

Town of Yarmouth

Per M.G.L.: All town and school boards, committees, commissions, and authorities shall post a notice of every meeting at least 48 hours prior to such meeting, excluding Saturdays, Sundays, and legal holidays. Notice shall contain a listing of topics/agenda that the chair reasonably anticipates will be discussed at the meeting.

Notice of Meetings

Name of committee, board, etc.:	Planning Board
Date of Meeting:	April 28, 2026
Time:	6:00 PM
Place:	Dennis-Yarmouth Intermediate Middle School 286 Station Avenue, South Yarmouth

Agenda (Topics to be discussed):

1. [2026 Annual Town Meeting \(ATM\)](#): The Planning Board may meet in quorum at ATM regarding:
 - a. Article 29 - Zoning Amendment – VCOD Setbacks on Route 28
 - b. Other Town Meeting Business

2. Adjournment

Attachments: All exhibits are available for public review in the Planning Department, Yarmouth Town Offices, 1146 Route 28, South Yarmouth, MA, during normal business hours.

Posted By (Name):	Kathleen D. Williams
Signature:	<i>Kathleen D. Williams</i>

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Article 29: Zoning Article–VCOD Setbacks on Route 28

Motion by: Joanne Crowley

I move Article 29 as printed in the warrant.

Select Board Recommends (5-0)

Planning Board Recommends (6-0)

Notes:

(Yarmouth Planning Board)

Article 29: Explanation

This Article includes minor amendments to the Village Centers Overlay District (VCOD) bylaw to allow developers to seek relief from front yard setbacks along Route 28 via a Special Permit rather than a Variance.

The VCOD was designed to have buildings closer to the road to help create a village center feel. To promote this effect, VCOD Village Centers (VC) 1, 3 and 4 are subject to a maximum front yard setback from Route 28. However, streetscape improvements proposed by MassDOT to improve safety and add bicycle and pedestrian accommodations along Route 28 will require strip land takings of various widths for some properties along Route 28. This amendment allows for more flexibility for developers who have projects currently in design that may be affected by the final design of the MassDOT projects.

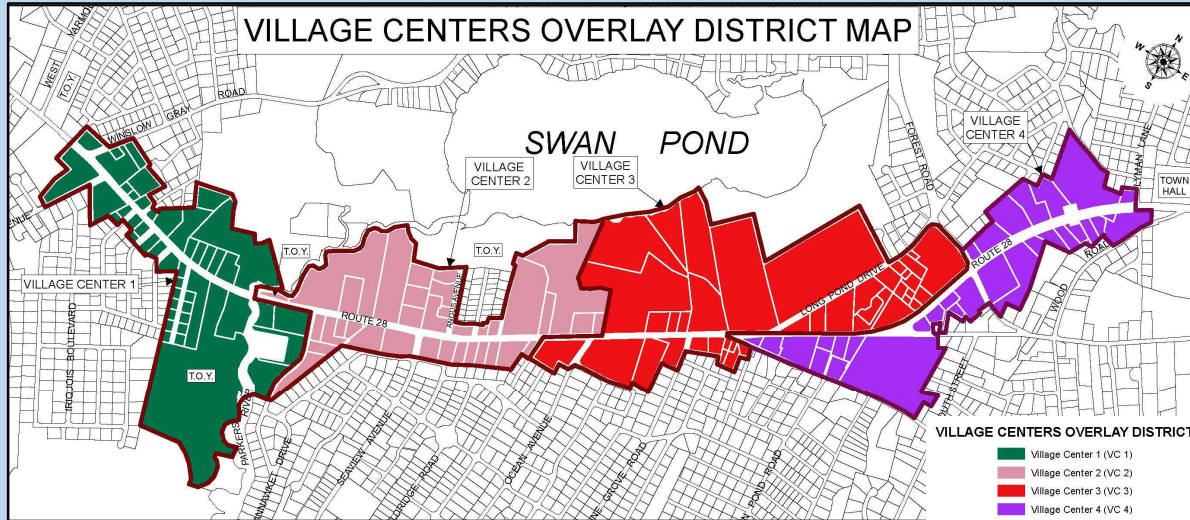
I will now turn it over to Town Planner Kathy Williams for a brief illustrative presentation.

Questions:

Joanne Crowley, Planning Board Chair

Kathy Williams, Town Planner

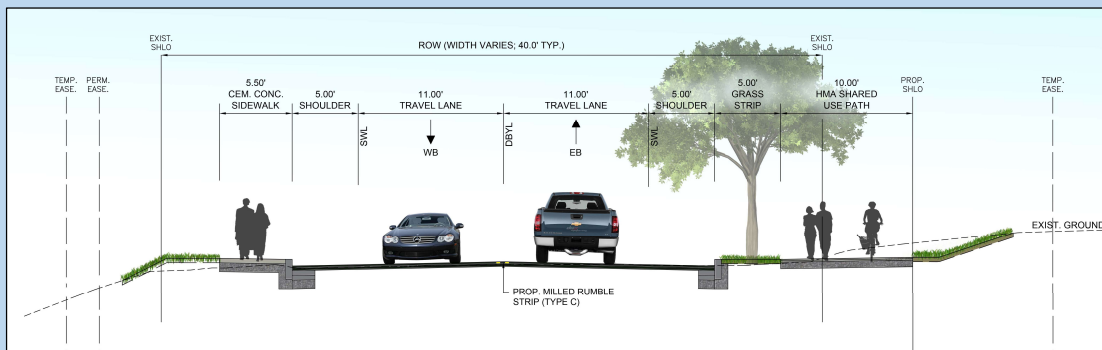
Article 29: VCOD Setbacks on Route 28



Additional Information

1

Article 29: VCOD Setbacks on Route 28



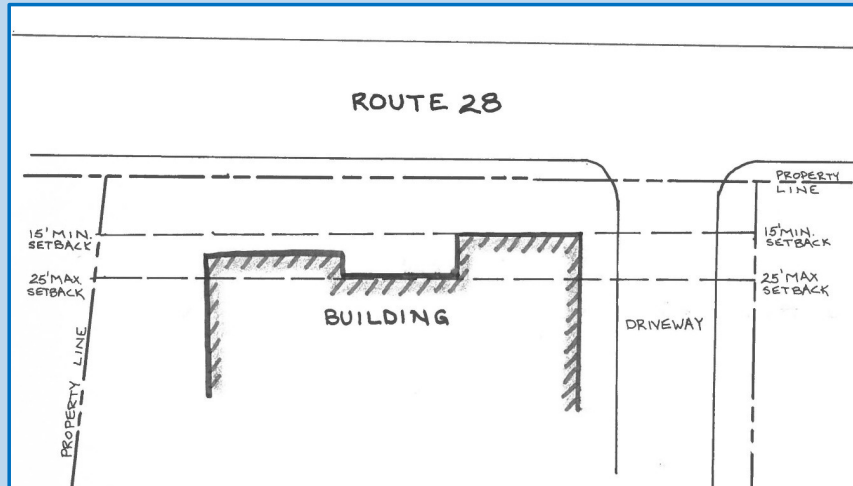
MassDOT Typical Section

(Parkers River Bridge westward into Barnstable – 75% Design Phase)
(Parkers River Bridge eastward to Bass River Project - starting design)

Additional Information

2

Article 29: VCOD Setbacks on Route 28

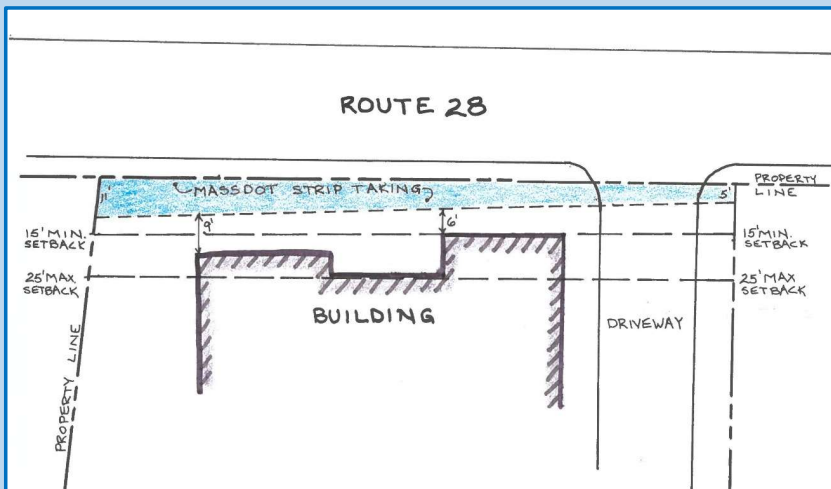


Schematic Layout - Meeting Current Zoning

Additional Information

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Article 29: VCOD Setbacks on Route 28



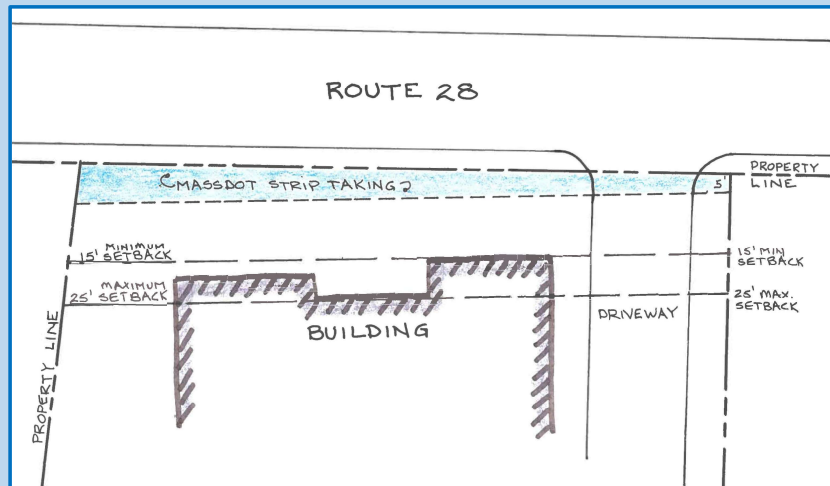
- After takings, the building is too close to Route 28 Layout.
- MassDOT has a process for fairly compensating property owners.
- MassDOT waiting for the 75% Design Submission prior to contacting property owners.

Schematic Layout - Showing Impacts from MassDOT Strip Takings

Additional Information

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Article 29: VCOD Setbacks on Route 28



Schematic Layout – Taking into Consideration MassDOT Strip Takings

Additional Information

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Article 29: VCOD Setbacks on Route 28



Article:

- Allows relief from the VCOD Route 28 maximum front yard setback via Special Permit rather than a Variance.
- Includes Special Permit criteria specifically addressing land takings or permanent easements taken as part of a MassDOT Route 28 corridor improvement projects.
- Offers easier relief for projects currently in design.
- Helps to avoid future non-conformities.

Future Amendments:

- Future zoning amendments will be needed to further address impacts related to the MassDOT Route 28 streetscape improvement projects.

Submit questions on MassDOT Corridor Improvement projects in Yarmouth to Tom Currier at: Thomas.H.Currier@dot.state.ma.us

Additional Information

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