

## **PLANNING BOARD MEETING MINUTES**

### **May 12, 2011**

**PRESENT:** Christopher Farrell, Doug Shearer, Dudley Jensen, Peter Meier, Donald DuBerger, Gerald Carney (alternate)

**ABSENT:** John Howarth, Louis Gallo, Daniel Doucette, Clement DelFavero

**STAFF:** Coreen Moore, Town Planner

**ALSO PRESENT:** Paul Gately, Diana Barth, James Mulvey, Sean Skahill, Vic Mani, Mike Downey, Donald Ellis, Ayres Souza, W. Flynn, Kirk Vazal

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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 4/28/11 and 5/6/11. The MOTION was seconded by Mr. Shearer with all in favor.

**Request for Release from Covenant:** Lots 10 and 18, Shearwater Drive. These lots were never released.

Coreen explained that these lots were never released and one now has a house on it and the other is in the process of having one built. These lots are owned by the Housing Trust.

Mr. Meier made a MOTION to release. The MOTION was seconded by Mr. Shearer with all in favor.

**81P:** 669 County Rd. 2 lots.

Coreen stated there are no issues with this plan.

Mr. Meier made a MOTION to approve with the stamp. The MOTION was seconded by Mr. Shearer with all in favor.

**Discussion:** 41 Meeting House Lane. Parking Lot.

Chairman Farrell explained that the new planter took away five parking spaces and now there are no handicapped spaces.

Coreen: This was brought up by Mr. Howarth. Did a site visit and took pictures, research. What was built is not what was approved on the plan. Any changes, the owner needs to come back to the Board. People are parking in front of that planter.

Mr. Meier made a MOTION to bring the owner before us for compliance and to have the Building Inspector send an enforcement letter. The MOTION was seconded by Mr. Shearer with all in favor.

**Public Hearing for Amended Special Permit #55:** Cont'd from 4/28/11. 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.

Sean met with Mr. Jensen and a representative from the golf course. Pictures of what was done since that meeting were submitted. Cleaned the area and put up signage for rest rooms.

Chairman Farrell asked if it was possible to put a portable toilet in that area as it's a long way before the rest rooms.

Sean: the golf course is visiting the idea.

Chairman Farrell: the Selectmen hold a liquor license for the golf course, we could have a joint meeting and bring them in.

Sean: a letter from the Board of Health and the building inspector might be an easier route.

Coreen: the road width on the plan was formerly approved.

Donald Ellis: wrote the original special permit. Heard about the problem at Mr. Jensen's property. Item #17 assured there would be bouse houses placed appropriately along the course. Mr. Hostetter said it would be taken care of. The golf course has had issues with other property owners living close to the woods. Call them to task, get the Board of Health and Selectmen in on this.

Vic Mani, resident, read a letter into the record.

Mr. Jensen asked who's responsibility is it to fix the problem?

Chairman Farrell: they do not want to risk their liquor license.

Mr. Jensen made a MOTION to approve with no further construction on Lot 36B. the MOTION was seconded by Mr. Shearer. Roll call vote as follows:

Mr. Meier – yes	Mr. Shearer – yes	Mr. Farrell – yes
Mr. DuBerger – yes	Mr. Jensen – yes	Mr. Carney - yes

**Land Use Vision Map:** South Side along MacArthur Blvd.

Chairman Farrell: this came about because of a meeting we had with the Cape Cod Commission and Hydroid, so we can keep them here. Mr. Nedzwicki fo the CCC told us if we have and industrial trade area, projects can go up to 40,000sf without CCC review. Hydroid employs high paying technical jobs. They have grown 60% in three years. They build underwater sea systems and need to stay here as they use many local businesses. Jonathan Bourne Drive is an industrial area.

Coreen: this area had a PWED grant for the economic stimulus of the area. Once designated, we can request to raise thresholds in that area. Ok with labeling the resource protection areas in the residential areas. MacArthur Blvd – look at how to designate or just leave as it is. This is preliminary, will need a public hearing. Once approved, it's submitted to the CCC. We have to show stormwater, traffic, address as a town. It is a water resource district and applicants will have to provide alternative drainage. Should look at a waiver of the 40% for stormwater.

Chairman Farrell: Hydroid is very environmentally friendly.

Mr. Shearer: if we label industrial, does that limit us on the types of buildings?

Coreen: you wouldn't find retail in an industrial park as the traffic impact is higher.

Mr. Shearer: MacArthur Blvd is valuable to the Town. Frontage on a main road. Warehouses are not bringing in tax revenue.

Chairman Farrell: need to improve that area and the zoning bylaws.

Coreen: there are hurdles. MacArthur Blvd needs some improvement. Let's study: what are the changes? Costs? Have to work with MA Hwy. it's slated to be paved in 2013.

Chairman Farrell: look at the 50' setback and the uses allowed in that.

Donald Ellis: the 50' setback was done because of problems with high speed. It was for safety so cars could make a clean turn and not get backed up on the road.

Jim Mulvey: Image of the town. It's a source of future revenue. Wareham's Cranberry Hwy. serves the public but the image is terrible. Need to determine the factors involved: architecture, curb cuts, ambiance, etc.

Coreen: need to start enacting the guidelines and make them regulations. Have a design review committee.

Chairman Farrell does not like pre-engineered steel buildings on a main road.

May 26<sup>th</sup> will be a working meeting on the map and the public hearing will be on June 9<sup>th</sup>.

Donald Ellis: has concerns that the wind bylaw was not filed properly according to MGL Ch. 40A Sec. 5.

Chairman Farrell: we will go through it and it's not technically correct. Feel there are some serious omissions.

Ellis: you can write a letter to the AG stating your feelings.

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

With no further business before the Board, the meeting was adjourned at 8:05 P.M.

Respectfully submitted,  
Ann T. Gratis