

PLANNING BOARD MEETING MINUTES

February 10, 2011

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

ABSENT: Clement DelFavero

STAFF: Coreen Moore, Town Planner

ALSO PRESENT: Jim Mulvey, Paul Gately, Diana Barth, Liza Cox, Michael Cahill, Dick Concanon, Andrew Campbell, Eric Brown

Ann Gratis, Recording Secretary

Chairman Farrell called the meeting to order at 7:16 P.M.

Mr. Meier made a MOTION to approve the minutes of 1/27/11. The MOTION was seconded by Mr. Doucette with six in favor and two abstentions.

Public Hearing for Amended Site Plan Review/Special Permit #07-2008D: One Factory Outlet Mall Rd. Architectural changes to one building.

Liza Cox and Eric Brown, architect, presented the changes to the supermarket building. There are no changes to the site.

Mr. Doucette made a MOTION to approve subject to the following conditions:

1. The architectural design of the 64,600 square foot retail supermarket building shall be in accordance with the plan submitted entitled "Compass Bourne LLC Bourne, MA" dated January 19, 2011.
2. With the exception of the architectural design of the retail supermarket building, which shall be in accordance with condition 1 above, all of the plans and conditions referenced in Site Plan Review / Special Permit Decision No. 07-2008C shall remain in full force and effect and shall continue to apply to this modification decision. The applicant agrees to use the black antique style traffic lights for this project and to have installed and maintained the ability for emergency vehicles to control the lights i.e., opticom traffic control system.
3. For the purposes of clarity the Planning Board hereby confirms that Site Plan Review / Special Permit Decision No. 07-2008C, which superseded all prior decisions for the redevelopment of the subject property, and which is hereby modified as it relates the architectural design of the retail supermarket building, as provided for herein, shall continue to remain in full force and effect, as modified hereby, and must be exercised within two (2) years of the date of its issuance as provided for in Section 1333 of the Zoning Bylaw. In the event, that this modification decision (No. 07-2008D) is appealed, the time frame to exercise Site Plan Review / Special Permit Decision No. 07-2008C shall be automatically extended by the time spent awaiting the determination of an appeal under Section 17 of M.G.L. c. 40A of this modification decision. In that event this modification decision (No. 07-2008D) is appealed, the applicant may proceed, despite an appeal, with construction under and in accordance with Site Plan Review / Special Permit No. 07-2008C.

The MOTION was seconded by Mr. Meier. Roll call vote as follows:

Mr. Meier – yes	Mr. Shearer – yes	Mr. Carney – yes
Mr. Doucette – yes	Mr. DuBerger – yes	Mr. Jensen – yes
Mr. Howarth – yes	Mr. Gallo – yes	

Public Hearing for Taking of Bonds: Unclaimed bonds.

Dawe Lane - \$3,756 +/- for completion of road work.

Letter mailed and returned, ad published for two weeks in a local paper.
Have not heard from anyone. Mr. Meier made a MOTION to take the bond. The MOTION was seconded by Mr. Gallo with all in favor.

30 Canal Street - \$4,758 +/- for restoration of the lot.

Letter mailed and returned, ad published for two weeks in a local paper.
Have not heard from anyone. Mr. Howarth made a MOTION to take the bond. The MOTION was seconded by Mr. Jensen with all in favor.

Preliminary Subdivision: Cont'd from 12/9/10. For two lots with access off Nick Vedder Road.

The road issues have been worked out. Mr. Howarth made a MOTION to approve with the requested waivers (road pavement, centerline, road width). The MOTION was seconded by Mr. Meier with all in favor.

Informal Discussion: Michael Pimentel for an ANR at 4 Windmill Dr.

Michael from JC Engineering showed a draft plan of the division of land to create a waterfront lot. The existing lot is accessed by a gravel road.

Mr. Howarth stated past practice is to allow the first lot but any other would have to bring the road up to subdivision standards.

Michael will discuss with his client.

Mr. Meier 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 7:45 P.M.

Respectfully submitted,
Ann T. Gratis