

**Town of Bourne
Planning Board
Meeting Minutes
February 8th, 2024**

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TOWN CLERK BOURNE

PRESENT: Chair Daniel Doucette, Liz Brown (Vice Chair), David O'Connor (Clerk), Christopher Farrell, Catherine Walton (Zoom), Jeanne Azarovitz, James Robinson Jr, John Duggan, Amanda Wing (Zoom).

EXCUSED: None.

STAFF: Jennifer Copeland.

ALSO PRESENT: Andrew Knowland, Douglas Troyer (Zoom).

This meeting took place at Bourne Veterans Memorial Community Building, 239 Main Street, Buzzards Bay and also virtually via Zoom. Chairman Doucette called this meeting to order in open session at approximately 7:03 p.m.

1. Meeting Minutes 1/11/24 & 1/25/24

Mr. O'Connor Makes a Motion to Accept the Minutes for 1/11/24 as Drafted. Mr. Robinson Seconds the Motion.

Roll Call Vote as Follows:

Mr. Duggan – YES. Mr. Robinson – YES. Ms. Azarovitz – YES. Ms. Brown – YES. Mr. O'Connor – YES. Ms. Wing – YES. Chm. Doucette – YES.

The Motion Passes.

Mr. Robinson Makes a Motion to Accept the Minutes for 1/25/24 with the Addition Proposed by Ms. Azarovitz. Mr. O'Connor Seconds the Motion.

Roll Call Vote as Follows:

Mr. Duggan – YES. Mr. Robinson – YES. Ms. Azarovitz – YES. Ms. Brown – YES. Mr. O'Connor – YES. Ms. Wing – YES. Ms. Walton -- YES. Chm. Doucette – YES.

The Motion Passes.

2. Application for Extension #06-2016C

2, 4, & 6 MacArthur Blvd, Map: 24 Parcels 19, 22, & 23.

The application is a request for an extension.

Chm. Doucette explains that this extension is due to construction constraints.

Mr. O'Connor Makes a Motion to Approve the Extension for Two Years.
Mr. Robinson Seconds the Motion.

Roll Call Vote as Follows:

Mr. Duggan – YES. Mr. Robinson – YES. Ms. Azarovitz – YES. Ms. Brown – YES. Mr. O'Connor – YES. Ms. Wing – YES. Ms. Walton -- YES. Chm. Doucette – YES.

The Motion Passes.

3. 79 Mayflower Rd: Access Determination (continued from 1/25/24)

Chm. Doucette states that they have a letter from the Applicant which is requesting a continuation to March 28th.

Ms. Brown Makes a Motion to Continue the Hearing Until March 28th. Mr. Robinson Seconds the Motion.

Roll Call Vote as Follows:

Mr. Duggan – YES. Mr. Robinson – YES. Ms. Azarovitz – YES. Ms. Brown – YES. Mr. O'Connor – YES. Ms. Wing – YES. Ms. Walton -- YES. Chm. Doucette – YES.

The Motion Passes.

4. Proposed Zoning Bylaw Updates Discussion

a. Section 4120: Accessory Dwelling Unit (ADU) Amendments

Ms. Copeland states that there will be a joint meeting between the Planning Board, Zoning Board of Appeals, Bourne Housing Partnership, and Bourne housing Trust on February 22nd to discuss this matter.

Ms. Brown discusses whether there should be a time limit for short-term leases. Mr. Duggan states that 90 days might be more palatable for a by-law

change. Ms. Brown suggests making it more visible in the language of the bylaw that only one accessory dwelling is allowed per lot.

On the subject of short-term leases, Ms. Wing asks why the language of “no more than four leases per year” is in the bylaw change. Ms. Brown explains that they are trying to discourage short term rentals like Airbnb’s. The board agrees that the purpose of this ADU bylaw change is to make more affordable, year-round or seasonal housing.

- b. Section 1238: Site Plan Review traffic and circulation plan (remove “25” from CMR fire code reference).

Ms. Copeland states that the reference to “527 CMR 25” will be revised to remove the “25.”

- c. Section 1333: change special permit time lapse from two the three years.

Ms. Copeland explains in Chapter 40A, the time lapse for a special permit was changed from two to three years. This proposed change is to be consistent with state law.

- d. Section 2821: Table of Allowable Uses – Change the function standards and special permit criteria for Home Occupation use from “See Section 4120 to “See Section 4110.”

Chm. Doucette explains there is an error in the zoning bylaw language which they are seeking to correct. They will consult the Town Counsel to see if an article is needed.

- e. Section 3343 Traffic Management District – Remove June 1, 2020 sunset date for Interim Egress Control.

Ms. Copeland explains that this section of the bylaw is to control the number of curb cuts that are along the Traffic Management District (Scenic Highway and Sandwich Road). This was adopted originally in 1996 and updated in 2006. This proposed change would remove the sunset date of June 1st, 2020 and instead would be contingent upon the opening of a limited access highway connecting the Mid-Cape Highway and MacArthur Blvd.

Mr. Robinson Makes a Motion to move the Planning Board’s first meeting in March to March 6th in order to address all of these proposed changes. Ms. Brown Seconds the Motion.

Roll Call Vote As Follows:

Mr. Duggan – YES. Mr. Robinson – YES. Ms. Azarovitz – YES. Ms. Brown – YES. Mr. O’Connor – YES. Ms. Wing – YES. Ms. Walton -- YES. Chm. Doucette – YES.

The Motion Passes.

5. Adjourn

Mr. Farrell Makes a Motion to Adjourn. Ms. Brown Seconds the Motion, with all in favor.

With no further business before the board, the meeting is adjourned at approximately 7:31 p.m.

Respectfully Submitted,

Ina Sullivan

Recording Secretary