

## **PLANNING BOARD MEETING MINUTES**

### **June 23, 2011**

**PRESENT:** Daniel Doucette, Doug Shearer, Dudley Jensen, Gerald Carney, John Howarth, Louis Gallo

**ABSENT:** Christopher Farrell, Donald DuBerger

**STAFF:** Coreen Moore, Town Planner

**ALSO PRESENT:** Paul Gately, Diana Barth, James Mulvey, Mark DeCicco, Joe Sorenti, Jon Nelson, Al Micale, Jon Sorenti, Angela Duca, Rhonda McFarlane

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Ann Gratis, Recording Secretary

Vice-Chairman Doucette called the meeting to order at 7:00 P.M.

Mr. Howarth made a MOTION to approve the minutes of 6/9/11. The MOTION was seconded by Mr. Shearer with all in favor.

**81P:** 15-19 Meetinghouse Ln. Combine 2 lots.

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

**Discussion:** Coady School land division and expansion of parking across the street for the proposed 55 and older housing development.

Coreen stated the Stratford Group won the RFP bid for the Coady School redevelopment.

Michael Gardiner and Keith MacDonald presented the parking plan. The existing parking lot is for the residences. A new drop-off area will be abutting the parking lot and it will have parking for two busses. Across the street on the High School property will be a 40-space parking lot with access off the high school entrance. An 8' buffer will be between the lot and Trowbridge Rd. Busses will be able to park here as well. The lot will be constructed on the existing grass space and will disturb as little trees as possible.

Mr. Doucette asked if there is enough distance for a car or bus pulling out of the parking lot.

Keith: Yes, we have reviewed with the Mr. LaMarsh, school superintendant. Will work with the Town for road crossing – either crossing guard or seasonal yellow light.

Coreen: they are not sure how it's going to be done yet, don't have enough room for an open space community, may do a 40B.

**Public Hearing for Site Plan Review/Special Permit #03-2011:** 15/19 Meetinghouse Lane, Sagamore Beach. Eaglewing Meadows II LLC for redevelopment of existing restaurant, gas station and liquor store to a restaurant with drive-thru and outdoor seating.

Rhonda McFarlane and Al Micale presented the plan.

Al stated the existing 9,000 SF of structure there now will be demolished, the lots combined, and a new 4,775 SF McDonald's constructed. There will be only one access at 24'. The existing exit only to the commuter parking lot will remain. 56 parking spaces are provided with four RV parking spaces. 50 spaces are required. There will be a side-by-side drive thru merging to one payment/pick-up line. This will allow 14 cars to be queued before affecting any parking. There is significant landscaping to be done. The existing septic system and grease trap will be moved for the new restaurant. Will be getting a Title V inspection. Have met with the Fire Dept. and are working with their rules and regulations. The underground tanks from the gas station will be removed. The new building will be two-toned brick and cultured stone. There will be green space in the area of the existing canopy as that entrance will be closed.

Mr. Howarth reviewed the plan. The applicant has asked for three waivers:

- To allow parking in the front set back – don't think this needs a waiver.
- To allow the loading zone in five spaces in the rear of the building. Will need in writing assurance of off-peak delivery times.
- High intensity use with a 24' driveway is fine.

Pedestrian flow is ok, but what about pedestrian traffic between Dunkin Donuts and McDonalds? Or village bicycle traffic?

Rhonda: we could put a walkway.

Mr. Howarth asked Joe Sorenti what was happening to the gas station and liquor store.

Joe: they are going away. The tanks will be emptied and removed and a closure report will be issued. The liquor store may be going to the 41 Meetinghouse plaza.

Mr. Howarth made a MOTION to approve with the following conditions:

1. Must meet all rules and regulations of the Bourne Fire Dept. including the installation of a Knox box.
2. The construction-phase sediment filter for the 3 catchbasin curb inlets must be inspected, and maintained as needed, before and after storm events.
3. The post-construction inspection and maintenance plan, as submitted on 6/20/11, must be signed by the prospective owner.
4. Must meet rules and regulations of the Bourne Board of Health.
5. Building plans and elevations stamped with a professional stamp must be submitted prior to the issuance of a building permit.
6. An asbuilt site plan must be submitted prior to issuance of an occupancy permit.

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

Mr. Gallo – yes	Mr. Howarth – yes
Mr. Jensen – yes	Mr. Shearer – yes
Mr. Carney – yes	Mr. Doucette - yes

The Board recessed for a few minutes.

**Public Hearing for Land Use Vision Map:** Cont'd from 6/9/11. South side of the canal.

Coreen made the suggested changes from the last hearing. New maps reflecting those changes were distributed. The Pocasset/Cataumet map had a chunk of village changed to Resource because it's protected open space. The Marina's were changed to Other. In the middle of the parcel (Canalside) by the rotary, there is a protected parcel so it's labeled as Resource but that could change.

Mr. Doucette: the Barlows Landing Road area we are trying to mimic the current B2 zoning line instead of following the property lines.

Coreen has received some calls on the map. The Grand Union property owners are interested in an increased threshold. Don't want to change to industrial as retail would not be allowed so should leave as Economic.

Mr. Howarth made a MOTION to approve as revised and to include the Barlow's Landing Rd. change. The MOTION was seconded by Mr. Shearer with all in favor.

Next Steps: Send the map to the Commission, then it will go to the delegates and they'll hear it at the end of the summer. Then we can submit the application for a threshold increase. Work on the Heritage Park area first then go back and do other properties.

**Planner's Discussion**

Rt. 28 & Rt. 6 resurfacing and related work from MA DOT

Coreen stated this is a good opportunity to write something that we are looking for more than just resurfacing. Speed will increase with new pavement along MacArthur Blvd.

Vice-Chairman Doucette would like to get a couple members together to meet with Coreen and gather comments then read and review them at the next meeting.

Coreen stated that infrastructure changes are needed.

Mr. Jensen has concerns with the possibility of the Waterhouse Road turn-around closing.

Mr. Howarth, Mr. Shearer and Mr. Doucette will meet with Coreen on Thursday

Mr. Carney 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 8:02 PM.

Respectfully submitted,  
Ann T. Gratis