

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

**PRESENT:** Elizabeth Brown, Louis Gallo, David O'Connor, Elmer Clegg, Sandra Goldstein, Jeanne Azarovitz, William Meier

**ABSENT:** Daniel Doucette, John Carroll, Christopher Farrell

**STAFF:** Jennifer Copeland

**ALSO PRESENT:** Attorney Christopher Kirrane, Jen McGrail, Rick Rheinhardt, Rob Dewer, Dan Mills, Tim Lydon, Sal Couto

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Meeting called to order at 7 pm by Ms. Brown, Vice-chair.

**1. Minutes:** November 10, 2021

Motion to Accept by Mr. Clegg, seconded by Mr. O'Connor, roll call vote:

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

Ms. Brown- Yes      Ms. Goldstein- Yes

Mr. Gallo- Yes      Mr. Meier- Abstains

Motion Passes

**2. Presentation:** Monks Park Stormwater and Parking Improvement Proposal

Timothy Lydon, Bourne Engineering Department. 0 Shore Rd/Valley Bars Rd. Money from USDA funds in order to improve money for the water quality for Buzzard's Bay. Money invested for shellfish quality improvement. Total is \$20 million over 5 year plan. This is the first project with this money for stormwater improvement. Monks Park received a \$27,000 grant for improvements and the Town must provide a 25% match for construction for the project. Applying for \$65,000 to match the 25%. This will bring in catch basins to treat any sheetflow going into the bay. The area is currently gravel, paving the area allows for the runoff and sheetflow to flow better with the water treatment facilities built in.

Mr. Rheinhardt- explains background as an ecologist, primarily wetland. Does contract with the Cape Cod Commission. Concerned with losing parking spots, very popular place. When Valley Bars Rd was paved, that's when problems started with erosion and water quality. Wants the saltmarsh restored, pavers replacing the pavement so that the water can go into the ground.

Mr. Lydon- Doesn't have the funds to do everything with the saltmarsh. Tried to do as much as they could to work with the landscape. Have to think about cost and dealing with the issue quickly. This project does improve the water quality and more greener options make the costs rise significantly. Salt marsh restoration is in the minds of conservation and engineering and isn't being ignored. Pavers are hard to maintain and have a strong potential to get blocked with more use of the road. Creates higher costs. Moving the project up the road to divert the water, requires more infrastructure development and higher costs.

Mr. Clegg- Lowest spot on the map should receive the development. Concerned with a loss of parking spaces. Votes against any loss of parking due to popularity.

Mr. Lydon- The basins are able to be parked over. The plan codifies the parking there already, future rail trail development would require more development of the area.

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Design of this project is according to meticulous federal regulations, project applies to that and what the DPW can maintain.

Mr. O'Connor- This is not a perfect solution but it is a good solution, the parking maintained is important. Digging up the whole road would be hard due to expense.

Motion to Accept by Mr. Gallo, Seconded by Mr. O'Connor, Roll Call vote:

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

Ms. Brown- Yes      Ms. Goldstein- Yes

Mr. Gallo- Yes      Mr. Meier- Yes

Motion passes, for a positive recommendation at Town Meeting.

### **3. Site Plan Review and Special Permit #01-2022: 568 MacArthur Blvd**

New Construction of a commercial building resulting in a gross floor area of more than 1600 sq. ft.

Attorney Christopher Kirrane representing the owner, Couto Management LLC present with Sal Couto.

Mr. Kirrane- Proposal is for a Dunkin Donuts with a drive-through and takeout seating. Because it's more than 1600 sq. ft. requires this Special Permit. Proposing to remove more than 40% impervious coverage and 70% of existing ground cover requiring approval from the board. Relocation of existing Dunkin Donuts, satisfies all minimum dimensional requirements. The land has been cleared in the past. No concerns from Bourne Water District. Dealing with constrained lot, proposing 1900 sq. ft. building. Has to be 50ft. back from MacArthur Blvd.

Ms. Goldstein- Where is the entrance? Entry way size makes sense but this adds more blockage and traffic on MacArthur Blvd.

Zac Basinski - from Bracken Engineering, similar building recently built in Plymouth. Entrance is off Forest Park Dr. Traffic analysis shows that the entry way size is required due to fire and delivery trucks. There is a minimum length required.

Ms. Copeland- Staff recommendation is to minimize the entry way to make it smaller with no two-way traffic.

Mr. Meier- Will there be different acceleration lanes installed?

Attorney Kirrane- No current plans to widen roadway to add those lanes. Utility poles in the way. There is some de-acceleration for those turning onto and into Forest Park Dr.

Mr. Clegg- Not a huge fan of the design. Traffic is an issue as well because incoming traffic comes from MacArthur Blvd as does the exiting of the property. Believes unwise to approve without having a better set-up for enter/exit. How many trips a day would be going into/out of the property?

Attorney Kirrane- Estimates at about 1000 per a day, 500 in and out.

Mr. Clegg- If this number was known, we would have required the developer to put in those deaccelerating/acceleration lanes. Cannot recommend approval without these lanes.

Mr. Bazinski- Adding these lanes requires moving poles, hydrant, as well as approval from abutters due to the acceleration speeds. This is a lot to ask of this developer. Permitting access takes a long time for this as well.

Attorney Kirrane- State Highway, requires MASSDOT review and approval. Takes longer and would be more expensive. Could approve or disapprove.

Mr. O'Connor- This is about the U-turn down the road. Is it knowable how many of those potential customers will use that U-turn. Maybe a sign for no U-turn. Will applicant submit a rain garden plan?

Mr. Bazinski- Will submit plan. Typical wetland plan is planned for the rain garden.

Mr. Clegg- Should be a sign where Forest Park Dr. meets MacArthur Blvd that says "right turn only". There should be a de-acceleration plan. Landscaping plan is still needed as well.

Mr. Bazinski- We will have to go through MASSDOT for that.

Motion to Continue to the 24<sup>th</sup> by Mr. Clegg, Seconded by Ms. Azarovitz. Roll Call Vote:

Mr. Clegg- Yes

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

Ms. Brown- Yes

Ms. Goldstein- Yes

Mr. Gallo- not present

Mr. Meier- Yes

Motion to adjourn the meeting by Mr. O'Connor, seconded by Mr. Clegg, roll call vote:

Mr. Clegg- Yes

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

Ms. Brown- Yes

Ms. Goldstein- Yes

Mr. Gallo- not present

Mr. Meier- Yes

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