

## **PLANNING BOARD MEETING MINUTES**

### **March 8, 2012**

**PRESENT:** Christopher Farrell, Daniel Doucette, Doug Shearer, Donald DuBerger, John Howarth, Dudley Jensen, Louis Gallo, Jon Nelson (7:15pm)

**ABSENT:** Gerald Carney

**STAFF:** Coreen Moore, Town Planner, Dody Adkins-Perry - Engineering Tech.

**ALSO PRESENT:** Diana Barth, Jim Mulvey, Ed Simpson, Craig Field, Robert Parady, Don Bracken, Zac Basinski, Mark Deccico, Gary Labrie, Don Shulman, Chris Bailey, Luke Houkle

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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 2/23/12. The MOTION was seconded by Mr. Howarth with five in favor, one abstention.

**Informal Discussion:** My Generation for a solar array. Off MacArthur Blvd.

Chris Bailey, Luke Houkle presented a plan to get the Board's feedback. This project would be third party ownership – land owner, equipment owner and the people buying into the grid (through a non-profit). The credits go to the people who are participating, they share the benefits. They just completed a solar community garden project in Brewster. It was turned on 2/3/12 and has generated enough energy to power 3 houses for one year. This project would be located at the back of Ed Simpson's property on Rt. 28 at the rotary, abutting the MMR. This area has the best topo – flat, cleared. They can access an NSTAR pole on the base as it's in the easement. The site is 9+ acres and it's going to be just under 2MW project to serve around 400 homes. Access is off an old cart path which might have to be improved. We are hoping to use the access from the MMR. We will be applying for a limited access curb cut off MacArthur Blvd. from MA DOT. We will be looking for a letter of support from the Board.

Don Bracken stated we may need a de-cell lane but once built, it would be restricted to monitoring only. The majority of traffic would be temporary – construction only. The site will be monitored by cameras and will pretty much run itself.

Chris stated they are in the process of putting together the financing.

Mr. Gallo asked how it's taxed in Brewster?

Chris: the land and panels are taxed as commercial.

Consensus of the Board is to support this project.

**81P:** Mashnee Island. One lot.

Combining five lots into one.

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

**81P:** Quiet Cove Road. One lot.

Mr. Doucette made a MOTION to approve. The MOTION was seconded by Mr. Howarth with six in favor, one abstention.

**Determination of Adequate Access:** Quiet Cove Road.

Mr. Doucette stated they meet the access and as long as the cutbacks are maintained for access he has no problem with it.

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

**Presentation: Modifications to the GIZ (Growth Incentive Zone)**

Coreen gave a brief history of the GIZ. It was approved in Oct. 2009 where five phases were created. We had a problem locking in certain areas so we changed the boundaries. The GIZ is smaller with a cumulative threshold. First come first serve, no phasing. Getting the offsets is why it has taken so long. We can go back 5 years for open space purchases. The more sensitive the land, the more credits we get. We are now in negotiations with some property owners for purchases. Would like to change some areas of town that are zoned business but are built out as residential – a section of Sagamore Beach, a section off Bournedale Road, and the site of the flyover where the hotel/restaurant were. With the cumulative threshold, we can keep track of projects and wastewater. Chairman Farrell asked how much work it was for Coreen to comply with the Commission?

Coreen: Can't tell you how many hours. The developer can provide open space and it doesn't have to be in Bourne. We are looking at approval by the CCC at the end of May. There is a movement to change the CCC regulations again for offsets as land on Cape Cod is becoming scarce.

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

Mr. DuBerger stated this can really help the town and it's great for investors. Coreen and staff did great work!

**Public Hearing for a change to the Zoning Bylaws: Cont'd from 2/23/12.** 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.

Coreen made the changes that were suggested at the last meeting. With regards to Site Plan/Special Permits the DRC makes a recommendation to the Board. With regards to sign permits, they made a decision and forward that to the Building Inspector to either issue or deny the permit.

Diana Barth suggested changing "hear and decide" to hear and issue a decision".

Mr. Howarth made a MOTION to approve with the suggested changes. The MOTION was seconded by Mr. Doucette with all in favor.

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 8:00 PM.

Respectfully submitted,  
Ann T. Gratis