

To: Erin Zwirko, Chair Holden & Members of the Planning Board

From: Carrie Martin, 316 East Main Street, Yarmouth, ME, 207-415-2504

Re: Zoning Amendment – Chapter 701, Article II.DD – Public Comment

I am writing to provide public comments regarding the agenda item: “Proposed Zoning Amendment, Chapter 701, Article II.DD, Affordable Housing Programs”. I would like to express gratitude to the Yarmouth Affordable Housing Committee as they work to incentivize affordable housing production through a voluntary program.

The February 22, 2024 staff memo to the Planning Board requests “that the Planning Board reconsider the removal of the height bonus for the CD4-C District (Route One).” While the majority of the CD4-C District is along Route One, the entirety of it is not. The District includes and abuts residential homes on: Rogers Road, Rebecca Lane, Gail Lane, Collins Road, East Main Street, Indian Ridge, Bayview Street, Spring Street, Willow Street, Bridge Street, Cleaves Street, Portland Street, Bennett Road and Rand Road.

If the Planning Board is going to reconsider a height bonus in the CD4-C District, does that essentially change Chapter 703, Town of Yarmouth Character-Based Development Code, which establishes standards including building height (3 stories and 35’ max) for CD4 & CD4-C, along with “Height Regulations” in Chapter 701?

The Character-Based Development Code was developed after extensive planning and public participation and the intent of the CDC-4 District was to “transform the Route 1 Corridor over time to become an extension of the traditional village center”. While I generally do not have objections to height bonuses related to incentivizing affordable housing, any height bonus amendment of CD4-C of Chapter 703, or changes to definitions of “Height Regulations” in Chapter 701, look to require the criteria outlined in Chapter 701, Article IV.U (Changes and Amendments). Given the significance of such text amendments, this would hopefully include the notices to owners and abutters of property in the CD4-C District along with postings at the Town Office and publications in newspapers.

Additionally, it seems any height increases or changes to our “Height Regulations” as defined in Chapter 701, in any of our zoning districts, should be discussed as part of updating our Comprehensive Plan.

Thank you for taking the time to read my comments and thank you for your service to our Town.

Erin Zwirko

From: Rhonda Senger
Sent: Wednesday, February 28, 2024 4:54 PM
To: Erin Zwirko
Subject: Public comment on tonight's zoning amendment-height bonus

Hi Erin,
Could you please forward this to the Planning Board?

Thank you,
Rhonda

Dear Planning Board Committee Members,

I am writing to ask you to refrain from adding the height bonus back into the inclusionary zoning amendment proposed by the Affordable Housing Committee on tonight's Planning Board agenda.

As I stated back in January, I do not support four-story buildings on Route One (CD4-C district) or anywhere in our community. CD4-C district abuts many residential homes in our town. Many Yarmouth residents have expressed they do not want Yarmouth to repeat what has happened along Route One in Falmouth. I do not believe most residents are aware that this height expansion is being considered. Before a major change like this happens, I believe there should be more notice and greater input from the community. This type of recommendation should be discussed in the Comp Plan update and should not be taken lightly.

Thank you,

Rhonda Senger
54 Astilbe Lane