

**PLANNING BOARD
MEETING MINUTES:
April 14, 2022**

Approved 10.13.22

PRESENT: Elizabeth Brown, David O'Connor, Elmer Clegg, Sandra Goldstein, Jeanne Azarovitz, Lou Gallo, Daniel Doucette, Christopher Farrell

ABSENT: John Carroll, William Meier

STAFF: Jennifer Copeland

ALSO PRESENT: Vincent Mahoney, Darlene Mahoney, Gerard Galizio, Diane Galizio, Michael Unda, Fred Carboni, Irene Carbone, Keith Galizio, Mark Flaherty, Christopher Kirrane, Zachary Basinski, Sal Couto, James McLaughlin, Ed Savan

Meeting called to order at 7 pm by Chairman Doucette.

1. Site Plan Review and Special Permit #03-2022: 57 Main Street

To convert the temporary outdoor dining area into a permanent outdoor dining area. Vincent Mahoney representing Mahoney's on Main Street.

-Mr. Mahoney- Approved previously, just want it permanent now.

-Ms. Copeland- Requires the Special Permit due to it being outside the main building. Previously approved in 2020, been operating ever since.

-Mr. Doucette- Outside dining does not require additional parking.

Discussion took place regarding live entertainment and music during later hours. Abutters concerned with music if an outside venue. That would be dealt with an entertainment license through the Select Board. Discussion as to the worry of residents having their parking taken and the butts from cigarettes.

-Mr. O'Connor- Signage for some of these issues would help.

Resident and abutter Michael Unda voiced his support for the project and that he hasn't had any issues with the sound coming from the restaurant.

-Mr. Carboni- Biggest concern residents should have is getting across the street to the parking lot. Should have state of the art parking, wants slower traffic and crosswalks. Voiced support for the restaurant.

-Mr. Galizio- Resident of Buzzards Bay (property owner) voiced support for the restaurant.

-Ms. Brown- 2 Additional conditions: if going for entertainment license before the board of selectmen have the hours of operation on it, and to turn off all outdoor music after 10:00 PM. Meets all qualifications. This alteration is not a negative on the surrounding area, alteration is permitted, applicant agrees to standard conditions, additional conditions and bylaws under the Town of Bourne. Also reviewed under 2053 C3.

Motion made by Ms. Brown to accept, seconded by Mr. Clegg, Roll Call vote:

Mr. Clegg- Yes

Mr. O'Connor- Yes

Ms. Azarovitz- Yes

Ms. Brown- Yes

Ms. Goldstein- Yes

Mr. Doucette- Yes

Mr. Gallo- Yes

Mr. Farrell- Abstains

Motion Passes.

TOWN CLERK BOURNE

2022 DEC 29 AM 11:39

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2. Site Plan Review and Special Permit #02-2022: 21 Foster Howard Road

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

Applicant Mr. Mark Flaherty (professional engineer) to represent the owner describing the project.

-Mr. Flaherty- Have criteria covered. Met with water resource district, has septic system and drainage. No real environmental issues. Storm water management exceeds requirements. Has met with Planning Department to meet any concerns.

-Ms. Copeland- Currently a cleared vacant lot, lot is divided. Proposing a 6,250 sq.f. Building with 5 bays with overhead and main door. Road has some maintenance issues that has been discussed with DPW. Emergency access turnaround is an issue. Needs to have some kind of turnaround.

-Mr. Flaherty- Chief will find other alternatives, missing requirement by 6 ft. Will comply with whatever Chief's approach is. Will comply with this being a condition on approval.

-Mr. Doucette- Any change to site plan will have to come back before board, minor changes will be seen as an as-built.

-Mr. Flaherty- Would just changing the building length and nothing else be approved through this special permit and not require any further board approval?

-Mr. Doucette- We can add to conditions.

-Ms. Azarovitz- Applicant and project consistent with town bylaws and conditions of a special permit. Added condition, with working with the fire department, any changes to the site greater than 6 ft. will be reviewed by the town planner to see if further approval needed.

Motion made by Ms. Azarovitz to approve, Seconded by Mr. Clegg. Roll Call vote:

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

Motion Passes.

3. Site Plan Review and Special Permit #19-2021: 2 Kendall Rae Place

Downtown core for a multi-story mixed use building. Continued from 3/24/22. Asking for continuance to 4/28/22.

Motion made by Mr. Farrell, seconded by Ms. Brown. Roll Call vote:

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

Motion Passes.

Motion to adjourn by Ms. Goldstein, seconded by Ms. Brown. All ayes from the Board, Meeting adjourned.