

PLANNING BOARD MEETING MINUTES

November 8, 2018

PRESENT: Elmer Clegg, Steven Strojny, Jeanne Azarovitz, William Grant, John Carroll, Lou Gallo, Sandra Goldstein, Elizabeth Brown

EXCUSED: Daniel Doucette

STAFF: Coreen Moore, Jennifer Copeland

PUBLIC: Jim Mulvey, Zac Basinski, Tom Donovan, Paul Gately, Mike Fraser, Brian, Vinny and Noreen Michienzi, Robert Bowman, Paul Longo, Brian Grady

Chairman Clegg called the meeting to order at 7:04pm.

Mr. Strojny made a MOTION to take #5 out of order. The MOTION was seconded by Ms. Brown with all in favor.

Public Hearing for Modification to a Definitive Subdivision: Cont'd from 10/11/18. Robert Bowman. Dayna Lane Extension. Change to the driveway.

Robert Bowman: Have talked to a couple of engineers with the plan. Settled on Atlantic Design, they should have it done in the next couple of weeks.

Chairman Clegg: Having a rash of continuances with projects. We give a slot on the agenda and people continue, which can make another project not on the agenda when they could have been. We are going to be putting together a policy. If you can get a plan to us by 11/26 we can put on for 12/13. After discussion, it was decided to put on for the 1/10/19 meeting.

Mr. Strojny made a MOTION to continue to 1/10/19. The MOTION was seconded by Mr. Gallo with all in favor.

Informal Discussion: Vincent Michienzi. 85-93 Main St. Concept plan.

Zac: Preliminary project review. Redevelop the building with four potential users: brewery, bakery and two restaurants. The back will be patios and a seasonal entertainment stage, onsite parking, about ½ of what's required. Believe it's adequate with the available parking across the street. Updating the stormwater, having more green space on the property.

Mr. Grant: Raised for the flood zone?

Zac: If it is under the 50% value, then in compliance with FEMA, up to the building inspector on value.

Mr. Grant: Can we get preliminary numbers so we know?

Chairman Clegg: Structure or improvements?

Zac: Building value.

Mr. Strojny: Parking can you break down the requirements for each business?

Zac: Believe people in the area; MMA, park, canal, not a destination business. Can give a shared use breakdown when we come back with the project.

Mr. Strojny: Parking concern. How will you feel it will filter out who your customers will be and where they are coming from?

Chairman Clegg: Who are the abutters on Main St? I see a proposed addition?

Zac: 69-73 no building, 95-97 is Ryan Correia, only two units are being used. The addition is on the back for bathrooms and dry storage associated with the restaurant. There are no plans for a second story at this time.

Chairman Clegg: Mixed use whenever possible.

85-93 Main St. Concept plan.

Vinny: If all goes to plan, we met with the structural engineer to cantilever the building and put three stories on top of the building.

Coreen: If he did that now, he'd have to meet FEMA, if he phases it out, he can do that. Parking on plan give calculation, but use Section 2853 for calculations. They have 50+/- spaces and also has offsite opportunity for 50 spaces he can use. HE can do a shared parking wavier on parking from 104-44.

Might look at the bigger picture of 100 for the area, not just a project. Look at entire area.

Chairman Clegg: On street spaces?

Zac: Six in front.

Ms. Brown: Storage is good. Noise bylaw?

Chairman Clegg: The Courtyard had issues and some restrictions had to be implemented because of neighbor complaints. But we encourage mixed use. Protection of privacy for residents.

Zac: The stage would have to be licensed with the Board of Selectmen for events. There is a landscape buffer.

Chairman Clegg: Will the tenants use the stage or will it be rented out?

Vinny: Tenants.

Chairman Clegg: Has wastewater allocation. Didn't change from previous businesses. The Sewer Commission adopted a wastewater management policy that applies to the downtown district. The policy requires before going to sewer, supposed to have a preliminary project review by the Planning Board. This is the first time an applicant has come before us. I'd like a letter from the water dept. and sewer confirming you have allocations. Was the allocation based on the brewery?

Zac: Yes. They will have prepackaged foods, no kitchen. Brew own beer and serving. 650 barrels a year.

Mr. Carroll: Ratio between water consumption and sewer allocation.

Chairman Clegg: Based on water "in". Not our job to get in that debate.

Mr. Strojny: Sounds like a great project, fits in downtown. Hopefully will fall into place.

Vinny: All tenants met with the Selectmen. There are three leases signed. Rather not say who they are at this moment.

Chairman Clegg: Bakery at another location, Krua Thai is going in the smaller unit. Lots of seats in the larger restaurant space.

Vinny: He has been in another of our buildings for 35 years.

Ms. Goldstein: Extensive landscaping, all town sewer? – yes

Coreen: This project going before design review next week, will be phased. Façade is just in house, may not have to go to Historic.

Mr. Strojny: Maybe have a dedicated meeting for this? Maybe a third meeting in January?

Coreen: Don't think need a special meeting, it's only the site plan being reviewed.

Zac: Trying to get footings in for the storage and bathrooms before it freezes. Will proceed at own risk.

Coreen: Still needs conservation.

Ms. Goldstein: What will you with the patio off season?

Vinny: Very windy, not sure. Furniture will go in storage.

Noreen: Maybe a farmers market.

Public Hearing for a Conditional Use Permit: Mr. Fence Inc. 310 Main St. For fence display and sales office in the Downtown Gateway district.

Paul Longo: This is a satellite location for sales office and outdoor display in the grass area. 90% residential customer. I have a business in Bellingham.

Mr. Grant: Sec. 2826, we have more discretion than normally do. Gateway in the circle area. Display use. Office size? Sales person?

Paul: By appointment only. Depending on traffic we get, will have office hours. It's more so people can see what they're buying, not just from a catalog. It's an extra selling tool.

Mr. Grant: Fits in with the LCP and our concept. More in the nature of a billboard. Judgement call. If find compatible than normal review.

Paul: There is nothing there now. Want to make it attractive.

Ms. Brown: Tough spot getting in and out of there. Low traffic use of the space.

Paul: Shared parking with liquor store.

Chairman Clegg: On your display, only a small portion visible from the street?

Paul: On front and side of the building, wood, vinyl, chain link and aluminum fencing.

Ms. Brown: Traffic will probably someone trying to go there.

Ms. Goldstein: Seems like it might be better in another location.

Paul: It's a place for customers to go. Also some visibility. Because of the traffic situation, it's not bringing in a lot. It's currently not a good looking place.

Coreen: Used to be a Honeydew there.

Chairman Clegg: Low traffic impact.

Mr. Carroll: Has existing curbcut. Rotaries without businesses fit in better.

Chairman Clegg: It's a passive type of business.

Mr. Strojny: Typically in favor of small business. Big curbcut, lots of people use the liquor store. May be an example of a small business that works there, beautification, economic development. I'm in favor.

Coreen: Need to find a similar use in the table. Special Permit or by right.

After reviewing the table and discussion, Mr. Grant made a MOTION to submit a written finding that eh use is the same character as those permitted in Consumer services, bicycle shops, etc. Also find this use is not detrimental to other uses in the DTD. The MOTION was seconded by Mr. Strojny and will require site plan review only. All in favor.

Public Hearing for Site Plan Review/Special Permit #09-2017: Cont'd from 9/27/18.

154 Cranberry Hwy. Michael & Liesl Fraser. For contractor condos with apartments above, and associated parking, drainage, landscaping, etc.

Brian Grady, GAF Engineering: Received the amended memo, set up a meeting with Coreen. Need to amend the application to include some omissions. Will have to be readvertised, renoticed to abutters. Waiting for the new list. Then we will be back in touch with staff.

Coreen: I recommend peer review for stormwater.

Mr. Gallo: The topography from the wall may change stormwater action. Support peer review.

Brian: Phasing of the wall.

Mr. Gallo: Protecting the applicant, abutters and the Board. The wall is a big portion of the project and will be built first and approved by an engineer and the building inspector. Believe we've addressed all the concerns.

Chairman Clegg: Has the Water Dept. been contacted? Curb cut from MA Dot?

Coreen: Condition we get confirmation from MA Dot.

Brian: Need Board approval prior to going to MA Dot.

154 Cranberry Hwy. Cont'd:

Coreen: Addressed my concerns from the original memo. I can't say if peer review will be ok until I get a report back. It's in a Water Resource District, but the wells don't operate anymore.

Chairman Clegg made a MOTION to authorize the Town Planner to require peer review for the stormwater. The MOTION was seconded by Mr. Grant with all in favor.

Coreen: The septic issue – flow exceeds.

Brian: I've talked to Ms. Guarino, I think it's excessive. Looked at meter readings next door. 24 gallons per day, I think we can get it down.

Chairman Clegg: We have to go actual, not similar.

Coreen: Performance standards on impervious or pavement depending on what's going where – type of business.

Brian: Work vehicles.

Mr. Grant made a MOTION to get the amended application and readvertisement/notification of the hearing. The MOTION was seconded by Ms. Azarovitz with all in favor.

Public Hearing for Site Plan Review/Special Permit #08-2018: CRE Realty Inc. 24 Jonathan Bourne Dr. Construct a 40'x24' residential building with 3 car garage below and 2-bedroom apartment above with associated parking, drainage, etc.in a Water Resource District.

Zac Basinski, Bracken Engineering: This lot has a double lot area 80,000sf. Three-bay garage with a two-bedroom apartment above for an employee. No impact on vehicle flow, new septic system for this building. Residential is 400' away. All runoff will be recharged on site. It's 1% over impervious lot coverage and provides year round housing.

Ms. Azarovitz: We suggested screening or fencing. The outside environment has some privacy from businesses. Want living space outside.

Zac: Will look at it when built.

Tom Donovan: I own the buildings and understand your concerns. There are cherry trees along the lot line. Not my intention to have an apartment that is workplace housing. Low impact, I'll introduce plantings, etc. if feel it's needed. Not looking at renting to people with kids. If my employees don't want to rent, I'll reach out to Hydroid. This is a prototype, if it works out well, may do more but depends on zoning, etc. No storage outside. All my leases they need written permission to store things outside.

Chairman Clegg: Who are the tenants in the main building?

Tom: Terminix. No outside storage, everything is contained.

Chairman Clegg: Water Resource District, is inside storage ok without a special permit?

Coreen: Yes. Never been an issue, has self-containment.

Chairman Clegg: Have you sold any buildings or do you still own? What is the property behind this lot?

Tom: Still own 8 buildings. Runs to Pocasset Woods. There is a 2 acre parcel to the right, open space to the left.

Chairman Clegg: How much grading do you have to do?

Zac: Temporary for the foundation then restore.

Jennifer: The Fire Dept. and Conservation are ok with the project.

Coreen: Work force housing. We have a tendency to protect from noise. If live in a mixed use area, noise, etc. are expected. Different than living in a subdivision abutting commercial.

24 Jonathan Bourne Dr.

Ms. Goldstein: If in a mixed use, can't look like a subdivision, not a lot of area for commercial development. Cataumet Gardens units, look nice. We need both. I see a lot of creative thoughtful ways. It's a win-win. Any thought to nitrogen reducing?

Mr. Strojny: Workforce housing – generic or state definition?

Tom: Generic. Not a 40B. Have land area to do an apartment and building.

Ms. Azarovitz made a MOTION to approve with the following conditions:

1. An as-built site plan depicting final locations of all structures and site-related appurtenances must be submitted and approved by the Planning Board or its representative before the issuance of an occupancy permit.
2. The site is located in a Water Resource District and is subject to the prohibitions and limitations of Section 4700 of the Zoning bylaw. A copy of this section shall be part of any lease and shall be posted in a storage area for each leasable unit.
3. Certification from the Health Agent that the sewerage system is adequate.
4. No hazardous materials shall be stored in the first floor commercial garages in quantities greater than household use.

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

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

Committee Reports

LCP: Mr. Strojny: We had a workshop on 10/27 and over 40 residents came. Mostly older 60-80. Talked about many issues. Looking to attract more demographics. Reaching out to the school dept, putting a notice in the tax bills. Education wasn't in the LCP, it's a very important foundation for any community. Look at and incorporate in the LCP. We are on track for town meeting or shortly after. It's exciting. The response through the website has been good.

Coreen: People that attended the workshop and gave emails to us, I send progress status periodically, they are appreciative.

Chairman Clegg: I support more workshops to expand demographics.

Mr. Carroll: The Bourne High School drama club is putting on a musical this weekend, Once on this Island.

Ms. Azarovitz: Can we put on a future agenda discussion on Main St. parking? The west end is becoming a mess and someone put up 1 hour parking signs on the poles. The private lots are all full with MMA parking, crosswalks, etc.

Chairman Clegg: We will put it on for our next meeting as the last item.

Coreen: If anyone wants anything from my office, I ask that you go through me and I'll assign it.

Ms. Brown: I'm unable to attend the upcoming Commission on Disabilities meeting. If someone wants to go, they are a good group of people.

Mr. Strojny made a MOTION to adjourn. The MOTION was seconded by Ms. Goldstein with all in favor. With no further business before the Board, the meeting was adjourned at 9:17pm.

Respectfully submitted,
Ann Gutterson