

PLANNING BOARD MEETING MINUTES

August 11, 2011

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

ABSENT: Daniel Doucette

STAFF: Coreen Moore, Town Planner

ALSO PRESENT: Paul Gately, James Mulvey, Mark McBee, Sallie Riggs, John Saccone, John Harrington, Ribert Dutch, Ken Sundman, Joseph Agrillo, Roger Forget

Ann Gratis, Recording Secretary

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

Mr. Howarth made a MOTION to approve the minutes of 7/14/11 and 7/28/11. The MOTION was seconded by Mr. Carney with seven in favor, one abstention.

Mr. Shearer made a MOTION to take #'s 5 and 6 out of order. The MOTION was seconded by Mr. Carney with all in favor.

Discussion: Cont'd from 7/28/11. MHD letter re: MacArthur Blvd & Rt. 6.

Chairman Farrell: Other groups in town have discussed this: ISWM, DPW. Do we know the results of their talks with MA Hwy?

Coreen: We do not. ISWM does not want their turn-around closed. This week on the radio it was announced that the Town is petitioning to have the Waterhouse Road turn-around closed. This is the opposite of what the Town wants.

Sallie Riggs: The letter is good. We would like to coordinate with MA Hwy.

Chairman Farrell: MA Hwy has not contacted the town, all we got was a letter.

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

Public Hearing for Site Plan Review #477: 220 Sandwich Rd. Upper Cape Tech School. For a 9,225SF building for the LPN building.

Roger Forget: The work is to be done by staff and students over 24 months. We are taking the LPN program out of the building but they will remain on campus.

Mr. Carney reviewed the project. It's a straight forward proposal. Are you using the existing parking?

Roger: yes.

Mr. Carney has concerns about the abutting land and the slope. Need erosion and siltation control.

Roger: We will pitch the land back toward the building.

Mr. Carney: The campus has a number of out buildings. Would you consider naming the drive and then numbering the buildings?

Roger: yes.

220 Sandwich Rd. Upper Cape Tech Cont'd

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

- All drainage must be kept on site
- Must meet requirements of the Fire Dept. and Board of Health
- Signage will require a permit
- Erosion and siltation control

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

Informal Discussion: Joe Sorenti Jr. To relocate tow business to his residence at 95 Old Plymouth Rd. in a B-2 district.

Joe: Only a repair business now. Anything stored will be under cover and screened.

Mr. Howarth stated the yard looks like a junk yard now. The grass is so long it covers up the cars. The neighbors are wild now. how many violations do you have against you?

Joe: none. Have been cited in the past.

Coreen: Assumed it was still a towing business and looked at it from that. But, with auto repair the bylaw states about junk yards and bulk storage. Also has a residence on the property. According to the Assessing office, it's a 2-family. Would need a special permit but conflicts with the residential and business with the surrounding properties.

Joe: The house is used as a single family. Across the street is all business zoned, next to him is business zoned. This won't interfere with the residential neighbors. The vines are so thick in the back you can't see or hear them. Want to put storage boxes on the residential side. There will be about 1-5 cars a day. Everything at the current location will be tossed. The pallet pile has been moved to the back yard. The box truck is filled with coal and broken pallets. Will be putting up a blinder and fences to screen from neighbors.

Mr. Gallo: there is sensitivity with the residential component. If you pursue this, you will have to have professional drawings, formal application, etc.

Chairman Farrell stated that the property now looks residential, not business.

Compliance Review: Cont'd from 7/28/11. 370 MacArthur Blvd. McDonald's re-vegetation plan.

Mark McBee: The rhododendrons will be white and purple. We spaced them 15' apart so we don't have the same issues as before.

Mr. DuBerger: the spacing seems a bit wide and would take years to fill in.

Mr. Farrell: on the south side there is natural screening. We could waive the evergreen requirement with the screening between Dunkin Donuts. The openness leads to public safety. Would like six more plants added and spaced 10' apart.

Mark: We are planning on doing this in mid-September.

Chairman Farrell: We will do a site visit when complete and have you back here in October.

Discussion: 626 MacArthur Blvd. Little Bay Boatworks.

Applicant requested to be removed from the agenda.

Port of Call II: Cont'd from 7/28/11. Bond status.

Ken Sundman stated the last lot was sold. Will be paving at the end of October of this year. Has a contract with Keating to do the paving. Will also do the bounds. How important are the sidewalks?

Chairman Farrell: sidewalks would comply with the rest of the neighborhood. It's a betterment.

Ken: Can up the amount of the bond to \$45,000 by the end of Sept.

Mr. Howarth made a MOTION to continue to 9/22/11. The MOTION was seconded by Mr. Shearer with all in favor.

Discussion: Draft Policy re: Public Comment

Chairman Farrell: as it is now, we can't discuss something unless it's on the agenda. Thinks this is good. The public can request to talk about something and it will be put on the agenda for the following meeting. Announcements will be ok. as long as there is no deliberation.

Mr. Howarth made a MOTION to adopt the policy. The MOTION was seconded by Mr. Carney.

Paul Gately asked what does this do to planning discussions?

Can discuss if on the agenda and part of an agenda item.

The intent is to prevent discussing or acting on any subject the public has no knowledge of. A 48 hour advance notice is required.

Mr. Howarth withdrew his MOTION. Mr. Carney withdrew his second.

Chairman Farrell: look at more before adopting.

Mr. Jensen 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 7:53 PM.

Respectfully submitted,
Ann T. Gratis