

PLANNING BOARD MEETING MINUTES

June 9, 2011

PRESENT: Christopher Farrell, Daniel Doucette, Doug Shearer, Dudley Jensen, Donald DuBerger, Gerald Carney, John Howarth, Louis Gallo

STAFF: Coreen Moore, Town Planner

ALSO PRESENT: Paul Gately, James Mulvey, Mark DeCicco, Ronald Bello, Richard Elrick, Ryan Christenberry, Joe Dorsett

Ann Gratis, Recording Secretary

Chairman Farrell called the meeting to order at 7:02 P.M.

Mr. Doucette made a MOTION to approve the minutes of 5/26/11. The MOTION was seconded by Mr. Shearer with all in favor.

Compliance Review: 41 Meetinghouse Lane. Planter, drainage, parking.

Mr. Howarth brought this site to the Board with concerns: drainage, ramp in the back, the new planter and the parking and complaints of internal plumbing and electrical.

Ron Bello, owner, has owned the building for three years. Has been trying to dress the place up to attract tenants. Painted so it's now lighter. The planter didn't think would be an issue, and apologizes.

The Board asked if Mr. Bello owns other commercial properties.

Ron: yes, in Framingham. It's a different market. Building is on the main road and has never had to go to the Planning Board.

Mr. Howarth understands wanting to break up the building. The planter took five spaces away from in front of the store. People don't know how to park there. The planter has been hit at least four times.

Chairman Farrell: the number of parking spaces is an issue and the safety of circulation because of the planter are our major concerns.

Ron: the planter is to the left of the store and doesn't block any entrances. Spoke to Coreen Moore and she said don't do anything until after the meeting. He told his contractor but the contractor striped the parking lines anyway last week. The drainage is being cleaned out in the next couple of weeks. Bumpers will be placed in front of the building at every parking space.

Chairman Farrell asked why are people hitting the planter?

Ron stated they didn't realize it was there.

Chairman Farrell: it's 15' out and 5 bricks high, how did they not see it?

Ron: it's 40' long and 10' deep.

Chairman Farrell: the original plan shows 121 spaces, 118 are required and now there are only 98 with no handicap spaces provided. At least three handicap are required.

Ron: There are three HC spaces. One at each end and one by the planter. There are now 111 spaces. People go fast through the lot, trying to slow them down with the planter.

Compliance Review: 41 Meetinghouse Lane. (Cont'd)

Mr. Howarth stated the ramp behind the building is unsafe. When the pizza place came in for an expansion it was a condition that it needed to be fixed along with the drainage and it was never done. The site was cleaned up though.

Chairman Farrell stated the handicap spaces require an erected sign, not just painted in the space and you'll need one van-accessible space.

Mr. Gallo: the new spaces by the planter has to interfere with the incoming traffic.

Mr. Doucette: the spaces in front of the planter affects the internal flow of the lot.

Would like to continue so we can look at the approved site plan and what is existing and what can be done to fix the issues.

Ron: when the original owner built the site, he didn't do it according to the approved plan. it's has been that way for over 20 years.

Coreen suggested the applicant provide an asbuilt site plan to show what is out there to compare it to what was approved.

Mr. Howarth made a MOTION for Mr. Bello to provide the Board with an asbuilt within the next month and to continue this discussion until a time after that.

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

Maintenance & Monitoring Report: 418-420 MacArthur Blvd. Joseph Dorsett, Jr.; President Environmental & Energy Solutions, Inc.

Joe Dorsett submitted the maintenance report with photos. There is no hazardous waste on site. The catch basins have been inspected and damaged booms replaced. Under contract to inspect every six months until the place is sold. The Assessors office has the property listed as 416-422.

Chairman Farrell thanked him for providing the report and asked him to pass on a message to the owners: please block off the parking lot as people are using it as a cut through. Jersey barriers on the MacArthur Blvd. side and a chain or something on the Otis Park Dr. side.

Discussion: Possible zoning bylaw amendment to create an "as-of-right" zoning district for the siting of large scale ground-mounted solar PV.

Richard Elrick, energy coordinator for the Town. Would like to create an overlay district to allow these with a streamlined process. This is one of the requirements under the Green Community Act. There are substantial grants available for developers. Mashpee got \$150,000. They are the only green community on the cape. Looking at municipal and private properties. The minimum would be for a 250Kw system (1 acre); 5 acres for 1Mw. First need to draft the bylaw. Not complicated, other towns have a paragraph or two to amend a pre-existing bylaw to allow this in their industrial districts. Or can be an overlay district.

Identify parcels in town. Can consider some rooftop arrays. Cape Cod Aggregates and Canalside Commons are good areas. Solar doesn't have controversy, not visible in most areas, more opportunities. Would like to work with the Board to develop the bylaw and identify the parcels best suited.

Phase II is mostly focused on town properties. There are many tax credits available; both state and federal. Prices are more competitive now.

Discussion: Solar Cont'd:

Mr. DuBerger: Solar is less impact and less controversial, has been around for a while. It has drawbacks as they all do. Bourne is fairly densely populated, why do we have to speed up the process? Need scrutiny for these new technologies. Cape Codders don't want their scale of life changed. Who knows what this will extrapolate into? Residential solar, ok, large scale, not sure.

Rick: understand your concerns. By pre-determining in advance the abutters, possible land, etc. We'll make it very specific to solar. Over 160 communities in MA have this in place. It attracts development to sites that are ready.

Coreen stated that the Planning Board would still review it under Site Plan Review, just not a special permit.

Chairman Farrell: Agree to have districts identified. We know what happens when extra permitting is in place.

Rick held up a map showing all the parcels owned by the Town. There are about 13 possible (ideal conditions) out of the entire town.

Chairman Farrell: we can label as by-right. The Selectmen gave the OK to proceed with the Planning Board, and Town Planner. We should have a sub-committee of 3 members to work with Coreen and Rick. Might get this done by the Fall Town Meeting.

Jim Mulvey asked how are we going to have a district that covers multiple locations in the town?

Chairman Farrell stated we can have an overlay district but be very specific.

Coreen: Lots would have to be a minimum size, it can even be narrowed down to a specific site.

Jim Mulvey: concern with water resource districts: now you have these solar panels which are an impervious surface, what now?

Chairman Farrell: your issues will be raised with the subcommittee.

Paul Gately asked how high off the ground are these?

Rick: they can be anywhere from 2' to canopies of 8' so they can be over cars/parking areas. There are many ways to anchor systems down: foundations, cinderblocks, etc.

Public Hearing for Land Use Vision Map: south side of the canal.

Coreen handed out a packet of maps with area enlarged. Took the wetlands, open space as resource areas. Residential developed left s other at this time.

Map 2: South Sagamore: the village area should be defined better. Right now it's going to the canal, might want to move it up towards Sandwich Rd. Usually go 300' off the line.

Mr. Doucette: Freighthouse Rd, with the gas company and other businesses there should be village.

Chairman Farrell: agree with the 300' but Freighthouse Rd. on the right has potential or label as other.

Adams St. to the point – village

The other side of Cranberry Hwy follows what we have it zoned as.

Mr. Doucette asked why on Bluff Road the delineation didn't follow the lot lines?

Coreen: we used the zoning line. Can change to lot line.

Economic area – Adams St, post office, Christmas Tree Shop; it's pretty built out in that area.

Map 3: Rotary area: Canalside – undefined.

Categories – if we ever wanted something to go there, it would have to have the infrastructure. It's a vision. We can put what we want and make sure we have the infrastructure.

Mr. Doucette: the Cape Cod Commission approves projects down cape that affect the bridges. We should care about Bourne residents.

Coreen: a project could come in and propose to fix the infrastructure.

Chairman Farrell: we learned that MA Hwy does not do things for the future. Long identified as an economic area.

Mr. DuBerger: Don't see the density of the Cape increasing. Rotary traffic patterns need improving. Canalside is a large parcel of land and the first project proposition was the best then it kept getting cut down and now it's just residential.

Coreen stated that something will happen there and if it's a large development, they will have to make changes.

Chairman: change that area to economic. The existing zoning will still be there.

Map 4: MacArthur Blvd: Needs work. Industrial at landfill area. Jonathan Bourne Drive and Commerce Park – industrial at the rear and economic at the front. Barlows Landing Road kept in economic as that's basically what it is now.

Mr. Doucette: can you match the property lines again?

Chairman: why wasn't Sovereign Bank and the plaza included on Barlows Landing Rd?

Coreen: it's not industrial.

Mr. Carney asked about the Great Rock Road area.

Coreen: left as it was. All residential but zoned B-2.

Map 5: Pocasset/Cataumet: Foster Howard Road – Industrial. The upper part of 28A – Industrial. County Rd, & 28A – village area.

Why are the marinas villages?

Coreen: they basically are now. Especially with the MCOB.

Mr. Shearer asked if Village was too limiting?

Paul N – the CCC needs to create a new marine use category. Will be created later this year, you should leave them at Other for now.

Mr. Doucette asked how hard is it going to be to change the map later on?

Paul: Barnstable changed some of theirs and Yarmouth is in the process now.

Economic centers, mixed use, GIZ bay be better. We want to get out of the way of businesses that want to grow.

Coreen: Mashnee Island left as Other.

Paul: Solar may have to be looked at. The GIZ application looks good.

Mr. Doucette made a MOTION to continue to 6/23/11. the MOTION was seconded by Mr. Shearer with all in favor.

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

With no further business before the Board, the meeting was adjourned at 8:45 P.M.

Respectfully submitted,
Ann T. Gratis