

PLANNING BOARD MEETING MINUTES

March 14, 2019

PRESENT: Elmer Clegg, Steven Strojny, Daniel Doucette, William Grant, Sandra Goldstein, Lou Gallo
EXCUSED: Jeanne Azarovitz, Elizabeth Brown, John Carroll
STAFF: Coreen Moore, Jennifer Copeland
PUBLIC: Zac Basinski, Roger Meine, Paul Longo, Colleen Caputo, Jim Mulvey, Peter Meier, Tom Guerino, Joe Sullivan, and other members of the public

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

Minutes: 2/28/19. Mr. Strojny made a MOTION to approve. The MOTION was seconded by Mr. Grant with five in favor, one abstention.

Public Hearing for Site Plan Review. #499: 33 Armory Rd. Town of Bourne. For a wastewater treatment facility.

Joe Sullivan: Saving by combining site related work with this and the police station. There are three fields. We found some large rocks and unsuitable material in the dig. Treatment building on the left, close to the Armory won't mimic the PD but will be enhanced with similar features, a cupula, and horizontal siding. Parking spaces removed for vehicle access.

Chairman Clegg: How far from the property line is the building?

Joe: At least 60'.

Roger Miene, 29 Cranberry Rd: Types and locations of fields as go uphill from the park?

Joe: Showed on the map, 250-300' from the field on the front side of the building.

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

- No motor vehicle service, washing or repair
- No storage of ice removal chemicals
- No storage of liquid hazardous material as defined in MGL chapter 21E, unless in a free standing container within a building with adequate secondary containment
- No storage of commercial fertilizers and solid conditioners unless within a structure designed to prevent generation and escape of contaminated runoff or leachate
- Prior approvals, Executive Office of Energy and Environmental Affairs (EEA), DEP permit #974-0, and MEPA #15514
- Final plans must have professional engineering and architectural stamps
- Striping the bituminous concrete area between the south side of the building and the edge of the parking lot to deter vehicles from blocking the garage
- Prior to an issuance of an occupancy permit, an as-built site plan must be submitted to the Planning Board showing all appurtenances above and below ground
- Dedicated parking spaces for the wastewater facility and truck parking must be shown on the final plan and signs must be posted.

The MOTION was seconded by Mr. Strojny with all in favor.

Chairman Clegg, personal privilege: Main St. parking; I drove down Main St. at 6:20 tonight. No on-street parking spaces available from the NMLC. Out of 61 spaces, across the street only three were empty. At NMLC there were 15 cars parked in the front lot and the Army Corps lot was heavily populated. It was 47°. Delighted Mahoney's is open and people are on Main St. Parking problem is a good thing, but not going to take much to overflow it.

Tom Guerino: The lot across from Mahoney's is used mainly by MMA cadets. I'm seeing the administrator tomorrow and meeting with MA DoT, and Rail. Town Counsel is reviewing the NMLC lease. The food and hospitality at Mahoney's is good too.

Public Hearing for Site Plan Review #500: 310 Main St. Mr. Fence Inc. For sales office and outside display.

Paul Longo: We added the loading area, dumpster and location of the sign to the plan.

Mr. Strojny: Last year we had a discussion on what section of the use table this falls under. It was approved by the DRC.

Paul: Using lower plants because it's showing the fence. Required to have one tree, then shrubs/landscaping by the sign.

Ms. Azarovitz: The plan suggested annuals, we wanted shrubs.

Paul: The picture showed annuals, but shrubs will be in front of the fence line. Will plant things that look good in the winter. Hydrangea, holly, low maintenance.

Steve: The bylaw suggests indigenous grasses and shrubs.

Chairman Clegg: Is there running water in the building?

Paul: Haven't contacted the Water Dept. yet. The office will have a desk, furniture. Might sell mailbox posts and lights in the future.

Chairman Clegg: Required to have a restroom?

Coreen: That's up to the building inspector, health and plumbing codes.

Paul: We can put a port-o-john by the dumpster. We have permission to use the bathroom in the main building.

Mr. Strojny made a MOTION to approve in conjunction with the Nov. 2018 findings. The MOTION was seconded by Mr. Doucette with all in favor.

Presentation/Discussion: 10 Aptucxet Rd. Proposed parking plan.

Zac from Bracken: On behalf of the Open Space Committee. We upgraded access to this site. This is the old driveway area. Creating four spaces and turning. Maintain the gate, looking for support.

Chairman Clegg: Why doesn't it require a handicap space?

Zac: ADA access is from the Aptucxet site close to the canal, signage will show that.

Mr. Doucette made a MOTION to make a positive recommendation stating it's consistent with CPC, OSC and canal access. The MOTION was seconded by Mr. Grant with all in favor.

Committee Reports

CPC: Mr. Doucette stated the public hearing was held, one article will be on the special town meeting, all others on the annual. We approved two for housing, one historic – Sagamore cemetery, parks and playgrounds.

LCP: Mr. Strojny stated they will be presenting at the 3/28 meeting to the Planning Board. There are some sections on the website. Goal is to create a full working draft. Make people aware it's on the website.

Mr. Doucette: Draft online, comments are captured immediately.

Mr. Strojny: It's easy reading.

Coreen: Bourne Economic Summit for April, invitation only, sponsored by the Selectmen and SWOP. This is part 2 for business owners, developers, committees, boards, schools. It will be at the MMA from 9-1 and will include lunch, breakout sessions. Facilitated by the Cape Cod Commission.

Chairman Clegg: All the outreach work, more current than the 2017 SWOP?

Coreen: They drafted that element. Has been very influential with the LCP. Asking for current events/infrastructure. Encompassing quite a bit. That was forecasting. Taking all that in course direction.

Chairman Clegg: In 2017 the LCP group did some exercise. What is the difference from 2017-2018?

Coreen: Building an outlook. Nothing specific, that was to be delayed. Looking at the bigger picture. Hear from the community, businesses, and developers. The Planning Board will take direction from that.

Chairman Clegg: Did you reach out to the base?

Coreen: No.

Chairman Clegg: I'll send an email to Tom Guerino. Executive Director responsible and commander of Air Station. They're interested in getting involved with the Town. Trying to fend off another brack process.

Coreen: Lots of ideas. Nothing came out of the meetings.

Chairman Clegg: Wes said the MMR is the elephant in the room. Looking at economic development capewide, the base is almost irrelevant 10 years out. 40 years out we'll be fully developed and need more land. Maybe an opportunity to take back some land. 1935 we gave them 10,000 acres.

Corrections facility, national cemetery and a new police training academy is going in. Get a strip from the rotary to ISWM. Think what it can mean. Long term view.

Mr. Strojny: Possibilities almost limitless when think about it.

Mr. Strojny made a MOTION to adjourn. The MOTION was seconded by Mr. Strojny with all in favor. With no further business before the Board, the meeting was adjourned at 7:55pm.

Respectfully submitted,
Ann Gutterson