

# TOWN OF YARMOUTH PLANNING BOARD REGULAR MEETING

June 14, 2023

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  
Ian Cromarty  
Mary Lynn Engel  
Hildy Ginsberg  
Jerry King  
Matt Schumacher

### III. APPROVAL OF MINUTES

May 24, 2023

### IV. COMMUNICATION

None

### V. PUBLIC HEARING ITEMS

#### A. OLD BUSINESS:

None

#### B. NEW BUSINESS:

##### 1. Action Item: Substantial Modification of a Contributing Structure in the Upper Village Historic District and the Demolition Delay Overlay Zone, 45 Center Street, Map 41 Lot 36, Jim and Sarah Gensheimer, Applicants.

The applicant is requesting a review of the alterations to the structure that are readily visible from the public street, which are considered a substantial modification. The alterations to the bulk of the building include removal of the single-story outbuilding and reconstruction with a two-story addition, an addition in the backbuilding with a new deck, and the addition of a new breezeway roof connecting the outbuilding to the barn. One chimney is also proposed for removal. Proposed changes to the facades include all new windows, as well as the removal and widening of windows, the in-kind replacement of the barn door, and new brick-facing foundations on the additions visible from the street. As the building is in the Upper Village Historic District and the Demolition Delay Overlay Zone, it is assumed that the structure is a Building of Value under Chapter 701, Article IX, defined as a building that has architectural, cultural, historical, or archaeological significance, contribution to an overall setting or streetscape, or otherwise of a character defining a particular area, neighborhood or streetscape. The Planning Board will determine whether the proposed design retains and respects the significant character defining features of the building. As part of its determination, the Board may apply a delay of 180 days to undertake efforts to modify the design to retain and respect the significant character defining features of the building and/or other efforts outlined in Chapter 701, Article IX. The Board may also waive any delay if it determines that the proposed design retains and respects the significant character defining features of the building. The Board may vote on this item after public comment is received.

**2. Action Item: Final Ch. 702 Site Plan Review and Ch. 703 Building & Lot Plan, Modular Classroom; SD 1, NYA Campus Special District; Vicinity of 148 Main Street; Map 32 Lot 118; North Yarmouth Academy, Applicant.**

The applicant is requesting a review of a proposed temporary, modular classroom for the Lower School to expand classroom capacity on their campus. The proposed 1,821 square foot temporary modular building would be located on the southerly side of the parking lot that is located just south of the Safford Center and just northerly of the artificial turf field. The building site is currently grassed lawn area. The applicant seeks Major Site Plan approval per Chapter 702, Site Plan Review, and Building and Lot Plan approval per Chapter 703, Character Based Development Code. The Board may vote on this item after public comment is received.

**3. Action Item: Implementation of LD 2003, An Act to Implement the Recommendations of the Commission to Increase Housing Opportunities in Maine by Studying Zoning and Land Use Restrictions.**

Maine cities and towns are required to implement the provisions of LD 2003 by July 1, 2023. While the law includes many different provisions, cities and towns must implement provisions for accessory dwelling units (ADUs), provisions for affordable housing development, and provisions for residential dwelling unit allowances. The Planning Board held three workshops on the different provisions of LD 2003, and are considering recommendations to the Town Council. Public comment will be received, and a vote may be taken on proposed amendments to implement the dwelling unit allowances. The Planning Board previously voted to recommend amendments to implement the ADU and affordable housing development provisions.

**ADJOURNMENT**

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