

PLANNING BOARD MEETING MINUTES

April 14, 2011

PRESENT: Christopher Farrell, Doug Shearer, Dudley Jensen, Peter Meier, John Howarth, Louis Gallo, Daniel Doucette, Donald DuBerger, Clement DeFavero

STAFF: Coreen Moore, Town Planner

ALSO PRESENT: Paul Gately, Diana Barth, Gerald Carney, Ford O'Connor, James Mulvey, Sean Skahill, Jack Dawley, William Flynn, Vic Mani, Mike Downey, Bill Flynn, Tom Fynn, Terry Ruggles

Ann Gratis, Recording Secretary

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

Mr. Meier made a MOTION to approve the minutes of 4/14/11. The MOTION was seconded by Mr. DeFavero. 8 in favor 1 abstention.

Waiver Request: 550 MacArthur Blvd. For interior office space in the basement.

Mr. DuBerger reviewed the project. The existing conditions are being rearranged, have no problems with the request. Mr. DuBerger made a MOTION to approve the waiver. The MOTION was seconded by Mr. Meier with all in favor.

Waiver Request: Cont'd from 2/24/11. 10 Long Hill Rd. Falmouth Motor Car for an addition.

Mr. DuBerger reviewed this project. Has issues. They have taken some measures to reduce the impact, but if they could stay in the footprint or remove the parking in that troubled corner, it would be better.

Ford stated they are doing this solely for customer waiting area. The cars parked in the spaces are the ones being worked on. He suggested Mr. DuBerger mark up the plan how he wants it.

Mr. DuBerger, they are a great tenant, have never had control over that site.

Ford: at the last meeting it was determined the Board has control, if they have issues, they can have the building inspector enforce.

Chairman Farrell suggested they change the plan, because by allowing this, we are setting a precedent.

Mr. Doucette stated many roads are not a typical 32' width. 16' for one way is probably adequate.

Ford: it's angled parking now, will have the engineer get together with Mr. DuBerger. Requested to continue.

Mr. DuBerger made a MOTION to continue to 5/26/11. The MOTION was seconded by Mr. Meier with all in favor.

Public Hearing for Amended Special Permit #55: Brookside Residential LLC. To relocate 2 previously approved units from Lot 36 to Lot 50. There will be no net change in the overall number of units.

Mr. Jensen reviewed this project. Looked over the area, asking to reduce the width of access from 24' to 20'. Want to see the emergency access from Bayview Campground in writing.

Sean Skahill: Looking for a waiver to place two prior approved units from Lot 36 to Lot 50 (approved in 2005). The road is now called Amberwood Court.

Chairman Farrell stated there are outstanding issues that have not been resolved. Out near County Rd., there was supposed to be a fence between the private property and golf course. At the time, both the residences and golf course were one. Almost reluctant to grant. What's your working relationship with the golf course?

Sean: it's good. I can't make them put a fence up, but can speak to them about the problem.

Mr. Howarth stated this has been a problem for seven years. People relieve themselves in someone's back yard by the 9th hole.

Mr. Jensen stated it's an attractive golf course. There is one piece of undeveloped green space that hasn't been maintained. A few years ago some fallen trees took out my fence.

Mr. Doucette: Sheet 1 of 14 shows the road as Turnberry but you say it's Amberwood Court? Would like the plan properly marked.

Mr. Meier made a MOTION to continue to 5/12/11. The MOTION was seconded by Mr. Howarth.

Vic Mani, resident, stated objections to approving this request.

1. Spatial separation between structures and between structures and boundary.
2. Pedestrian and vehicular flow and safety.
3. Access to the community from the campground.
4. The Planning Board seems to conclude that this modification will supply additional year round housing. As a resident of this community, I would respectfully request the Board to demonstrate to me how this is accomplished. – Does the builder intent to retain the spaces on Lot 36 to build in the future?
5. The developer and community not working together. There is a declaratory need to get residents' input and approval after a thorough disclosure of pros and cons of a requested modification, such that the Brookside residents and the developer could, in unison, approach the Board for a ruling and approval that would be consistent with the overall mission of the community proclaimed to the buyers into the community. Such an approach shall be thoroughly evaluated to make sure the modification, in no way, would compromise the legality or lawfulness of any waivers to Bourne Zoning Bylaw, Section 4642.a.3 (open space community).

Mike Downey, 4 Prestwick, has not issue with changing it but will you try and build more units in the future at that location?

Bill Flynn, Board of Trustees member, the Board of Trustees has reviewed and discussed this project and have voted to support the change. The number

of units isn't changing. We are the Board represent the Community. Felt this is in the best interest of the community. Got the schematic last fall of the proposal.

Chairman Farrell suggested the developer remind people what is going on. Keep them informed.

Terry Ruggles, resident: what is going to happen in an emergency when the campground is closed and the gates are locked?

Chairman Farrell stated the gates will come down fast! It's emergency access only, there won't be additional traffic flow from there.

Jack Dawley, owner of Northland Residential: there is no intention to build on Lot 36 where the two units would be moved from. Can put a condition on the approval stating that.

Mr. Howarth stated this is an open space community and the space between the buildings was previously approved.

Coreen asked Jack Dawley for an updated list of parcels, streets, house #'s. The golf course is encroaching on lot 36 in the area of the two buildings lots they are planning on moving. It's would be a tight fit to get those dwellings in that area.

Sean stated those two units are closest to the guard shack and to move to lot 50 is a better location.

MOTION to continue: 8 in favor, 1 abstention.

Mr. Meier made a MOTION to adjourn. The MOTION was seconded by Mr. Doucette with all in favor.

With no further business before the Board, the meeting was adjourned at 7:43P.M.

Respectfully submitted,
Ann T. Gratis