

PLANNING BOARD MEETING MINUTES

February 7, 2013

PRESENT: Christopher Farrell, Daniel Doucette, Douglas Shearer, Donald DuBerger, Dudley Jensen, John Howarth, Louis Gallo

STAFF: Dody Adkins-Perry, Eng. Tech.

PUBLIC: Mike Fitzgerald, Mike Ford

Ann Gratis, Recording Secretary

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

Mr. Doucette made a MOTION to approve the minutes of 1/10/13. The MOTION was seconded by Mr. Shearer with all in favor.

Mr. Doucette made a MOTION to take business out of order. The MOTION was seconded by Mr. Shearer with all in favor.

Public Hearing for Site Plan/Special Permit #01-2013: 36-44 Holt Road. Manz. For occupancy and use of an internet sales company and width of lot.

Mike Fitzgerald said they will be doing sales of new auto parts via the internet to dealerships.

Mr. Jensen stated they have adequate access and this business will be an asset to the Town. MOTION to approve with the following conditions:

- The project must meet the requirements of the Bourne Fire Dept. including the installation of a Knox box;
- No exterior display
- Dimensional standards relief for Lot width and Building height – 1 story is granted
- Inside sales only allowed

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

Mr. Howarth – yes	Mr. Gallo – yes	Mr. Jensen – yes
Mr. DuBerger – yes	Mr. Doucette – yes	Mr. Shearer – yes

Mr. Doucette left at 7:05pm

Informal Discussion: 80 Cranberry Hwy. Change in grading changes.

Atty. Mike Ford presented the grading changes. The change will reduce the retaining wall height and will better utilize the site. All drainage will be kept on site.

Mr. Howarth made a MOTION to approve the amended plan with the grade change as it's not substantial. The MOTION was seconded by Mr. Gallo with all in favor.

Committee Assignment: Appointment to the Bylaw Committee.
This will be on the next meeting.

Fee Schedule Change: Site Plan and/or Special Permit minor modification (as determined by the Town Planner on a case by case basis). \$150 + \$5 per abutter
Break down: \$100 for review, \$50 for advertising
Mr. Shearer made a MOTION to approve the MOTION was seconded by Mr. Howarth with all in favor.

Mr. Jensen 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 7:11pm.

Respectfully submitted,
Ann T. Gratis