

PLANNING BOARD MEETING MINUTES

June 27, 2013

PRESENT: Christopher Farrell, Daniel Doucette, Douglas Shearer, Dudley Jensen, John Howarth, Louis Gallo, Lea Benson, Elmer Clegg, Shaun Handy (alternate)

PUBLIC: Jim Mulvey, Diana Barth, Ed Navarro, Jeanne Little, Beth Ellis, Sallie Riggs, Fred Mielke, George Peterson, Joe Longo, Jane Dalton, Florence Kelly

Ann Gratis, Recording Secretary

Chairman Farrell called the meeting to order at 7:10pm.

Mr. Howarth made a MOTION to approve the minutes of 6/13/13 with one amendment: change his vote on the roll call to yes. The MOTION was seconded by Mr. Jensen with all in favor.

Public Hearing for Site Plan Review #482: 218 Main St. 140 unit Assisted Living Complex.

Fred Melkie, Joe Longo, Robert Kelly represented the applicant.

Fred stated the sewer is in place. Have been working with Coreen for over a year. This will create jobs and bring traffic to Buzzards Bay with visiting families, workers, pharmacies will benefit, increased taxes. We do need a special permit as we have too much frontage. We will have some underground parking for residents. No low income is set aside. The other facility in Bourne is 100% low income. The road/ground grade is 14' above sea level with some sections 10'-12'. We are bringing in fill to bring the grade up to 14'. The building height is 56' with the peak. There are four levels of living space. An evacuation plan is part of the State's approval. We will have 10 passenger handicap equipped vans to take people places.

Coreen: they will need a special permit for the height, frontage and setbacks. The easement will be a named road.

Fred: the Open Space Committee may move their parking lot to the end of our road.

Chairman Farrell asked if the road will meet subdivision standards?

Mr. Doucette asked about the streetlights and sidewalks.

Fred: sidewalks will need to be agreed with Ryan and Post Office. Lights will be similar to what is on Main St. The road will have a 40' width.

Mr. Shearer: the DRC is meeting Monday to review building colors, layout. The concern was sidewalks and road signage.

Joe: There will be 40 spaces under and 52 on the surface, 12 for employees.

Chairman Farrell: will that be enough to cover shift changes, etc.?

Fred: yes, many spaces will be empty.

Chairman Farrell: parking on one side of the street only. Paint fire lanes on the other side.

J. Mulvey: The business plan is advantageous and is setting a president. This isn't in conformity with the LCP, and it's out of character – height, large building and the rear of the building will face Main St.

Beth Ellis, Sagamore: will the Fire Dept. be able to reach the height? Is this open to anyone or private?

Mr. Doucette said the Fire Dept. could reach the roof of the building.

Fred said the facility is privately owned and is open to anyone.

Beth: concerned about the number of parking spaces, people underestimate parking with successful businesses.

Fred stated the number of spaces provided is more than adequate.

Jane Dalton, Pocasset: Hope the Board read the LCP. Keep the value of what we have here. The architecture is out of place and is concerned with historic preservation.

Mr. Doucette: this project is what the bylaw states what he can have. He can make it bigger to meet the setbacks, he's in 1' of the height by right. This DTC passed almost unanimously at Town Meeting. The DRC has their guidelines. He's asking for relief as he has too much.

J. Mulvey read a section from the LCP.

Coreen: The LCP and DTC plan are part of the reviewing process. The LCP goal is to create a designated growth center which is Buzzards Bay downtown. It has increased density and height. We don't want this increase in other villages. We are trying to create more infrastructure. There were many public meetings and 4-6 storey buildings were brought to the Town. This project is consistent with the LCP and DTC plans.

Atty. Kelley: The nationwide trend is for redevelopment. Condos above buildings, vibrancy increased, more pedestrians than cars. Sick of traffic, looking for alternatives (bike traffic). We want to integrate the senior center and will make our vans available to non-resident seniors. Will invite people in to use our building as a shelter.

B. Ellis: I support the density, just not the design.

Mr. Howarth made a MOTION to continue to 7/11/13. The MOTION was seconded by Mr. Shearer with all in favor.

Mr. Elmer Clegg was selected to be the Planning Board representative on the Bylaw Committee starting in September.

Mr. Howarth made a MOTION to adjourn. The MOTION was seconded by Ms. Benson with all in favor.

With no further business before the Board, the meeting was adjourned at 8:15pm.

Respectfully submitted,
Ann Gratis