

## PLANNING BOARD MEETING MINUTES

March 23, 2017

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

**PUBLIC:** Noreen Michienzi, Michaela Michienzi, Rosalie Cole, Liz Brown, Serge Zalewski, Jodi Bertrand, Kathy Cunha, Maggie Cunha, Victoria Cabb, Brenda Sullivan, and other members of the public

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Ann Gutterson, Recording Secretary

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

**Public Hearing for Site Plan Review #492:** 74 Cranberry Hwy. Serge Zalewski. Expansion of Class II Dealers license.

Mr. Gallo: He's seeking an additional 6-8 spaces and has an existing Class II. Dressed up the whole place, fence, shrubs on the walls. I walked the site with Serge, the vacuum stands have been removed. The drive is the same grade as Canal Auto so could get through in an emergency situation.

Mr. Gallo made a MOTION to approve. The MOTION was seconded by Mr. Strojny with all in favor.

**Public Hearing for Site Plan/Special Permit #15-2016:** Cont'd from 3/2/17. 1 Bluff Road. Change of use from office to mixed-use.

Mr. Clegg made a MOTION to move this item to the end of the meeting as the applicants are here yet. The MOTION was seconded by Mr. Howarth with all in favor.

**Public Hearing for Amended Site Plan Review/Special Permit #07-2012A:** 1379 Rt. 28A. Warren Dalton. Additional 4 residential units for a total of 12.

Ford O'Connor: When we originally presented the project, we asked for 12 units and you gave us 8 and said to come back if we wanted the other four. There is plenty of parking and the buildout is complete. There is no more site work only interior.

Mr. Agrillo: I walked the site with Mr. Dalton mid-day and there was plenty of parking.

Mr. Agrillo made a MOTION to approve. The MOTION was seconded by Mr. Gallo.

Mr. Grant: I'm uncomfortable without the Town Planner weighing in. I'm learning but not comfortable. Chairman Doucette: We do have an issue with no planner at the moment. There is lots of expertise with long time members on this Board. Expansive review's, yes, it's good to have the Planner's input, but something small like this I feel we can do.

Ford: The concern originally was too much traffic. They are all one bedroom units, one car. We wouldn't go if it didn't work with the commercial tenants.

Mr. Gendron: I went out, looks like plenty of room.

Mr. Agrillo: There is space in back of the last four units. The septic is done and already has the capacity for these additional units. Should be cut and dry.

Mr. Clegg: Out of 8, how many are occupied?

Ford: All are occupied. Some may have two people and two cars. We waited awhile before coming back to observe the traffic. The garages are separate for rental.

Mr. Clegg: I've been in the shops a few times, it's a well built development.

Brian Birchrand, 7 Sanderling Dr: I live in the back of this. I thought all the land was conservation?

Mr. Agrillo: There will be no more building. That is BCT land.

**1379 Rt. 28A Cont'd:**

Roll call vote as follows:

Mr. Strojny – yes

Mr. Gallo – yes

Mr. Howarth – yes

Mr. Michienzi – yes

Mr. Agrillo – yes

Mr. Grant – yes

Mr. Clegg - yes

**Public Hearing for Special Permit #01-2017:** Cont'd from 3/2/17. 1 Trowbridge Rd. Noreen Michienzi. For a sandwich shop/restaurant.

Mr. Michienzi recused himself.

Mr. Howarth made a MOTION to continue to the next meeting. The MOTION was seconded by Mr. Strojny with all in favor.

Mr. Michienzi returned.

**Preliminary Subdivision:** Cont'd from 3/2/17. 25 Perry Ave. Ryan Correia. Reconfiguration of four lots into four new lots with a collector street and a minor dead end street.

Mr. Strojny reviewed the project with the hotel. My concern was the hotel lot would be able to meet the Stormwater of the state and local bylaws. We did a peer review and had Coastal Engineering do a review. Their engineer made some revisions into their Stormwater report. My sense for the hotel and other lots, the road, is that the plan is adequate, sufficient and recommendation to move approval.

Mr. Clegg: Could you give a summary of the corrections that were made?

Chairman Doucette: This is for the lots only now. That's part of the definitive subdivision process.

Mr. Clegg: Includes lot layout. At the last meeting advocating for the size of the hotel lot too far off bylaw standard, over 20% below. I chatted with the applicant at the end of the last meeting about how we might come closer together. Ryan suggested we get together. WE met, then I talked to Mr. Strojny and the two of us met with Ryan. I offered a couple of conceptual suggestions.

Mr. Strojny made a MOTION to approve as submitted. The MOTION was seconded by Mr. Howarth.

Mr. Grant: What about the drainage over the roadways?

Chairman Doucette: The Definitive deals with drainage for the road. The Site Plan Review/Special Permit is for the hotel only and this is just a lot layout. The Definitive will be next.

Eric, Attorney for the applicant: The drainage is not designed for the roads until the definitive, however, it's been designed and peer reviewed.

Mr. Agrillo: Are you still looking for a lot size waiver? I have concern about over development of the rest of the lots. 15 acres doesn't make sense for a waiver.

Eric: We are still looking for the waiver.

Mr. Strojny: The criteria for waivers is under the Board's discretion.

Mr. Grant: During the review, didn't they talk about other roads?

Tarjia, Coastal Engineering: It will be more thoroughly reviewed with the Definitive plan.

Mr. Grant: My concern is that the Town Planner could weigh in on more technical aspects.

Mr. Strojny: I talked with Coreen. She gave me the design plan for Buzzards Bay. Her focus was on performance standards. Higher density, height more leeway with that. I did address with her what she thought were the major issues. I'm comfortable after meeting with Tarjia. I think this is a good plan and was thorough.

**25 Perry Ave – Preliminary: Cont’d:**

Mr. Clegg: When you discussed with Coreen, and talked about the consultant’s report, did she talk about the LCP? The key emphasis is balance of development with keeping the village character. Need to make sure there is sufficient open space on all projects.

Mr. Gallo: There was a 50-80 unit duplex development already approved for this site. The drainage is more than adequate, there will be one road, not as many as the 40B.

Eric: It seems you’re talking about the process. Future subdivision and roadway. The process in Massachusetts is the overall review of the subdivision layout and roads which doesn’t include drainage. That comes with the definitive plan. We have the full engineering for the Site Plan/Special Permit. No shovel will go in the ground until all these steps get done.

Tarjia: I haven’t prepared a follow up letter. Steve and I went through their response to see if everything was addressed.

Chairman Doucette: Back on the preliminary. The Stormwater comes back to the Site Plan/Special Permit.

Jim Mulvey: I caution the Board. This is the second major development in Buzzards Bay.

**Public Hearing for Site Plan Review/Special Permit #14-2016:** Cont’d from 3/2/17. 25 Perry Ave. Darling Development Group. For a 100 room hotel and relief from dimensional requirements.

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 9:18pm.

Respectfully submitted,  
Ann Gutterson