

PLANNING BOARD MEETING MINUTES

January 13, 2011

PRESENT: Christopher Farrell, Daniel Doucette, Doug Shearer, Donald DuBerger, Dudley Jensen, Peter Meier, Clement DeFavero, John Howarth, Gerry Carney (alternate)

ABSENT: Louis Gallo

ALSO PRESENT: Jim Mulvey, Paul Gately, Diana Barth, Steve Doyle, Tom Guerino, Gray Curtis, Steve Jones, Eleanor Wendell, Elizabeth Monroe, Bob Scena, Ford O'Connor

Ann Gratis, Recording Secretary

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

Chairman Farrell announced that all cell phones need to be turned off or put on vibrate and anyone talking on one will be asked to leave. Also if anyone is recording the meeting they need to announce it.

Mr. Meier made a MOTION to approve the minutes of 12/9/10. The MOTION was seconded by Mr. Doucette with all in favor.

Compliance Review: 420 MacArthur Blvd

Bob Scena and Joe from Environmental Energy submitted the report. Gave an overview of what was done: storm drain pads serviced and replaced. Property has been vacant since 12/22/09, no hazardous materials generated since.

Chairman Farrell understands the property is vacant and thanked the applicant for filing the report.

Coreen stated the special permit was issued in 2010, but to be aware of the two year abandonment bylaw. Might want to ask for an extension when it gets close to expiring if still no occupant.

Bob stated there is no definite plan for a business in there. Keeps working leads. Chairman Farrell asked to keep the Board informed.

Waiver Request: Falmouth Motor Car

Ford O'Connor submitted site plans showing the changes. They plan on removing the two bumpouts and replacing them. One will be the same footprint and the other slightly larger with a second floor office. This is to improve the waiting area and offices. No changes to the parking and not increasing the intensity.

Mr. DuBerger reviewed the project. The two additions to the front of the building never came before this Board. The parking near the bigger addition is a choke point and would like to see a space or two removed. The Town Planner's office recommends not approving this waiver and to apply for site plan review.

Ford stated the cars in those spots are usually the ones being worked on.

Waiver Request: Falmouth Motor Car Cont'd

Mr. DuBerger stated that emergency vehicles could not access the property from that direction. The site is heavily developed. No objections, you just need to go through the process. Site signage needs to be improved as well.

Mr. DuBerger made a MOTION to Deny the waiver. The MOTION was seconded by Mr. Jensen.

Chairman Farrell stated it's an accountability issue. Your client bought the site and any problems that went with it. Would it help if the spaces were angled?

Coreen stated the larger bumpout has less than a 30' setback which requires a supportive finding from the Board and that is why they didn't recommend approval of the waiver. If the applicant revises the plans and meets that setback, then the Board can act on the waiver.

Mr. DuBerger withdrew his MOTION. Mr. Jensen withdrew his second.

Ford requested a continuance to the 2/10/11 meeting.

Mr. DeFavero made a MOTION to continue. The MOTION was seconded by Mr. Doucette with all in favor.

Preliminary Subdivision: 678 Scraggy Neck Rd. Jones. Two lots.

Steve Doyle presented the plan. The previously approved plan was three lots with a cul-de-sac. The applicant decided that may be too much and have come up with this plan for two lots with a T. One lot will be 3.9 acres and the lot with the existing structures will be 2.5 acres. The access is off the existing 12' paved road. The water department is fine with this and the family likes the plan.

Gray Curtis stated this is a very contentious issue and thanks the Board for indulging our concerns.

Chairman Farrell thanked the family for working it out. Mr. Doucette and I drove to the property in one of the large fire dept. trucks. Concerns about the turn from the back driveway onto Scraggy Neck Rd. it's tight. Would like a couple of trees removed as well.

Mr. Doucette stated the house numbers are strange over there. Want it to be consistent with the Town Engineer for house numbers. Take a closer look at the hammerhead access for public safety.

Steve stated they plan to keep the gravel drive access open.

Chairman Farrell would like signs at both Scraggy Neck entrances pointing back to the lots.

The family asked if they renamed the road if that would take care of the issue.

Chairman Farrell: it would help but still want signage for emergency vehicles.

Elizabeth Monroe, abutter would like no further subdivision of these lots.

Mr. Shearer stated the access road is 12' paved with the hammerhead being 20'. Do we want that width to continue? Street sign at each end where the road meets Scraggy Neck.

Steve hoped they wouldn't have to pave the 20' for the entire length of road.

Coreen stated it's up to the Board to determine if the access is adequate or not.

Chairman Farrell: another Scraggy Neck address had a similar issue and we made them pave 16'.

Mr. Doucette stated we want it to look like a road and not a driveway.

Mr. Shearer made a MOTION to approve subject to the following conditions: no further subdivision of the land, the road must be named and paved to 16', signage at both ends where it meets Scraggy Neck Rd.

Chairman Farrell stated the signs are to be reflective and are there to protect you.

Mr. Howarth: if you came before us again for further subdivision, we would make sure the road was brought up to subdivision standards (wider) and underground utilities installed, etc.

Peggy Curtis, dies that mean in 15 years someone can't come before you to subdivide?

Chairman Farrell: it will be a different board, they could decide to let someone subdivide.

Mr. Shearer removed the condition of no further subdivision to let the applicants work it out.

The MOTION was seconded by Mr. Meier with all in favor.

Public Hearing: Application for Growth Incentive Zone (GIZ)

Coreen received notice that the Land Use Map will not be heard until Feb. 2. This GIZ application is posted on the website and invitations to other Boards/Committees will be going out for them to come to the 1/27 meeting. We need to add more maps. The CCC just gave us the official application. We are concentrating only on Phase 1 now because we have the wastewater capacity. Phase 2 is behind Job Lot to Wagner Way. Phase 2A is the west end of Main St and 1A is the goggle factory on the rotary.

Mr. Howarth made a MOTION to continue this to the 1/27 meeting. The MOTION was seconded by Mr. Meier.

Coreen stated if a project comes up in a different Phase than what we are working on, we can amend the application.

Chairman Farrell said this is exciting! This is huge if we can get it through. Wastewater is still an underlying issue but we are moving forward.

All in favor of the MOTION.

Jim Mulvey: need public parking if downtown is to be developed.

Chairman Farrell: Where is it in Falmouth? Downtown Hyannis? It's all private lots used for public parking. We will have to look at how things progress, not at that point yet.

Tom Guerino: if we look at Phase 1, the proposed project will have sustained parking on site. The west end will have parking issues but we have plenty of time to work on that.

Mr. Doucette stated parking is not an issue until the wastewater issue is solved.

Mr. Howarth stated other towns worry about parking after getting the businesses there.

Mr. Shearer made a MOTION to adjourn. The MOTION was seconded by Mr. DeFavero with all in favor.

With no further business before the Board, the meeting was adjourned at 8:07 P.M.

Respectfully submitted,
Ann T. Gratis