

**PLANNING BOARD
MEETING MINUTES:
October 27, 2022**

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

STAFF: Jennifer Copeland, Julia Gillis

ALSO PRESENT: Zach Basinski, Tom Donovan, Kelly Donovan, and Henry Donovan

Meeting called to order by Chairman Doucette at 7 pm.

1. Meeting Minutes:

- a. **7/12/22-** Motion to approve by Mr. O'Connor, seconded by Mr. Farrell, Ms. Nemeth and Mr. Carroll abstain, aye vote taken, all ayes, minutes approved.
- b. **7/28/22-** Motion to approve by Mr. O'Connor, seconded by Ms. Brown, Ms. Nemeth and Ms. Wing abstain, aye vote taken, all ayes, minutes approved.

2. Site Plan Review/Special Permit #09-2022: 16 and 20 Johnathan Bourne Dr.

To construct a 9,810 sf. Marine Science Warehouse and 3 car garage w/a dwelling unit under the Village Mixed Use Development for 2 or More Principal Buildings. Request to increase impervious coverage in a Water Resource District.

Zach Basinski representing CRE Realtor Trust present to speak about the project.

Mr. Basinski- looking to combine two lots into 1, construct a commercial building on the property as well as an additional residential unit in the neighborhood. Currently on property is a 9,000+ marine science facility building. Project is to construct a similar building on the north side at 16 J. B. Dr. All utilities are scrubbed out. Secondly we want to build a 2 bedroom apartment in the back with 3 residential garages. Both buildings meet zoning requirements. The mixed use residential exempts them from area requirements, allowing the apartments in back and the preservation of natural vegetation on property. Stormwater is in accordance with town bylaws. Will have a raingarden vegetated area, runoff in back treated and recharged on site. 100% Stormwater collected and treated on site and returned to aquifer. Water department has reviewed and sent letter. Here for the mixed use section in the bylaw to create the residential component, and here for the increased impervious coverage by 13.4% based on redeveloping an already disturbed area on property. Project has no effect on resident or traffic flows, works fine with fire truck entrance and exit. Utilities on site, serviced by a title 5 compliant septic system. No impact on natural environment, only improvement due to treating and recharging the vegetation on the lot. In harmony with the neighborhood, no impact on resource areas. In accordance with 10 parts per million. Helping with town's goal of more housing. Looking for a waiver to remove shrubs on property, providing more trees and keeping things in harmony with vegetation in the area.

Ms. Goldstein- How is the lighting on property? Regarding the new building, it will have marine storage/production, explain that.

Mr. Basinski- lighting includes wall pack units, as well as natural street lighting.

Mr. Paul Donovan CRT Realty Inc. present to speak about the marine units- adjacent to the property are 2 marine warehouse facilities that provide for marine fisheries. Another building is for EOM, they put out and service buoys in the ocean to track wright whales. Can't say who will rent the Marine buildings because both tenants are interested.

Depends on time and cost. These other properties prefer to be in a closer area together.

Mr. Carroll- The large amount of coverage is concerning

Mr. Donovan- intent of open space criteria was it was a matter of right when there was 60% left as open space. The thinking is that when you go over the 60%, then the board can put criteria on the special permit for the open space. We combined the 2 lots to use the existing draining area. Because of this, you would need to cut a large amount of trees. The intent was just that when you went over a threshold it wasn't a matter of right.

Mr. O'Connor- Impressed with the drainage. With the trees, thinking of other trees as substitutions. Calory pear trees are weak wooded, invasive, escape cultivation, and have other issues. Also, what hardship led us to delete the landscape?

Mr. Basinski- The industrial site is similar and consistent with other properties in the area. It was to keep harmony with the other properties.

Mr. O'Connor- There's room for some trees rather than the smaller plants. Looking for a proposal for more trees.

Mr. Donovan- We have planted many trees already. In our experience with other properties, some of the trees get too big and need to be cut down. The current styled planting is very nice, but we can put more trees in. Don't want to, have put in drainage collect-alls, but they get stuffed with trash. Looking to maintain that already.

Discussion continued about trees and areas on property that trees could be placed.

Condition proposed that the Town Planner and a member of the Planning Board meet and agree with the plantings before a building permit is issued. Mr. O'Connor agrees.

Mr. Donovan- would rather tie it to the occupancy permit, building permit isn't much defined and the plantings come to the end of the project.

Mr. Doucette- this gives plenty of time with winter coming.

Mr. O'Connor- wants a submission to the Planning Dept. before plants ordered.

Mr. Donovan- will submit another plan with these ideas in mind.

Ms. Nemeth commented on the well thought out plans that complement the area.

Mr. Farrell- has reviewed the plans, the Board finds the project consistent with the Town zoning Bylaws, the increased impervious coverage will not have an adverse effect on the water district due to the treatment on site. It meets the criteria of pedestrian vehicle safety, utilities will be connected with minimal disruption to the surrounding area, impacted environmental areas will be revegetated, abutters have minimal impact, design is consistent with nearby buildings in the industrial park. The project is consistent with the Water Resource district policies. Helps with the Town's goal for more residential housing. Motion to approve with the following conditions:

A waiver is required on landscape shrubs, Subject to rules and bylaws of the town, Trash removal not provided by the town, address determined by Engineering Dept., coordinate with public safety officials, emergency access and vehicle turn around, tier 1 documents provided to fire dept.

Prior to issuance of an occupancy permit- an as-built plan must be submitted to the planning dept. showing all occurrences above and below ground. The prohibitions of water district must be visible to public and employees. Refer to water district for water needs, plans must be recorded in the Barnstable Registry of Deeds and Land Court and copy returned to Planning Dept. prior to issuance of building permit. Added plantings and types of plantings will be submitted to the Planning Dept. and a Board member for approval prior to building occupancy and shown on the as-built plans.

Motion Seconded by Ms. Wing,

Comments by Mr. Donovan about trash pickup, they pick up trash from the apartment next door, should be able to pick up the residents trash as well.

Mr. Doucette- DPW would have to agree with that, we can discuss with them.

Mr. Farrell- Those areas are considered residential so the DPW gave them that privilege, they could do the same for this one because of the residential units. Due to this, we amend the condition for no trash pickup to trash pickup may be provided by the town if approved by the DPW.

Amendment seconded by Ms. Brown, aye vote taken, all ayes, amendment passes.

Main motion needs a vote:

Mr. Doucette- Yes	Mr. Carroll- Yes	Ms. Wing- Yes	Mr. Farrell- Yes
Ms. Nemeth -Yes	Ms. Brown- Yes	Ms. Goldstein- Yes	Mr. O'Connor- Yes
Ms. Azarovitz- Yes			

Motion passes.

3. Approval Not Required 81 P: 16 and 20 Jonathan Bourne Dr.

Ms. Copeland- No issues and it meets all requirements.

Motion to approve by Mr. Farrell, seconded by Ms. Nemeth. Aye vote taken, all ayes, motion passes.

4. Site Plan Review #509

Proposed project to develop a large scale, ground mounted photovoltaic system with inverter and battery storage. Site work includes construction of a paved permitted access road, fencing and Stormwater management. Cont. from 10/13/22

Mr. Doucette- Needed a date specific for next meeting. Will be here for November 10th meeting.

Motion to continue by Mr. Farrell to 11/10/22, seconded by Ms. Azarovitz, aye vote taken, all ayes, motion passes.

Mr. Carroll made a motion to make a personal comment, pointed out the benefit for hybrid meetings and hopes for it in the future.

Motion to adjourn at 7:40 pm by Mr. Farrell, seconded by Ms. Brown, meeting adjourned.