

**PLANNING BOARD
MEETING MINUTES:**

June 23, 2022

PRESENT: Sandra Goldstein, Jeanne Azarovitz, Christopher Farrell, Daniel Doucette, John Carroll, Pat Nemeth, Elizabeth Brown, David O'Connor

ABSENT: Elmer Clegg, Amanda Wing

STAFF: Jennifer Copeland

ALSO PRESENT: Zachary Basinski, Vicki Lang, Brad Botello, Brandon Carr

Meeting called to order at 7 pm by Chairman Doucette.

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2022 DEC 29 AM 11:39
TOWN CLERK BOURNE

1. Approval not Required: 179 and 179R Main Street

No issues or comments from the Planning Department. Follows all ANR requirements.

Motion to approve by Mr. Farrell, Seconded by Ms. Brown. 8-0 Vote. Motion passes.

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

Downtown Core for a multi-story mixed use building. Continued from 06/09/22.

-Mr. Doucette- Going to continue to 07/28/22. Applicant is working on the plans to make sure they are up to standard.

Motion to continue by Mr. Farrell. Seconded by Ms. Azarovitz.

No vote from Ms. Goldstein. She wants an idea for why they need to continue. Ayes have it. The motion passes.

3. Discussion on Potential Articles for Fall Town Meeting

-Mr. Doucette- Looking for the downtown parking distance plans. Wants to finalize it.

Mr. Clegg has been working on this, but has Covid and is not present. Also, the accessory dwelling bylaws are being looked at. Looking to discuss putting them back into the town. Want complete review and rewrite on accessory dwellings it make them more affordable for residents by making the bylaws broader. Wants to cooperate with the ZBA.

-Ms. Nemeth- Doesn't think existing bylaws are descriptive when it comes to accessory dwellings.

-Ms. Goldstein- Could you change something into a multi-family home?

-Mr. Doucette- Yes. Want to go through the laws to allow that to happen working with building inspector and ZBA.

-Ms. Azarovitz- Other towns have done this. Do have to deal with issues of non-compliance and neighborhood overcrowding. Wants to understand both sides.

-Ms. Nemeth- Wants clarification on the downtown parking distance plans.

-Ms. Copeland- For offsite parking, the way zoning bylaw currently written there's a credit if parking spaces are within 300 ft. of the property. The idea is to expand that distance and satisfy parking requirement by leasing or creating nearby land.

-Ms. Brown- Worry about building too much parking.

-Ms. Copeland- That will be looked at with the new traffic study.

-Mr. Farrell- Looking at discussing the bylaws within a working group, then a full board meeting to make the decisions.

-Mr. Doucette- Another topic for discussion is egress control dealing with traffic.

- Ms. Copeland- This is for the Scenic Highway subject to conditions within the bylaws. The date in the bylaws referred to 06/01/20 or earlier. This would be simply removing the date in the bylaws.
- Mr. Doucette- The MBTA multi-family zoning is another article being looked at for town meeting. Looking at a general 15 units per acre by right within a certain area around a MBTA station.
- Mr. Farrell- There are many conflicts with zoning law. Have to dive into it deep and need more clarification from the state.
- Ms. Nemeth- Wants to address the timely completion of projects. Many delays with projects in town. Wants to have it addressed within a working group.
- Mr. Doucette- This has been addressed before, can look at again.
- Ms. Nemeth- Has questions regarding the new bridges and wondering about updates.
- Mr. Farrell- MassDOT has the plans but have not shared much with the town.
- Ms. Azarovitz- Many conflicts with what has come out already from MassDOT regarding the new bridges.
- Mr. O'Connor- There are issues with signs being out of compliance in towns. Other towns have bylaws regarding removing these types of signs. Should be looked at.
- Mr. Doucette- Have talked to planning staff about this and it is on our radar.
- Ms. Nemeth- Has issues with abandoned houses within town. Surprised by the amount.
- Mr. Farrell- As long as the houses are boarded up and are no harm to the public, there is not much you can do. They are condemnable if there are issues with the property. This issue has come up before. State law protects the owner and that supersedes town bylaws. Another article idea is regarding intensity of use schedule in the bylaws. In some conflict with the Cape Cod Commission. Should be looked at.
- Mr. Doucette- Will look at it and will discuss with Town Engineer, Tim Lydon.

Motion made to adjourn by Ms. Brown. Seconded by Mr. O'Conner. Vote taken. The ayes have it. Meeting adjourned.