

PLANNING BOARD MEETING MINUTES

July 27, 2017

PRESENT: Elmer Clegg, Stephen Strojny, Jeanne Azarovitz, Daniel Doucette, Lou Gallo, Elizabeth Brown, Sandra Goldstein
ABSENT: Robert Gendron, William Grant
STAFF: Coreen Moore
PUBLIC: John March, Alan Micale, Ford O'Connor

Ann Gutterson, Recording Secretary

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

81P: Beach St. 1 lot

Ford O'Connor: Selling a portion of the lot to the abutter.

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

Chairman Clegg: They are taking the rectangle behind the garage and moving it over?

Ford: The Pilkington's owned both lots. We are evening out the lots.

Vote: All in favor.

171 Barlows Landing Rd 1 lot

Ford: Similar situation. A portion of excess land to make the lot more conforming.

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

150 Red Brook Harbor Rd

Mr. Clegg: This was previously approved and has come back with a revision.

Coreen: It's towards the rear of Red Brook. They wanted both lots to have access. Everything else is the same.

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

Public Hearing for Site Plan Review/Special Permit #02-2017: Cont'd from 7/13/17.

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

Al Micale represented the applicant.

Chairman Clegg: Mr. Grant was the reviewer and was unable to be here tonight. We went over it together.

Vice-chairman Strojny took over.

Al: The last time we went over the modifications to the drive-thru lane and relocated the drive up windows and the side door to the front of the building. The site does have a drainage problem. We have designed the new system for a 10 year storm event. The pipes will be H2O loading and creating a basin underground with 3,000 cf of volume, 1 new treatment structures tie into the system as well as roof runoff, then overflows to the space by MacArthur Blvd. The existing system is failed. This is a tremendous upgrade. We are asking for some waivers: Limited landscape, and the light levels on the poles exceed by a little and we are replacing with LEDs and the overspill should be the same.

Mr. Clegg: The light issue is with the poles near Tedeschi and MacArthur Blvd, how much are you increasing?

Al: .2 and .4 over, not increasing existing overspill.

Mr. Clegg: 4,000 sf roof, will all the runoff go to the lot?

Al: Yes.

Mr. Clegg: does the subsurface have an overflow?

Al: Yes. 8" pipe to collect. Still a basin on the left of the driveway. The O&M plan will be two times a year then inspected annually. That's the manufacturer's recommendations. The owner of the business is responsible.

Ms. Goldstein: People can go to the site above ground and see if it needs cleaning?

Al: Will be on a maintenance plan. Vacuum truck or rake depending on what they get. No increase in impervious surface so we don't need that special permit anymore.

Mr. Doucette: The Fire Dept. signed off on the circulation?

Al: DC Pelonzi signed off in June.

Mr. Clegg: I commend you on working with our team. If this was new construction it would be a 25 year storm. You're building to a 10 year. The rate will go way down. MOTION to approve subject to the following conditions:

1. Before a building permit is issued, the Stormwater operations and maintenance plan must be signed by the owner and operator and/or tenant.
 2. The Stormwater Operations and Maintenance Plan shall be fully complied with. The Planning Board shall be notified of any change of the responsible party.
 3. Any change in ownership, or beneficial interest shall require an amended Special Permit.
 4. 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.
 5. Any changes to this plan or the responsible parties will be reported to the Town of Bourne Planning Board within thirty (30) days of the change.
 6. The Stormwater Operation and Maintenance Log shall be submitted to the Bourne Planning Board upon request.
 7. The Stormwater Operation and Maintenance Plan dated June 22, 2017 and revised July 24, 2017 is hereby incorporated into the conditions of this decision.
 8. Parking area de-icing materials are prohibited.
 9. Project must comply with all rules and regulations of the Bourne Fire Dept.
- Waivers for landscaping and lighting are granted.

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

Mr. Strojny: yes Mr. Gallo: yes Ms. Azarovitz: yes

Mr. Clegg: yes Ms. Goldstein: yes Ms. Brown: yes

Mr. Doucette: yes

Public Hearing for Special Permit #06-2017: 1077 County Rd. Rose Kozaryn Living Trust. For more than four horses, indoor riding arena and associated site work in a Water Resource District.

*****This item is being continued to 8/24/17*****

Mr. Doucette made a MOTION to continue to 8/24/17. The MOTION was seconded by Mr. Strojny with all in favor.

LCP

Chairman Clegg: The Selectmen want to know if the Planning Board has any intention of taking the responsibility to update the LCP. In 2003 the Selectmen appointed a citizen committee that reported back to them. Under MGL Ch. 41 81D, Appoint the Planning Board to make a Master Plan for the town. The LCP is the wording the Cape Cod Commission (CCC) adopted and is the same as a Master Plan. It was adopted in 2006 and certified by the CCC in 2007 and had a minor update in 2008. CCC conditions state review and update every five years and that hasn't been accomplished. The entire LCP needs to be looked at every 10 years and we are at that point. I ask for a vote to oversee the major revision to full revision as required by CCC regulations.

Mr. Doucette made a MOTION for the Planning Board to take the lead and request adequate funding to make it happen and that negotiation between the Chair and Town Planner. The MOTION was seconded by Mr. Strojny.

Ms. Goldstein: Need a facilitator.

Chairman Clegg: We are not discussing the process now. The regulations fall from the CCC and the State.

Coreen: The CCC has regulations online but are in the process of revising their RPP and it may affect some of these regulations. Require a local planning committee, that authority is the Board of Selectmen. Originally the Planning Board did the LCP then the Selectmen stepped in and appointed a committee.

Chairman Clegg: Substantial RPP changes that would affect how we proceed?

Coreen: Currently no.

Chairman Clegg: Will it be just the Planning Board or a committee with citizen involvement?

Coreen: I have to see the Act, which I don't have it with me and it doesn't plainly state that. I would think a committee would be under the Selectmen. If the Planning Board wants authority, but if we want to add members then have to go to the Selectmen.

Chairman Clegg: My opinion, a Planning Board committee is not the proper approach. A 7 member committee with two Planning Board members and five at large citizens. If the Selectmen appoint the committee, then a selectman can't be on it.

George Slade: My assumption was the Planning Board is the driving force. Organically held by village, thought it was well conducted. Want a good cross section of the people in Town. Can't think of another way to do it. There may be different ideas now.

Ms. Goldstein: Wasn't there a professional group that facilitated the discussions?

Chairman Clegg: Yes. Would require an outside consultant. Mr. Phil Herr and Assoc. worked with the Planning Board prior to 2003 and soon after the LCP was done the agreement was terminated.

Ms. Azarovitz: Besides professional groups there are colleges for a smaller fee.

Chairman Clegg: I have looked at the Conway School online, this could fit into the umbrella of what they've done.

George: The heavy work was done years ago.

Coreen: Sharon Rooney, CCC planner, said the changes will be more streamlined and she's willing to come talk to us and help with the process. Ask for funding after Aug. 17th. It cost close to six figures the last time. Wes Ewell, resident, wrote and took format from the school.

Chairman Clegg: It's a long process and a lot of work. Ask the Board to give a vote to proceed to work with the Selectmen Chair and the Town Planner and work up an approach and present at a joint meeting.

Mr. Doucette withdrew his previous MOTION. Mr. Strojny withdrew his second.

Mr. Doucette made a MOTION to let the Planning Board Chair talk with the Board of Selectmen Chair and the Town Planner and come up with an approach/plan to present back to us before any decisions. The MOTION was seconded by Mr. Strojny.

Mr. Doucette: I think the Planning Board should run with it.

Coreen: The CCC regulations say if we want a certified plan we will follow their regs.

Mr. Doucette: My intent isn't to expand beyond nine but to ask every village/person for their input.

Chairman Clegg: Will need Town Meeting approval.

Coreen: There are certain things a certified plan can get you with the CCC. They are looking at more of a "town's" plan not a mimic of the RPP.

Vote: All in favor of the MOTION.

Chairman Clegg: After reading the plan and researching, I feel the heavy citizen involvement contributed to the quality of what was produced. Assure the citizens it's their plan.

Committee/Board Member Reports

Chairman Clegg: We found out the document we were using for the Stormwater working group was wrong and it's entirely a Town employee group. He will be the Planning Board liaison with the group. Coreen is an active member of the group.

Ms. Brown: Last Tuesday I met with the Open Space Committee to talk about the adaptive playground, safety, drop off and the residents of Keystone it's not a good access from 218 Main St. Talked about how to make it accessible to everyone. Walkers, wheelchairs don't have a good way to access it. Also talked about having a playground like this on the other side of the canal. I'm also the liaison with the Historic Commission and I found out they meet on Tuesdays at 10am, I have an ongoing conflict so if someone else wants to do it.

Mr. Strojny made a MOTION to adjourn. The MOTION was seconded by Mr. Doucette with all in favor. With no further business before the Board, the meeting was adjourned at 8:12pm.

Respectfully submitted,
Ann Gutterson