

PLANNING BOARD MEETING MINUTES

November 10, 2016

PRESENT: Daniel Doucette, Vincent Michienzi, Joe Agrillo, Lou Gallo, John Howarth, Robert Gendron, William Grant, Elmer Clegg

ABSENT: Stephen Strojny

STAFF: Coreen Moore, Tim Lydon

PUBLIC: Jim Mulvey, Chris Farrell, Liza Cox, Les Perry, Maurice King, Sandra King, George Slade, Jack Landers-Cauley, Lori Cooney, Barry Johnson, Dick Anderson, Bob Douglas, Jeannie Campos, Greg Siroonian

Ann Gutterson, Recording Secretary

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

Presentation: Bourne Inclusive Playground.

Barry Johnson and Lori Cooney. The playground will be at the Canal Crossways by the Main St. post office adjacent to Keystone. Town Meeting approved the purchase of the land in 2011. At the 2016 ATM, \$175,000 was approved for this. ConCom extended our order of conditions for 3 years.

Lori: We started the process in early January. ADA requirement is to have different types of equipment in playgrounds. I work with people with disabilities and we wanted something for infant to elderly, all ages and abilities. Phase 1 will be equipment for ages 13+. There will be a section to accommodate walkers and wheelchairs and sensory integration. The zip cruise will be part of a nature park area. There is a plan for a larger structure, designed as a tree house and it's good to get them off the ground. The base on the ground will be rubberized.

Barry: We are excited about the uniqueness of this. We want to do some on the south side of the canal also. The Main St. Steering Committee may want to consider something like this for the Buzzards Bay Park. There is a walking path from the canal or Main St. to this playground. Improve for tourists.

Mr. Howarth made a MOTION for a positive recommendation. The MOTION was seconded by Mr. Michienzi.

Mr. Clegg: Is this accessible to the Keystone people?

Barry: Yes, it's for the public.

Mr. Grant: What is the order of conditions for?

Barry: There is a slight bit of wetland by Summer St. The original OoC was for three years and they just extended it another three years.

All in favor.

81P: 216/217 Presidents Rd.

It's the end property, contiguous parcels. 1.5 acres for the big house. Gave some land to the small non-conforming lot.

Coreen: the application has a different owner than on the plan. If the owner is different, we need a letter or correct on the plan.

Mr. Clegg made a MOTION to approve with the names to match. The MOTION was seconded by Mr. Howarth with all in favor.

Public Hearing for Site Plan Review/Special Permit #06-2016: Continued from 10/25/16. 4 & 6 MacArthur Blvd. Cumberland Farms. For a retail store with drive-thru and gasoline sales/canopy.

Letter asking to continue to the next meeting date and waived time constraints.

Mr. Howarth made a MOTION to continue. The MOTION was seconded by Mr. Gendron with 6 in favor, 1 abstention.

Public Hearing for Modification to a Definitive Subdivision: Bourne Technology Park. Bourne Technology Park Realty Trust. Merge lots 2 & 3 and realignment of proposed cul-de-sac.

Public Hearing for Special Permit #10-2016: 3 & 4 Technology Park Dr. Bourne Technology Park Realty Trust. Remove existing structure, construct 27,210sf office/production facility.

Presentation on both projects was given together.

Liza: The project was waived from full development review by the Cape Cod Commission (CCC).

Jack: The original plan had the road with cul-de-sac. Because CDS is developing both lots, it made sense to modify and eliminate the cul-de-sac. We need certain waivers from the Subdivision Control Law. There are 153 parking spaces and two septic systems. We will pick up all the surface runoff, the building is exempt from that. Waivers noted for road construction and is consistent with good safe movement on/off the property. There will be rain gardens and extensive plantings along MacArthur Blvd including on the abutting property.

Coreen: I see the walk on the plan, but no size. It needs to be on the plan. The additional hydrant issue is all set.

Jack: The existing hydrant will be moved.

Coreen: I'd like to see a list of waivers so the Board knows what they are requesting. One is a radii of the road.

Jack: It's not a lane, or collector street, it's a road that ends and picks up as a driveway. The centerline is 125', ours is 28'. One way 16' is sufficient

Coreen: One way is a driveway. I did consider the curve within the cul-de-sac, part of the road. Only serves one lot, internal is safe and correct, just needs the official waivers.

Jack: If we are set with staff, most of the concerns will be resolved.

Mr. Grant: There is no access to the rear of the building for emergency vehicles.

Greg: Only require a certain amount of frontage and we met that. It's not paved like a cul-de-sac, it's similar to Hydroid.

Bob Douglas: We hope to start and get approvals tonight. A road bond will be posted.

Chairman Doucette: Review this plan with the DPW.

Greg: The building is pushed back to buffer, adding plantings to the adjacent lot to blend together. It's a modern building as many young people work there. There is a business side and a production side with limited deliveries. The loading dock is tucked in. There are various textures and colors and will have solar panels with an athletic court in the back.

Mr. Clegg: What is the employment level?

Greg: They have 154 now and the goal is to add 10-15 over the next 10-15 years. 130 work here, some work from home and some are in the field.

Mr. Grant made a MOTION to continue to 12/1/16. The MOTION was seconded by Mr. Clegg.

There will be no meeting on Dec. 8, 2016

Chris Farrell: With the parking issue they have now, consider conditioning no parking on both sides of the driveway.

Mr. Howarth made a MOTION to adjourn, seconded by Mr. Grant with all in favor. With no further business before the Board, the meeting was adjourned at 7:48pm.

Respectfully submitted,
Ann Gutterson