

PLANNING BOARD MEETING MINUTES

February 28, 2019

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

EXCUSED: Jeanne Azarovitz

STAFF: Jennifer Copeland

PUBLIC: Tom Guerino, Jim Mulvey, Peter Meier, George Slade, Mike Hllsinger, Roy Catignanis

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

Minutes: 1/10/19

Mr. Grant made a MOTION to approve with the addition of Mezza Luna added to his statement on page six. The MOTION was seconded by Mr. Doucette with all in favor.

Discussion: Main St. parking.

Tom Guerino: I've been corresponding with the admiral at MMA. I'm meeting with Rail and MA DoT and the admiral will be involved too. Need to set a couple of handicap spaces and use the lot in the off school season for public parking. The Police Dept and Board of Selectmen need to make rules of that lot. Tom Cahir has been quite helpful with the rail transit.

Chairman Clegg: Future buildings will be parking issues.

Tom: I commend the people for taking the risk of developing downtown now.

Public Hearing for Special Permit #01-2019: 50 Cohasset Realty Trust. 50 Cohasset Ave. For a vet clinic with no animals overnight.

Chairman Clegg: This doesn't fall on our allowable use table.

Mike Hllsinger, Conserv Group: This is a former Santander bank. Will be used as a vet outpatient clinic for animals with cancer. Same day treatment. We get referrals from veterinarians and animal hospitals. The definition in the Bylaw for an animal hospital, that's not us. We think we are more in line with professional office. No definition of a vet clinic.

Jen: It's a veterinary clinic, not professional office.

Chairman Clegg: The process is if it's not a clear placement then it's up to the Board to determine the closest to what you're trying to do. You are a unique business. The closer definition is Vet clinic.

Previously a bank. Parking shows four employees and will see no more than two patients at a time.

Less than the previous use. There are three street spaces and seven across the street. No drive-thru so can park there too. The need for parking has decreased.

Jen: It's a great use of the property. Not site plan review, only special permit.

Mike: The rear awning over the drive-thru is coming down and the night depository is being removed.

Mr. Carroll: In line with what trying to do in Buzzards Bay and in line with the LCP.

Chairman Clegg: Any concerns with animal noise/barking?

Mr. Carroll: No. Parking is more than adequate.

Mr. Doucette: Hesitant to allow the spaces across the street if we don't have to for future business.

Jen: Mr. Souza from the Buzzards Bay Water District said they are going to remove the current line and bring a separate line into the building.

50 Cohasset Ave. Cont'd:

Public Hearing Closed

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

- No animals over night
- No outside maintenance of animals on the property.
- No use of the drive-thru.

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

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

Fee Schedule: Addition of new fee for Repetitive Petition, \$350

Chairman Clegg: The reason for this is when a project gets denied by the Zoning Board of Appeals, the applicant has two years before they are allowed to go back unless they make a substantial change. Then it requires Planning Board decision and Board of Appeals decision. We are just a check in that process. The fee will be \$350 plus mailing.

Mr. Doucette made a MOTION to approve the fee. The MOTION was seconded by Mrs. Brown with all in favor.

Committee Reports

LCP: Mr. Strojny: Met with the superintendent of the schools and are drafting the education portion of the LCP now.

Chairman Clegg: The Cape Cod Commission has published their final revisions to the Regional Policy Plan. Attitude is there are giving more leeway. It's refreshing.

CPC: Mr. Doucette: Our public hearing is March 11.

Chairman Clegg: I went to a presentation at the Bourne Housing Authority on the Cape View Way project. They hope to open in 2021. This has been dormant for many years.

Mr. Carroll: The Wareham Town Planner wants to reconstitute their bike committee. They want to learn how it works in other towns.

Chairman Clegg: At the Cape Cod Commission meeting, there was a rep from Mashpee Commons. They stated they haven't touched their LCP since 1998. I said we viewed it as mandatory if we wanted support. What they did there is based on regulations from 1986.

Ms. Brown: Cape Cod Canal Day is Sept. 14th. They just had their first meeting.

Chairman Clegg: Sandwich advertised in the AAA paper. Bourne needs to do more image building as a front end step to economic development, things that set us apart from others.

Jim Mulvey: There is all kinds of investment money and they are looking for places. What do we have to offer them? Convention Data Services came in because we gave them a tax break.

Chairman Clegg: Economic development is approached different ways. First step is what do we expect to get, where is it best placed, job descriptions, what's it worth, etc?

Mr. Doucette 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