

PLANNING BOARD MEETING MINUTES

February 13, 2020

PRESENT: Steven Strojny, Elmer Clegg, Daniel Doucette, David O'Connor, Sandra Goldstein, Lou Gallo, John Carroll, William Meier (alternate)

EXCUSED: Elizabeth Brown, Jeanne Azarovitz

STAFF: Coreen Moore, Jennifer Copeland

PUBLIC: Hal Chuba, Brad Burtollo, Troy Clarkson, Paul Gately,

Ann Gutterson, Recording Secretary

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

Minutes: 12/12/19: Mr. Clegg made a MOTION to approve, seconded by Mr. Doucette with six in favor, one abstention.

1/23/20: Mr. Clegg made a MOTION to approve, seconded by Mr. Doucette with six in favor, one abstention.

Public Hearing for Site Plan/Special Permit #13-2019: Cont'd from 12/12/19. 340 Main St. Buzzards Bay. 340 Main St. LLC. Gas station and retail building including a convenience store.

Hal Chuba: Will demo the bait shop and build a 6,000sf building. We added a second floor for six 2-bedroom housing units, expanded the parking to the west and east, now have 65 spaces, 12 tenant spaces, loading zone. Eliminated the detention pond, runoff will be collected to the stormwater structures.

Mr. Clegg: Access to the second floor? Loading area?

Hal: Access at the rear and side, interior stairs and a deck along the back. Loading zone at west and east.

Mr. Clegg: Drainage?

Hal: Great perk rate, recharge groundwater, no standing water.

Mr. Clegg: Adequate access for the Fire Dept?

Mr. Doucette: Looked good but Fire Dept. will review.

Mr. Carroll: Land locked behind?

Chm. Strojny: Only project focused on at the moment. If picked up the parcel to the east, has great frontage.

Hal: Four acres, developing 1.5.

Mr. Gallo: Egress on the back, can move property lines to access in the future.

Ms. Goldstein: Traffic analysis?

Hal: Yes, we submitted to peer review. 28-32 VPH (vehicles per hour) at peak times.

Ms. Goldstein: When customers enter, bikes, signage, changes to the rotary?

Hal: One way in and out.

Ms. Goldstein: Nice looking, appreciate. Go in front of CVS, Mobile gas, lot of gas/convenience store in all major routes. Downtown, MacArthur Blvd, have enough of them. Don't know how much extra traffic will bring.

Mr. Clegg: Thought slam dunk west to east traffic. Now apartments impact of that. How will get to the west?

Hal: At the traffic light.

Chm. Strojny: The apartments can be used for employees.

Mr. Clegg: Affordable or market rate?

340 Main St. Cont'd:

Chm. Strojny: Market rate but not high end pricing.

Coreen: At the building across the street they have apartments above. Same situation, very unintrusive.

Chm. Strojny: There are only 40 parking spaces there and five mail boxes.

Brad Burtollo, peer reviewer: I had concerns with the original design. The revised design, land utilized, more stormwater storage under now. A couple of the numbers have to change to make everything match. Waiting for revised calculations numbers. Bylaw requires 10-25 spaces, storm captor device, meet all requirements. Went with highest intensity use for parking calculations and stormwater.

Ms. Goldstein: Roof runoff, where is it going?

Brad: Pitched to the catch basins. For surface water, downspout system, gutters, so all subsurface, conveyed to the leaching system. Doesn't need treatments. From the roof, only surface water, all water will dissipate into the ground.

Ms. Goldstein: Oil, gas, etc. treated?

Brad: Yes, to an oil/water separate contained unit, then treated and put into the subsurface.

Hal: O&M plan has been submitted. Also emergency valve in case of large spill so nothing will go in the ground. The underground tanks will be on the east end.

Brad: 3,500PD sewer.

Jen: ComCom is the stormwater authority on this project.

Chm. Strojny: Any possibility of point of use for solar?

Hal: Looking into it.

Tory Clarkson: Similar project in Hanover. Listened to the Town's recommendations, well maintained and a credit to the community. Also has seen him do this to many sites in Falmouth. Have known him for many years. He has commitment to the community. Rt. 28 near John Parker Road, Main St with retail and residential, and by the new senior center.

Hal: Large trucks will park on the east, convenience store trucks on the west.

Ms. Goldstein: How many pumps?

Hal: 10 fueling positions.

Ms. Goldstein: Will customers be directed to move a car after getting gas? Thought about electric cars?

Hal: Looked into it, requires a charging station, we have parking if needed.

Chm. Strojny: I reviewed this project with Jeanne. Meets technical bylaws. Relief is granted under the bylaws. Way it's evolved will be an asset to the community. Mr. Chubah worked with us. Pleasure to work with. Picnic area, nice amenity to have. Sidewalk to Scenic Park, they'll walk and bike here. Aesthetics outstanding. Project across the street is similar in size.

Coreen: As long as the use is permitted by rite, it can go in. Some uses may need a special permit.

Ms. Goldstein: Two empty units, Subway, Dunkin would generate more traffic.

Hal: We did traffic based on those type of businesses. Unbranded gas.

Mr. Clegg: 10 pumps, 50% pump capacity. Cumberland Farms proposing for the rotary, not oversized.

Mr. Doucette made a MOTION to continue to 2/27/20. The MOTION was seconded by Mr. Clegg with all in favor.

Discussion: Town Meeting zoning articles.

Coreen: Concerns over the past years on this list. Want input from you.

Dog Kennels: DNR and BOH are licensing and enforcement. Currently, four (4) or more dogs is considered a kennel. Really residential dogs. Need two separate, commercial kennel and residential. Change of new definition. Not proposing general bylaw, but looking at all. State statute, town can adopt their minimum.

Accessory dwelling: ZBA currently. Can't rent/make money. Not by right, but special permit. State says not to make it over difficult.

Mr. Clegg: It has to be attached to the house?

Coreen: Yes, part of the main structure.

Chm. Strojny: Falmouth bylaw good jumping off point. Wait to fall to get it right.

Food trucks: Coreen: Seasonal. Now make them get a special permit. Take them out. Selectmen and Health already license them. Drafting a policy for the Selectmen. Once they get a location, need to be deemed safe and submit a site plan and would be approved by my office if no site changes.

Parking: Coreen: Radius of how far can be, 300/500 feet. Different downtown/not downtown. Safe way to get there.

Mr. Clegg: Section 2800 only. 500' serves our development needs.

Flood Zone: Coreen: Phased in. Parcel numbers under FEMA.

Coreen: Kennels, trucks, parking flood zone for the ATM. No plans to change animal hospital.

Ms. Goldstein: If mixed use, dog kennel next door.

Jen: No closer than 100' to a residential property.

Bill Weller: If you accept money for boarding, you're commercial.

Coreen: Only if filed a business license. Joint meeting with the ZBA and affordable housing group accessory dwelling units.

Mr. Doucette: One permits for each bylaw, just to sit in on these.

Chm. Strojny: Mr. Clegg for parking, I'll do housing, Sandra for housing, kennels will leave to the experts.

Mr. Doucette: Food trucks, run it by you.

Coreen: Sat with the Town Administrator, contracted services in my budget. Major review of the entire bylaw. Have enough to do a quick review, obvious conflicts. Future add more money. Adopt a new zoning map, GIS based map, need to be adopted by the Board and Town Meeting.

Mr. Clegg: Industrial zone, marijuana, needs to be evaluated before redoing the map. We gave up land to the Base, should go after some of that land.

Mr. Doucette made a MOTION to adjourn, seconded by Chm. Strojny with all in favor.
With no further business before the Board, the meeting was adjourned at 8:34pm.

Respectfully submitted, Ann Gutterson p0-