

## PLANNING BOARD MEETING MINUTES

June 27, 2019

**PRESENT:** Steven Strojny, Elmer Clegg, Daniel Doucette, John Carroll, Elizabeth Brown, Sandra Goldstein  
**ABSENT:** Lou Gallo, William Grant, Jeanne Azarovitz  
**STAFF:** Coreen Moore, Jennifer Copeland  
**PUBLIC:** Jim Mulvey, Paul Gately, Chris Ellis, Michael Bean, Patrick Roche

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

**Minutes:** 4/11/19, 5/23/19, 6/13/19

Mr. Clegg made a MOTION to approve all three. The MOTION was seconded by Mr. Doucette with all in favor.

**81P:** Great Rock Rd/County Rd. 3 lots

Chairman Strojny: Mr. Grant indicated it was fine.

Coreen: A couple of things were missing from the plan and it was fixed. Driveway easement added

Ms. Goldstein: Easement situation?

Coreen: Gravel drive goes across Lot 2H.

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

50 & 52 Waterhouse Rd. 2 lots

Ms. Brown made a MOTION to hold this to the end. The MOTION was seconded by Mr. Doucette with all in favor.

**Request for Release of Bond:** cont'd from 6/13/19. 20 Foster Howard Rd. Stephen Good.

Ms. Brown: Mr. Doucette and I both went out and it's striped, all set. Ms. Brown made a MOTION to release the bond. The MOTION was seconded by Mr. Doucette with all in favor.

**Access Determination:** 19 Cataumet Rd, Sagamore Beach

Jen: Vacant, pre-existing, non-conforming lot created in 1904. During a buildability inquiry, it was discovered the road is not completely built out to the end of the lot. It's a private road with four properties on it. No other potential development, this is the last buildable lot. Recommend to extend the Right of Way, 12' with a single lane drive with gravel base and berm and extend 10' beyond the lot with a hammerhead for emergency vehicle turnaround.

- An updated plan was submitted by Chris Ellis at the meeting.

Mr. Clegg: The road is almost like a driveway.

Coreen: What we usually do is provide a turnaround. Look at the future, not who's using it today.

Mr. Carroll: Hammerhead in front of his lot at this time.

Coreen: Try to bring close to standards as possible. Shorten, fine, keep the hammerhead.

Chris Ellis: Need an ADA home for the customer. Will talk to the abutter about the hammerhead. Don't know why my customer needs to pay for the whole thing. There is a lot going on with this property.

Mr. Doucette made a MOTION that the access determination is adequate. Put a hammerhead at the west end of the property line and to have further discussion with the abutter. The MOTION was seconded by Mr. Clegg with all in favor.

**81P:** 50 & 52 Waterhouse Rd. 2 lots

Mr. Carroll: The houses exist, just straightening out some lines. MOTION to approve. The MOTION was seconded by Mr. Clegg with all in favor.

**DRC Appointments**

Coreen: Haven't received all the requests back yet. Dave O'Connor and Marie Oliva are up. Like to continue to 7/11/19.

**Committee Appointments**

Mr. Doucette made a MOTION to reappoint the existing slate. The MOTION was seconded by Mr. Clegg with all in favor.

Bylaw Committee 3 year term – Elizabeth Brown

Private Roads Acceptance committee – 1 year – Louis Gallo

Transportation Advisory Committee – 1 Year – Daniel Doucette

Wastewater Advisory Subcommittee – 1 Year – Elmer Clegg

Mr. Doucette made a MOTION to adjourn. The MOTION was seconded by Ms. Brown with all in favor. With no further business before the Board, the meeting was adjourned at 7:29pm.

Respectfully submitted,  
Ann Gutterson