

# TOWN OF YARMOUTH PLANNING BOARD REGULAR MEETING

April 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

March 27, 2024

### IV. COMMUNICATION AND REPORTS

Planning Director Report

### V. PUBLIC HEARING ITEMS

#### A. OLD BUSINESS:

None

#### B. NEW BUSINESS:

#### 1. Action Item: Accessory Dwelling Unit, Chapter 702, Minor Site Plan; 53 West Elm Street; Map 41 Lot 71; Medium Density Residential (MDR) District; Janice Cooper, Applicant.

The applicant is requesting a review of a Minor Site Plan for an Accessory Dwelling Unit (ADU) in an existing out-building in the back yard of her residence at 53 West Elm Street. Due to the review history of this site and the prior determinations relative to designating the existing out-building as an ADU, the application is being referred to the Planning Board for review with a public hearing. The existing building is an accessory structure, built on the site of a former garage in 1997. It has been improved with electrical service, heating, and plumbing, and is used as a bedroom. The previous Planning Board denial of the ADU was due to the finding that the property could not accommodate the required parking for the ADU in addition to the single-family home. State law now mandates that no additional parking may be required for ADUs, for which the Town has amended its ordinances to be in compliance with state law. As such, the applicant comes forward with a new request to approve the out-building as an ADU. The Planning Board may vote on the matter after public comment is received.

## ADJOURNMENT

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