

PLANNING BOARD MEETING MINUTES

May 23, 2013

PRESENT: Christopher Farrell, Daniel Doucette, Douglas Shearer, Dudley Jensen, John Howarth, Louis Gallo, Jon Nelson, Shaun Handy (alternate), Elmer Clegg (present but not voting)

STAFF: Dody Adkins-Perry, Engineering Technician

PUBLIC: Bradley Bertolo, Robert Parady, Diana Barth, Jon Fitch, Jim Mulvey, Dan Perry

Ann Gratis, Recording Secretary

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

81P's:

Sun Circle, 2 lots: Mr. Nelson made a MOTION to approve. The MOTION was seconded by Mr. Howarth with all in favor.

Post Office Square, 1 lot: Mr. Doucette made a MOTION to approve. The MOTION was seconded by Mr. Howarth with all in favor.

Request for Partial Release of Covenant: Tern Way.

Jon Fitch represented the applicant. The subdivision was approved for two lots. The house that was on the lot line has been moved and both lots have been sold. They want to release the lots and will post a cash bond. We propose 150% or \$38,783. We have Conservation Commission approval on one lot already and would like to get construction finished prior to putting a top coat of gravel on the road. Mr. Howarth made a MOTION to approve the release of lots with the submission of a \$60,000 cash bond.

The base coat is on the road, the utilities are not in, waiting for NSTAR.

Mr. Doucette stated the corner bounds need to be placed prior to the foundation.

Mr. Farrell said we have had issues in the past with bonds. I propose 200% or \$80,000 for the bond. Jon Fitch agreed.

Mr. Howarth amended his MOTION for \$80,000 cash bond and then to release the 2 lots. The MOTION was seconded by Mr. Doucette with all in favor.

Public Hearing for Site Plan/Special Permit #03-2013: 48-50 MacArthur Blvd. Battles. For expansion of dealership.

Dan Algola, engineer presented the plans. They want to rescind the recent approval for a gas station and convenience store. Battles wants to do a small expansion, reduce curb cuts, realign the front parking area and make building improvements (façade, canopy) and clean up the site. This is a relatively low traffic generator. The front landscape buffer is short of requirements, keeping a bigger buffer between the residential property at the rear of the lot. We would like a letter from the Board stating the inappropriate front loaded parking as that is what corporate wants. We are proposing a gravel parking area and need to submit a special permit for that.

Chairman Farrell stated the 8' from 50' setback at MacArthur Blvd is not an issue.

Mr. Shearer stated the parking in front of the building is a safety factor. The parking on the left is a considerable improvement.

Dody is concerned about the lane with the funeral home, might be less safe. Strong signage for "no left turn" is needed.

Dan stated there is no interaction with the funeral home parking lot. We need Board of Appeals approval so would like to continue.

Mr. Doucette made a MOTION to continue to a date uncertain (most likely Aug. 8th). the MOTION was seconded by Mr. Howarth with all in favor.

Access Determination: 65 Squanto Road.

Robert Cole, JC Engineering presented the proposed plan. The majority of roads in the area aren't constructed. There is a dwelling on the back lot with a turn-around. This access will be at the intersection of Squanto and Wampanoag, which is not paved.

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

New Fee/Application: Access Determination. \$75 and new application.

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

Minutes of 4/25/13: Mr. Howarth made a MOTION to approve. The MOTION was seconded by Mr. Doucette with 6 in favor, 1 abstention.

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 7:45pm.

Respectfully submitted,
Ann Gratis