

**PLANNING BOARD
MEETING MINUTES
March 18, 2021**

PRESENT: Elizabeth Brown, Daniel Doucette, David O'Connor, Sandra Goldstein, Jeanne Azarovitz, Louis Gallo

ABSENT: Elmer Clegg, Steven Strojny, John Carroll,

ALSO PRESENT: Coreen Moore, Jennifer Copeland, Tim Lydon, Brad Bertolo, Kevin Flaherty, Kyle Devinish, Mike Sorenti and others

Vice-Chairman Brown called the meeting to order at 7:00pm.

81P: 7 lots on State Rd and Old Plymouth Rd.

Jen: Seven lot ANR in a B-2 zoning district and a Water Resource District. No structures, meets the frontage, size, shape factor.

Vice-Chm Brown: Curbcuts?

Jen: Would need to get from the State.

Mr. O'Connor: Is Rt. 3A still a State road?

Kevin: yes, would need a curb cut on there, not Old Plymouth Rd.

Mr. Doucette made a MOTION to endorse, seconded by Ms. Azarovitz. Roll call vote as follows:

Mr. Doucette – yes	Ms. Brown – yes	Ms. Goldstein – yes
Mr. Clegg – absent	Mr. Strojny – absent	Mr. Carroll – absent
Mr. O'Connor – yes	Ms. Azarovitz – yes	Mr. Gallo – yes

81P: 2 lots on Old Head of the Bay Rd.

Jen: 55 and 33 Old Head of the Bay Rd. The purpose is to take 2,00sf from 33 and transfer to 55 so the garage wouldn't be right on the property line.

Mr. Doucette made a MOTION to endorse, seconded by Mr. O'Connor. Roll call vote as follows:

Mr. Doucette – yes	Ms. Brown – yes	Ms. Goldstein – yes
Mr. Clegg – absent	Mr. Strojny – absent	Mr. Carroll – absent
Mr. O'Connor – yes	Ms. Azarovitz – yes	Mr. Gallo – yes

81P: 3 lots on Scenic Hwy.

Kyle: Previously Bridgeway Circle, three lots with their own frontage of 150' in an R-80 zone with a small portion in SDD. Have been in contact with MA Dot about a shared driveway. Filed a plan with them and a special permit with your Board. Safer access to the lots. Have discussed with the Fire Dept. about maneuvering.

Coreen: We had a Traffic Management District, egress control. That expired so every right to divide this way. MA Dot curbcut, my recommendation to go for a shared driveway, it's safer than three driveways.

Mr. Gallo: Will the driveway be up to subdivision standards?

Coreen: No, considered a driveway, will be up to Engineering and DPW. Needs to meet site distances and widths. Support restrict left hand turns in this driveway.

Mr. Gallo: Worried about it being an old 21E site?

Coreen: Common knowledge it was some sort of dumping ground. It must be disused per the bylaws.

Tim: Research historic for cart path? Ridge Road?

Kyle: Didn't find anything statin what that was.

Tim: If nothing was picked up, no problems.

Mr. O'Connor: Lot 1 and 3 a tail shape factor, thought we didn't want those? Does the main part of the remaining have 80,000sf?

Kyle: Yes it has the required amount.

Coreen: Shape factor bylaw can disallow those portions as long as it has the buildable area so we don't have small lots all over town.

Mr. Doucette made a MOTION to endorse, seconded by Mr. O'Connor. Roll call vote as follows:

Mr. Doucette – yes	Ms. Brown – yes	Ms. Goldstein – yes
Mr. Clegg – absent	Mr. Strojny – absent	Mr. Carroll – absent
Mr. O'Connor – yes	Ms. Azarovitz – yes	Mr. Gallo – yes

Public Hearing for a Change to the Zoning Bylaws: To see if the Town will vote to amend the Bourne Zoning Bylaws as follows, or to take any other action in relation thereto:

Replace Section 3100: Lowland Regulations in its entirety.

Coreen reviewed the changes. FEMA said don't need the flood zones in the bylaw so deleted that section. Section numbers have changed.

Tim: This is required. Began with us spearheading a model bylaw. The CRS (Community Rating System) for FEMA under the NFIP gives a discount for flood zone insurance. Snowballed to Barnstable County model bylaw. Great people working with us. Shores up our compliance with NFIP. Added definitions. Appointed a Flood Zone Coordinator, Building Inspector. Many things will now need permitting. Variances allowed but have to be in compliance with state law. Recreation vehicles, RV's, campers, mobile homes, are high risk. Restricted in VE, elevated and registered. Really helping what we do. Resilience sustainability.

Coreen: When goes to Town Meeting, suggest delete the entire section and replace with this new one.

Mr. O'Connor made a MOTION to support. The MOTION was seconded by Mr. Doucette. Roll call vote as follows:

Mr. Doucette – yes	Ms. Brown – yes	Ms. Goldstein – yes
Mr. Clegg – yes	Mr. Strojny – yes	Mr. Carroll – yes
Mr. Grant – yes	Ms. Azarovitz – absent	Mr. Gallo – absent

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

Mr. Doucette – yes	Ms. Brown – yes	Ms. Goldstein – yes
Mr. Clegg – yes	Mr. Strojny – yes	Mr. Carroll – yes
Mr. Grant – yes	Ms. Azarovitz – absent	Mr. Gallo – absent

With no further business before the Board, the meeting was adjourned at 7:42pm9.

Respectfully submitted,
Ann Gutterson