

PLANNING BOARD MEETING MINUTES

August 25, 2011

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

ABSENT: Daniel Doucette

ALSO PRESENT: Paul Gately, James Mulvey, Ron Bello, Gary Seidelman, William Flynn, Bill Hayes, Bill Bannon, Richard Elrick

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 8/11/11. The MOTION was seconded by Mr. Jensen with all in favor.

Compliance Review: 41 Meetinghouse Lane. Parking, drainage, loading dock.

Ron Bello submitted the asbuilt for the site.

Chairman Farrell stated that with the planter in the front, it only gives a 14' aisle width. Suggestions: Eliminate the parking in front of the planter; make parallel spaces in front of the planter, or reduce the planter from 7' deep.

Ron: Will be adding bumper strips to all spaces abutting the building front.

Drainage:

Gutters repaired and ducted into the catch basins. Catch basins will be cleaned tomorrow.

Chairman: In front of the planter to the left gets very pooled up with several feet of water after a storm.

Ron: thinks the majority of the problem has been solved.

Mr. Howarth: the last rain no customers could park in front of the building due to flooding. Need lots of work to fix the problem.

Chairman: dramatically reduced the problem and correcting the problem is the issue.

Loading Dock:

Ron would like to put temporary orange construction fencing around it. When he gets a tenant and if they don't need it, he will fill it in.

Chairman: Reduce the planter to 7' to make a 22' aisle width, address the drainage and put up the fencing by the loading dock.

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

Compliance Review: Brookside. Speed bumps, illegal stop signs, illegal parking.

Bill Bannon, Bill Hayes. We are the residents and took over from Northland on Jan. 2009. The site plan submitted shows six (6) speed table locations. We also installed safety signs and paint to get people to slow down. These were part of the MA DOT guidelines. We feel we have a serious safety issue.

Gary Seidelman: There is a lot of cut-through traffic from Waterhouse Rd to County Rd. We have over 200 occupied units now with many spur road and foot

traffic with no sidewalks. We believed the speed tables were the best issue. We will provide a site plan showing all the signage.

Chairman Farrell: Read letters from DPW, PD, FD. This is a different situation than Scraggy Neck. There are no DPW services here. Dennis Woodside, PD Chief, stated there are issues with driveways being on Brookside Road and Holly Hill Court never constructed in front of them but they have a Holly Hill address. This is confusing to 911. Would like to make sure we get some compliance. Talk to Mike Leitzel in Engineering to get those house numbers changed to a Brookside address. Northland hasn't upheld their part of the deal; there are other outstanding issues: the hill by the 8th T. There needs to be either a port-a-potty or fence in place. If you make major changes – speed tables, signs, etc, you need to notify the Board.

Parking: on the main road, there is no overnight parking allowed. Cars are parking there instead of in designated spaces. Also, on the courts, if someone parks across from a property, it blocks the way for an ambulance. Enforcement will have to come from you – the owners.

Solar Discussion: Bylaw draft.

Richard Elrick, chairman, energy efficiency committee. This bylaw will help Bourne to become a green community. There are no guidelines in place now. Chapter 40 Sec. 3 of MGL exempts Solar PV from zoning restrictions. Solar PV has no traffic, environmental concerns, and produces tax revenue. There would be no special permit or variance required in the overlay district but the Board would still review under Site Plan Review. Barnstable has an “as of right” area. Coreen’s version of the bylaw focuses on Canalside Commons and Cape Aggregates and the Landfill.

Mr. Howarth: if we pass the bylaw, will they still have to go to the Cape Cod Commission?

Rick: Only if they remove vegetation of 3 acres or more and if the development is over 40,000SF. There is currently one of these projects in front of the CCC, they are going for an expedited review.

Chairman Farrell: would like to hear from Coreen. Has a personal issue with as of right zoning.

Mr. Nelson: how does this benefit the town?

Rick: Developer are attracted and it allows siting guidelines that you don't have now.

Chairman Farrell: As of right would not need Special Permit but Site Plan Review in the overlay district only. Anything outside of that would need Special Permit. Projects can't be prohibited (MGL) but can be regulated.

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 8:08 PM.

Respectfully submitted,
Ann T. Gratis