

## PLANNING BOARD MEETING MINUTES

### May 25, 2017

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

**ABSENT:** Sandra Goldstein, Robert Gendron

**STAFF:** Coreen Moore

**PUBLIC:** Jim Mulvey, Steve Bell, Michael Rausch and other member of the public

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Ann Gutterson, Recording Secretary

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

Minutes of 3/2/17, 3/23/17, 4/13/17, 4/27/17, 5/1/17: Mr. Strojny made a MOTION to approve. The MOTION was seconded by Mr. Grant. Five in favor, 3 abstentions. Mr. Clegg abstained from the 4/27/17 minutes.

**81P:** 14 Depot Rd. 4 lots.

Alec Joyce: The second lot is 1.1 acres, has sufficient frontage and adequate acreage. Still has to go through land court.

Coreen: It meets the 81P requirements. Be cautionary, two dwellings could be an issue.

Mr. Clegg: I looked at the property, the diagram shows a barn not a dwelling.

Alec: All dwellings are from the 70s, is it used now, yes and it's listed as a second dwelling.

Coreen: If they sell the special permit may have to be amended as it was given over four years.

The house is 1922, cottage before zoning. Meets frontage requirement.

Mr. Clegg made a MOTION to approve. The MOTION was seconded by Ms. Brown with all in favor.

**Request for Release from Covenant:** Lot 2 Eustis Lane.

Mr. Clegg went out, no work has been done to the road since it was approved.

Chairman Doucette: We don't have a letter from the DPW yet. I'm a little reluctant to release. We could release for conveyance only.

Mr. Clegg: If they have a buyer for a \$3 million property, an alternative would be to double the bond or both.

Mr. Strojny: Not enough information, no representative here. MOTION to continue to June 8<sup>th</sup>. The MOTION was seconded by Mr. Grant.

Ms. Brown: A representative should be present, do we tell them that?

Chairman Doucette: If we release a lot, it's up to the applicant, but we will tell them.

All in favor of the MOTION.

**Public Hearing for Changes to the Subdivision Regulations:** Adoption of updated Stormwater regulations.

Coreen: The clean water act. Stormwater eventually goes into the bays. The 2006 annual report we agreed to adopt a bylaw. Hired a consultant, wrote a bylaw. It was too extensive. We are looking to do a comprehensive bylaw. If we adopt the subdivision regulations it will continue further. The Board of Health has had a discharge bylaw a few years now. WE didn't have the teeth or tools to enforce. With this we will be in compliance. This is also good for commercial projects.

#223: The standards we have are for very wide roads. Go from 40'-18' cuts down on pavement and runoff. Most ask for a waiver for width and it's granted. Instead of waivers, we just reduce it.

#261: Flood zone. Flood maps add "engineering. B. Delete #6 and replace with the new language. Article 3: 321J – FEMA. 322B – road widths. Note \*30' wide with on street parking\*

#352: Stormwater management. Bernie Tabor was here at a previous meeting. She is a Stormwater specialist.

#9 and 10: Delete.

D 2 & 3 delete. Can do in the comprehensive bylaw. Doesn't match anything we do currently.

Asbuilts: For site and drainage, make it a requirement so you know what's underground.

This is for 1 acre and greater only projects.

Pg. 29-30: Basic best practice. Hopefully. Technical. Now we have something to hold developers to.

Ms. Brown: Some of the things we are deleting are all in definitions and should come out of there too.

Coreen: Much stricter regulations coming out. Have to stay current. Will hire a consultant to help with the report. There is money in the DPW to do that. Some towns have been fined for not reporting. We need to do a notice of intent. May need another staff member in the future for this only.

Mr. Gallo: Any talk about cleaning catch basins? Helps owners in the long run.

**Election of Officers**

Mr. Gallo nominated Dan Doucette as Chair.

Mr. Strojny nominated Elmer Clegg as Chair. Ms. Brown seconded. All in favor.

Mr. Grant nominated Mr. Strojny as Vice-chair. Mr. Doucette seconded. All in favor.

Ms. Brown nominated Jeanne Azarovitz as Clerk. Mr. Strojny seconded. All in favor.

Mr. Strojny made a MOTION to adjourn. The MOTION was seconded by Mr. Doucette.

Mr. Grant: Thank you Dan, your steady hand made a big difference.

Chairman Clegg: It's an honor to be considered as Chair. My goal as a team to bring honor to the Town in a way that's best for the Town. Thank you Dan. I can't do this without his support in the next year. Thank you Mr. Gallo for your perspective. We have three new members. We are characterized by diversity, also in the opinions we bring. I welcome comments and suggestions. Vision for the Town of Bourne. Change, not so focused on the details of the things that come before us. Things to think about:

1. Sheppard our environment. Dependent on shoreline and natural resources. Pressure to protect and exploit.
2. Maintain character of villages. Encourage development.
3. Economic development

- a. Attract people to live here old and young
- b. Offer employment and/or transportation
- c. Attract businesses to serve
- d. Attract employers. More active in Town, BFDC. We can be attractive to employers

If work towards making the town prosper. We are the first town when come to the Cape. First town with quality of life. Responsibility to drive the future.

With no further business before the Board, the meeting was adjourned at 8:10pm.

Respectfully submitted,  
Ann Gutterson