

PLANNING BOARD MEETING MINUTES

April 26, 2012

PRESENT: Christopher Farrell, Daniel Doucette, Doug Shearer, John Howarth, Dudley Jensen, Louis Gallo, Gerry Carney, Vincent Michienzi (alternate)

ABSENT: Jon Nelson, Donald DuBerger

STAFF: Dody Adkins-Perry - Engineering Tech.

ALSO PRESENT: Diana Barth, Jim Mulvey, Michael McGrath, Greg Siroonian, Andrew Campbell, Thomas Donovan, Henry Donovan, Chris Von Alt, Judy Tubbs, James Fennell, Mike Leitzel

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 4/12/12. The MOTION was seconded by Mr. Carney with six in favor, one abstention.

81P: 2 lots

Mike Leitzel, Town Engineer, presented the plan to separate the ball field from Cody school as voted at the 2011 Town Meeting.

Mr. Howarth asked if this is passed, will the busses still park there?

Mike: No. the parking lot is going with the school building.

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

Enforcement: Brookside. Speed tables and stop signs.

Continued to May 24, 2012

Public Hearing for Special Permit #02-2012: James Fennell. 340 MacArthur Blvd. For a hot dog cart.

Mr. Jensen made a MOTION to approve.

Dody referred to the letter from the Fire Dept. with outstanding issues of the property. Chairman Farrell read the letter into the record.

James Fennell stated there are no egress points near where the cart is going to be placed.

Mr. Doucette stated the Fire Dept. is looking at this as an extension of cartwheels.

Lou Fennell, owner of Cartwheels, stated all those issues will be addressed.

Mr. Jensen made a MOTON to approve subject to the requirements of the Fire Dept. being met. The MOTION was seconded by Mr. Carney. Roll call vote as follows:

Mr. Carney – yes

Mr. Shearer – yes

Mr. Doucette – yes

Mr. Jensen – yes

Mr. Howarth – yes

Mr. Gallo – yes

Mr. Michienzi - yes

Public Hearing for Special Permit #03-2012: Robert & Judith Tubbs. 7 Bourne Bridge Approach. For outside seating.

Judy Tubbs stated they are going to rope off the seating area. Parking spaces from the front will be moved to the side including one handicap space. There are 69 spaces on the lot. The curb cut will be closed on the far end. During the season. Tables and chairs will be stored to the fenced area in back off-season.

Mr. Shearer has concerns about the rope. Is that enough of a barrier?

Chairman Farrell stated it's not the traffic of 30 years ago, not concerned.

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

- The eastern curb cut must be closed provided that the outside seating is in use.
- The outside seating area must be delineated by rope or other means.
- All debris must be removed daily at the close of business
- Must meet the rules and regulations of the Fire Dept.

The MOTION was seconded by Mr. Howarth. Roll call vote as follows:

Mr. Carney – yes

Mr. Shearer – yes

Mr. Doucette – yes

Mr. Jensen – yes

Mr. Howarth – yes

Mr. Gallo – yes

Mr. Michienzi - yes

Public Hearing for Amendment to a Definitive Subdivision: Heritage Park II. Henry Drive. To shorten the approved layout and combine three lots into one.

Mike McGrath of Homes and McGrath presented the plan. The cul-de-sac will be moved back to create one large lot for Hydroid. The road is not constructed. A modified T instead of the cul-de-sac is proposed. A waiver request for no street lights is requested. Also a waiver request for no preliminary plan is requested.

Mr. Shearer stated this is very straight forward and made a MOTION to approve with all waivers granted and to retract the dead end street waiver, subject to the following conditions:

- This plan is subject to all Rules, Regulations and Bylaws of the Town of Bourne.
- All such installation and construction shall be completed within 24 months of this date: failure to do so shall automatically rescind this approval of the plan unless prior to that time this provision has been amended following a public hearing.
- Drainage and Slope Easements as shown on said Plan(s) are to be conveyed in accordance thereto.
- Deeds to the lots containing drainage easements must contain language defining the drainage easements and protecting them in perpetuity from filling or other uses, to ensure the maximum life of the drainage areas and structures.
- All grades and slopes shall satisfy the minimum requirements of Section 323 of the Regulations.
- Water service must meet the requirements of the Bourne Water District.
- All ISO guidelines and requirements of the Bourne Fire Department must be observed.
- The said Definitive Plan and construction pursuant thereto is subject to all applicable Rules, Regulations and Laws of the Town of Bourne.
- All drainage shall be recharged on site.
- Sidewalks are required on one side of the street to be determined by applicant.
- Restrictions of Section 4700 Water Resource District of the Bourne Zoning Bylaw are applicable and must be shown on all site plans and reflected in all deeds.
- Street names must be approved by the Board of Selectmen prior to signing of the Definitive Plan.
- Street numbers must be obtained from the Engineering Dept. and noted on the plan prior to signing of the Definitive Plan.

- Exterior Lines of the way, with sufficient data to determine their location, direction and length are required by Sec. 263(a) and must be noted on the plan.
- Erosion Controls – the following must be added to the plan:
- Construction Entrance: A Stabilized construction entrance shall be installed to prevent debris from entering existing roadways.
- Silt Fence and Hay bale detail
- Catchbasin Protection: Existing catchbasins shall be shielded by silt fence and hay bales.
- Inspection and Maintenance Plan for the stormwater system must be submitted and signed by the responsible party.
- Post-Construction erosion control: All disturbed areas not otherwise landscaped should be loamed and seeded with indigenous non-invasive planting mix that will require minimal fertilization and water, and this should be noted on the plan.
- Measures need to be taken with the large stormwater detention basin so unacceptable levels of risk of mosquito-borne disease near a residential neighborhood are prevented.

The MOTON was seconded by Mr. Doucette with all in favor.

Public Hearing for Site Plan/Special Permit #01-2012: Lot 10 Henry Drive. Hydroid, Inc. for a multi-level building of not more than 40,000sf to be used for manufacturing.

Mike McGrath presented the plan, Greg Siroonian of Rescom and Chris Van Alt of Hydroid accompanied.

Chris: Hydroid makes underwater vehicles. They are happy to be in Bourne and we worked well with the Cape Cod Commission. We are very environmentally responsible.

Mike: The site is 5.24 acres and is best sited for utilities, parking and drainage. There is a separate drive for the loading zone. There is also a separate shed for the lithium batteries. We have added to the buffer against the residential area. Inkberry will grow very dense. A way was needed for vehicles to get all around the building, we have reinforced grass 15' wide. We are providing 120 spaces but can fit 167. We ask the Board to waive the paving requirement as it reduces runoff. All utilities will be underground. The maintenance plan will be signed by the contractor then the owner once built.

Greg: the sign will be a 40sf pylon and a couple on the building – over the entrance and on the second floor. Plans are not final yet.

Mr. Gallo asked if the battery building was secure?

Chris: the batteries carry a minimum charge, we kept separate with a fire suppression system and a separate alarm.

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

- Project must comply with all rules and regulations of the Bourne Fire Dept.
- Before issuing a building permit, the stormwater inspection/maintenance agreement and erosion/siltation control must be signed by current owner of the property, CC Ventures, Inc. Once the project is completed Hydroid Inc. must sign the afore-mentioned agreement.
- Any changes to the signs as presented during the hearing, must first be reviewed by the Planning Board.
- Grass pavers are only to be used under the emergency access road and not in the overflow parking area.
- A parking waiver has been granted for the 47 spaces proposed on grass pavers. Future parking expansion to this area or any other area must come back before the Planning Board for review.
- A special permit for greater than 40% impervious surface coverage in a Water Resource District is granted.

The MOTION was seconded by Mr. Doucette. Roll call vote as follows:

Mr. Carney – yes
Mr. Jensen – yes
Mr. Michienzi - yes

Mr. Shearer – yes
Mr. Howarth – yes

Mr. Doucette – yes
Mr. Gallo – yes

Chairman Farrell announced the Cape Cod Commission approved our application for a GIZ (Growth Incentive Zone) today.

Coreen stated she learned a lot about the process and planning for growth. Through this process, the CCC amended their regulations and will be doing it again.

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 7:45 PM.

Respectfully submitted,
Ann T. Gratis

Attachments: Henry Drive & Hydroid site plans.