

TOWN OF YARMOUTH PLANNING BOARD

REGULAR MEETING

January 12, 2022
7:00 PM - By Remote Session

AGENDA

I. CALL TO ORDER

II. ROLL CALL OF MEMBERS

Wendi Holden, Vice Chair
Andrew Bertocci
Hildy Ginsberg
Mary Lynn Engel
Jerry King
Janet Hansen

III. APPROVAL OF MINUTES

December 8, 2021

IV. COMMUNICATION

None

V. PUBLIC HEARING ITEMS

A. OLD BUSINESS:

None

B. NEW BUSINESS:

1. **Workshop Item: Concept Ch. 702 Site Plan Review and Ch. 703 Building & Lot Plan, Renovation and Expansion of Travis Roy Arena; SD-1, NYA Campus Special District; Vicinity of 497 Route One; Map 32 Lot 125; North Yarmouth Academy, Applicant.**

The applicant seeks approval of a renovation and expansion of the existing Travis Roy Arena located at North Yarmouth Academy in the vicinity of 497 Route One. The expansion totals approximately 2,741 square feet. Associated façade improvements, utility, landscaping, stormwater, accessibility, and other site improvements will also be completed. This project is scheduled for concept review and a vote will not be taken. Public comment will be received.

2. **Workshop Item: Concept 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 Major Subdivision Plan per Chapter 601. 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 is the first in a series of public hearings on this project and will be introductory. Future meetings will be focused on topics such as roads, blocks, green spaces, connectivity, traffic, parking, sustainability, and architectural design. This project is scheduled for concept review and a vote will not be taken. Public comment will be received.

3. Action Item: Proposed Amendment to Ch. 702 Site Plan Review; Update language regarding appeals of minor site plan approvals to use term aggrieved party and identify conditions for standing; Requested by Yarmouth Town Council.

The Site Plan Review Ordinance allows appeals of minor site plan approvals by the applicant or an abutter. The Town Council requests that the language be updated to refer to an aggrieved party, a term used in other Yarmouth ordinances regarding appeals, and to identify conditions for standing. A vote on recommendation to the Town Council is scheduled for this meeting. Public comment will be taken.

4. Election of Chair and Vice Chair for 2022

ADJOURNMENT

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