

# TOWN OF YARMOUTH PLANNING BOARD REGULAR MEETING

February 28, 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

January 24, 2024

### IV. COMMUNICATION AND REPORTS

Planning Director Report

### V. OLD BUSINESS

#### A. Condition 10, Review of 3D Model, Ch. 702, Site Plan Review, and Ch. 703, Character Based Development Code, 298 Main Street; CD4 Village Center; 298 Main Street; Map 37 Lot 30; 298 Main Street Partners, LLC, Applicant.

The Planning Board rendered a decision on the subject property on December 13, 2023, with Condition 10 requiring, "Prior to the issuance of a building permit, the applicant shall produce a 3D rendering of all sides of the building illustrating the exterior building materials and elements for review and approval by the Planning Board. All major elements of the facade shall be featured including the cast stone base, the transition line cornice between the first and second stories, the upper story windows and trim, the column, the roofline cornice, and the selected clapboard color, clapboard reveal, and corresponding trim color. The rendering shall be considered at a regularly scheduled Planning Board meeting." The Planning Board will review and approve the submittal from the applicant.

### VI. PUBLIC HEARING ITEMS

#### A. OLD BUSINESS:

##### 1. Action Item: Proposed Zoning Amendment, Chapter 701, Article II.DD, Affordable Housing Programs, to adopt an affordable housing incentive program, Requested by Yarmouth Affordable Housing Committee.

In 2022 and 2023, the Yarmouth Affordable Housing Committee presented an inclusionary zoning amendment for consideration. The Committee now comes forward with an affordable housing incentive program. Unlike the previous amendment, this incentive program is voluntary for development projects provide affordabl units that are proposed be available to eligible households that earn up to 80% of the area median income for rental units and up to 120% of the area median income for homeownership units. Development incentives are also proposed. Public comment will be received, and a vote may be taken.

**B. NEW BUSINESS:**

**1. Action Item: Shoreland Permit, 53 Benjamin's Way, Map 53 Lot 16, Adam Mitchell, Applicant.**

The applicant is requesting a Shoreland Permit to demolish the existing, seasonal house, wood deck, shed, and wood platform on the property. It is a non-conforming lot with regards to lot size. The proposed new, seasonal house is less than 1,000 square feet, and no taller than 20 feet (as measured from the downhill side). In addition to the dwelling, a new vegetated terrace, shed building, and reconfigured gravel parking area are proposed. A vote may be taken after public comment is received.

**ADJOURNMENT**

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