

Yarmouth Comprehensive Plan Steering Committee (CPSC)  
 May 14, 2024  
 7:00 PM  
 Meeting Summary

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

**I. Public Comment**

There was no public comment.

**II. Review Meeting Summary from April 23**

The Committee discussed the April 23<sup>rd</sup> meeting summary and decided to defer voting to the next meeting.

**III. Discussion and Review of Public Comments**

Erin presented a spreadsheet of all of the comments received and responses to those comments. She noted that they are organized by who commented (department head, board or committee, online comments, written comments). There were also comments received during the public hearing. The staff prepared the spreadsheet so that if there is interest in how a comment was dealt with, there is documentation for review.

Erin noted that there are some big picture topics that she'd like to discuss with the Committee.

There were a number of comments about rewording Goal 4. The HPC recommended adding the word built into the goal. Erin noted that she appreciates where the HPC is coming from, but it totally changes the intention of the goal. The Committee agreed. Other comments from CEES and others suggested dropping the word growing, meaning that the natural environment would be protected whether the community grows or not. The Committee discussed this at length, with suggestions ranging from adding the word steward to provide added action to protect to revising the ending portion to “in the face of growth and environmental challenges.” The Committee did not come to consensus on a recommendation and left it to the staff and NSP to determine the best course of action.

There were calls in the comments to have an action that calls for protection of 30% of the land area by 2050. Erin noted that there is an action around setting a land acquisition goal. The Committee discussed that this language comes from a state goal and recommended that the action be reworded to set a conservation goal consistent with the state goal of permanently protecting 30% of the land area by 2050.

Erin noted that there were many comments about the 2019 Open Space Plan. She noted that implementation has ebbed and flowed, and there is a medium-term action to update the plan. The Committee recommended that the action be updated to include review status, implement remaining actions, and update the open space plan.

There were a few comments about some of the language used in the plan to describe the 2018 zoning work to expand the CBDC into the residential neighborhoods. The Committee discussed their desire to keep some of the strong wording but recommended removing an editorialized comment in the summary section. In this section where successes and setbacks are described, the Committee noted that this section could be improved. Committee members recommended that challenges be used rather than setbacks, and generally recommended rephrasing this section. Erin noted that many of the public comments noted that this section is confusing.

Discussing again the tension between growth and development and preservation, the Committee made some recommendations to include in the Future Land Use Plan:

- Main Street: reference street streets and the connection with Royal River Park, as well as the ongoing implementation of the village streetscape improvements for place making.
- Village: be more specific about zoning tools that could be used to support tree canopy, green space, and minimizing impervious surfaces.
- Residential Neighborhoods: reference the need to support corridors for wildlife and unfragmented forests.
- Route 1: similar to Main Street, reference people-centered infrastructure and how that relates to creating an environment that includes street trees and green space.
- Wyman Station: amended FLU-7.2 to reference a public process and that any potential redevelopment of the site can include a variety of priorities.
- Rural Area: potentially rework the priority action items to be more natural resource focused.

- Limited Growth Area: focus on access to resources and resiliency as this area is primarily the coastal areas of Yarmouth.

Other discussion included:

- Including discussion in the plan on what the plan is not. It is not a regulatory or budgetary document, nor does it spell out how each action would be implemented.
- Discussion on whether the Future Land Use Plan should include open space parcels as non-growth areas within the growth area. The Committee did not think that it would be helpful in the document, and discussed how having a data driven tool would be more helpful.
- Responsible parties in the implementation plan should be focused on town boards and committees and departments.
- The Committee discussed the font size and how that may be limiting to some people. Erin noted that the document will primarily live online, and that people could zoom in. She noted that she does not have budget to redesign the document as a change in the font size can significantly change the design. There may be some editing that could help free up some space.

#### **IV. Upcoming Meetings**

Erin reported that she expects the state comments the week of May 20, so the schedule for adoption should hold for June.

Erin also mentioned the com-PLAN-ion event for the upcoming weekend around water infrastructure and encouraged the Steering Committee members to attend.

#### **V. Adjournment**

The meeting adjourned at 9:15 PM.