

**PLANNING BOARD
MEETING MINUTES
December 8, 2022**

2023 FEB 14 AM 9:59

TOWN CLERK BOURNE

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

ABSENT: Christopher Farrell

STAFF: Jennifer Copeland

ALSO PRESENT: Steven Dyer, Dan Barrett, Steven Mele, Zac Basinski, Joe Ornorati, Clara Lassman, Steven Lassman, and other members of the Public.

Meeting called to order by Chairmen Doucette at 7 pm.

1. Minutes:

- a. **8/25/22-** Motion to accept by Ms. Nemeth, seconded by Mr. O'Connor, all ayes by the board. Minutes approved.
- b. **9/8/22-** Motion to accept by Mr. O'Connor, seconded by Ms. Brown, all ayes by the board. Minutes Approved.
- c. **9/22/22-** Motion to accept by Mr. O'Connor, seconded by Ms. Nemeth, all ayes by the board. Minutes approved.

2. Approval Not Required:

- a. **2R Arlington Drive** - Steven Dyer present to explain the plans. The owner at 6 Kerna Drive will sell a portion of his lot to provide adequate frontage of 125 feet to benefit 2R Arlington Drive. No setback issues from the transfer of land. Ms. Copeland- the proposal meets all requirements for an ANR. Motion to accept by Ms. Brown, seconded by Ms. Azarovitz, aye vote taken by the board, all ayes, motion accepted.
- b. **MacArthur Boulevard – Integrated Solid Waste Management (ISWM), Map and parcels 28-13, 32-5, and 32-9.** Dan Barrett present to explain the project. Here to request 1.07 acres located on eastern boundary of facility be endorsed for ANR. The land is turtle habitat. The town owns it and the Selectmen will give it to Conservation for care and custody and they will count it as mitigation land. Motion to approve by Ms. Nemeth, seconded by Ms. Brown, aye vote taken, all ayes, motion passes.

3. Project follow Up- 1 Otis Park Dr. Rhino Linings of Cape Cod: Landscaping and Fencing. Continued from 11/10/22

Zac Basinski of Bracken Engineering explained that he is before the board to review the landscaping to get it finalized and approved, thereby giving assurance to the Building Department so that they can issue a final occupancy permit. Since the last meeting, the owner has removed the boulders and installed a guardrail. Fence will be installed around the property and the dumpster. We have an updated landscaping plan to assure the board. Owner proposes work to be completed by July 1, 2023 due to the planting season. Will be in front of board in July with final landscape.

Mr. O'Connor: He would like planting schedule corrected to change 2.5 gallons to a height of 18-24". This is the industry standard. The town is looking for height and spread, container is irrelevant and should be removed from the plans to avoid confusion. The board started to discuss what the next step is to be, whether a bond should be released or not. Mr. O'Connor would like a date certain.

Steven Mele - Requesting an extension not just because of the plantings, but because of the fencing needed. This is a difficult process that takes time and money. Believes the fencing will be the hardest issue. A July 1st deadline for planting would be ideal. There is someone lined up to do the job already.

Mr. Carroll- How does the town follow up with this condition?

Mr. O'Connor- We would inspect the property.

Mr. Doucette- Condition we'd like added is if the owner cannot find the trees, we can go to the next level and find trees good for the area.

Mr. O'Connor- Conditions listed to clarify for the board:

- a. No bond required
- b. Completion date for everything is July 1st with earlier date of June 15th on landscape.
- c. 2.5 gallon reference removed from the plan.
- d. Updated landscaping plan submitted before July 1st.
- e. Notify the Planning Department if any trees or plants are not available to suggest alternates.
- f. Corrections shown on as-built.

Motion to approve made by Mr. O'Connor with above mentioned conditions, seconded by Ms. Azarovitz, aye vote taken, all ayes, motion passes.

Motion to adjourn at 7:29 p.m. by Ms. Brown, seconded by Ms. Azarovitz, aye vote taken, all ayes, meeting adjourned.