

**PLANNING BOARD
MEETING MINUTES:
December 23, 2021**

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

STAFF: Coreen Moore, Jennifer Copeland

ALSO PRESENT: Attorney Douglas Troyer, Dawn Johnson, Tarja McGrail, Gary McKnotten
Ben LeFrance

Daniel Doucette called the meeting to order at 6:30PM.

2. Access Determination: 18 Shore Rd.

Property Owners Tom Bilodeau and Amanda Wing.

Motion to approve by Ms. Brown, seconded by Mr. Gallo

Ms. Goldstein- Yes

Ms. Azarovitz- Yes

Mr. O'Connor- Yes

Ms. Brown- Yes

Mr. Gallo- Yes

Mr. Carroll- yes

Mr. Doucette- Yes

Motion passes

3. Approval Not Required:

3a. 18 Shore Rd:

Motion to approve by Ms. Brown, seconded by Ms. Goldstein

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

Ms. Brown- Yes Mr. Gallo- Yes Mr. Carroll- yes

Mr. Doucette- Yes

Motion passes

3b. 57 & 61 Scraggy Neck Rd:

Applicant present.

Ms. Moore- previously before the board, previously dimension was wrong. This is just a correction on the dimension. Nothing else is changing.

Motion to approve by Ms. Goldstein, seconded by Ms. Azarovitz

Ms. Goldstein- Yes

Ms. Azarovitz- Yes

Mr. O'Connor- Yes

Ms. Brown- Yes

Mr. Gallo- Yes

Mr. Carroll- yes

Mr. Doucette- Yes

Motion passes.

4. Modification of Site Plan Review/Special Permit #06-2016B:

2, 4, & 6 MacArthur Blvd- Application to modify the Site Plan Review/Special Permit #06-2016 as amended by a decision dated April 4, 2018 to raze existing buildings and construct a new 8,844 sq. ft. convenience store with restaurant fast food, takeout with drive-thru, self-service gasoline sales, and on-site improvements.

Approved 5/26/22

RECEIVED

2022 MAY 27 AM 11:48

TOWN CLERK BOURNE

Attorney Troyer- Dawn Johnson from Cumberland Farms, Tarja McGrail from Coastal Engineering project engineer, Gary McKnotten traffic engineer, Ben LeFrance landscaping engineer, are here as well. Site plan approval from 2017 in condition restricted ability to egress from site back to Bourne Rotary. It has been appealed and it is in front of the land courts. Numerous conversations with Board and Planning Department over the years to show potential revisions that may alleviate issues to resolve the matter. In 2017 Cumberland Farms entered into purchasing agreement to acquire large tract of property subjected to 2017 condition. At that time the Lobster Mart was an objector to this project. Since 2017 Cumberland Farms acquired the Lobster Mart property as well as another large parcel. Modification now includes an additional property, allowing them to do much more with the ingress. Cumberland Farms seeks to raze the existing buildings and construct a new 8,844 sq. ft. convenience store. Would like additional parking and other site improvements. Construct 10 self-service gasoline islands with towel dispensers on each island, canopy over island, and state of the art storage tanks. No automobile maintenance or repairs on property. Fuel tanks moved over.

Ms. McGrail- Discussing plans. Existing site major changes and improvements. Existing conditions 4 curb cuts to the property. Proposed project removes all 3 buildings and site improvements with a significant amount of pavement connecting the land together. Proposing construction of 8153 sq. ft. convenience store with drive through and a restaurant with 54 seats, 26 inside, 28 outside on a patio. New fuel area and canopy with 10 fuel dispenser islands. Parking for 102 vehicles. Designed for orderly enter and exit. New design alleviates issues of vehicles leaving the property into the rotary with a single curb cut proposed further from Trowbridge Rd. intersection. Limited to vehicles only to enter the site, no vehicles entering rotary from this curb cut. 9 new storm water management systems. Large improvement to current conditions. Wastewater treated on-site. Dumpsters proposed in rear near loading zone surrounded by privacy screening fence. South of dumpsters is the emergency generator. Drive through with two order intercoms in rear of building. By pass lane included to get around drive through lane. Site includes 25 more parking spaces, building approximately same size, same seats inside, egress into and out of site, removal of two extra curb cuts, cuts on Macarthur Blvd. removed, relocated underground storage tanks. Marked off area designed for fuel delivery. Enough room provided for vehicles to pass when fuel is being delivered.

Mr. LaFrance- Landscaping proposed: 29 shade trees, 14 evergreen trees, over 150 shrubs and 200 perennials and ornamental grasses. Required to install a certain amount of greenery and we meet all requirements. Shade trees at perimeter for parked cars. Southern property wall plants screening retaining wall. White pines and shade trees will supplement to help screen for neighbors. Western property line- slope removed for a more natural look with shrubs planted. Ms. Johnson- Architectural features. Building material vinyl siding consistent with what has been built over last two years in the state. Burger King running drive through proponent. TBD signage, Cumberland farms proposing its own food service operated and maintained by Cumberland Farms. Section of roof in back of building is flat for rooftop units. Roof height is 32 feet, less than what was previously approves. Attorney Troyer- Shows digital picture of what the project will look like.

Motion made to continue discussion to 1/13/2022 by Ms. Azarovitz, seconded by Ms. Brown.

Roll Call Vote:

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

Ms. Brown- Yes Mr. Gallo- Yes Mr. Carroll- yes

Mr. Doucette- Yes

Motion passes

Motion made to adjourn the meeting, Roll Call Vote:

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

Ms. Brown- Yes Mr. Gallo- Yes Mr. Carroll- yes

Mr. Doucette- Yes

Motion passes, meeting adjourned at 8:30 pm.