

## **PLANNING BOARD MEETING MINUTES**

### **March 28, 2013**

**PRESENT:** Christopher Farrell, Daniel Doucette, Douglas Shearer, Donald DuBerger, Dudley Jensen, Louis Gallo, Vincent Michienzi, Shaun Handy (alternate)

**ABSENT:** John Howarth

**STAFF:** Dody Adkins-Perry, Eng. Tech.

**PUBLIC:** Nancy Marek, Diana Barth, Brian Paulson, Ed Parkes

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Ann Gratis, Recording Secretary

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

Mr. Jensen made a MOTION to approve the minutes of 2/28/13. The MOTION was seconded by Mr. Shearer with all in favor.

**Public Hearing for Special Permit #02-2013:** 95B Main St. Nancy Marek. For an antiques store.

Mr. Jensen reviewed the project. Has concerns with parking on Main St. and would like it to the rear of the building but that lot is owned by someone else. When Main St. becomes successful, then parking will become an issue. There is a blind driveway next to this building.

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

- No outside storage or display;
- Any signs need a building permit

The MOTION was seconded by Mr. Doucette.

Mr. Nelson stated that building doesn't have room to store things outside as the Town sidewalk goes up to the building façade.

Mr. Doucette stated there is parking by the train station. In the future we should look at parking for Buzzards Bay.

Roll call vote as follows:

Mr. Nelson – yes	Mr. Michienzi – yes	Mr. Shearer – yes
Mr. Doucette – yes	Mr. DuBerger – yes	Mr. Jensen – yes
Mr. Handy – yes	Mr. Gallo - yes	

**Discussion:** 282 Main St. Road modification.

Chairman Farrell stated the road was just done and one business has been adversely affected by the rumble strip and double yellow lines. When people exit the Sunoco station, they feel they can't turn left. They are asking for the Board's support.

Mr. Doucette stated the strip affects Sunoco, Honey Dew, Subway, Ocean State Job Lot. I love what they did with Main St but when all is said and done, sometimes it turns out different. We don't want to negatively impact business on Main St.

Brian Paulson of Honey Dew submitted photos. The strip and lines add to the danger with people trying to get around it. It's very confusing.

Dody stated the state made them do certain things and they paid for it. Need to review with Coreen when she returns.

Mr. Doucette made a MOTION to write a letter to the State in support and that we are looking to modify. Maybe we can have a subcommittee.

Mr. Gallo stated if a semi has to deliver, it has to go over the curb.

Brian stated we all get semi deliveries and they pull into Job Lot then back across the street into our lot.

Mr. Gallo will help Mr. Doucette with the subcommittee.

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

The letter will be CC'd to Senator Murray's office.

**Access Determination:** 8 Falmouth Avenue

Mr. Doucette went to look at this. The road is in great shape and it ends just before this lot. The easement should be kept and if they do a hammerhead as shown on the plan, the Fire Dept. will have the ability to turn around.

Mr. Doucette made a MOTION that this lot has adequate access as shown on the plan. the MOTION was seconded by Mr. Shearer with all in favor.

**Committee appointments:** Downtown sign bylaw committee, Bylaw committee

Downtown Sign Bylaw Committee – Doug Shearer

Bylaw Committee – Vincent Michienzi

Chairman Farrell asked for a moment of silence for John Priestley Jr. who served many years on the Zoning Board of Appeals.

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 7:26pm.

Respectfully submitted,  
Ann T. Gratis