

PLANNING BOARD MEETING MINUTES

February 23, 2012

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

ABSENT: Doug Shearer

STAFF: Dody Adkins-Perry - Engineering Tech.

ALSO PRESENT: Diana Barth, Jim Mulvey, Sallie Riggs, David O'Connor

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 1/26/12. The MOTION was seconded by Mr. Carney with six in favor, one abstention.

1. **Public Hearing for a Change to the Zoning Bylaws:** To see if the Town will vote to amend the Bourne Zoning Bylaw as follows, or take any other action in relation thereto.
Delete Section 3530 in its' entirety and replace with the following
Mr. Doucette made a MOTION to approve. The MOTION was seconded by Mr. Howarth with all in favor.
2. **Public Hearing for a Change to the Zoning Bylaws:** To see if the town will vote to amend the Bourne Zoning Bylaws by deleting Section 2880 Signs, in its entirety and add a new Section 2880 Downtown Sign Regulations, for the purposes of advancing the revitalization of the Downtown.
Mr. Doucette made a MOTION to approve stating these bylaws were well researched. The MOTION was seconded by Mr. Howarth.
Mr. Jensen stated these bylaws are very technical and we should approve all in general and wait for specific issues to be brought to us case by case. A great deal of effort went in to the writing of these bylaws.
Mr. Howarth asked how this bylaw will affect the current signs.
Mr. Doucette stated they are grandfathered until they need to replace it for any reason then it needs to conform to the new bylaw. See how this bylaw works then adopt for the rest of the town.
All in favor of the MOTION.
3. **Public Hearing for a Change to the Zoning Bylaws:** To see if the town will vote to amend the Bourne Zoning Bylaw Section 2814 - Relationship to Other Bylaws, by deleting 3200 – Sign Regulations and add a new subsection "e)"
Mr. Doucette made a MOTION to approve. The MOTON was seconded by Mr. Carney with five in favor, 1 abstention.

4. **Public Hearing for a Change to the Zoning Bylaws:** To see if the town will vote to add to the Bourne Zoning Bylaw a new Section 2815- Design Review Committee under Section 2800 –Downtown District, for the purposes of advancing the revitalization of the Downtown
- Mr. Howarth asked who will make all the appointments? It looks like initially it will be the Selectmen.
- Chairman Farrell stated other towns have had design review committees and they have worked. It's important that any commercial project is a special permit as it gives this Board more teeth for conditions.
- Mr. Howarth made a MOTION to approve. The MOTION was seconded by Mr. Carney.
- Jim Mulvey stated they DRC reviews and recommends, this says they approve also.
- Sallie Riggs: the intent is to separate the signs from the rest of a project. They would approve based on the new guidelines so the Planning Board wouldn't have to review all the sign applications. If you have a review committee, it will save the Board time without usurping their authority.
- Mr. Doucette would like to delete "and approve".
- Mr. Doucette made a MOTION to continue to the next meeting and work on wording for the signage and appointments. The MOTION was seconded by Mr. Howarth with all in favor.
5. **Public Hearing for a Change to the Zoning Bylaws:** To see if the town will vote to add to the Bourne Zoning Bylaw Appendix 1 Architectural Design Standards and Guidelines to be used in union with Section 2815- Design Review Committee under Section 2800 –Downtown District, for the purposes of advancing the revitalization of the Downtown
- Sallie: the Main St. Steering Committee started with a document we had written when the downtown bylaw was done. A lot of thought and effort went into it. Coreen was assisted by someone who has done similar work in other towns. These guidelines provide a context for developers on how they should put a project together.
- Mr. Doucette made a MOTION to approve. The MOTION was seconded by Mr. Howarth.
- The committee worked very hard and the document is well written. Standard design criteria fits with form based zoning that we adopted a couple years ago. Makes decisions very defendable.
- All in favor of the MOTION.

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

With no further business before the Board, the meeting was adjourned at 7:40 PM.

Respectfully submitted,
Ann T. Gratis