

**PLANNING BOARD
MEETING MINUTES:**

May 26, 2022

PRESENT: David O'Connor, Sandra Goldstein, Jeanne Azarovitz, Christopher Farrell, Daniel Doucette, John Carroll, Pat Nemeth, Amanda Wing, William Meier

ABSENT: Mr. Clegg, Elizabeth Brown

STAFF: Jennifer Copeland

ALSO PRESENT: Zac Basinski, Donna McCormick, Mark and Annie Coole, Brandon Carr, Chris Chrasilias, Chris Major, John Carter, Jeffrey Dierk, Jeff Salatin

Meeting called to order at 7 pm by Chairman Doucette.

1. Meeting Minutes: 12/23/21, 12/28/21, 1/27/22

-Motion to Approve 12/23/21 by Mr. O'Connor, Seconded by Ms. Azarovitz, Aye/Nay vote taken, all ayes besides abstentions by members not previously on the Board.

-Motion to Approve 12/28/21 by Mr. O'Connor, Seconded by Ms. Azarovitz, Aye/Nay vote taken, all ayes besides abstentions by members not previously on the Board.

-Motion to approve 1/27/22 by Mr. Farrell with an Amendment to fix a minor issue on the Minutes, seconded by Ms. Goldstein, Aye/Nay vote taken, and all ayes besides abstentions by members not previously on the board

2. Approval Not Required: 227 Main Street

-Zac Basinski on behalf of James McLaughlin. Recently granted approval to subdivide lot to reduce lot frontage. Plan on table tonight is the ANR endorsement.

-Ms. Copeland- No comments or issues. Meets all requirements.

Motion to approve by Mr. Farrell, Seconded by Mr. Carroll, aye vote taken, all ayes. Motion approved.

3. Site Plan Review and Special Permit #19-2021: 2 Kendall Rae Place

Downtown core for a multi-story, mixed-use bldg.

Applicant seeking an extension to complete presentation

-Motion to continue to June 9th by Mr. Doucette, seconded by Mr. O'Connor, aye vote taken, all ayes. Motion approved.

4. Application for a Waiver of Site Plan Review #07-2022-W: 39 Cohasset Avenue

Convert temporary outdoor dining into permanent outdoor dining area to serve food and beverages to persons outside the building due to limitations on indoor dining imposed in the Commonwealth of Massachusetts from the COVID-19 public health emergency.

-Donna McCormick here representing the property.

-Mark Coole resident of Falmouth and property owner of 6 Wallace Avenue present with a question. Asking for clarification on Site Plan Reviews and Waivers.

-Motion to approve the waiver by Mr. Farrell, seconded by Ms. Azarovitz, aye vote taken, ayes have it. Motion approved.

5. Request for Special Permit #07-2022-SP: 39 Cohasset Avenue

Request for a Special Permit to convert temporary outdoor dining into permanent outdoor dining area to serve food and beverages to persons outside the building due to limitations

RECEIVED
2022 DEC 30 AM 11:34
TOWN CLERK BOUNDRY

on indoor dining imposed in the Commonwealth of Massachusetts from the COVID-19 public health emergency, temporarily approved during COVID-19.

-Donna McCormick representing the property - Fenced in area with access from the building with emergency access. Want to make this outdoor dining area permanent.

-Ms. Copeland- No real issues, have visited the site and it meets requirements.

-Ms. Azarovitz- Are there outdoor speakers?

-Ms. McCormick- Yes, however respectful of neighbors and have not had any complaints.

-Mr. Meier- Has Health Department seen these plans? Worry from the Planning Board about accepting these plans with no regard to Health Department.

-Ms. McCormick- No, this is a Member Only Club. No added seating or anything, still the same amount of members, just adding an option for members.

-Mr. Doucette- As long as they don't expand the building or take away parking, they get approval due to Downtown zoning.

-Ms. Goldstein- Concerned with music outside and an entertainment industry coming here.

-Mr. O'Connor- what are your kitchen hours? Bar hours and will they be later than the kitchen?

-Ms. McCormick- No set hours but there are pub type snacks. Depends on the day. In the social lounge kitchen closes at 9:00 PM. Drinks are served inside and can be carried out, liquor license go until 1:00 AM.

-Annie Hart Coole, owner of 6 Wallace Avenue present to have questions answered. Tenant lives at 6 Wallace has a terminal issue and loud sounds are an issue.

-Mr. Doucette- Calling and talking with the Eagles Lounge (property) will help and they will be willing to compromise. They are allowed music as long as it's not disruptive or an annoyance.

-Mark Coole- What would be protocol for complaints?

-Mr. Farrell- Police Department would take care of complaint and make the assessment. Most of the time just asks owners to turn it down before it becomes a formal complaint. Formal complaints go to Building Inspector. Very subjective. Options are to tape record.

-Ms. McCormick reiterated her desire to work with the neighbors.

-Motion made by Ms. Azarovitz to accept. Finds project meets all bylaws and criteria. Seconded by Ms. Wing. Roll Call Vote:

David O'Connor – Yes

Sandra Goldstein – Abstains

Jeanne Azarovitz – Yes

Christopher Farrell – Yes

Daniel Doucette – Yes

John Carroll – Yes

Pat Nemeth – Yes

Amanda Wing – Yes

William Meier – Yes

Motion Approved.

6. Request for Special Permit #04-2022: 179 and 179R Main Street

Proposed lot width of 25' rather than 40' to provide frontage along Main Street.

-Mr. Basinski here on behalf of Michael Bosse- property near old Police Department.

Wants to create one lot with reduced frontage and access along Main Street to an existing house on the property. Approval allows them to then create 3 other lots, two of them currently being developed. One would reconfigure lot lines to provide access to existing

building. Would create 2 ANR lots in the back. Done the same at 227 Main Street. Can be approved, creates additional housing lots, and does not affect Main Street access.

-Motion to approve by Mr. Farrell. Familiar with project, shared driveway with no issues between residents. These are pre-existing structures. Lot Areas:

Lot 1: 7892 sq.ft. Lot 2: 15,554 sq.ft. Lot 3: 21,799 sq.ft. Lot 4: 32,555 sq.ft.

Project is consistent with Bylaws and criteria. Provides housing and will not create any significant interruptions. Seconded by Ms. Azarovitz.

-Ms. Goldstein- Will driveway be used by anyone else? Where is parking?

-Mr. Basinski- No one new. Garages and a driveway are used. Roll Call Vote:

David O'Connor – Yes

Sandra Goldstein – Abstains Jeanne Azarovitz – Yes

Christopher Farrell – Yes

Daniel Doucette – Yes

John Carroll – Yes

Pat Nemeth – Yes

Amanda Wing – Yes

William Meier – Yes

Motion Approved.

7. Application for Site Plan Review/Special Permit #5-2022: 10 Canal Street

For Construction of a new 2,243 sq.ft. commercial building for a take-out restaurant, fast food and drive-thru. Supportive finding under section 2320 to remodel an existing 4,758 sq.ft. commercial building for use as a restaurant, professional/business office, and/or retail.

-Brandon Carr here on Behalf of Salatin Real Estate to represent the property. Doug Troyer is apart or project team and is on the phone to answer any questions if needed. Here for a Special Permit related to lot coverage. Max coverage is 50%, existing lot coverage is 66.5%. Plan tonight is at 57%. Over 50% coverage but is a reduction to previous lot. Here for three Special Permits: for the max lot coverage, for the construction of Starbucks with a drive-thru, and for the re-use of existing retail and restaurant use.

-A slide show was presented showing similar property redevelopments, other properties they have developed, and an outline/design of the site.

-Chris Chrasilias (Project owner and developer) - Specializes in commercial development, retail, and shopping redevelopment, hospitality and medical. Have similar properties in New England. Bringing a Starbucks.

-Mr. Carr- Showed Arial views of property and buildings nearby. Serviced by public water and replacing septic system. Half retail/half restaurant- allowed uses. 50 parking, proposed Starbucks, all traffic exits at northern entrance. Reduced coverage. Meets Stormwater requirements. Small patio with the Starbucks. Dumpsters screened by solid vinyl fences and gate. Sidewalk connection to Canal Street. Lighting plan is to replace most existing fixtures. Spoke to Abutter, provided a vinyl fence along property line. Applicant has worked and spoke with abutters. They are adding parking islands. Has spoken to the Fire Department and property works with even the largest trucks.

-Chris Major (Architect for the project discussing building design) - Building is 2,250 sq.ft. with Starbucks as single tenant. Were sensitive to area and designed it with a New England style. Simple buildings. With a drive through.

-John Carter with Landscaping Plan- Submitted Landscape Plan. Fence won't be exact on property line but very close. Will deal with noise and headlights. Significant

vegetation will remain. No dangerous condition with trees. No intention to remove. Significant planting in the interior of the site. Significant decrease in parking of 44 spaces.

-Jeff Dierk present to discuss traffic analysis- abuts state highway so has worked with the state, and the Board. Taking into consideration external factors. Looked at summer conditions. Impact of project is an increase of 4 vehicles. Won't be very large. New design due to needs from Covid. No high crash locations. Traffic generated even during highest traffic is 100-180 vehicle out to Route 6, not all new traffic, mostly pass by traffic. New traffic is on Canal Street but it is a low volume roadway and won't have a large impact. Recommends, and is going to suggest to MassDOT, is retiming with the lights and signal systems. Have worked with retirement home nearby.

-Mr. O'Connor- Explain the fence next to the neighbor?

-Mr. Carr- Section of their lawn comes into the site. Friendly's previously gave them a 5 ft. easement on the site, fence is 6 ft. off the property line onto our property and 6 ft. tall. Current fence would come down.

-Jeff Salatin- Neighbors are in agreement with fence and both are in good communication with each other.

-Mr. Farrell- Is a sprinkler system going to be used or implemented?

-Mr. Dierk- May have to put in a well or work with Water District to connect to Town water.

-Ms. Nemeth- Will Friendly's renovation come up before the board?

-Mr. Carr- Depends on amount of work to be done. Any addition of patios or bigger developments would have to come back. Will work and discuss with Planning Staff as well. Have further permits to go through to determine some things.

-Ms. Copeland- Comfortable with project.

-Motion to continue to June 9th 2022 by Mr. O'Connor, seconded by Mr. Farrell, aye vote taken. Motion approved.

8. Election of Officers

-Nomination of Mr. Doucette to remain as Chair by Mr. Farrell, seconded by Mr. O'Connor. Aye vote, all ayes, Mr. Doucette stays as Chair.

-Motion by Ms. Azarovitz for Ms. Brown to be Vice Chair, seconded by Ms. Wing, aye vote, all ayes, Ms. Brown is Vice Chair.

-Motion by Mr. Farrell for Mr. O'Connor to be the Clerk, seconded by Ms. Azarovitz, aye vote taken, all ayes, Mr. O'Connor will be the Clerk.

-Mr. Farrell- Desire to reinstate hybrid meetings to increase viewership.

-Mr. Doucette- Looking to continue doing that, still need to iron out some issues.

-Motion to adjourn by Mr. Farrell, seconded by Mr. O'Connor, aye vote taken, ayes have it. Meeting adjourned.