

PLANNING BOARD MEETING MINUTES

May 26, 2011

PRESENT: Christopher Farrell, Daniel Doucette, Doug Shearer, Dudley Jensen, Donald DuBerger, Gerald Carney, John Howarth, Louis Gallo

STAFF: Coreen Moore, Town Planner

ALSO PRESENT: Paul Gately, Diana Barth, James Mulvey, Paul Medeiros, Stanley Andrews, Peter Meier, Mark Medeiros, Lynne Freedman

Ann Gratis, Recording Secretary

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

Mr. Howarth made a MOTION to approve the minutes of 5/12/11. The MOTION was seconded by Mr. Gallo with seven in favor, 1 abstention.

The Chairman recognized former Planning Board member, Peter Meier. Peter Meier thanked the Board. He stated this is the first time in 15 years he's been on this side of the table. He hopes people apply for the position and take it to heart. The Board wished him the best of luck.

Land Use Vision Map: Discussion of south side of the canal.

Coreen reviewed the categories the Cape Cod Commission (CCC) has for thresholds.

- Economic Center – serves region, draws from larger area, good for retail, pedestrian oriented. Thresholds can be raised in this area. Buzzards Bay Growth Incentive Zone is an example.
- Industrial Service Trade Area – incompatible with residential and village settings, high sq ft to employee ratio, DPW, landscaping, construction. Thresholds can be raised up to 40,000SF.
- Village – smaller scale uses, traditional character, civic uses, local scale, mixed use. Thresholds remain the same or could request to be lowered.
- Resource Protection Area – significant natural or cultural resource areas, transportation corridors. Thresholds remain the same or could request to be lowered.
- Other – Areas undefined above. Thresholds remain the same.

Doing the south side on the map came about because a local company, Hydroid, wants to expand but wants to stay in Bourne. They are located on Jonathan Bourne Dr.

Lynne Freedman stated there are many empty buildings in that area. We have a 40,000SF building there that is empty.

Chairman Farrell stated it's going to be more economical to build new than retrofit an existing building.

Coreen: we are planning for the future to have these tools in place.

Paul Medeiros stated businesses have left for political reasons and they needed a bigger building.

Land Use Vision Map: Cont'd.

Chairman Farrell stated we need to have the services available, sidewalks and show that the area can handle the traffic.

Paul asked if an existing building could be increased?

Coreen: It depends on if we do it by project or have a cumulative threshold.

Mr. Howarth asked why would we want it to go down in our villages?

Chairman Farrell: Dennis reduced their square footage threshold in their villages. They thought 10,000sf was too much in those areas.

Chairman: Barlows Landing Rd. Can see that as industrial.

Coreen stated that industrial shouldn't impact residential and there is lots of residential in that area.

Mr. Doucette stated there is history with the abutters to the south in that area.

Chairman: From the rotary to Katie Marie Dr. leave as "other".

Coreen: if MA Hwy reworks the rotary, then we can look at reclassifying that area and the ability to expand.

Mr. Shearer stated many businesses in that area are at the max and if they add a second floor or basement, it puts them over the 10,000sf.

Mr. Doucette: we can prove infrastructure is good. The CCC doesn't want us to interfere with the traffic going down cape.

Chairman: Additions: we will leave up to investors. MA Hwy isn't going to do anything until they have to. From the Gallo ice area, the rotary area, Schooner Pass and the park on Sandwich Rd. label as "other". We don't know what the future holds in that area. This gives us an option to change it in the future.

South Sagamore to the Sandwich line – village.

MacArthur Blvd – close to the road is economic, the back side is industrial.

Mr. Shearer asked what do we label the marinas and boatyards as? Leave as other so if things change, we can re-label.

Coreen: they are all labeled as village business. The Lobster Trap is undefined. Kingman is undefined with the new MCOD.

Mashnee island leave as "other". Originally zoned b-2 for a resort development.

Coreen will implement the changes suggested and blow up each area then can vote on each area at the public hearing.

Paul: The access road/easement that runs behind the properties: we want to pave it but not everyone is agreeing. Who's responsibility is it if someone gets hurt?

Coreen: it's the owner of the property where it happens. The Town won't take responsibility for that.

Chairman Farrell suggested bringing in all the businesses along the easement to a public hearing at a future date.

Mr. Doucette suggested a blight bylaw may cover that issue and get some enforcement.

Mr. DuBerger stated that speed on MacArthur Blvd is an issue. What are the long range plans for another lane? Maybe a center turning strip?

Chairman Farrell stated that MA Hwy is planning on eliminating a couple of the turn-arounds we have now; don't think they would allow a center turning lane.

Election of Officers

Mr. Howarth made a MOTION to reelect the current slate of officers – Chris Farrell, Chairman, Daniel Doucette, Vice-Chairman, Douglas Shearer, Clerk. The MOTION was seconded by Mr. Jensen with all in favor.

Bylaw Committee: Mr. Howarth made a MOTION to have Gerald Carney as the Board's representative. The MOTION was seconded by Mr. Jensen with all seven in favor, 1 abstention.

Planning Board Member Vacancies: 1 full member, 1 alternate member

Chairman Farrell read the notice of a joint meeting with the Planning Board, Conservation Commission and Selectmen for disposal of tax title properties into the record. Following will be a joint meeting with the Planning Board and Selectmen to vote on new members to fill the vacancies.

Land Court and Barnstable Registry of Deeds letters:

Mr. Howarth made a MOTION to approve the Chair, Vice Chair and Clerk to sign all plans that need recording. The MOTION was seconded by Mr. Shearer with all in favor.

Mr. Doucette 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 8:15 P.M.

Respectfully submitted,
Ann T. Gratis