

## PLANNING BOARD MEETING MINUTES

September 12, 2013

**PRESENT:** Christopher Farrell, Daniel Doucette, Douglas Shearer, Dudley Jensen, John Howarth, Louis Gallo, Lea Benson, Elmer Clegg

**ABSENT:** Rob Galibois

**PUBLIC:** Jim Mulvey, Jon Nelson, Tom Guerino, Kerry Horman, Sue Ross, Beth Ellis, Dave Dimmick, Judy Riordan, Neil Langille, Maureen Dunn, Jane Dalton,

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Ann Gratis, Recording Secretary

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

Mr. Doucette made a MOTION to approve the minutes of 8/8/13. The MOTION was seconded by Mr. Howarth with all in favor.

Chairman Farrell recused himself from the first two items as he's on the DPW facility committee.

**Public Hearing for Site Plan Review 483:** Off Ernest Valeri Dr. New DPW facility. This project is being withdrawn.

Vice-Chairman Doucette read the letter asking for withdrawal of the Site Plan Review.

Mr. Clegg made a MOTION to accept the withdrawal. The MOTION was seconded by Ms. Benson with all in favor.

**Public Hearing for Special Permit #09-2013:** 21 Ernest Valeri Rd. Clearing and grading for the new DPW facility.

Jon Nelson, facilities manager, stated the DPW and ISWM will be doing the work in kind. There are National Heritage issues with Box Turtles and we are working with the state to preserve open space on the parcel.

Jeff Albertituts, engineer: the facility will be between the water tower and the school. We are proposing a new access road off Ernest Valeri Rd. Clearing will be 8.5 acres but we would like up to 10 acres for staging to the east. We are putting a conservation restricted area abutting the Pilgrim Pines development.

Tom Guerino, stated the Bourne Conservation Trust will hold the restriction and will be sending a letter of intent to start at the end of October/beginning of November.

Jeff: a sweep of the area for turtles will be done prior to clearing.

Jean Polinsky, abutter, asked if this will affect her land.

Chairman Farrell stated this will increase the value. The Town is losing 18 acres of land for this restriction.

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

- Must be in receipt of Natural Heritage permission before proceeding to clear
- A construction entrance sediment control pad must be installed to alleviate dirt and mud from the tires of construction vehicles exiting the site
- Must perform daily street sweeping and watering for dust control
- Must perform daily inspection of erosion control measures and repair if necessary to prevent sediments from leaving the site

**Public Hearing for Special Permit #09-2013:** Cont'd

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

|                  |                    |                   |
|------------------|--------------------|-------------------|
| Mr. Gallo – yes  | Mr. Howarth – yes  | Mr. Jensen – yes  |
| Mr. Clegg – yes  | Mr. Doucette – yes | Mr. Shearer – yes |
| Ms. Benson – yes |                    |                   |

**Public Hearing for Special Permit #07-2013:** 15 Thom Ave. Bourne Affordable Housing Trust. For a new single family affordable home.

Sue Ross is asking for a continuance to 9/26/13.

Mr. Doucette made a MOTION to continue to 9/26/13. The MOTION was seconded by Mr. Howarth with all in favor.

**Public Hearing for Site Plan/Special Permit #08-2013:** 1 & 11 Trowbridge Rd. and 9 Sandwich Rd. Proposed 8,033+/- SF addition with 57 additional parking spaces.

Raul from Holmes & McGrath presented the plan. The proposal is for an addition to the existing medical building with parking and more parking on 9 Sandwich Road. The house will stay. There is a drainage system proposed for the parking. There is a culvert at 1 Trowbridge Rd. that we will be improving. The driveway will be moving east and will be wider.

Mr. Clegg asked why the retaining wall was never built.

Chairman Farrell: Originally the wall was going to be built but as the project went along, the slope was an option and it retained open space and relieved the safety issue with the wall.

Mr. Gallo stated the driveway will help solidify the slope.

Mr. Howarth reviewed the project. He made a MOTION to approve subject to the following conditions:

- The parking lot on Sandwich Road is consistent with the zoning bylaw (see Town Counsel's memo dated 9/9/13)
- Need stormwater provision from parking lot to wetland
- 10% of parking spaces are required to be handicap accessible
- Require an amended state curb cut – copies of the application and response
- The connecting drive at the rear of the auxiliary parking lot requires an easement from the Town of Bourne
- Provide a crosswalk along with signage for additional safety for vehicular and pedestrian traffic crossing Sandwich Road
- Board of Selectmen approval for placement of paved drives and curbed island within the Town right of way

The MOTION was seconded by Mr. Doucette.

Mr. Clegg asked what the setbacks are from the house to the driveway?

Raul: 7' on the rear, 10' on North East.

Mr. Clegg: how is 57 spaces arrived at? No sidewalks proposed? Looks like some spaces are in the state layout?

Coreen: we required him to get clearance and the spaces existed in the layout prior to the building being there, they are grandfathered.

Raul: the sidewalk will meet MA DOT requirements, there is no sidewalk on the south side. San do a stub sidewalk.

Chairman Farrell: designate a crosswalk to the building.

**Public Hearing for Site Plan/Special Permit #08-2013: Cont'd:**

Mr. Clegg: Does not think anything should happen with the Sandwich Road property until they decide what is going to happen with the house.

Mr. Shearer: It will be in the owner's best interest to knock down that house as it's in very poor shape. This parking lot he's creating is a win/win for the town and residents. He's building a lot that others can use (library, ball field, historic), he's paying taxes on it, and he'll be maintaining the property. It's his right to keep or demolish the building, the Town couldn't afford to buy it and it's his right to buy the lot.

Mr. Howarth stated the owner met with historical people and they couldn't afford to upkeep the building. If it's not demolished, it will fall down.

Beth Ellis: We never had a concrete offer from Mr. Michienzi. How long of a commitment does he have from Cape Cod Health Care? Who's to say they won't leave in a year or two? Can we get the parking lot use for the public in writing? Section 3310 of the Zoning Bylaws says parking has to be on the same lot.

Dave Dimmick, We do not have the funds at this point to fix the house. It's in tough shape but is the entrance to the village. The house will be a barnacle on the parking lot. Need to study more.

Neil Langille asked there are any numbers on the people/cars that are going to use this property? Are there signal requirements, crosswalks?

Chairman Farrell: the Town asked the State to do a crosswalk on Waterhouse Rd. with the kids leaving school. The state said it wasn't warranted, then the Town would be responsible for the upkeep.

Mr. Doucette said we tried to have a signaled crosswalk at CVS in Buzzards Bay, the state said no.

There was much discussion on the light/crosswalk.

Raul: there is room for a walking area next to the driveway on the west side.

Dave: thought access would be on Perry Ave., not two entrances on Sandwich Road. It makes more sense to have it on Perry Ave.

Judy Riordan: If preserved, that house would be a museum. Why isn't a traffic study required?

Jane Dalton has issues with safety on crossing the street. Unless you live there, you don't realize how busy that street is.

Raul: last year when they came to us with the parking lot, it was said there was going to be future expansion of the building. The lease on the building is over if he doesn't expand. There is a path on Perry Ave. that is proposed. Employees will be encouraged to park there so patients can use the main lot at the building. Need to add details and speak with applicant. Would like to continue.

Mr. Gallo: maybe come up to 30' level from the proposed so it's flat.

Mr. Howarth withdrew his MOTION . Mr. Doucette withdrew his 2<sup>nd</sup>.

Mr. Clegg made a MOTION to continue to Oct. 10, 2013. The MOTION was seconded by Mr. Doucette with all in favor.

**Public Hearing for Amended Site Plan/Special Permit #06-2013A: 218 Main St. Keystone Place. For a reduction of units, parking and increase in setbacks.**

The reason for the reduction is the comfort factor from the bank. We have an option to expand if the bank allows.

Mr. Doucette made a MOTION to approve the amendment with the original conditions still standing. The MOTION was seconded by Mr. Howarth. Roll call vote as follows:

|                 |                    |                   |
|-----------------|--------------------|-------------------|
| Mr. Gallo – yes | Mr. Howarth – yes  | Mr. Jensen – yes  |
| Mr. Clegg – yes | Mr. Doucette – yes | Mr. Shearer – yes |

Ms. Benson - yes

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

With no further business before the Board, the meeting was adjourned at 9:20pm.

Respectfully submitted,

Ann Gratis