

PLANNING BOARD MEETING MINUTES

March 28, 2019

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

STAFF: Coreen Moore, Jennifer Copeland

PUBLIC: Jim Mulvey, Steve Good, Sean Burke, Ford O'Connor, Wes Ewell, Peter Riley and other members of the public

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

Public Hearing for Site Plan Review/Special Permit #08-2017-B: Steven Good. For retail and site changes.

Steve: Unit 1 will be retail boat sales. The loading area will be moved to the rear, added a stone wall to the front of the building and a gravel area in back for truck access.

Ms. Brown: Final paving will be done in the spring, there is no dumpster on site.

Steve: Not planning on having one, very little trash on site. I don't keep one on my other properties.

Ms. Brown: The drainage on Foster Howard Rd. isn't well handled, but his property works great and is taking some of the road drainage.

Mr. Doucette: There is lots of impervious across the street. The next lot will take some of the burden from the street which will help this property.

Coreen: Have discussed with George Sala. When a developer come in, they would be responsible to improve the road, make it part of mitigation. If the road is not adequate, who's responsible for the road? That last lot will have to fix the road and drainage.

Ms. Goldstein: I want to compliment on the design of the building. Good for the character of the town.

Ms. Brown made a MOTION to approve subject to the following conditions:

- Unit 1 is retail only.
- Waiver of one parking space was granted.
- Alternative surfacing for the loading area was approved.
- A performance bond for paving must be submitted and the amount approved by the Director of the DPW.
- Install berm on the south side of the parking area.
- Identify the outdoor boat display area on the site plan.

The MOTION was seconded by Mr. Strojny.

Coreen: Regarding the bond, can it be as approved by the DPW director and Planning Board? Cost plus 15% is what we usually do.

Ms. Brown made a MOTION to Amend the MOTION to include that. The Amendment was seconded by Ms. Azarovitz.

Sean Burke: The display area, will there be another meeting?

Peter Riley, Rolling Oaks: We want him there. HE will be a quiet tenant and is a good guy.

All in favor of the Amendment. Roll call vote on the Main MOTION as Amended:

Mr. Carroll– yes

Ms. Azarovitz - yes

Ms. Goldstein - yes

Mr. Grant – yes

Ms. Brown – yes

Mr. Gallo - yes

Mr. Doucette – yes

Mr. Clegg – yes

Mr. Strojny - yes

Public Hearing for Site Plan Review/Special Permit #09-2017: 154 Cranberry Hwy. To construct a building for two contractor condominiums with a two-bedroom apartment above each.

The applicant has requested an extension to 4/25/19

Chairman Clegg: They only received the peer review last week.

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

Public Hearing for a Change to the Zoning Bylaw: Change to the zoning map to Rezone parcel 10 and parcel 6 on Assessor's Map 11 from SDD to VB, by extending the existing VB district line to encompass parcel 10 and parcel 6.

Ford O'Connor: One parcel has a motel which they plan on closing permanently to redevelop the site. This would allow access onto Herring Pond Rd and give more appropriate uses. There are three buildings on Lot 20 now.

Chairman Clegg: What are the four lots to the right?

Ford: 881-891 Scenic Hwy are residential.

Coreen: It's in VB and SDD zoning districts. Also in the Bournedale Overlay District and the DCPC. The uses are still allowed, density requirement. Make more economical density mixed use in VB. Behind are condos on the hill. The Bournedale OD was in the 2000's. Prevented over zoning and natural protection for historic resources. Created a technology campus overlay, Flexible Resource District, but different from other areas. Show what's there and how to protect. Quite an extreme study. The Open Space Committee purchased a lot of land.

Ford: VB makes better planning sense. This is by private petition.

Mr. Gallo: Would like to see an overall plan.

Ford: Whoever does something, has to come back to you.

Coreen: Special Permit for development, take into consideration road network, number of trips, etc. No guarantee the Board will approve development.

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

LCP Presentation and Status update

Mr. Strojny: The LCP is a vision for the Town. There are 17 areas of concern, up three from the original. This was started 15 years ago and finalized 10 years ago. Working with the Cape Cod Commission (CCC), they have updated their regulations. We reached out to citizens, business owners, and people who have a vested interest in the town. We did a workshop in October and 50 people attended. We created an online survey and received almost 800 responses and they identified 40 areas of concern. Have begun drafting and putting sections on the website. Want people to look at the drafts and give feedback. This document will be used by the Planning Board, Selectmen, and department heads. This will be our guiding document for the next 10 years. Over the next 2-3 months we'll bring back 2-4 items, draft reviews. There are lots of technical things need to go going forward.

Wes: I have a discussion draft of the entire plan. Most sections required by the CCC. We want it consistent with the Regional Policy Plan (RPP). Sharon Rooney of the CCC has been getting our drafts. Expect to have fully vetted and make a presentation at the Town Meeting. Sharon said one formal public hearing is required, but prefer to do outreach. Would like the hearing in June. The CCC wants 90 days to comment before going to Town Meeting. An implementation schedule will be an appendix to the plan. Consistent with the RPP.

Chairman Clegg: The CCC has done a 180° change, partly because of both parties. Set aside 30-60 minutes per meeting starting on 4/11/19 for the LCP drafts.

Wes: Comprehensive that it covers the highest interests. 1-2 page of narrative, goal statement, 3 policy statements and a dozen action items per section.

Mr. Strojny: Thank you to the Planning department for all their help.

Committee Reports

Mr. Carroll: The pedestrian bicycle committee update. The bike trail next to the rail to Monument Neck Rd, we aim to hire a consultant. May 1, 2019 is an outreach meeting at the Bourne Library at 7pm.

Coreen: Regarding Kennels. Potential zoning bylaw change. The ZBA feels it's out of their expertise and wants the Board of Health to take over. Needs a lot of work, licensing, enforcement.

Ms. Brown: The next bylaw meeting is on 4/10.

Chairman Clegg: Citizens Planner Workshop. A few of us went and got some good information.

Mr. Doucette: I went to the writing village center zoning workshop. Parking, they want maximum numbers, not minimum, go up, not out. Good class.

Chairman Clegg: Village redevelopment plans beyond downtown. Redevelopment of aging facilities.

Mr. Grant: Mitigation workshop, look beyond the project.

Chairman Clegg: Is there any way to go after someone across the street from a project?

Mr. Doucette: Never came to our attention until after the development was complete (Foster Howard Rd).

Coreen: Calamar and Kendall Rae Place. There is the subdivision and the creation of the road. Inspected and signed off by the DPW and ConCom. Commercial projects, peer review was done. We could have included that we want reports along the way. We asked for soil reports, they sent it, I sent it back wanting more information. We have a mitigation bylaw but have never implemented it. You have the CCC if you feel out of the scope and can refer with limited review. They have the ability to do the mitigation. Protecting the development and the people here so won't overwhelm the system you have. Foster Howard Rd should have been determined the road wasn't adequate. Should put on the owner of the lots, may have to do site visits.

Mr. Strojny: One Big Home movie. It's about mega houses on Martha's Vineyard and what it does to the character. Saturday 4/6/19 at 3pm at the Pocasset Community building.

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 8:27pm.

Respectfully submitted,
Ann Gutterson