

# TOWN OF YARMOUTH PLANNING BOARD

## REGULAR MEETING

March 23, 2022

7:00 PM – 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

March 9, 2022

#### IV. COMMUNICATION

None

#### V. PUBLIC HEARING ITEMS

##### A. OLD BUSINESS:

None

##### B. NEW BUSINESS:

##### 1. Action Item: Final 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 final review and a vote will 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 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 is the third in a series of public hearings on this project. This hearing will focus on the lots, uses, and thoroughfares, landscape, buffers, and open space, and the utility master plan. A vote will not be taken. Public comment will be received.

**3. Action Item: Consideration of Continuing a Limited Local Emergency.**

The Limited Local Emergency Declaration adopted by the Planning Board on January 26, 2022, and extended on February 23, 2022, requires the Board to revisit the Declaration on March 23, 2022. The Board will determine whether a limited emergency continues to exist in Yarmouth and the surrounding region, and either rescind the declaration or extend the limited local emergency. Public comment will be received and a vote will be taken.

**ADJOURNMENT**

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