

PLANNING BOARD MEETING MINUTES

November 13, 2014

PRESENT: Christopher Farrell, Vincent Michienzi, John Howarth, Louis Gallo, Elmer Clegg, Daniel Chauvin
ABSENT: Daniel Doucette, Rui Campos
STAFF: Coreen Moore, Town Planner
PUBLIC: Mike Rausch, Paul Gately, Robert Prohett, Mike Glasso, Trish Marra, Anthony from Studio Luz Architects

Ann Gratis, Recording Secretary

Chairman Farrell called the meeting to order at 7:00pm.

This meeting was televised and recorded. Michael Rausch of the Bourne Enterprise is recording the meeting also.

Minutes of October 9, 2014: Mr. Howarth made a MOTION to approve. The MOTION was seconded by Mr. Clegg with all in favor.

Mr. Clegg: Point of order. I think our agenda for this evening is defective in two instances: I requested an agenda item to be added and for violations at 1 & 11 Trowbridge Rd and 9 Sandwich Rd. It was rejected by you Mr. Chairman in an email stating this will not be an agenda item. What is the authority?

Chairman Farrell: I set the agenda.

Mr. Clegg: Point of order.

Chairman Farrell: no

Mr. Clegg: Point of personal preference.

Chairman Farrell: No Mr. Clegg

Mr. Clegg: you are in violation of Roberts Rules of Order Mr. Chairman

Chairman Farrell: you can take that up with somebody else, right now we are going to move on.

Mr. Clegg: I appeal your decision Mr. Chairman.

Chairman Farrell: Fine. Appeal it to whoever you want but you're not going to hear it tonight.

Mr. Clegg: By Robert's rules of order, you are obligated to put that rejection to a Board vote.

Chairman Farrell: Okay, under Roberts Rules of Order, does anyone want to hear Mr. Clegg's comments, if so indicate by saying "I".

Mr. Clegg: "I"

Chairman Farrell: All those opposed to hearing Mr. Clegg's opinions: I from the remainder of the Board. We are moving on.

Mr. Clegg: Point of order Mr. Chairman

Chairman Farrell: Denied.

Mr. Clegg : This is a different subject Mr. Chairman

Chairman Farrell: Is it concerning 81 for Henry Drive?

Mr. Clegg : No. but a point of order can take precedence over...

Chairman Farrell: I am not going to hear your objection.

Mr. Clegg : Mr. Chairman, I don't' believe you have the slightest grasp of Robert's Rules of Order.

Chairman Farrell: Well, that's fine Mr. Clegg.

Mr. Clegg : Every position you've taken tonight on my request has been countered to the regulations of how you're supposed to perform your duties.

Chairman Farrell: I'm not going to hear your objection Mr. Clegg

Mr. Clegg : Then I will prosecute my case in the public media Mr. Chairman.

Chairman Farrell: That's fine Mr. Clegg, go right ahead and do that. That old adage "the apple doesn't fall far from the tree" holds true tonight.

Mr. Clegg : What the hell does that mean?

Chairman Farrell: Figure it out Mr. Clegg.

Mr. Clegg : I think I have.

81P: Henry Dr. & Jonathan Bourne Dr. Combine 2 lots.

Coreen: This plan is for Hydroid joining the lots and includes the easement relocation that was approved at Town Meeting and is sufficient for signature.

Mr. Howarth made a MOTION to approve. The MOTION was seconded by Mr. Gallo with all in favor.

Public Hearing for Site Plan Review/Special Permit #08-2014: 1 Otis Park Dr. Bruno's Burgers. Redevelopment of site for a restaurant including: façade, parking and lighting changes.

Mike Glasso, member Brunos LLC: We want to create something different. Our goal is to provide healthy meals in a healthy environment. We will be installing solar panels and using sustainable products where we can.

Anthony from Studio Luz presented the plan: We are going to reuse the existing access points on the site. We will encourage people to enter using the second entrance through signage. There are 25 spaces and a small outdoor patio area surrounded by planters. It's a counter service restaurant. We will clean and re-point the masonry and add a wood slat system to the exterior.

Mike: Bruno was our English Bulldog that passed away a few years ago.

Mr. Howarth: I reviewed this along with Mr. Gallo and Mr. Chauvin. The site was Honeydew and before that Baker Boy donut.

Mr. Chauvin: I don't see then elevation of the fence on the plan, need a stamped certificate for the stormwater and the style and height of the lights.

Mr. Gallo: What are the hours going to be and how many employees will you have?

11-11 in the summer with 20-25 employees.

Mr. Gallo: The stormwater seems like bare minimum. You might want to put a raised leach pit after you drain it. You'll find it helpful. Add a guardrail to prevent cars going in.

Public Hearing for Site Plan Review/Special Permit #08-2014: 1 Otis Park Dr.

Chairman Farrell: Otis is private and all property owners are responsible for the paving/upkeep of the road. Try to coordinate with MA Hwy for the paving of the apron as they are going to resurface MacArthur Blvd. Maybe do a temporary patch until that time. The two catchbasins may need some attention. I would like Coreen and Ann to write a letter to the property owners on Otis Park Dr. to do something about the road. It's in bad shape and will have huge erosion if something isn't done soon.

Mr. Howarth: We received an email from Cindy Coffin, Board of Health, stating the septic may not be large enough for the number of seats proposed. MOTION to approve subject to the following conditions:

- The drainage swale must be cleaned and working with a fence/guardrail
- Must apply for a special permit for more than 40% impervious surface coverage
- Must meet Board of Health regulations
- Must meet Fire Dept. regulations
- Put a raised leach in the drainage area

1 Otis Park Dr. Cont'd:

The Motion was seconded by Mr. Chauvin.

Mr. Agrillo suggested looking at the pervious pavers for the patio.

Anthony: we did, but our only concern is the grease trap there.

Mr. Clegg asked if there were any other Bruno's?

Mike: Our family has a restaurant in Mashpee, the Picnic Box and a café in San Diego. This is the first of hopefully many Bruno's.

Mr. Clegg asked about lighting.

Mr. Howarth said they were all set and have submitted the missing information.

Mike: We have a 22 year lease on the property from the family trust. We hope to open late spring.

Anthony: we are only 3-5% off with the impervious.

Coreen: The current plan shows 47% and you need to be at 40%.

Chairman Farrell: Cleaning the drainage swale will be a great improvement. We had one car go in there years ago.

Roll call vote as follows:

Mr. Chauvin – yes

Mr. Gallo – yes

Mr. Howarth – yes

Mr. Michienzi – yes

Mr. Agrillo – yes

Mr. Clegg – yes

Mr. Howarth made a MOTION to adjourn. The MOTION was seconded by Mr. Agrillo with all in favor.

With no further business before the Board, the meeting was adjourned at 7:41pm.

Respectfully submitted,

Ann Gratis