

**PLANNING BOARD  
MEETING MINUTES:  
February 9<sup>th</sup>, 2023**

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TOWN CLERK BOURNE

**PRESENT:** Daniel Doucette, Elizabeth Brown, David O'Connor, Sandra Goldstein, Christopher Farrell

**ABSENT:** Jeanne Azarovitz, Amanda Wing

**STAFF:** Jennifer Copeland

**ALSO PRESENT:**

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Meeting called to order by Chairmen Doucette at 7 pm.

**1. Meeting Minutes December 8<sup>th</sup>, 2022**

Motion to approve by Mr. O'Connor, seconded by Ms. Brown. Mr. Farrell abstains. All ayes by all other Board members. Minutes approved.

**2. Minor Modification of Supportive Finding #18-2021A (SF)**

1131 Sandwich Rd. – Proposed preparation kitchen in an existing detached office/storage structure.

Applicant – Originally the side building was going to be a garage. They do a lot of catering so they would like to move a kitchen there for a separate facility from the existing kitchen. Current kitchen would be improved and updated. Working with the Board of Health as well.

Ms. Copeland – Recommending a condition that it is for food prep only with no public seating areas.

Applicant – Agrees with condition. Applicant has put in a new septic tank with a grease trap and leeching field.

Motion to approve by Mr. Farrell.

The proposed alteration is not detrimental to the local area. It is a nonconforming structure, but the Board finds that the use is lawful before zoning and may be expanded even though it does not conform to the Zoning Bylaw.

The following conditions: The permit is subject to State and Federal rules and Bylaws; the detached building is for food prep only with no public seating; Decision will be recorded in the registry of deeds and a copy returned to the planning board prior to issuance of a Building Permit.

Motion seconded by Ms. Goldstein. All aye votes from the Board. The motion is passed.

**3. Discussion: Multi-Family Housing/MBTA Section 3A - Survey Questionnaire**

Mr. Doucette – Discussed setting up a survey online for the town. Looking for questions to be submitted by the Board. The questions would then be assembled by planning staff and created into a survey to then be uploaded online.

Ms. Copeland – The action plan was submitted to the state on January 30<sup>th</sup>. The compliance modeling will be done with the commission and will be done around May. A questionnaire would be good for the community and would like the questions to be submitted by April 1<sup>st</sup>.

Ms. Goldstein – Could a speaker from the State come to the town where they could discuss the issue? This could garner public input. The town could advertise this to try and make this a news story needing public input.

Mr. Doucette – First we need the modeling done to figure out where the proposed structures could even go. The first step would be the questionnaire to get public opinion. Can only do so much to get people to meetings.

Mr. Farrell – There is some talk on social media about this issue. Some disinformation and many questions. The town's people do need to know all of this information.

Mr. O'Connor – Is there a way to discuss and plan with the MBTA to go through each town's concerns and special circumstances.

Ms. Copeland – Going to Apply for DLTA funds through the Cape Cod Commission to be used for modeling or any other part of the zoning change. There are spreadsheets online through a state website that can help determine each town's needs regarding their circumstances. Helps build the framework to determine the design needed for the area selected.

**Adjourn:**

Motion to adjourn by Mr. Farrell, seconded by Ms. Brown. Aye vote taken by the Board. Meeting adjourned.