

**PLANNING BOARD
MEETING MINUTES:**

August 25th, 2022

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

ABSENT:

STAFF: Jennifer Copeland, Julia Gillis

ALSO PRESENT: Todd MacDonald, Nathan Collins, Jilian Morton, Jason Pannone, Joe Longo, Nalin Mistry

Meeting called to order at 7 pm by Chairman Doucette.

Julia Gillis introduced as new Assistant Town Planner

1. Approval of minutes: 2/10/22, 2/24/22, 3/10/22, and 3/24/22.

Ms. Nemeth abstains from all minutes because she was not on the Board. Mr. Farrell abstains from 2/24/22 and 3/10/22, Ms. Azarovitz abstains from 2/10/22. Mr. Carroll abstains from 3/10/22.

2/10/22 motion to approve by Mr. Farrell and seconded by Ms. Brown, vote is all ayes

2/24/22 motion to approve by Mr. O'Conner and seconded by Ms. Brown, vote is all ayes

3/10/22 motion to approve by Ms. Brown and seconded by Mr. O'Conner, vote is all ayes

3/24/22 motion to approve by Ms. Brown and seconded by Mr. Farrell, vote is all ayes

2. Approval Not Required: 81P, 108 Trowbridge Rd.

Nalin Mistry present representing the client. Proposing a sub-divided existing lot. Paperwork has been submitted.

Ms. Copeland – Meets all requirements, the lot is to the right facing the hotels.

Mr. Farrell – The lot has been previously discussed before the board. The parking of trucks associated with the hotel are allowed to park there and I believe that could be conditioned for the overflow of needed trucks. Before we approve we should look at the conditions associated with the parking lot. Records just need to be checked.

Agenda item paused for staff to look up any conditions.

Agenda item continued with no conditions found. The applicant meets the minimum requirements for an ANR. Staff will look to see if there is anything in town records for any conflict.

Issues with traffic and lot lines.

The Board wants more time to discuss and look through records.

Motion made by Mr. Farrell, seconded by Ms. Nemeth to continue to 9/8/22, and all ayes from the board.

3. Site Plan Review #509, 0 Ernest Valeri Rd.

Proposed project to develop a large scale, ground mounted photovoltaic system with inverter and battery storage. Site work includes construction of a paved permitted access road, fencing and Stormwater management continued from 7/28/22.

Waiting on a letter from the Cape Cod Commission on review for this. Asking for continuance to 9/8/22.

Motion to continue by Mr. Carroll, seconded by Ms. Azarovitz, all aye vote.

4. Amended Site Plan Review/ Special Permit #19-2021A: 2 Kendall Rae Pl.

TOWN CLERK TOWN

2022 DEC 29 AM 11:39

RECEIVED

Multi-story, mixed-use building for permanent outdoor dining areas to serve food or beverages outside the building.

Plans still need to be submitted and the applicant needs more time.

Motion made by Ms. Brown, seconded by Mr. Farrell to continue to 9/8/22, all aye vote.

Motion made to adjourn by Mr. O'Connor, seconded by Ms. Brown. Meeting adjourned.