

PLANNING BOARD MEETING MINUTES
May 24, 2017

approved
6.8.17
DRAFT

PRESENT: Daniel Doucette, Stephen Strojny, Lou Gallo, Elmer Clegg, William Grant, Robert Gendron, Elizabeth Brown, Jeanne Azarovitz

ABSENT: Sandra Goldstein

STAFF: Coreen Moore, Roger Laporte,

PUBLIC: Ed Donohue, Michael Rausch, Jim Mulvey, Ken Kovacs, Mike Dowhan and other members of the public

Ann Gutterson, Recording Secretary

This was a joint meeting of the Board of Appeals and the Planning Board.

Amy Kullar, Chair of the BoA called their meeting to order at 7:00pm.

Variance 2017-V-9: 70 Trowbridge Rd. Request from Section 2500 to exceed height by 3'.

Ken Kovacs, architect, presented the plan for the Variance on the gym roof height. The building is 72,000sf and will be placed where the tennis courts are currently. The gymnasium is 6,000sf with a shed roof and is 3' over the 35' height limit. The height is the minimum (27' on the inside), and will be the same elevation as the high school and lower than the middle school. The grade will be brought down by about 3'. The roof is designed to possibly put photovoltaic panels on in the future. .

The Board of Appeals voted unanimously to grant the variance.

Chairman Doucette called the Planning Board meeting to order at 7:15pm.

Public Hearing for Site Plan Review #494: Cont'd from 5/11/17. 70 Trowbridge Rd. Town of Bourne School Dept. To construct a new Peebles School.

Mike Dowhan, landscape architect: There is currently a single driveway, there will be two, each one-way. Drive in, the busses have a dedicated lane for drop off and pick up, the cars will go around the building and drop off on the other side, plenty of room for queuing. The parking lot has 100 spaces and there are more spaces by the relocated tennis courts. Keeping the landscaping simple and native. Ornamental grasses, native trees and plants. The existing sheds are staying where they are.

Mr. Strojny: Reviewed the project, our scope of review; Falls under the Dover Amendment for educational. It meets everything – lot coverage, setbacks, frontage and they just got the height variance. You have taken vehicle and pedestrian flow into consideration. You will need a Stormwater management plan.

Mr. Gallo: What is the elevation of the school road and the loop road?

Mike: Almost the same.

Mr. Gallo.: Is the recess area going to be screened?

Mike: There is a 4' high fence surrounding the entire back area with two gates for access. There will be some vegetative buffering and also from the academic wing.

Mr. Gallo: What is the square footage of the shed roofs?

Ken: About 12,000 gym and 8,000 academic wing.

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

Mr. Strojny made a MOTION to adjourn, seconded by Mr. Clegg with all in favor. With no further business before the Board, the meeting was adjourned at 7:30pm.

Respectfully submitted,
Ann Gutterson