

**PLANNING BOARD
MEETING MINUTES
August 12, 2021**

Reviewed 10.28.21

Approved 10/28/21

PRESENT: Daniel Doucette, Elizabeth Brown, David O'Connor, Louis Gallo, Sandra Goldstein, and Christopher Farrell, Elmer Clegg, and Jeanne Azarovitz,
ABSENT: John Carroll
STAFF: Coreen Moore, Town Planner - Jennifer Copeland, Assistant Town Planner - Tracy Sullivan, Administrative Assistant
ALSO PRESENT: Robert Greene,

Chairman Doucette called the meeting to order at 7:00pm and acknowledged quorum present

1. **Access Determination** – 79 Mayflower Road, Sagamore Beach as shown on Map 4.4 Parcel 11.0 in a Residential District 40 (R-40)

Chairman Doucette reported that the applicant of 79 Mayflower Road submitted a withdrawal without prejudice.

On a **Motion** made by C. Farrell and **Seconded** by E. Clegg to allow applicant to withdraw without prejudice, **Motion passes unanimously 8 to 0**

2. **Public Hearing for Special Permit #08-2021** – 175 Clay Pond Road, Arcade Ally Inc./Andre Chammaro – Under section 2220 for commercial recreation.

Chairman Doucette welcomed Robert Greene applicant for arcade Ally Inc.

R. Greene thanked the board and went on to describe his business which is to operate an arcade and technology center for entertainment and learning purposes. He also stated he has interest from different groups, and high school students. His business is to include:

- Three – 3D printers
- One multi-purpose machine
- One Glow Forge machine
- Two coin operated 36" by 7' pool tables
- Arcade games – standard is two machines per 800 sf which allows 16 machines (applicant feels it would be too crowded)
- Vending machines for drinks and snacks

Discussion pursued regarding and specific to:

Cost to customer to play arcade games, pool tables and machines. C. Farrell stated that the arcade will have to go to the Selectboard for proper license

Pedestrian, vehicular flow, safety, and parking discussion:

D. O'Connor asked about the site plan and vehicle circulation and if it would be only one way, C. Farrell said there has never been a problem with this, people have figured it out it has always had two accesses.

S. Goldstein expressed her concerns regarding parking and vehicular movement and asked if the fire and police have commented on this project yet – C. Farrell replied that there has been no change in parking or flow of vehicles. Fire Department had been notified of the application with no response, the police do not need to be notified. Town Planner also stated that with some work there is room for expansion of parking, she also stated that the back building is restricted to only accessory only.

Mr. Farrell made a MOTION, SECONDED by Mr. Gallo to APPROVE a Supportive Finding per §2320(a) to maintain the front, side, and rear setbacks and §2440 to maintain two principal buildings without meeting the lot area requirements. The motion carried by a unanimous vote.

Mr. Farrell made a MOTION, SECONDED by Ms. Azarovitz to APPROVE Special Permit #08-2021 for 175 Clay Pond Road, Bourne, MA, stating the facts listed in the findings, applicable law and decision criteria of this decision. The motion carried by the following roll call vote:

BOURNE PLANNING BOARD

ROLL CALL VOTE

Mr. Doucette – yes

Mr. Carroll – absent

Mr. Clegg – yes

Ms. Azarovitz – yes

Mr. Gallo – yes

Mr. O'Connor – yes

Ms. Brown – yes

Ms. Goldstein – yes

Mr. Farrell – yes

Subject to the following conditions:

CONDITIONS:

1. All work authorized under this approval shall be in accordance with the application, supportive materials and testimony of the owner and its representative.
2. Separate licenses for coin operated devices and amusement must be attained from the Board of Selectmen.
3. One bicycle rack shall be installed.
4. Parking demands at the site to be revisited by the Planning Board in September 2022 to determine if expansion beyond existing parking capacity is required.
5. Applicant must coordinate with the engineering department and public safety officials as to the numbering and/or lettering of the multiple buildings to assist with 911 emergencies. Recommend numbering the rear storage building as #175 R (rear).
6. The sewerage system must be deemed adequate by the Health Department.
7. Emergency access and vehicle turnaround as per the Fire Department. All Tier 1 documents as outlined in the building code shall be provided to the Bourne Fire Department.
8. Before an occupancy permit is issued, this decision shall be recorded at the Barnstable County Registry of Deeds/Land Court Registry and a copy returned to the Planning Department.

3. Approval of Minutes: 6/15/21 executive session

On a Motion made by Chairman Doucette to keep the Executive Session Meeting Minutes encumbered until the issue can be completely resolved seconded by D. O'Connor. Motion passes 7-1, with one abstention.

On a Motion made Chairman Doucette to adjourn the meeting seconded by E. Brown. Motion pass 8-0
7:53pm

Respectfully,

Tracy Sullivan

Administrative Assistant
Planning Department