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**PLANNING BOARD  
MEETING MINUTES  
June 24, 2021**

2024 JAN 12 AM 11:43  
TOWN CLERK  
**PRESENT:** Daniel Doucette, Elizabeth Brown, David O'Connor, John Carroll, Elmer Clegg, Jeanne Azarovitz,  
Louis Gallo, Sandra Goldstein  
**ABSENT:** Chris Farrell  
**STAFF:** Coreen Moore, Jennifer Copeland  
**ALSO PRESENT:** Patrick Brach, Chris Sanderson, John York

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

**81P:** 1 & 3 Old Forge Ln., Bourne  
Patrick Broach, Holmes & McGrath: Creating two parcels. Just an equal land swap. Endorsed by the Planning Board in 1987. Today's standards, they are undersized lots. Lot A will go with 2 and B to 4. Coreen: meets the minimum requirements, has frontage.  
Ms. Goldstein: These lots aren't buildable?  
Patrick: No, just reconfiguring lot lines.  
Ms. Goldstein: What's the purpose?  
Patrick: Lot lines to the edge of the driveway and wants more space.  
Mr. O'Connor made a MOTION to endorse, seconded by Mr. Clegg with all in favor.

5 Grinnell Ln, Pocasset

Chris Sanderson: Two lots, 5 Grinnell Ln and 955 Shore Rd. Has a common lot line. Adjusted to give more overall area and even out the area. All lots in the same ownership.  
Coreen: Showed existing and proposed. Adding land to 5 Grinnell Lane taking from 955 Shore. Both lots exceed the square footage, still have the frontage and area. Meets minimum requirement.  
Mr. Clegg: The size of 5 Grinnell Ln is 48,500sf before?  
Coreen: Yes.  
Mr. Clegg: Adding 12,780sf for a total of 61,000sf.  
Coreen: Yes.  
Mr. Clegg: Adding more frontage to 5 Grinnell?  
Chris: Both lots are in common ownership of four people.  
Mr. Clegg: We just approved as a driveway, now want an expansion? My concern is are they going to subdivide 5 Grinnell.  
Chris: He was unaware he was going to do that. After talking to the architect, he wanted more land. Can't subdivide the land further with 60,000sf.  
Mr. Clegg: Who owns the .45 acres as road?  
Chris: The same four people that own both lots.  
Mr. Clegg: Could they come back and say that the cul-de-sac undeveloped is part of Grinnell Lane lot?  
Coreen: No. Can't be developed, it's part of the road. Not enough land area to do another lot. Under road requirements, it would be in the purview of the Board.  
Ms. Goldstein: Grinnell Ln is a road?  
Chris: A private lane. Since one dwelling, best interest to look like a driveway. Frontage is still on that cul-de-sac but not being developed.  
Mr. Clegg: On paper, it's a way, but wants to construct as a driveway.

Ms. Goldstein: Driveway is close to the house next door, 6' away.

Chris: Pre-existing lots.

Ms. Goldstein: Couldn't move over to the right a little? Headlights on their house.

Chris: It's a 40' right of way, grading/utilities, go down the middle of the layout. There was discussion of moving the road/driveway, then butting through the other lot. Going to put some plantings in along that lot line.

**Open Meeting Law Complaint 1:** John York

**Open Meeting Law Complaint 2:** John York

**Minutes:** 4/22/21, 6/7/21

Mr. Doucette made a MOTION to adjourn. The MOTION was seconded by Ms. Brown. Roll call vote as follows:

With no further business before the Board, the meeting was adjourned at 9:05pm.

Respectfully submitted,

Ann Gutterson