

PLANNING BOARD MEETING MINUTES

February 24, 2011

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

ABSENT: Clement DelFavero, Daniel Doucette

STAFF: Coreen Moore, Town Planner

ALSO PRESENT: Jim Mulvey, Paul Gately, Diana Barth, Sallie Riggs, John Lipman, Stanley Andrews

Ann Gratis, Recording Secretary

Chairman Farrell called the meeting to order at 7:03 P.M.

Mr. Meier made a MOTION to approve the minutes of 2/10/11. The MOTION was seconded by Mr. Gallo with all in favor.

Waiver Request: Cont'd from 1/13/11. Falmouth Motor Car for an addition.

No one present for this project. Mr. DuBerger made a MOTION to continue. The MOTION was seconded by Mr. Jensen with all in favor.

Public Hearing for a Change to the Zoning Bylaw: Sec. 2220 use regulation schedule.

An advertising time issue with the hearing of this notice for the Fall 2010 Special Town Meeting caused the Attorney General's office to possibly deny. This item has been withdrawn as the Attorney General approved with the posting of his notice once in a local paper and at Town Hall for 14 days.

Growth Incentive Zone: Final application decision.

Coreen Moore handed out revised copies of the application. We are concentrating on Phase I: across from Town Hall, behind the post office. Wastewater (WW) is the deciding factor. We actually have 63,000gpd (gallons per day) to work with. With maximum build-out, WW only comes to 58,806gpd. We are in a better place than we thought.

Coreen: once we hit max WW, projects would then have to go to the Commission.

Chairman Farrell: we study things to death in this town. The best way to kill something is to send it to a committee. A plan was approved by the Selectmen in 2008 and nothing happened.

Sallie Riggs: The purpose of this committee is how to move it along.

Chairman Farrell: It's very frustrating to do the changes and the decision makers sit on their hands. Nobody wants to make a decision.

Stanley Andrews: We are capped at 180,000 with Wareham. We are looking at the zoning changes on Main St. and how it affects the previous plan.

Sallie: Tighe & Bond did a wastewater study and a study of possible ways to fund this. The proposed site is outside of any wellhead areas.

Mr. Howarth made a MOTION to approve the GIZ application as presented. The MOTION was seconded by Mr. Jensen. Roll call vote as follows:

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

Jim Mulvey asked about ways to have habitable space in a flood zone.
Chairman Farrell: There is new technology being used (Boston as an example).
We need to think outside of the box.

Mr. Howarth 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 7:54 P.M.

Respectfully submitted,
Ann T. Gratis