

Approved May 26, 2022

Minutes B. DeVries

**PLANNING BOARD  
MEETING MINUTES:**

**January 27, 2022**

**AMENDED**

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

**STAFF:** Coreen Moore, Jennifer Copeland

**ALSO PRESENT:** Robert Bowman, Douglas Troyer

Meeting called to order at

**1. Acceptance of Minutes**

-9/23/2021- Motion to approve by Mr. O'Connor, seconded by Mr. Clegg.

Roll Call Vote:

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

-10/14/2021- Motion to approve by Mr. Clegg, Seconded by Ms. Brown.

Roll Call Vote:

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

**2. Lot Release:**

**2a.** Dayna Ln Extension Lot #2, Robert Bowman

Ms. Copeland: Subdivision approved 2006, modified 2019. \$10,000 bond paid.

Modification not recorded in registry of deeds, must complete lot release request form.

Cannot move forward until these things happen.

Motion to continue discussion to February 10, 2022 made by Ms. Brown, seconded by Mr. Carroll.

Roll Call Vote:

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

**3. Modification to Site Plan Review #06-2016B**

2, 4, & 6 MacArthur Blvd.

Plan to raze current store and build new convenience store with restaurant fast food, takeout drive through, self-service gasoline sales, and on site improvements. Continued from 12/23/2021.

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TOWN CLERK BOURNE

Mr. Troyer present to represent property. Don Johnson, Gary McKnotten, Taria McGrail present as well. Discussing open issues: possible to angle the pumps. Results were to straighten the pumps to get approved.

Mr. McKnotten- Canopy gets bigger with angled pumps expanding the building on property. Angling the pumps would cause issues with vehicles entering and exiting. Issues with larger structures like boats.

Ms. McGrail- Have developed many gas stations to know what's needed for space and safety. Straight pumps safest and standard way.

Mr. Clegg- Angled pumps easiest for vehicles entering and exiting the primary entrance, explanation provided by developers makes perpendicular pumps most sensible.

Discussion on details of plans of proposal.

Diesel pumps? - 4 Number of islands?-5

Ms. McGrail- Could be most profitable station in the chain.

Mr. Clegg- Approval of this project brings great benefits to the town including taxes, development, tourism, etc. Will be more traffic with new project.

Motion made to approve by Mr. Clegg with 1. To raise building on site and construct a new convenience store, restaurant uses, drive-through window along with a 10 island gasoline dispensing stations and 2. A special permit for alternative configurations for the property subject to propose conditions:

1. All plans and documents submitted with application are incorporated with this decision.
2. Before occupancy permit is issued there must be:
  - A. Submission of as built site plan showing final locations of all buildings.
  - B. Copy of notice of intent from EPA for disturbance of greater than one acre for construction
  - C. Copy of MassDOT curb cut approval shall be submitted ad reviews
3. Light overspill will be maintained as in lighting plan. Any change in lighting must be submitted and approved by Planning Board.
4. Project must meet all BPF regulations including a fire alarm system etc.
5. Landscaping must be maintained according to approved plan.
6. Applicant shall provide for electric vehicle charging stations and generator for service during power outages.
7. Any deviation will require further approval.

Seconded by Ms. Brown

Roll Call Vote:

Ms. Goldstein- No	Ms. Azarovitz- Yes	Mr. O'Connor- Yes
Ms. Brown- Yes	Mr. Gallo- Yes	Mr. Farrell: Yes
Mr. Clegg: Yes	Mr. Doucette- Yes	Mr. Carroll- No

Vote is 7-2, special permit granted.

4. **Site plan review and Special Permit #19-2021:**

2 Kendall Rae Place.

Multi-Story mixed-use building.

Applicant asked to continue to 2/10/2022.

Motion to continue made by Mr. Clegg Seconded by Mr. Farrell.

Roll Call Vote:

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

Motion to adjourn by Mr. Farrell, Seconded by Ms. Brown

Roll Call Vote:

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