

# TOWN OF YARMOUTH PLANNING BOARD REGULAR MEETING

January 10, 2024

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

December 13, 2023

### IV. COMMUNICATION AND REPORTS

#### A. Planning Director Report

### V. PUBLIC HEARING ITEMS

#### A. OLD BUSINESS:

None.

#### B. NEW BUSINESS:

#### 1. Action Item: Substantial Modification of Contributing Structures in the Demolition Delay Overlay Zone and within the Upper Village Historic District, 37 South Street, Map 41 Lot 14; Nicola Manganello, Nicola Inc, Applicant.

The applicant is requesting review of the alterations to the structure that are readily visible from the public street, which are considered a substantial modification. The alterations include expanding the primary structure to connect with the barn that will serve as a garage. Additional changes to the exterior façade of the principal structures include shed roof dormers and egress windows on the third floor, a rear deck on the second floor, replacement of multiple windows and additional new windows, replacement of the wood siding with new cedar clapboards, a new roof with modifications to slope, and a full reconstruction of the front porch.

Modifications to the barn include new doors, a new tip-down (jerkinhead) roof, and a new second floor window.

As the buildings are Contributing Structures located in the Upper Village Historic District and the Demolition Delay Overlay Zone, it is assumed that the structures are Buildings 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 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 buildings. 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, Bickford-Mahan Collection Building Expansion; Commercial II District; 38 Yarmouth Junction; Map 16 Lot 2; 38 Yarmouth Junction, LLC, Applicant.**

The applicant is requesting a final review of a Major Site Plan to expand the existing Bickford-Mahan Collection Truck Storage Building. The 4.08-acre property contains a truck storage barn, a truck restoration shop, and a shed. The project proposes two phases of work: the first is a removal of approximately 2,300 cubic yards of stockpiled material from the site and the second is an expansion to the existing truck storage facility, as the existing facility is at capacity, by 22,400 square feet. The northwest corner of the building addition extends into the wetlands by approximately 14 ft, but is below the threshold of the DEP Natural Resource Protection Act. Additional site improvements include minor site grading to match the existing gravel parking area. The Board may vote on this item after public comment is received.

**3. Action Item: Preliminary Contract Zone Agreement and Minor Subdivision, Chapter 701 Article IV.V, and Chapter 601, Minor Subdivision, 251 West Main Street, Map 46 Lot 86, Julia Libby, Applicant.**

The applicant is requesting a preliminary review of a Contract Zone Agreement (CZA) and Minor Subdivision to divide the existing 1.88-acre lot into three lots, not otherwise permitted in the Medium Density Residential (MDR) Zone, which has a 1-acre minimum lot size. The proposal also includes preserving the existing historic house through a Historic Preservation Agreement and the implementation of a Forest Management Plan. The Planning Board will consider recommending the contract zone to the Town Council, and a vote may be taken, but it will not be the final vote. Public comment will be received.

**VI. OTHER BUSINESS**

**A. Election of Chair and Vice Chair for 2024**

**ADJOURNMENT**

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