

PLANNING BOARD MEETING MINUTES

January 27, 2011

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

ABSENT: Donald DuBerger, Louis Gallo

STAFF: Coreen Moore, Town Planner

ALSO PRESENT: Jim Mulvey, Paul Gately, Diana Barth, Sallie Riggs, Tom Guerino, Joanne Byron, Flo Byron, John McCarthy, Skip Barlow, Michael Sorenti

Ann Gratis, Recording Secretary

Chairman Farrell called the meeting to order at 7:05 P.M.

The meeting had to be moved to the Town Hall as the Community Building was locked.

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 1/13/11. The MOTION was seconded by Mr. DeFavero with all in favor.

Informal Discussion: 1 Canal St. For a hot dog stand.

John McCarthy presented his plan for a hot dog stand on the property of Michael Sorenti. He had a stand at Gillette this summer and has a shaved ice business as well. The stand would be located near the bus stop corner. Met with the FD and the 25' requirement will not be an issue as this will be 32'.

Michael Sorenti is ok with this project.

Mr. Howarth asked if the foot traffic would be enough?

Michael Sorenti said they believe it will be.

Mr. Meier asked how long it will be there for?

John: six months

Consensus of the Board – yes. Apply for the special permit.

Public Hearing: cont'd from 1/13/11. Application for Growth Incentive Zone (GIZ)

Coreen: This is still just a draft, there will be more graphics going in. We would like comments prior to submitting. We did a build out analysis of Phase 1. There is a planned development now.

Chairman Farrell: we know who we are. Will reach out in the future. Diamond in the rough. It's a process.

Coreen: Once complete (now 90%), we will submit to the Cape Cod Commission. They will have hearings. The proposed project has asked for reserved capacity from the Sewer Commissioners. The CCC will put a wastewater threshold on the approval of Phase 1. Will still need site plan review from the Planning Board. The build out is the worst case scenario. Parking under the building, commercial second floor then residential 3rd and 4th floors.

P. Meier is nervous about the statement about the water supply (pg. 20). We may want to look for an alternative location for the wastewater plant.

Mr. Doucette: It gives Bourne options if we need it. We are not trying to circumvent anything,

Chairman Farrell: Buzzards Bay Water provides water to Plymouth and Wareham. Will require further study if it becomes an issue.

Coreen stated the prior sentence states 'a new source needs to be found for our town to grow.' The Town continues to have a representative in the Carver, Plymouth Wareham aquifer group. This plan is consistent with the LCP to have a GIZ in downtown Buzzards Bay.

Jim Mulvey asked about elevators. They would detract.

Coreen stated there are many buildings on Cape Cod with elevators and parking underneath. It all comes down to the design. They do not have to be block buildings.

Chairman Farrell: Elevators are a requirement of the ADA. Many buildings in Bourne have them already. We are not all going to agree how to fix Main St. Take it step by step, look for other situations viable for the Town. Let's find out what it can be. Revert authority to the Town from the CCC.

Skip Barlow: Thinks of Main St. as a change not a decline. Why let the opportunity go by? Somehow the water issue will be solved.

P. Meier made a MOTION to approve. The MOTION was seconded by Mr. Doucette.

Coreen stated this is not final yet. Will come back when it is before sending to CCC.

Mr. Meier withdrew his MOTION, Mr. Doucette withdrew his second.

Concerns of the Board: Post Office Square, Monument Beach. Parking issues.

Chairman Farrell stated they resurfaced and restriped the lot. Some concerns about spaces and a reduction and change of storage/junk, outside displays.

Mr. Jensen stated it has changed. All the junk out there is not attractive.

The office will research the previous plan and owners.

Mr. Shearer: Safety aspects, crosswalk is blocked by overgrowth of plants.

Mr. Meier made a MOTION to continue to 2/24/11.

Hedges, crosswalks, work with the DPW. Monument Beach center is becoming more active.

Coreen: there are concerns with the new bakery and the veggie depot parking.

Will be meeting with Rick Tellier, and Mike Leitzel to make the area better and maybe add parking.

Tom Guerino has looked at this. Will probably be able to use some Ch. 90 funds to add some parking spaces.

Chairman Farrell congratulated Dan Doucette for taking over a troubled Fire Dept. He has recently stepped down. Next to his family, his first call is to the Town. Thank you.

Mr. Doucette made a MOTION to adjourn. The MOTION was seconded by Mr. Howarth 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