

**PLANNING BOARD
MEETING MINUTES**

December 28, 2021

PRESENT: Daniel Doucette, Sandra Goldstein, John Carroll, Elizabeth Brown, Chris Farrell
Louis Gallo, Jeanne Azarovitz, David O'Connor, Dusty Meier (alternate)

ABSENT: Elmer Clegg

STAFF: Coreen Moore, Jennifer Copeland

ALSO PRESENT: Kevin Flaherty, Jack Landers-Cauley, Greg Leach, Brad Bertolo, Paul and
Cara D'Angelo, and other members of the public.

Meeting called to order at 7 PM by Chairman Doucette.

1. Approval Not Required:

a. 28 Siasconset Dr.:

Kevin Flaherty, P.E., to represent the property. Doing a lot line adjustment.
Small portion of lot being broken off and added to vineyard circle.

Ms. Copeland: Simple, adding land to property.

Motion made to accept by Ms. Brown, Seconded by Mr. Gallo.

Roll Call vote:

Ms. Goldstein- Yes	Ms. Azarovitz- Yes	Mr. O'Connor- Yes
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Ms. Brown- Yes	Mr. Gallo- Yes	Mr. Farrell – absent
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Mr. Doucette- Yes	Mr. Carroll: Yes	Mr. Clegg – absent
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Mr. Meier (alternate): absent

Mr. Handy (alternate): absent

Motion passed unanimously 7-0

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b. 21 Foster Howard Dr.:

Kevin Flaherty, P.E. to represent the property. Former discussion with on suitable
access and if the road is a public way. After deliberation with town engineers, it is a
public way. Sub-dividing the two lots. Should be no issue from that standpoint.

Ms. Moore: If road is a public way, adequate access is not considered, responsibility
is on the town to take care of the road.

Discussion took place on quality and maintenance of the road. More information
would come about fixing the road during site plan review.

Motion to accept by Mr. Farrell, seconded by Ms. Goldstein. Roll Call vote:

Ms. Goldstein- Yes	Ms. Azarovitz- Yes	Mr. O'Connor- Yes
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Ms. Brown- Yes	Mr. Gallo- Yes	Mr. Farrell – absent
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Mr. Doucette- Yes	Mr. Carroll – Yes	Mr. Clegg – absent
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Mr. Meier (alternate): absent

Mr. Handy (alternate): absent

Motion passes unanimously 7-0

2. Special Permit #17-2021: 7 & 9 St. Margaret's St.

Application to convert first floor business offices into two residential apartments.

Jack Landers-Cauley to speak for property. Greg Leach, owner of the property present for
questions as well.

approved 5/26/22

Application is sought for a special permit to convert the first floor from commercial use to residential use. The first floor would be comprised of two 2-bedroom units. Both units are unrestricted and available for rent. Meets qualifications for parking. Propose putting in catch basins to improve surface water flow and will fix light issue.

Ms. Moore: Mixed use to residential use. Special permit can be granted from the Planning Board.

Chairman Doucette: Landscape with green space added.

Discussion on adding more trees to make property look nicer. One way proposed through parking lot to add a green space.

Mr. Landers-Cauley: Tough to take away room from parking lot, at bare minimum. Proposing planting in different areas.

Motion to approve by Mr. Farrell, seconded by Ms. Goldstein.

Ms. Goldstein- Yes Ms. Azarovitz- Yes Mr. O'Connor- Yes

Ms. Brown- Yes Mr. Gallo- Yes Mr. Farrell: Yes

Mr. Doucette- Yes Mr. Carroll – abstain Mr. Clegg – absent

Mr. Meier (alternate): absent

Mr. Handy (alternate): absent

Motion passes unanimously 7-0.

3. Site Plan Review and Special Permit #22-2021: 9R Main St.

Application to add a two- family detached dwelling on a 43,102 sq. ft. lot.

Brad Bertolo, P.E. present to represent owners of the property.

Single family dwelling currently on lot. There were five to six different structures on property. The lot was divided over the years. Property in Downtown Core District.

Allowed 1 unit per 3500 sq. ft. of land, property could have 12 units. Proposal is 2-family dwelling. Required to maintain 10 ft. perimeter green space. Proposed to be grassed. Proposing a driveway leading to garage. Driveway to satisfy parking.

Discussion on greening and planting on the property.

Paul and Cara D'Angelo, owners of 5 and 9 Main St. present with questions on Special Permit. Front Access? Commercial going into residential? Could next owner possible bring commercial back. Concern over way of coming in causing issue with bait shop owners with safety and parking.

Mr. Bartolow: Property is all residential no commercial. Front access has no changes proposed. Downtown district allows commercial and residential, only residential proposed.

Mr. Doucette: any changes to plan would have to come before board again with a new public hearing.

Discussion over entrance being a safety issue due to restrictions on the opening. Should have another opening.

Mr. Bertolo: Bait shop customers driving over O'Connor property to get to bait shop. There is a right to drive on the property.

Mr. Doucette: Could the curb be brought back make radius more pleasing to O'Connor property and less intrusive to D'Angelo property?

D'Angelos: Yes. Other questions on plans.

Ms. Copeland: Project going forward to Conservation Commission.

Motion to Approve by Mr. O'Connor, seconded by Liz Brown.

Discussion on making radius extending eastward to make turning onto the property safer as a condition. Mr. O'Connor is hesitant to add unless applicant agreeable.

Mr. Bertolo: Should be discussed further down the road. If it turns out to be dangerous then we can discuss in the future.

D'Angelos- Rights and the way are an issue for another board, can be addressed in the future.

Vote on Motion:

Ms. Goldstein- No	Ms. Azarovitz- Yes	Mr. O'Connor- Yes
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Ms. Brown- Yes	Mr. Gallo- Yes	Mr. Farrell- No
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Mr. Doucette- Yes	Mr. Carroll - absent	Mr. Clegg - absent
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Mr. Meier (alternate): Yes

Mr. Handy (alternate): absent

Motion carries 6-2

Discussions continued on easements. Condition that easement on property recorded at registry of deeds should be a note on the plan.

Ms. Copeland: "Condition to defer to water and fire department" should be added as an amendment. Special permit will be in compliant to water and fire department added as an amendment.

Motion to amend vote:

Ms. Goldstein- Yes	Ms. Azarovitz- Yes	Mr. O'Connor- Yes
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Ms. Brown- Yes	Mr. Gallo- Yes	Mr. Farrell: Yes
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Mr. Doucette- Yes	Mr. Carroll- Yes	Mr. Clegg: absent
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Mr. Meier (alternate): Yes

Mr. Handy (alternate): absent

Amendment added to motion passes 9-0.

Discussion ensued on utilities effecting D'Angelo property.

Motion made to adjourn at 8:45 p.m. by Ms. Brown, seconded by Mr. O'Connor

Ms. Goldstein- Yes	Ms. Azarovitz- Yes	Mr. O'Connor- Yes
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Ms. Brown- Yes	Mr. Gallo- Yes	Mr. Farrell: absent
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Mr. Doucette- Yes	Mr. Carroll- Yes	Mr. Clegg: absent
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Mr. Meier (alternate): Yes

Meeting adjourned.