

PLANNING BOARD MEETING MINUTES

March 27, 2014

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

PUBLIC: John W. Kenney, Atty. for Railroad Crossing, LLC, Dan Ojala, Zachary Basinski, Jim Mulvey, Judy

Lisa Groezinger for Ann Gratis, Recording Secretary

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

Mr. Shearer made a MOTION to approve the minutes of 3/13/14 as amended. The MOTION was seconded by Mr. Doucette with all in favor.

Public Hearing for a change in the Zoning Bylaws: Amend the bylaw as required by FEMA.

Chm. Farrell commended Ms. Adkins-Perry. FEMA requires town to adopt and adopt zoning language. Disastrous consequences would occur if the town didn't follow.

Mr. Doucette made a MOTION to support the articles before Town Meeting as presented. The MOTION was seconded by Mr. Howarth with all in favor.

Discussion on sponsoring Zoning Map change at Sagamore – Cranberry Highway

Applicant is seeking to move to square up the zoning off Adams Street which neatens up the zoning in that area.

Chm. Farrell said the existing line was an arbitrary line drawn 200 FT of the rightaway from Cranberry Highway. The change would follow the actual lot lines as stated by proponent.

Mr. Howarth made a MOTION to approve and to sponsor this Article for the ATM. The MOTION was seconded by Mr. Benson with all in favor.

Mr. Gallo suggested the applicant study the flow of traffic and address with the board when they comes back with a plan.

Adams Street one way proposal is still before Mass. Highway.

Request to extend work of completion of the road. 526 Scraggy Neck Road – Tern Way.

Extend completion of the road. 526 Scraggy Neck Road – Tern Way.

Chm. Farrell read into record Atty. Fitch's email request of 9/30/14. Chm. Farrell suggested 9/1/14 at the last meeting.

Mr. Galibois made a MOTION to approve applicant's request to extend completion of the road to 9/1/14. The MOTION was seconded by Mr. Gallo with all in favor.

Request for Re-release: Lot 66 at 21 Weatherdeck Drive (never recorded).

Mr. Howarth made a MOTION to approve the applicant's request for re-release of Lot t66 at 21 Weatherdeck Drive. The MOTION was seconded by Mr. Doucette with all in favor.

Request for Waiver of Site Plan Review and/or Special Permit: 2 Williams Avenue #B, Pocasset. Bourne Bridge 24HR Taxi, Inc. For the purpose of using existing fenced and graveled area for parking without any site changes.

Mr. Howarth made a MOTIN to continue the hearing to 4/24/14 at the applicant's request. The MOTION was seconded by Mr. Shearer with all in favor.

Site Plan Review/Special Permit: 1 & 11 Trowbridge Rd and 9 Sandwich Rd. One Trowbridge Rd, LLC. Building addition of a drive through window.

Ms. Moore explained this hearing was advertised incorrectly and needed to be re-advertised to include a drive through window.

Mr. Howarth made a MOTION to re-advertise and to continue to the 4/24/14 meeting. The MOTION was seconded by Mr. Shearer with all in favor.

Site Plan Review/Special Permit: 280 & 290 MacArthur Blvd (Route 28). T.F. Murphy Enterprises, Inc. (Falmouth Toyota). Building addition and parking lot expansion.

Mr. Matt Murphy and Mr. Tim Santos representing the applicant. Applicant is seeking an addition for service of eight (8) additional bays and to modify the parking with restriping and reconfiguring. The Board of Health reviewed and had no issue with septic. It is a straight forward project and meets performance issues.

Mr. Galibois stated walking the property and that the plans looked good. He commented on the bottom right corner area for children which is a matter of feet from the highway and asked the applicant to consider planting shrubbery to enclose. Ms. Benson suggested fencing the area off.

Mr. Galibois took note of the dumpster which is for cardboard as stated by Mr. Murphy. The dumpster should be inside. Mr. Murphy said all three dumpsters will be inside and enclosed.

Mr. Clegg agrees with Ms. Benson and would like to see the area enclosed with a 90 degree fence. Mr. Galibois concurs.

No public comment.

Mr. Galibois made a MOTION to approve Special Permit as presented and encumbering any outstanding additions from the Planning Office, all plans including revised plans (lighting plan submitted 3/27/14) submitted with the additional requirements of the Planning Board sign approval, landscape to be loomed and seeded, plans include a professional stamp prior to permit issue with the addition of a fence that runs along MacArthur Boulevard at the southwest corner and Board of Health leaching changers heavy load and tight service base. The MOTION was seconded by Mr. Doucette.

Roll Call: Christopher Farrell – yes; Daniel Doucette – yes; Douglas Shearer – yes; Dudley Jensen – yes; John Howarth – yes; Louis Gallo – yes; Elmer Clegg – yes; Rob Galibois – yes; and Lea Benson – yes.

Request for Waiver of Site Plan Review and/or Special Permit: 250 Shore Rd. David & Christine Crane, c/o Bracken Engineering. Proposed addition.

Mr. Basinski representing the applicant. Applicant is seeking to construct the addition on the rear of building. It is a developed parcel of land.

The application meets all required zoning requirements and has no affect on abutting properties. This project won't change any traffic patterns and doesn't require modifications. There is an increase of impervious areas but no change in drainage patterns.

Mr. Shearer has been out to the site. The proposal is a greater improvement to the area and is in favor of granting the waiver.

No further board comments.

Mr. Mike Pascarella, an abutter, raised issue of the property imposing and feels it diminishes his property value. He raised issue of no buffer and would suggest a buffer. He also commented on the spotlight.

Mr. Crane said the proposed project would be 28 FT in height and there is no increase in height. He also said the lighting is on the adjacent building as he rarely uses his spotlight.

Chm. Farrell said this is a buyer beware case. The property abuts a B2 zoning district and has been in place for many years.

Mr. Shearer said his first impression of this project is a win-win for everyone.

Ms. Adkins-Perry said the applicant meets all current zoning requirements.

Mr. Shearer made a MOTION that the Planning Board waive the Site Plan Review with vegetation recommended by an arborist with maintenance. The MOTION was seconded by Ms. Benson with all in favor.

Site Plan Review/Special Permit: 269 Main St. Semaan Hajnasr. Addition in rear for expansion for Yummy Yo Ice Cream – DRC 3/24 – positive rec.

Applicant is seeing a 16'x34' addition which will include extra seats.

Mr. Howarth and Mr. Shearer were reviewers for this project.

Mr. Howarth met with applicant, with Mr. Shearer and Mr. Gallo. The existing building contains a jewelry store and a yogurt store in the back.

Chm. Farrell added the applicant was the first project under the new downtown zoning.

Mr. Shearer said he was assured the continuation of the same color of the building. The applicant said he would hope to plant additional trees in the island and front and screen dumpster in the rear of the parking lot.

Mr. Doucette made a MOTION to recommend approval of Site Plan Review encumbering any outstanding additions from the Planning Office. The MOTION was seconded by Ms. Benson with all in favor.

No board no public.

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 8:00 pm.

Respectfully submitted,
Lisa Groezinger – sec.