

PLANNING BOARD MEETING MINUTES

November 14, 2013

PRESENT: Christopher Farrell, Daniel Doucette, Douglas Shearer, Dudley Jensen, John Howarth, Louis Gallo, Elmer Clegg, Rob Galibois

ABSENT: Lea Benson

PUBLIC: Jim Mulvey, Warren Reid, Jeff Alberti, Katlyn Bilodeau, Alyssa Peck, Roger Alcott, Mark Remillard, Jon Nelson

Ann Gratis, Recording Secretary

Chairman Farrell called the meeting to order at 7:00pm.

Public Hearing for Site Plan Review #484: Ernest Valeri Rd. New DPW facility.

Jeff Alberti of Weston & Sampson gave a PowerPoint presentation. We have gone through the Natural Heritage review and did screening of the area then put up a silt fence. The facility will be 38,000sf with a 5,000sf open storage canopy. We have provided 71 parking spaces and are keeping a tree buffer by the school and the road.

Mr. Doucette made a MOTION to approve subject to the following conditions.

- The project must meet all rules and regulations of the Bourne Fire Dept. including the installation of a Knox box;
- An asbuilt site plan must be submitted prior to issuance of an occupancy permit;

The MOTION was seconded by Mr. Howarth with all in favor.

Public Hearing for Special Permit #07-2013: Cont'd from 10/10/13/13.

15 Thom Ave. Bourne Affordable Housing Trust. For a new single family affordable home.

This has been continued to Jan. 9, 2014

Public Hearing for Amended Special Permit 07-06A: Cont'd from 7/11/13.

2 Katie Marie Drive. Parking layout change.

Warren Reid of Building Technologies. I provided 12 spaces.

Mr. Gallo reviewed the plan. There is no retail business, just warehouse for wholesale granite. MOTION to approve but if it goes to a retail operation, it will need to come back to the Board for review. The MOTION was seconded by Mr. Howarth with all in favor.

Public Hearing for Special Permit #10-2013: Cont'd from 10/10/13.

1245 & 1247 Rt. 28A and 2 Crane Circle. To clear, grade and construct building pads on 3 lots.

Bill Madden, GAF Engineering. The purpose of this is to market the property and show the potential.

We will strip, regrade, put the soil back. Stockpile areas with silt fencing during construction.

Landscape depressions to keep runoff on site. There will be 2-3" of crushed stone at the entrance then put back to loam and seed after construction. Market as 1, 2 or 3 parcels. 2.5 acres total for all three lots. Nothing is being taken off-site and the only access will be from Millennium Drive.

Mr. Galibois has concerns about the line abutting Rt. 28A, it has the potential of an eyesore.

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

- A \$10,000 cash bond per lot (for lots 88 and 90) must be posted prior to issuance of a building permit
- The area must be fully staked and remain that way throughout construction

- There will be no taking of the tree line by Rt. 28A

The MOTION was seconded by Mr. Jensen.

Roll call vote as follows:

Mr. Clegg – yes

Ms. Benson – yes

Mr. Doucette – yes

Mr. Shearer – yes

Mr. Jensen – yes

Mr. Howarth – yes

Mr. Gallo –yes

Mr. Galibois - yes

Mr. Doucette 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 7:35pm.

Respectfully submitted,

Ann Gratis