

**PLANNING BOARD  
MEETING MINUTES  
February 10, 2022**

**PRESENT:** Daniel Doucette, John Carroll, Elizabeth Brown, Louis Gallo, David O'Connor, Elmer Clegg, Christopher Farrell, Sandra Goldstein, and William Meier.

**ABSENT:** Jeanne Azarovitz

**STAFF:** Jennifer Copeland

**ALSO PRESENT:** Robert Bowman, Paul Bakis, Mike Giancola

Meeting called to order at 7 pm by Chairman Doucette.

**1. Meeting Minutes: November 18, 2021**

Motion to accept by Mr. O'Connor, seconded by Mr. Clegg

Mr. Clegg- Yes	Mr. O'Connor- Yes	Mr. Carroll- Yes
Ms. Brown- Yes	Mr. Farrell- Yes	Ms. Goldstein- Abstain
Mr. Gallo- Yes	Mr. Doucette- Yes	

Motion passes, minutes accepted.

**2. Request for Lot Release: Dayna Ln. Ext. Lot 2.**

-Continued from 1/27/22, Robert Bowman representing the property

-Ms. Copeland: Subdivision approved in 2006, amended in 2019 due to the mylars not recorded at registry. Coming back to request lot release. Have updated mylars in office and meet requirements for a lot release.

-Mr. Clegg- Who has responsibility for this roadway?

-Ms. Copeland- Agreement on file from 2019.

-Mr. Doucette- People who have frontage on the road have responsibility for maintenance due to it being a private way.

-Ms. Brown- This is Mr. Bowman's property and he owns the roadway, the 15ft driveway.

Motion to approve by Ms. Brown, Seconded by Mr. Carroll.

Mr. Clegg- Yes	Mr. O'Connor- Yes	Mr. Carroll- Yes
Ms. Brown- Yes	Mr. Farrell- Yes	Ms. Goldstein- Yes
Mr. Gallo- Yes	Mr. Doucette- Yes	

Motion Passes

**3. Public Hearing Site Plan Review and Special Permit #19-2021**

-2 Kendall Rae Place. Downtown Core for a multi-story mixed use building.

-Mr. Clegg- wants a reason for why a continuance is needed.

-Mr. Doucette- applicants want to make a good plan up to high standards for the town.

-Motion to Continue made by Mr. Farrell, seconded by Ms. Brown

Mr. Clegg- Yes	Mr. O'Connor- Yes	Mr. Carroll- Yes
Ms. Brown- Yes	Mr. Farrell- Yes	Ms. Goldstein- Yes
Mr. Gallo- Yes	Mr. Doucette- Yes	

Motion passes, continued to 2/24/22

**4. Public Hearing Site Plan Review and Special Permit #23-2021**

11 Commerce Park Rd. for compliance with section 1330 of the zoning by-law and 1233 c. redevelopment with a gross floor area greater than 1600 sq. ft. and construction and exterior alteration of a commercial structure.

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*approved TS*

-Paul Bakis present to represent applicant United Rentals, and Mike Giancola the property owner.

-Mr. Bakis provided a detailed presentation of what the site plan is for.

-On property is a wholesaler for rental equipment, storing it, providing offices for employees and customers, and a wash bay for cleaning equipment and vehicles.

There will be a fuel tank on site following mass regulations, important to it being in a water district. Septic tank on the plan. Loading areas on both sides of the building not interfering with public way.

-Ms. Copeland- Reuse of preexisting building, minimal changes, small addition in back, landscaping improvements, plenty of parking. Meets all requirements.

-Ms. Goldstein- Did Verizon (previous owner of property) have fuel tank? Why needed?

-Mr. Bakis- It's a part of and in the application, needed for equipment and trucks.

-Mr. O'Connor- would like a condition that 4 trees are installed along the property line.

-Mr. Clegg- Does the wash bay meet requirements of the water department?

-Ms. Copeland- Yes.

-Mr. Bakis- Wash bay is self-contained, all water is recycled and no runoff.

-Mr. Farrell- Project consistent with zoning bylaws, that is beneficial with little adverse effects, and meets criteria of the special permit. Following conditions:

1. Project subject to rules and laws of the town of Bourne.
2. All work will be done according to what is written in the application
3. Emergency access and vehicle turn around sprinkler system knox box gasoline and diesel storage according to fire department.
4. An as will plan will be submitted to planning Board.
5. Must be recorded in Barnstable County of Registry of Deeds and land court and registry and copy returned to planning dep. Prior to continuance of a building permit.
6. Prohibitions of water district must be posted in areas visible to public and employees.
7. Four shade trees added to property 40 ft. on center 15 ft back from front property line.

Motion to accept by Mr. Farrell, seconded by Ms. Brown

Mr. Clegg- Yes      Mr. O'Connor- Yes      Mr. Carroll- Yes

Ms. Brown- Yes      Mr. Farrell- Yes      Ms. Goldstein- Yes

Mr. Gallo- Yes      Mr. Doucette- Yes      Mr. Meier- Yes

Motion to adjourn by Mr. Carroll seconded by Ms. Brown

Mr. Clegg- Yes      Mr. O'Connor- Yes      Mr. Carroll- Yes

Ms. Brown- Yes      Mr. Farrell- Yes      Ms. Goldstein- Yes

Mr. Gallo- Yes      Mr. Doucette- Yes      Mr. Meier- Yes