

**PLANNING BOARD
MEETING MINUTES
April 22, 2021**

PRESENT: Steven Strojny, Elizabeth Brown, David O'Connor, Daniel Doucette, John Carroll, Elmer Clegg, Jeanne Azarovitz, Louis Gallo, William Meier (alternate)

ABSENT: Sandra Goldstein

ALSO PRESENT: Coreen Moore, Jennifer Copeland, Robert Troy, Doug Troyer, Michael Morizzio, Mr. & Mrs. Hamilton, Vin DiSangro, Kevin Flaherty, Jim McLaughlin, Zac Basinski, Don Bracken, Nancy Grenda, Brian Wallace, Chris Sanderson and other members of the public

Chairman Strojny called the meeting to order at 7:0pm.

The Board recognized the passing of Mr. Jim Mulvey with a moment of silence.

Public Hearing for Site Plan Review/Special Permit #02-2021: 227 Main St. Buzzards Bay. James Mcglaughlin.
For a first floor handicap accessible apartment.

Zac: In 2019 this was approved for mixed use. Two apartments on the 2nd flr, commercial on the first floor. Currently under construction. Has received interest for 3rd apt. 2840 with PB approval. No changes to outside of building. Would need 6 spaces, will have 11. Meets all SP criteria. Less intense use.

Jen C: Equally acceptable as previous plan.

Mr. Clegg to Staff: If initially came as presented tonight, would review process be any different?

Jen: If before needs SP as a converted dwelling. Initially SPR only, SP for residential on 1st flr.

Mr. O'Connor: Housekeeping issue: SPR on this, before DRC in 2019, approved unanimously with a couple landscaping issues. That is still on the plan. 10/21/19 replace Norway maples with sugar maples on lawn in front. That hasn't happened. Jeanne: There should be a formal process and decision of DRC read into record for Board and the PB should approve or modify. Happy if we can make the DRC decision part of this decision.

Jen: original condition #2 shrub buffer and signage.

Chm. Strojny: Prior conditions shall remain in effect and carry over into this approval.

Christine McManus, 946 Shore Rd: Septic or town sewer?

Chm. Strojny: It's on sewer.

Mr. Clegg: Do we have sewer allocation?

Chm. Strojny: We certainly do.

Irene & Fred Carbone, 223 Main: We support the commercial/retail environment is on the downside with Covid. Handicap individuals. Great services at the community building for them. Full support.

Keith Galizio: 140 Main St. Strongly in support of this.

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

- The prior conditions of Site Plan Review #08-2019 dated October 10, 2019 shall remain in effect.
 - *Historical Commission finding required*
 - *Design Review Committee Conditions: plant shrub buffer on the north-east side and sugar maple trees in front yards*
 - *DRC approval of exterior signage*
 - *Confirmation that sewer allocation is sufficient for flow*
 - *Conservation Dept. approval that the proposal meets conservation regulations*
 - *An As-built plan must be submitted prior to an occupancy permit showing all above and below*

ground appurtenances

- Defer to the Sewer and Fire Departments for final determination of compliance.

The MOTION was seconded by Mr. Clegg. Roll call vote as follows:

Ms. Azarovitz - yes	Mr. Meier (alternate) - yes	Mr. Clegg - yes
Mr. Carroll - yes	Ms. Brown - yes	Mr. Gallo - yes
Mr. O'Connor – yes	Mr. Doucette - yes	Mr. Strojny – yes

Public Hearing for Amended Site Plan Review/Special Permit #04-2008B: 724 MacArthur Blvd. Pocasset. For an addition and display pool.

Zac: Purchased 2017. Pool biz took off. 688sf building, parking within 50' buffer, 11 spaces total. Add 756sf NW corner and display pool. Removing parking in 50' buffer to make more compliant. Keep 2 of them. Stormwater mgt better. If approved, go to concom, then submit final landscape plan to you. Vast improvement to traffic flow on the property.

Ms. Brown: I think it's a high quality project. Visual presence of MacArthur blvd is a concern, we look at landscaping plan hard. Feel satisfied and need more detail on that.

Ms. Azarovitz: What are the hours and use. Pool, how affect the residential area?

Zac: standard hours 8-5 7 days a week only. Just to show type of work product.

Mr. Clegg: Lighting plan submitted?

Zac: Yes.

Mr. Clegg: Have reviewers considered plan and impact on neighborhood? Considered restricting hours?

Ms. Brown: open 8-5.

Mr. Clegg: Are there wetlands on this lot?

Zac: portion on NW corner of the lot.

Mr. Clegg: significant filling taken place on this lot over the years.

Zac: had ConCom permission.

Ms. Azarovitz: Motion to approve seconded by Ms. Brown. Roll call vote as follows:

Ms. Azarovitz - yes	Mr. Meier (alternate) - yes	Mr. Clegg - yes
Mr. Carroll - yes	Ms. Brown - yes	Mr. Gallo - yes
Mr. O'Connor – yes	Mr. Doucette - yes	Mr. Strojny – yes

Public Hearing for Special Permit #01-2021: 4 Fisher Lane, Sagamore Beach. To clear more than 10,000sf of lot area.

Zac: vacant lot. Lot of work in area going on. This was part of a larger coastal stabilization lot. This was the access lot to get materials over to the beach this winter. Removing access driveway, and make a buildable lot. Major hole now, bring in fill to stabilize and create level pad area. Was reviewed by conservation agent.

Mr. Gallo: clearing 18,000sf. Using as a staging area right now. Site dips so as grade, won't come back onto fisher Ln. Hole is deep over 12' in one area. New plan goes down then back up to a grade 40. On your dep permit, doesn't seem to be any erosion toward water. Did they want silt fence there also?

Zac: no. naturally slopes down from fisher lane. All stormwater centralized in center of lot. All water pitched towards the hollow.

Mr. Gallo: was silt fence to protect lot 88?

Zac? Yes, there was. We will be maintaining that.

Mr. Gallo: lot 6 does Mr. Fisher own both?

Zac: Champe's sister does. The driveway will be moving.

Mr. Clegg: this lot has 56,000sf look at buildable part, now large will that area be?

Zac: around 20,000 up to 50' buffer, so up front of lot.

Mr. O'Connor: root for future maintenance of coastal bank. Think easement for future owners?

Zac: All lots owned by siblings. Going back to selectmen to do any future work from Standish road.

Mr. O'Connor: concern if property was sold.

Zac: if ever conveyed out to anyone, that is something we would look at.

Mr. Gallo: working up past this into Cedarville, if you are on the edge, you have to take care of the frontage. Nobody has easements to protect their shoreline. They've done a good job, I don't know any lot that has a work right of way to the beach.

Mr. Gallo Motion to approve seconded by Mr. Doucette. Roll call vote as follows:

Ms. Azarovitz - yes

Mr. Meier (alternate) - yes

Mr. Clegg - yes

Mr. Carroll - yes

Ms. Brown - yes

Mr. Gallo - yes

Mr. O'Connor - yes

Mr. Doucette - yes

Mr. Strojny - yes

Public Hearing for Modification of a Definitive Subdivision: Grinnell Lane. Pocasset. Modify cul-de-sac to a driveway with hammerhead turn-around.

Chris Sanderson, Merrill: Grinnell Ln subdivision approved in 1994. Currently 2 lots, 955 shore rd with a dwelling and the 2nd is #5. Private 45' right of way currently. The driveway for #5 is a 18' wide roadway with cul-de-sac loop for fire access. Proposing to modify to convert the 18' driveway to more of a narrower residential driveway with hammerhead turnaround. Looking to follow original conditions. Not changing centerline. Paved apron and existing drive for 955 shore would remain as is. Turnaround analysis for fire apparatus and based it off that. Make the project look less developed. The cul de sac would require removal of lots of vegetation. Proposing an easement with turnaround for the portion that goes on 955 Shore. Instead of extending gravel onto the abutting lot, propose grass pavers. Has the structural integrity to hold fire apparatus.

Coreen: put a note that this came before us in 2010 informally. Wanted to see final plans. Has been done in past practices. Unintended consequence of the subdivision regulation. If Board doesn't grant waivers we'd have subdivision roads all over town that would change the character of the neighborhood. Makes sense to do it this way. Some sort of signage needed so doesn't become some sort of parking/driveway so it remains open. Pavers keep it a softer look. Need to have a list of waivers on record so the Board knows what they are waiving.

Mr. Carroll: Paper road in 2010. This area has smaller lots, traffic concerns with another curb cut. Assessors cards doesn't match, is Grinnell Lane going to be an accepted town road? Long list of outstanding issues.

Chm. Strojny: Fire safety, take truck dimensions, and let the software do it's thing, has the FD weighed in to say they are ok with this?

Coreen: Missing a list of waivers. Existing lot has a driveway off shore rd and they propose to maintain that lot and that should be a condition.

Chm. Strojny: driveway is set to the far side of the lot. A list of waivers needs to be formally before the board. Reach out and work with the planning dept. Move forward with hearing to hear from board members and abutters.

Christine McManus, 946 shore: Mrs. Grinnell passed last year. Keep calling it a subdivision? Or is it 2 residential lots and that's the way it's going to stay.

Chris: Yes, remain 2 lots. Really just changing a big cul-de-sac to more of a residential driveway, less impact over all. Michael Sweeney recently purchased the property and is looking to build his own house.

Christine: Concern was going to turn into a subdivision with multiple houses.

Chm. Strojny: This is only going to be 2 lots, it's all it can be. If anything different they'd come back to this Board and you'd have a chance to weigh in.

Continue to 5/27 to give Mr. Sanderson the time he needs to come back with waivers and to give Mr. Carroll time to digest those waivers. When we condense a "subdivision" to 2 lots there are usually a lot of waivers.

Mr. Carroll made a MOTION to continue to 5/27/21.

Kris: if did earlier meeting, how soon before the meeting do you need the information?

Chm. Strojny: 72 hours is required. If not in on time we'll kick it to the 27th if not later.

Mr. Carroll withdrew his motion. if information available.

Coreen: I'll be on vacation, no promise it can get done.

Mr. Carroll made MOTION to continue to the 13th: Considerable list of items to look at before the meeting.

Kris: We waive any time constraints.

The MOTION was seconded by Mr. Clegg. Roll call vote as follows:

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

Minutes:

3/18/21: Ms. Brown made a MOTION to approve, seconded by Ms. Azarovitz. Roll call vote as follows:

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

4/8/21: Ms. Brown made a MOTION to approve, seconded by Mr. O'Connor. Roll call vote as follows:

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

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

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

With no further business before the Board, the meeting was adjourned at 8:15pm.

Respectfully submitted,

Ann Gutterson