

**PLANNING BOARD MEETING MINUTES**  
**June 22, 2017**

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

**STAFF:** Coreen Moore

**PUBLIC:** Jim Mulvey, Ryan Correia, Rich Prevett, Zac Basinski, John Marth, Al Micale, Dan Ojala

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Ann Gutterson, Recording Secretary

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

Asked for a moment of silence for Vivian Jensen. Wife of long time past Board member, Dudley Jensen who is from one of the earliest Bourne families.

Minutes of 5/25/17: Mr. Strojny made a MOTION to approve. The MOTION was seconded by Mr. Grant with all in favor.

6/8/17: Mr. Strojny made a MOTION to approve. The MOTION was seconded by Mr. Grant with all in favor.

**81P:** 430 Wings Neck Rd. 2 lots

Dan Ojala, Down Cape Engineering: Will be two parcels of 3.7 and 3.9 acres with adequate frontage. Mr. Grant made a MOTION to approve. The MOTION was seconded by Mr. Doucette with all in favor.

150 Red Brook Harbor Rd. 2 lots

Zac Basinski, Bracken Engineering: Lot line adjustment. Taking 20,000sf from one and putting to another. Adequate frontage.

Ms. Goldstein asked about the house on the property.

Zac: It's been demolished and a new foundation is in place.

Mr. Grant made a MOTION to approve. The MOTION was seconded by Mr. Doucette with all in favor.

**Informal Discussion:** 25 Perry Ave. Over 55 living facility.

Mr. Clegg: At the last meeting we approved the lot release for the hotel and the special permit for the subdivision plan except one item on lot 5. This will be the second development for the subdivision, please tell us how it fits into the overall development plan.

Ryan: This is for a 55+ development. No drain on the school system and is for active retirees.

Mr. Clegg: Great interest to us with pressure from the Cape Cod Commission for mixed use and this is residential only. How are you going to provide mixed use?

Ryan: There is a 2.75 acre parcel behind the hotel for retail spaces, shops in front of the hotel.

Ms. Brown: The strip to Main St. is pedestrian only?

Ryan: Yes. It comes out between the vet and Coastal Motors.

Brent Narkowicz, Calamar: We are a development company, hotels, commercial buildings and senior housing. We've been in business 25 years and started in the Buffalo area, then Omaha five years ago and this would be our New England area and also looking at the Carolinas. Expansion is based on senior housing which we own and operate. We have 17 facilities now, and have 5-8 construction starts a year.

This building will be a market rate apartment complex for over 55. No medical facilities. SELLF (Seniors Empowered to Live Life to its Fullest). We run programs depending on what the tenants want. We do lots of studies and surveys and are constantly changing our buildings to meet their needs. The average age is 73. We use a national marketing firm to find a place for a need for our product. Demographic studies. Look for a market area of 5-7 miles with a minimum of 6,000 homes with age 62 or greater. Here there are 10,000 homes. We met with Design Review Committee. This is a wood frame building, with vinyl siding in 2 tones/styles. The Site has two points of egress. We will meet with the fire department. There is a 6' wide sidewalk to Main St. The building is in a H pattern with the central core containing a community room, catering kitchen for the tenants to use, but no dining facilities. There is a patio out back, benches, etc. Elevators at the H connection. 65-70% female tenants. Five detached garage bays. Each unit will have a 9'x6' deck or patio with French doors. The DRC asked that the garage doors not be white so they will be a compliment color. The sign will be 5.5' tall with stone. The pole lights will be 12'-16' high but we want the lights to be directional. There are 120 1 and 2 bedroom units. We are drawn to assisted living facilities as some of our tenants go live there after a while. A senior campus, close to medical facilities and commerce, filling a niche.

Paul Krausen: The topography of the lot runs north to south and is relatively flat. The road will have various drainage. We are going to push the drainage under the road. There will be open areas, infiltrations, bio-retention areas. Still in the process of putting a full design together. All lighting will be kept on site. We will be putting dense evergreens along the abutting residential properties.

Coreen: They met informally with the DRC and they seemed to cover all the concerns.

Mr. Gallo: With Keystone and Cody School, when you open your doors, do you have an idea how many you'll get off the bat?

Brent: A leasing office will open when we break ground and we expect 35% occupancy when we open and fully stabilized at 95% within 18-24 months.

Mr. Clegg: Cody is income controlled with 58 units, of studio, 1 and 2 bedroom. They started taking applications in the winter and all the 1 bedroom units are filled. There is an extreme demand for single people with this type of housing. Do you find you rent 2 bedroom units to single tenants?

Brent: We have about 15-18%.

Mr. Gendron: It's a great use for the area, the walkway provides value. How do we assure it will stay?

Brent: I'll let our counsel work with yours on that.

Ms. Azarovitz: Will the path be lit at night?

Brent: Yes but not the parking lot lights. Security is an utmost concern of ours. There are cameras and every tenant gets a keyfob for the building entrances.

Chairman Clegg: There are two residences on Perry Ave that abut this.

Coreen: Need to beef up the landscaping on that side so it has a year round buffer.

Mr. Gallo: What is the market rate?

Brent: \$1,300-1,700 according to the study. We have two models, Classic and Hybrid. This is the hybrid model. There are 17 features that upgrade the building, more stone, higher grade finishes inside and out.

Mr. Doucette: The pedestrian walkway, not sure if advantageous to end at a parking lot or bring it to Kendall Ct. and not walk through parking lots.

Brent: We do have peripheral sidewalks. We don't have an issue with the 10% low income requirement. Our leasing people work it in.

Mr. Doucette: My concern is to have people not walk through parking lots.

Chairman Clegg: This is pedestrian access, not sure if attractive to a resident.

Paul: This plan reflects the zoning and DRC recommendations.

Mr. Strojny: Any waivers or relief being requested?

Coreen: Not at this point.

Brent: We are pretty confident our plans meet all the requirements.

Ms. Goldstein: Roof runoff?

Brent: We hired a landscape architect and will be using indigenous materials. We want to have approvals in the fall and would consider breaking ground then.

Coreen: The GIZ (Growth Incentive Zone) is three phases. Phase 1 is 122 residential units. Phase 2 is 125 units and provide mitigation to the CCC. Provide them purchase of land, zoning change. It's time consuming and may hold up. Hope by end of summer. If a zoning change is needed it's town meeting in October.

Chairman Clegg: This is positive for Bourne. Any concerns?

Mr. Gallo: What is the square footage of the commercial on 2.5 acres?

Ryan: 1500-5500sf, 4-5 units. The restaurant will be multi-story at 7,500sf with a rooftop bar (hope) with 150 seats.

Chairman Clegg: Have to have a base population. Business can't justify coming here. Demographics of population to spend money at these businesses.

Ryan: Hoping the Town will work on the new sewage treatment plant. Our plan is to put another building on Main St.

Brent: Traffic study will be part of the application.

Chairmen Clegg: Ms. Brown and I met with Mr. Correia last week for a look at the overall development and access. Kendall Court will tie into the new park by the post office.

Coreen: You really need to go to the Board of Selectmen for the road name before going further.

**Public Hearing for Site Plan Review/Special Permit #02-2017:** Cont'd from 4/27/17.

370 MacArthur Blvd. McDonald's restaurant. Remodel and drive-thru reconfiguration and increase of impervious surface.

Al Micale, Ayoub Engineering: Currently the drive-thru is single line with a 10 car queue and will be side by side with a 15 car queue. Operates more efficiently and improvement for circulation.

Mr. Gendron: How will a car go by with a truck in the loading zone and cars in the drive-thru?

Al: We have off-peak loading times, but a third car couldn't go around.

Ms. Brown: The current line can block everything.

Al: There will be a new trash enclosure and concrete pad in the corner.

Mr. Grant: Originally they were proposing to extend the lot further back which increased their impervious coverage and created a problem for the runoff. This is a good trade off.

Al: Significant drainage problem at the bottom of the site by MacArthur Blvd. We had the catch basins cleaned, did soils tenting and are in a water resource district. We've now decreased the impervious coverage. Pull the existing drain out of the ground and install two inlets to two new catch basins. One can handle 3.25" of rainfall, the other 5". The existing building pitches everything to the back. The septic is from 1986 and rebuilt in 2007.

MR. Gallo: Install storm interceptors and then repave?

Al: Yes, we could put an infiltration system under the parking lot. But the water and gas/utilities are in the ground. This is an opportunity for the owner to get some assistance from McDonalds. If it gets too

expensive then the project goes away. A four bay ridge between two basins. We are conscious of anything that raises the price on this project.

Mr. Grant: I'd like to review before we vote.

Mr. Strojny: Do we need peer review on this?

Al: It's an upgrade only.

Coreen: This is an existing site. Originally going to expand impervious, not they're not. Need to work within the confines of the site. Basins are not the best but it's a give and take. My view it's reasonable. Top coat only, not removing pavement. They have a big septic system, I don't think it needs peer review.

Ms. Goldstein: Can you capture roof runoff then reuse?

Al: There is 3,600sf of rooftop that goes in with the parking lot water.

Ms. Azarovitz: When we met we talked about a pipe?

Al: We couldn't the overflow, this is a significant improvement environmentally.

The inside of the building: McDonalds has certain distances where you put the pay and pickup windows. They like at least 40' between, currently they are at 32'. The door by the drive-thru is going to be relocated to the front of the building. The vestibules and bathrooms will be ADA compliant and have a new look. Outside will have accent tile walls, hardiplank siding, the back wall will be raised to screen the roof equipment. New windows, signage. Landscape: Low lying and have a waiver of trees. There is a lot going in. Trees/bushes over septic, prefer not to put anything else.

Mr. Grant made a MOTION to continue to July 13. The MOTION was seconded by Mr. Gendron with all in favor.

**Public Hearing for Site Plan Review/Special Permit #04-2017:** 3 Katie Marie Drive. Rich Previtt. For Warehouse/office space.

Dan Ojala, Downcape Engineering: This building is under 10,000sf and we met with the water department as this is a recharge area. There are some chemicals kept in cabinets, floor drain leads to a tight tank and we are just over 40% impervious coverage. Roof runoff will go into separate drywells. Stanley Steemer is a good, well run business and clean. Landscaping in the front, retaining wall on the south east side, drainage area partially on the lot.

Mr. Grant: Do you store chemicals after cleaning a site?

Dan: Yes, some. Soaps and detergents all are stored in cabinets.

Mr. Grant: Deliveries, circulation?

Dan: Ups/FedEx type trucks for deliveries. Nothing blocking areas. It's not striped as a loading zone. 16 employees, 25 spaces provided, nobody in the building but employees usually.

Coreen: I spoke to the water department, they don't do written comments but they do go to the sites and do periodic inspections to make sure they comply.

Chairman Clegg: Is there a Stormwater runoff issue?

Dan: No, high point out, catch with infiltration basins.

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

1. Before an occupancy permit is issued, an as-built site plan must be submitted depicting final locations of all structures and site-related appurtenances, per Section 1238.B.8 of the Zoning Bylaw.
2. Before a building permit is issued, final building plans must be submitted with a professional stamp.

3. Any sign will require a sign permit.
4. The performance standards dated 4/25/17 are hereby incorporated into this decision as follows:
  - The use as a Stanley Steemer office cleaning service, requires the storage of standards cleaning chemicals, such as carpet cleaning solution, spot remover, leather cleaners, and similar, but all such items will be safely stored in a high performance Storage Safety Cabinet.
  - In addition to the cabinet, the floors are pitched to floor drains which lead to a double containment tight tank, so that in the rare event of a spill, the liquid would be contained safely in the tight tank, and not enter the aquifer.
  - Per section 4731, provisions will be made to protect against hazardous materials discharge, the owner will provide employee training with all cleaning materials, and storage is in Storage Safety Cabinets as described above.
  - No outside washing of automobiles is allowed, any vehicles will be washed inside and the rinse water drained to the floor drains which connect to the properly sized dual compartment tight tank which will be constructed and operated per the proper MA DEP permitting, licensing, and operations process as described in 314CMR 18.00.
  - A licensed hauler is utilized, and the amounts and license plate of each truck will be recorded onsite per the regulations.
  - The carpet cleaning vans have holding tanks for rinse water which is pumped to an internal above ground holding tank in the building which is also regularly removed by a licensed hauler.
5. Cleaning chemicals shall be handled and stored in strict accordance with 310 CMR 30, Hazardous Waste Regulations, in addition to all regulations of the Bourne Board of Health and the Bourne Water Department. (Zoning Bylaw Section 4731).
6. The Stormwater Operations and Maintenance Plan shall be fully complied with. The Planning Board shall be notified of any change of the responsible party.
7. Any change in ownership, or beneficial interest shall require an amended Special Permit.

The MOTION was seconded by Mr. Strojny. Roll call vote as follows:

Mr. Grant – yes	Mr. Strojny – yes	Mr. Gendron – yes
Mr. Gallo – yes	Ms. Azarovitz – yes	Ms. Goldstein – yes
Ms. Brown – yes	Mr. Doucette – yes	Mr. Clegg - yes

### **Committee Assignments**

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

Chairman Clegg reviewed the committees:

Bylaw committee needs 1

Wastewater committee needs 1 in the future (about 3 months). I'm currently on it and we are finishing up a project.

Community Preservation committee – Dan and he'd like to stay on.

Transportation committee – Dan and he'd like to stay on.

Phase 2 Stormwater working group – need 1. I've asked Bill and he said yes.

Would like better sharing of information with other Boards and committees then get reports back.

Would like to find some way to formally include the DRC.

Mr. Strojny made a MOTION to adjourn. The MOTION was seconded by Mr. Grant with all in favor.

With no further business before the Board, the meeting was adjourned at 9:00pm.

Respectfully submitted,

Ann Gutterson