

**PLANNING BOARD
MEETING MINUTES:
March 23rd, 2023**

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TOWN CLERK BOURNE

PRESENT: Daniel Doucette, Elizabeth Brown, Sandra Goldstein, William Meier, Jeanne Azarovitz, Amanda Wing, Jim Robinson, Christopher Farrell

ABSENT: David O'Connor, Jennifer Copeland

STAFF: Julia Gillis

ALSO PRESENT: Representatives from Calamar Enterprises, Town Engineer Tim Lydon, Jeffrey Derouen

Meeting called to order by Chair Mr. Doucette at 7 pm.

1. Application for a waiver of Site Plan Review #512-W (260 Main St.):

260 Main Street under the Zoning Bylaw section 1235 for a 28 x 60 storage bay addition on the rear of the building with no site changes for parking spaces, egress, utilities, drainage, or lighting.

Mr. Derouen (Applicant) – Moving business back to Buzzards Bay, building there doesn't look good. Re-doing the building to make it look much nicer as well as adding this addition. The bay will just be used for storage. We increased egress by taking out the old drive through from what was previously the bank. Simple storage space out back. The addition won't be used for automotive reasons or storage. Around 6 trucks will be parked in back of the building. Owner will clean out the drainage and fix some of the eroded parts from the carwash nearby. 7:00 am – 3:30 pm are the typical working hours and there would be 16 employees coming to the property, not every day. There are rotating workers and different locations they report too depending on the day. There wouldn't be loud noise too late or any noise issues. Lighting will include a down light in front and back. No need of excessive lighting.

Multiple board members expressed their approval of the project and the clean-up of the property making it look much better.

Motion to approve by Ms. Wing, seconded by Mr. Farrell

Ms. Azarovitz wanted to amend the motion to add a condition that the Design Review Committee will receive a planting plan and signage plan before starting to plant or put in signage. Seconded by Mr. Farrell, all aye votes from the board. Motion approved.

Motion for the waiver, all aye votes from the board, motion passes.

2. Lot Release: 13 Kendall Rae Place

Applicant requests that if everything is in order, have a meeting as soon as possible to get things moving on the project to get occupancy for the future tenants of the building.

Mr. Doucette – Suggests we meet with the Design Review Committee so that we have a cost that is agreeable to the Town and the contractor. That way we can give occupancy. Next Planning Board meeting would address more specifics after getting everything from the Design Review Committee.

Current plantings are directly underneath powerlines and need to be moved.

Mr. Doucette – recommends that a board member experienced with landscaping makes an agreement for where the plants are to be planted and shown on an as-built plan. Don't want storm issues with the powerlines

Motion to let the trees be discussed with a representative from the Planning Board, with an agreement from Calamar with the changes shown on an as-built plan with a letter from the staff by Mr. Farrell, seconded by Ms. Brown, all ayes by the board, motion passes.

3. 13 Kendall Rae Pl.

- a. Site Improvement for pedestrian walkway to Main Street. There was a preliminary sketch provided by the site engineer. The engineers have considered everything regarding state requirements and the walkway has been designed in compliance with the law. Examples of such requirements are width (6 ft.), slope, rise of the ramp, level landing in the area where it transitions from the parking lot to the walkway, etc. Will go before Design Review Committee next.

Ms. Azarovitz – Plan approved in 2017 had plants included. Plants are not on the plans given at the meeting. This is inadequate in my opinion. Is there a plan with the plantings on it?

Applicant doesn't know the answer about the planting plan. This plan was just done as a preliminary plan just to get before the board. Purpose of this drawing was more for design not landscaping. Will map out planting plan with the Design Review Committee and plan to follow any planting requirements.

Mr. Doucette – suggests referring to the Design Review Committee (DRC) for the amount it would cost to do this project with an approval. If not done prior to occupancy, you have to post a bond. If done prior, the bond is moved.

Applicant has no issue with this.

Mr. Farrell – Does not think board is ready to approve. Should go before the DRC to get more specifics before the board approves. Ms. Azarovitz concurs

Motion to continue discussion after getting feedback from the DRC by Mr.

Farrell, seconded by Ms. Azarovitz, all ayes from the board. Motion approved.

4. Discussion: Status of Kendall Rae Rd. Construction. Continued from March 3, 2023.

Mr. Doucette – want to make sure that if the road is complete, that it is done by the Town's specs so that everyone is protected.

Mr. Lydon – Brief history of the project. Road is unique and significant. There are a few inspections needed to be done on a few aspects like landscaping, striping, signage, etc. Recommends that the road be finished in its entirety before the final lot goes into development so that we don't have to worry about heavy trucks entering the road before it's done and creating more damages to the road. Wants to take the right steps when doing these lot releases. Wants to make sure the road isn't a black eye for the town. Road is ready to be completed and there are some final fixes to be done before the top coat is laid down.

Mr. Farrell – does not think the board should release the lots until lighting and other projects are finished on the road.

Calamar is responsible for the binder coat and top coat on the road. CMP Development is responsible for all the other issues. Requests taking a vote tonight because the road

doesn't have anything to do with the construction of the project and the project is very far along. Waiting until April 13th would hold up Title work on the project.

Mr. Doucette – recommends that Calamar and Mr. Lydon work together to get it completed before April 14th. If not we will need a bond posted to make sure the road gets completed.

Mr. Lydon and Mr. Farrell agree that the urgency felt by the applicant is not the board's issue, the town being protected is. Many of these problems have been outstanding for years and could have been closed earlier.

Mr. Doucette – three major items we are concerned with are the road being completed, a bond for the road/walkway, and to adjust the landscaping on Perry Ave. Believes that these three issues have a surety and an agreement between the Town and Calamar and that they can release the lot to allow occupancy.

Applicant mentioned issues communicating with the owner CMP Development during a mediation meeting to discuss these issues. The owner has been rude and uncooperative.

Motion to continue the discussion on the roadway to the next meeting to address the bond issue if it requires one, by Mr. Farrell, seconded by Ms. Azarovitz. Aye vote taken by board, all ayes, motion passes.

Motion to release the lot by Ms. Goldstein, seconded by Mr. Robinson, aye vote taken, and 2 against 6 in favor. Motion passes and the lot is released.

5. Adjourn

Motion to adjourn by Mr. Farrell, seconded by Mr. Robinson, all ayes from the board, meeting adjourned.