide an incentive to move, perhaps even a bell rung. It was also suggested that the Main St and Village area have more than one table since it will likely elicit more feedback than the others, and that the renderings be spread out and not tied to an area so that people can imagine the different "options" within different geographic contexts. A station in the middle where people could draw was also proposed. NSP and staff will give the mechanics of the event additional thought.

#### IV. **Report on Other Events**

##### a. **Climate Action Workshop**

Erin attended the workshop on October 10<sup>th</sup>, which had similar turnout to the community conversations and was set up similarly to what the plan for the FLUW will be, with stations on a variety of topics. Meddy Smith, Yarmouth's sustainability coordinator, provided written feedback from the event, which was shared with the Committee. Erin pointed out the consistencies with feedback from the community conversations. The next steps for YCAT are to analyze the public feedback, start prioritizing strategies and bring the draft to the department heads for a feasibility review. During the review period, the CPSC will need to consider how best to integrate the Climate Action Plan, such as themes or graphically showing their concurrency.

##### b. **Com-plan-ion Events**

The October Walk was cancelled due to rain and the remote work event had light attendance at 317 Main, with CPSC members who work from home and some new faces. Participants did complete a ranking activity about municipal resources and everyone noted that their internet and cellphone quality wasn't dependable. Coworking facilities are part of EDAB's focus for the year. John added that it was apparent that better access to Portland airport was needed, which CPSC members agreed upon.

##### c. **HS Assembly**

Staff and NSP reported that Neena and Sophie presented on the

comprehensive plan as part of a larger YHS Student Senate presentation on civic engagement, which also included a student representative for YCAT and the town's School Committee. The highlight was seeing 12% of attendees (juniors and seniors) vote in favor of moving back to Yarmouth someday. A notable difference in the high school survey results was their prioritization of diversity/inclusion as outranking housing, land use & preservation, sustainability, and transportation.

V. **CPSC Meeting Schedule**

Upcoming Dates: November 28<sup>th</sup> and December 19<sup>th</sup>

VI. **Adjournment**

The meeting adjourned at 9:10 PM.