

PLANNING BOARD MEETING MINUTES

April 11, 2019

PRESENT: Elmer Clegg, Steven Strojny, Daniel Doucette, William Grant, Lou Gallo, John Carroll
ABSENT: Jeanne Azarovitz, Sandra Goldstein, Elizabeth Brown
STAFF: Coreen Moore, Jennifer Copeland
PUBLIC: Wes Ewell, Nancy Angus, Robert Bowman, Zac Basinski, Rich Surette, Michael Bonito, Earl Carlow, Sean Skehill, Matthew and Karin Stuck, Pete Ryll, Jim Avitabile, and other members of the public.

Chairman Clegg called the meeting to order at 7:02pm.

Minutes: 2/28/19: Mr. Grant made a MOTION to approve, seconded by Mr. Strojny with all in favor.

3/14/19: Mr. Grant made a MOTION to approve, seconded by Mr. Strojny with five in favor, one abstention.

3/28/19: Mr. Strojny made a MOTION to approve, seconded by Mr. Grant with all in favor.

Mr. Doucette made a MOTION to take out of order and move Main St. parking to after item #7. The MOTION was seconded by Mr. Grant with all in favor.

81P: Arlington Dr. 2 lots.

Zac: Subdivision in 1955. Have been before the Board in 1993. Adequate access on Arlington Drive has been determined. The road is 20' wide and paved. Looking to subdivide and get a lot release for two lots soon.

Mr. Doucette: This meets all requirements of an 81P.

Coreen: Has adequate access. Under 81P, a subdivision is not required to get that adequate access, it's a subdivision process, not an 81P.

Mr. Doucette made a MOTION to approve, seconded by Mr. Strojny with all in favor.

Request for Release from Covenant: Cape Sagamore Highlands. Remainder of lots.

Nancy Angus: Spoke with George Sala and he would be ok with keeping one lot under covenant, plus the bond you already have. Need to re-identify a denitro lot, we have chosen lot 23 from lot 21. A mistake was made and we overlooked this. Wasn't able to talk to Terri in Health about it today.

Coreen: Difficult to track. It was a CCC condition change in the Board of Health, new agent. Glad she caught it. Deed restricted. Do you have final compliance with the CCC? They don't ask for that information?

Nancy: Yes, we have the final certificate of compliance and no, they don't ask for it.

Coreen: Suggest keep two lots until that's done. Deed restricted and denitro is done.

Nancy: Keep lot 8 and 10.

Mr. Doucette made a MOTION to hold lots 8 and 10 and release the remainder. The MOTION was seconded by Mr. Strojny with all in favor.

Request for Release of Bond: Brookside. Stating all work is complete.

Sean Skehill, Northland Residential: 2 generators were installed, road is complete, the 911 system is up to date, the signs and lights the HOA took care of that, emergency access: the south side is accessible, we are asking not to install the northern gate. The purpose was for the Springbrook Rd. lots but they weren't built except 2 units.

Coreen: The signs were a cheaper version that was put up.

Sean: The original signs were wood carved and over the years the HOA changed the damaged ones.

Coreen: The developer originally responsible, should get carved signs. Haven't confirmed if they've been replaced. It's aesthetics. Residents not notified.

Sean: Turned over to the HOA in 2010.

Coreen: Would like to get out there and maybe talk to the HOA.

Chairman Clegg: Release all but \$10,000.

Mr. Strojny: George Sala said he has no vested interest in the roads. Drains are flush with the road.

Mr. Doucette: DPW has always looked at the roads including Brookside. At least we have guidance, has been our checkpoint.

Coreen: Approved in the 80s.

Mr. Doucette: As long as built to that standard, it's what we are looking for.

Mr. Grant made a MOTION to continue to 4/25 and to notify the HOA. The MOTION was seconded by Mr. Doucette with all in favor.

Public Hearing for Modification to a Definitive Subdivision: Cont'd from 2/14/19. Robert Bowman. Dayna Lane Extension. Changes to the driveway.

Bob: I spoke to the homeowners and met with Gail whose driveway is impacted. I got a letter from the other neighbor who is not affected. 15' gravel connected to existing driveway, paved to her and gravel to the new lot.

Mr. Carroll: Existing drive in right of way partially. Modification affects that. What's there is different from original plan. Visited the site, older Cape Cod, woods, uneven terrain, and houses out of sight of each other.

Coreen: Joint road, if paves up to 5 + 50'. Responsible for paving – him and Molino. Gravel after that. Encompasses her total driveway and frontage on the road. Lot 2 is responsible for the gravel driveway. Should be noted on the plan. Paved portion responsible with all abutters. Should be in the deed. Status of the subdivision as it stands today. Bob has frontage but not access. If subdivides, can only access from Head of the Bay Rd. Turnaround on lot 2, show on the building permit. 15' width, note on plan. Access needs to be shown on plan.

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

- No permit issued until we receive a site plan for lot 2.
- Paved to 5 + 50' for 15' width. Remainder may be gravel and maintained by lot 2.
- Appropriately tied in to the grade of the existing driveway.
- Reconfigure portion of driveway as per signed agreement.

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

Public Hearing for a Definitive Subdivision: James Avitable. 0 Sol Joseph Rd. For a back lot subdivision to create three lots.

Mr. Gallo: Back lot, drawing meets setbacks but no adequate access to the lot. Can only be done under subdivision review. In 2005 and ANR was denied then that fell under subdivision regulations. No access for this time. Can't be met with the plan submitted.

Jen: It's off Yearling Run Rd and is an ancient way. Doesn't connect to Yearling Run. There is an electrical easement with a gravel road. Not adequate to access the lots.

Ben Losardo: We intended to be an ANR but the lot doesn't meet access. Submit a 2 lot ANR plan, each with 5 acres. Access now on Sol Joseph Rd. Able to get an easement over the power lines. Can't improve to subdivision road. Seems to be 16-18' wide and well built. Improve Sol Joseph Rd with pavement. Can't pave the easement. Go in 2002, house was built off Sol Joseph. Some precedent. Fire dept. says they'll work with us.

Chairman Clegg: Emergency access from the power lines.

James: Intent not to have significant impact. Keep as minimal as possible. Paved defeat the purpose. The Fire Chief said his concern was the left turn into the property.

Mr. Gallo: Do they own under the power lines?

Pete Ryll: The plan submitted from the registry, utility and access easement.

Coreen: Don't believe it's an ANR, think subdivision. If find access, can't condition and ANR for access. Not recommended, not adequate. Creating lots.

Ben: If the way has adequate grade construction, what would be adequate? State law.

Coreen: Creating a road wider to get there. Will look at further.

Paul: Based off of what Plymouth just did, widened the road. Done within 10-15 years.

Mr. Doucette made a MOTION to apply fees for future application. The MOTION was seconded by MR. Strojny with all in favor.

Mr. Doucette made a MOTION to accept the withdrawal without prejudice. The MOTION was seconded by Mr. Strojny with all in favor.

Main St. Parking: Progress report and Board discussion.

Chairman Clegg: Meeting with MMA, establishing a working group. At the ATM, 80 spaces in the marina lot for off season use and NMLC. Trying to achieve access and control of the front lot at NMLC that abuts Main St. Land that can be expanded to over 50 spaces. Public lot. They can reuse with planned events at the NMLC. Back lot 100 cars under lease to MMA. Trying to get summer use of that lot. Hospital has employee parking on the other side of the building. Total of 11 employees. Seals, sea turtles, fresh water turtles, restore the population, unique to Herring Pond. Still waiting to meet with MA DoT. Looking for a letter that we control the lot.

Mr. Doucette: NMLC, when would MMA be out? – Memorial Day weekend.

Chairman Clegg: Trailers parked off season restripe for the season? Need to come up with about 100 year round spaces. NMLC has 50 park side. This give close proximity to the park other than the Corps lot.

Mr. Doucette: Train repair lot area. Can we take control of that?

Peter Meier: MA DoT has ½ of that, we have an easement.

Chairman Clegg: It narrows, can get maybe 25 spaces. The right of way under the powerline behind the NMLC and Fire Dept. get about 40 spaces if a power pole is moved can get 90. If get the train, will need

Main St. Parking: Cont'd:

a parking deck somewhere. Stable, level. Angled parking on a portion of Main St, Cohasset and St. Margaret's. Town owned. Look at that. May be 45-46. Police has a nice lot.

Mr. Grant: Landed hard on Vinny for parking. We have obligations on that end of town. NMLC gets substantial review violation of lease. Remiss if not figured out our position. Shoulder season challenge.

Chairman Clegg: If don't get the park side lot, will be under strain on the shoulder season.

Mr. Grant: Need Bob Troy's opinion on our rights.

Chairman Clegg: Troy said we need Town Meeting approval with the NMLC lease.

Mr. Grant: If we don't have a unified approach, interact with the Selectmen and Troy. What our parameters are with that back lot. Town review, requires thought.

Mr. Doucette: The Planning Board wasn't part of the NMLC agreement.

Chairman Clegg: NMLC and MMA agreed can use the lot in the summer.

Coreen: How many spaces do you need?

Chairman Clegg: The GIZ obligation to provide enough public spaces so the Planning Board can execute its discretion when applications come before us.

Coreen: Requirement for developers. Events open under Selectmen or other groups. Don't know how to quantify those numbers.

Chairman Clegg: Events by definition – circumstances that are outings any parking for general use.

Coreen: Planning Board doesn't review events. Trying to maximize parking.

Chairman Clegg: My estimate was 100 spaces needed. When Mahoney's opened and every space filled from 5pm. Main ST. parking doesn't support that.

Mr. Grant: Where are they going to park? Try to factor in the new park. There were parking issues when it opened last year.

Mr. Carroll: By our self when trying to find a space. Change ratio if building. Confirmed spaces. Not a mall, village and congestion becomes more of an issue. Maybe build a garage and charge. The ratio can't always be 1 for 1. Has to change.

Chairman Clegg: Correia's two buildings, retail/residential. Space for four cars. He can buy/rent spaces or public parking spaces.

Mr. Doucette: Calamar, they still have to get to downtown. Will have to accommodate as well. Aging population growth. Town working with RTA. Shuttle in Buzzards Bay. Hotel people in support.

Chairman Clegg: Walking/bike/gold cart. Food trucks. Back access behind NMLC. Scenic pedestrian oriented space and can use for parking in future if needed.

Mr. Grant: Want to attract business. Make as accessible as possible. Traffic, parking, kid friendly.

LCP: Review of sections

Wes: There are 13 sections required by CCC, we have 17. Water resources are most important to people. Key to success – highly readable and available. Each section has a narrative, goal, policies, and action items.

Mr. Grant: Water Resource action items, chemical fertilizers who does it?

Wes: At the end is a spreadsheet with who is responsible for the action items and when start/complete. Will be part of the published plan.

Chairman Clegg: The problem with the last LCP is the actions were too large.

Wes: I have more action items here. If want to limit the number, we can do that. I've sent drafts to 38 committees/individuals who would be responsible. Have met with 18. Once I get their input, they get the revised copy.

LCP: Cont'd:

Coreen: Goal not to do all these. You have 10 and if you fill 4-5, great. Just giving more options and opportunities. Planning Board to ATM to Town Administrator to Dept. heads/committees. People are always changing.

30 goals, take 10. Example: Sam/ConCom. Which ones are you willing to sign for operational/aspirational. Revisit on 5 year update. Take a couple of years at a time.

Mr. Doucette: This is in the public more, more knowledge. Dept. heads give a tool to get more grants and get more done. Don't think have to task to do and when.

Mr. Strojny: We don't know how the action items will play out in the next 5-10 years.

Chairman Clegg: Come before the Selectmen with a broad overview/highlights. Possible October STM, PowerPoint presentation.

Peter: Rather see more action items. Work with yearly goals for departments.

Discussion: Peter Meier: Need to revamp the zoning bylaw. To Coreen; Get input on what other towns did and consultant costs, look at for the May meeting.

May 9th meeting will be LCP only.

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 10:10pm.

Respectfully submitted,
Ann Gutterson