

## PLANNING BOARD MEETING MINUTES

January 26, 2017

**PRESENT:** Daniel Doucette, Stephen Strojny, Vincent Michienzi, Joe Agrillo, Lou Gallo, John Howarth, Robert Gendron, William Grant, Elmer Clegg

**STAFF:** Coreen Moore

**PUBLIC:** Jim Mulvey, Nolan Lebron, Roger Forget, Diane Annen-Benson, Robert Dutch and other members of the public

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Ann Gutterson, Recording Secretary

Chairman Doucette called the meeting to order at 7:00pm.

Minutes of 1/12/17: Mr. Grant made a MOTION to approve, seconded by Mr. Agrillo with all in favor.

**Public Hearing for Site Plan Review #490:** 220 Sandwich Rd. UCT. For a HVAC classroom building.

Roger Forget: We are proposing an HVAC building to add that program to our shops.

Mr. Clegg: In 2016 they did both the solar canopy and the IT building. I toured it this week, came out well. They put radiant heat in the floors and will be doing in all their satellite buildings. This abuts the Stop & Shop property and is adjacent to the IT building. There was a condition with the IT building that the school work with public safety to name the road and number the buildings, has that been done?

Roger: The Selectmen approved the road name Upper Cape Tech Way but we haven't had the opportunity to put up the street sign. The numbers are on the buildings.

Mr. Clegg: They used drywells and French drains on the IT building and will be doing with this one as well. There was materials stacked on the Stop & Shop property line. What is the capacity of the wastewater system? There is no additional student enrollment. They are freeing up classroom space and upgrading the academic classrooms in the main building. Handicap spaces have been added.

Roger: That material has been removed, we are well under the DEP capacity.

Mr. Clegg made a MOTION to approve subject to the following conditions:

- An engineered asbuilt for the IT and HVAC buildings must be submitted upon completion of the HVAC building.

The MOTION was seconded by Mr. Gendron with all in favor.

Mr. Michienzi recused himself and left the room.

**Public Hearing for Site Plan Review/Special Permit #12-2016:** 111 Main St. For the sale of re-purposed furniture.

Diane Annen-Benson, Seakers. My sister and I want to open a store with upcycled furniture and home décor. I have a business now in Wareham but the building sold. We go to estate sales and build, rebuild, repair, paint and change the purpose of some furniture.

Mr. Gendron: This is a second-hand store and not a by-right use. Will you be doing any modification there or just sales?

Diane: There is a small shop in the back where we'll do some repair.

Mr. Gendron: Is there a dumpster on site?

Diane: There is one against the fence in the back on the pavement.

Mr. Gendron: There has been issues in the past of putting too much merchandise outside.

Diane: I don't plan on having a lot out front, it's parking. Maybe a couple of benches. Mr. Michienzi will be moving the stones over which will give us an additional six spaces.

Mr. Grant: What about fumes from the refinishing products, etc?

Diane: I use only non-toxic, water based products. Milk paint and chalk paint with no VOCs.

Mr. Gendron: I'd be ok with limiting the outside products for sale. Maybe a 10' buffer from the building for display? Have a defined area.

Mr. Doucette: Needs to meet fire department regulations, that may not work.

Diane: We don't want it to look junky either. The building is 41' across.

Mr. Gendron: Come back within six months if you want more furniture displayed outside.

Mr. Gendron made a MOTION to approve subject to the following conditions:

- A maximum of 6 pieces of furniture may be displayed out front along with 2 benches.
- Any increase in outside display needs to come back to amend the special permit.

The MOTION was seconded by Mr. Strojny.

Mr. Howarth: By allowing this, what are we doing to all the other shops on Main St? Will they come back?

Roll call vote as follows:

Mr. Strojny – yes

Mr. Gendron – yes

Mr. Gallo – yes

Mr. Howarth – abstain

Mr. Agrillo – yes

Mr. Grant – yes

Mr. Clegg - yes

**Public Hearing for Special Permit #15-2016:** 1 Bluff Rd. Change of use from office to mixed-use.

Mr. Gallo: No proponent is here. Is it a house, condo, rental? Too many questions; lot coverage, setbacks, what is it going to be used for? MOTION to continue to 2/9/17. The MOTION was seconded by Mr. Clegg with all in favor.

Mr. Strojny asked if we can move the hotel up and have a meeting on March 2<sup>nd</sup> and cancel the Feb. 23<sup>rd</sup> and March 9<sup>th</sup> meetings. All agreed.

Mr. Strojny made a MOTION to adjourn, seconded by Mr. Gendron with all in favor. With no further business before the Board, the meeting was adjourned at 7:27pm.

Respectfully submitted,  
Ann Gutterson