

PLANNING BOARD MEETING MINUTES

February 14, 2019

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

EXCUSED: Elizabeth Brown

STAFF: Coreen Moore, Jennifer Copeland

PUBLIC: Tom Guerino, Jim Mulvey, Zac Basinski, Vincent and Noreen Michienzi, Robert Bowman, Joe Sullivan, MJ Mastrangelo, Chris Farrell, Anne Francor, Gail Morino, Jamie Bissonnette, Al Quaglieri, and other members of the public.

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

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

MJ: The Town was awarded \$2.3 million for the wastewater plant in addition to a \$1.5 million grant.

Joe Sullivan: Access/parking, 3 spaces were removed and signage will be used. Try to go to bed as of March. Need ADA review first. Stamped plans will happen prior to bid.

Jen: Police, ball field, playground on same lot. Plan was received on 1/9/19, stamps on final plan and asbuilt. Hasn't changed much since the Police station review.

Joe: Asbuilt upon completion.

Chairman Clegg: Does not include dedicated parking for this building. Subject to inspections daily/weekly. Trucks need to get in there for access. Planning on using police parking? Have you responded?

Joe: Will eliminate 3 spaces and will be designated for wastewater. Revised drawing showing changes prior to bid.

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

- No motor vehicle
- Asbuilt prior to occupancy permit
- Parking changes
- Ice removal

The MOTION was seconded by Mr. Strojny with 7 in favor, 1 abstention.

Public Hearing for Site Plan Review #492: Cont'd from 1/24/19. Vincent Michienzi. 85-93 Main St. For 4 units, site improvements, etc.

Public Hearing for Special Permit #02-2019: Vincent Michienzi. 85-93 Main St. For outside service of food and beverage.

Zac: We added landscaping details, auxiliary parking off site, no easements.

Coreen: Sweep analysis from the Fire Dept. along backside concerns. Conflict with emergency access and fire lane/loading zone. Haven't heard from the Fire Dept. for that. Think may be resolved. Loading shouldn't be a conflict with emergency and parking spaces. Calling off-peak delivery.

Mr. Grant: Think immediate issues, my main concern. Parking from 40-120, if no cadets, no parking issue. MMA admiral said cottage industry as many have them park elsewhere. Willing to meet with us

to see all interests and protect safety. Downtown parking requirements are overstated. Police to enforce parking violations in the lot between the park and railroad tracks. Parking behind NMLC. Sublease of fenced off area 100 spots with MMA, school year only. Agreed to sign to grant town public parking during the summer. Added 171 spaces.

Mr. Grant: 123 spaces provided. Viable downtown area, will parking be restricted?

Zac: It will be open to the public, unrestricted.

Chairman Clegg: Appreciate your cooperation. Trying to avoid people coming down Cohasset Ave. park here for this, there for that. Mahoney's on Main was no change and has been able to prepare for opening without providing parking. This condition, if in the future your businesses are being disadvantaged, I'll readdress that condition. Normally look at impact on abutters. Not addressing the noise issue. The Selectmen give approval for music on the stage. Brewery – water use to clean vats. The Town wastewater will have an interest.

The Board was notified it will be a tap room instead.

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

- Signed, updated Stormwater O&M plan to be submitted
- No restriction on parking except no overnight, must be delineated on the plan
- Review by historic prior to a building permit

The MOTION was seconded by Mr. Doucette.

Ms. Goldstein: Seasonal dates? Residential abutters?

Zac: Weather dependent and mixed neighborhood. Parking 240 required, 123 provided. There will be other businesses developing.

Mr. Carroll: Easing up parking requirements is the right direction. We have to have a compromise between lots of asphalt and lots of business.

Chairman Clegg: Better to stress the system for a lower number, not over demand.

Coreen: Bylaws are flawed. See where the town is going, adjust and change. If we have a parking issue, we've succeeded.

Roll call vote as follows:

Mr. Grant – yes

Mr. Carroll – yes

Mr. Strojny – yes

Mr. Gallo – yes

Ms. Azarovtiz – yes

Ms. Goldstein – yes

Mr. Doucette – yes

Mr. Clegg – yes

Ms. Brown - absent

Chairman Clegg: Went to MMA canal area study by MA DoT. Got to Main St. the first block of buildings, all the lights were on, looked magnificent! Spent time with Air Station Cape Cod and the General of the National Guard. Cape Air is the largest commuter airline in the country, and the head of Hydroid. Opportunity and reach out to people that have a key stake in this town. Are we adequately reaching out to businesses for the LCP? Engage and support the town. They were excited about the hotel, great project and know it will be successful.

Public Hearing for Site Plan Review/Special Permit #10-2018: Cont'd from 12/13/18. Alan Quaglieri. 18 Foster Howard Rd. To construct 2 50'x50' commercial buildings with associated parking, drainage, landscaping, etc.

Jamie Bissonnette: Had to modify the drainage system and eliminated the Rt. 28A access, keeping plantings in the layout, turning radius modified, relocated dumpster pad.

Mr. Doucette: Concerns and changes made this a better and safer project. Anything north of this, the road fails after this site. The town abandoned because nobody uses it. The DPW, applicant and us. We can force the developer to bring the road up to standards.

Jamie: Dealing with what we have, road and abutter's runoff.

Mr. Doucette: The 20' rain garden is taking a lot. MOTION to approve subject to the following conditions:

- Prior to issuance of an occupancy permit, an As-Built plan must be submitted to the Planning Board showing all appurtenances above and below ground.
- Confirmation from the Health Agent that the septic system is adequate.
- Confirmation from the Fire Department that emergency access is adequate.

The MOTION was seconded by Mr. Carroll. There is lots of activity on this part of Foster Howard Rd.

Jamie: Landscaping across from Rolling Oaks. Keeping existing trees and loaded up with shrubs and plantings in the buffer. The building is 60' back from 28A pavement.

Chairman Clegg: Why two buildings?

Al: Build one and maybe a second in the future. Small storage in between buildings. This is the first commercial building in Bourne. I have some in Walpole, etc.

Mr. Strojny: Have two years to build it out.

Al: Road is in disrepair. Rt. 28A entrance denied, disappointing.

Ms. Goldstein: Plan for the buildings?

Al: Put my boat and work on it. Retail in front building. But may have to rethink that.

Coreen: Clarifications: Just has to start in two years. If has one building, it's substantial and don't have the two year limit. If changes the use, has to come back. This is for warehouse/office.

Jen: Moratorium on gas lines, had to go to propane tanks.

Ms. Goldstein: Truck sizes. Foster Howard Rd services all those businesses. Predict what might be when built out, logistics getting in/out and moving around.

Roll call vote as follows:

Mr. Grant – yes

Mr. Carroll – yes

Mr. Strojny – yes

Mr. Gallo – yes

Ms. Azarovitz – yes

Ms. Goldstein – abstain

Mr. Doucette – yes

Mr. Clegg – yes

Ms. Brown - absent

Public Hearing for Modification to a Definitive Subdivision: Cont'd from 1/10/19. Robert Bowman. Dayna Lane Extension. Changes to the driveway.

Chairman Clegg: Asking for a waiver of all conditions and construct a driveway to go to lot 2 and be a gravel surface.

Bob: No hammerhead. The flow test was done and exceeds, no hydrant necessary. 15' road to house and a turnaround at the house. Don't know where the house is going yet. Engineering hasn't been done on the lot yet.

Dayna Lane Extension. Cont'd:

Chairman Clegg: Proper to grant waivers and gravel driveway or hold to original conditions and pave to station 6? Or allow the driveway off existing driveway and in his right of way for access to the last lot? If approve, subdivision with two houses and Mr. Bowman's house, four total.

Mr. Doucette: IN the past, we have allowed a driveway to the first house then two or more the road built to subdivision standards. If we allow this, there might be other areas in town that may want it.

Chairman Clegg: Why not be expected to be held to subdivision regulations up to station 6?

Coreen: Plan approved 11/06. Subdivision roads not Site Plan Review. Granted conditions and waivers. Asking to eliminate the hammerhead and use gravel. If withdraw, can pave to station 6 and hammerhead. Haven't received the flow test results yet.

Chairman Clegg: Any plans to finish Dayna Ln to subdivision standards?

Bob: No. Why want more tarred roads?

Mr. Gallo: How service lot 1?

Chairman Clegg: From Head of the Bay Rd.

Coreen: Lot 14 and lot 2 are being served from this. The original subdivision of Dayna Lane is not part of this. Dayna Lane went to the circle. The extension was approved in 2006. The roundabout was created for legal frontage for lots 1 and 2.

Bob: Originally did the two lots and mine, then subdivided my lot to create lot 2.

Chairman Clegg: Why not develop as originally approved for the welfare of the abutters?

Mr. Strojny: The Fire Dept says the plan is adequate and that has weight with me. More the land that dictates, not an over development, not unreasonable. My concern is the abutter. Thought was going to work with the neighbor. If the neighbors don't have an issue, I'm ok with the proposal.

Bob: Her driveway wasn't put where it was supposed to go.

Gail Molino, lot 3: I moved in May 2018. I'd prefer to have a paved driveway. The driveway couldn't go where proposed as the land drops off.

Chairman Clegg: Who's responsible for the shared driveway? The other neighbor's driveway comes off the existing Dayna Lane. Would your property be affected by the driveway proposed?

Anne Francor: It's adjacent to my property where it goes into his land. What are the requirements of the road? Can he go right up to my property?

Coreen: The driveway can go up to the line.

Anne: Drop off behind where he wants to build is tremendous.

Chairman Clegg: He'll have to deal with that. Would you rather have the road paved and extended?

Anne: Yes, better selling point.

Mr. Gallo: Existing driveway totally illegal. If can work out, I like the 18' width. Better than the 12'.

Gail: Responsible for driveway including the part in the easement. Some trees will have to be cut down.

Mr. Carroll: Unique area, wooded, 4-5 owners would like to be in if can come to a common agreement. Preserving the beauty of the area is more important to them.

Mr. Grant: If he does what has approval for, you'll be worse off (to abutters).

Mr. Grant made a MOTION for Mr. Carroll to work with the abutters and Mr. Bowman to get an acceptable resolution within 60 days. Results include drafting an agreement of common driveway maintenance, lighting, etc. and come back on 4/11 with or without an agreement. The MOTION was seconded by Mr. Doucette with all in favor.

Discussion: Citizen Planner Training Collaborative

Chairman Clegg: I need one more class to get level one certification. I know Mr. Grant got it last year.

Coreen: It helps the Board with legal issues, shows they've been trained.

Chairman Clegg: Who is planning on going? Mr. Doucette, Mr. Grant, Mr. Carroll, Ms. Goldstein.
Mr. Grant suggested carpooling.

Committee Reports

LCP: Mr. Strojny: We are about 56% of the way finished. The first five elements are in draft form and will be on the website for feedback from the public. Education is important and wasn't in the original document.

CPC: Mr. Doucette: We have started reviewing projects. We heard three from housing this week.
Chairman Clegg: The Pocasset community building has started the bathroom renovations and we couldn't have done it without the CPA funds. The Housing Authority has the property behind the Sagamore fire station, Cape View Way and have accepted a proposal from HAC, the same people that did Canal Bluffs off Otis Park Dr. They are having a presentation at 871 Shore Rd on Feb. 28th at 3pm.

Mr. Strojny made a MOTION to adjourn. The MOTION was seconded by Mr. Doucette with all in favor.
With no further business before the Board, the meeting was adjourned at 9:45pm.

Respectfully submitted,
Ann Gutterson