

**PLANNING BOARD
MEETING MINUTES:
September 8th, 2022**

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

ABSENT:

STAFF: Jennifer Copeland, Julia Gillis

ALSO PRESENT: Nalin Mistry, Amy Sharpe, George Slade, Jilian Morton, Jason Pannone, Joe Longo, Paul Gately

Meeting called to order at 7 pm by Chairman Doucette.

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

Ms. Copeland – Plans were revised and received.

Mr. Mistry, applicant – Proposed division line is 1 ft. behind existing fence line, nothing will impact the existing hotel with everything the applicant still needs.

Mr. Farrell – Has an issue with impact on driveway. Still feels there's an issue with the lot lines. Wants the existing driveway protected for even flow going in and out of the hotel.

Mr. Mistry – Proposed reduced property line will protect the driveway giving more space for access and traffic flow.

Motion to approve by Mr. Farrell, seconded by Ms. Nemeth, all aye votes. The motion is passed.

2. 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 storm water management continued from 8/25/22.

Ms. Copeland – Cape Cod Commission wants to have a meeting, applicant requests continuance to 9/22/22.

Motion made to continue by Mr. Farrell, seconded by Ms. Brown.

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

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

Jilian Morton, Jason Pannone, and Engineer Joe Longo represent the project.

Ms. Morton – Wanted to create a plan that worked with the Town and enhances it. Open to discuss.

Ms. Nemeth – Wants details on the drainage plan. Site has possibility of flooding. How are electrical and mechanical systems prepared to not fail when there is flooding?

Mr. Longo – The design is in compliance with State storm water standards. System removes pollutants. Underground piping can handle large storms. Catch basins to collect storm water. Can drain 24-48 hours, same conditions as the other properties near the canal such as the Hampton Inn Hotel recently built. There aren't mechanical systems allowed under the 16 ft. elevation. It would need to be designed to protect above ground systems. No plan for mechanical rooms at the garage level, it would be on the first floor. A few members of the board expressed that these issues are dealt with further down the line of approval.

2022 DEC 29 AM 11:39
TOWN CLERK BOURNE

RECEIVED

Ms. Nemeth – Expressed concern for the Town being held responsible legally if the ground garage flooded and destroyed vehicles. Possible agreements added to this plan in the future in regards to this issue.

Some issues regarding hydrants and fire plans brought up by the Board. Has approval from Sewer Commissioner's, Fire Chief, as well as other departments. Have made changes recommended by the peer review process as well. No storm water being flowed into the canal at all with this project.

Ms. Goldstein – Emergency evacuation plans for vehicles. The applicant will work with a towing company before any storm to evacuate the vehicles. There will be an evacuation plan with residents involved.

Having the shared parking, as well as access to the canal is a positive on this project. Questions were raised about the size and scope of this project and if it fits with the general vision of the Town. While this was discussed, it was mentioned that the project does comply with all Zoning Bylaws and have worked to accommodate the Town and its input.

Ms. Goldstein – Putting in signs to discourage through-traffic through some of the local neighborhoods. Applicants are more than willing to put in signs and work with the Town.

Ms. Wing – Questions regarding parking. Each unit gets 1.2 parking spaces. Not every unit will have multiple cars and there will be designated parking spaces as well as the underground garage for residents of the building.

Residents Amy Sharpe and George Slade were present, most of their questions were answered during the meeting. Some regarded parking and local changes like crosswalks, sidewalks etc. Both expressed their support with having most of their questions answered and the concerns heard.

Motion made by Mr. Farrell to continue to 09/22/22 with updated drawings submitted showing changes to mechanical rooms, elevations, and other things to clarify some questions raised during the meeting.

Waiver had to be signed due to time constraints. Motion seconded by Ms. Brown, vote is all ayes. Motion continued.

4. Special Town Meeting Proposed Articles: Signage

a. SECTION 3210 AND SECTION 2888

To amend sign regulations and signs not permitted.

Ms. Azarovitz – Design Review Committee discusses approved signs. There have been multiple sign issues. Want to get on Town Meeting agenda for the fall. This involves Main Street and general streets.

Mr. Doucette – Large feather signs are to be prohibited. Sky Dancer and inflatable signs are to be prohibited as well and are to be amended to the Sign Regulations.

Motion to approve by Mr. Farrell, Seconded by Mr. Carroll, all aye votes, motion passes.

b. SECTION 2854. Parking Reduction Methods

To delete 300 feet and replacing for 1,000 feet for public and private parking lots. This is to address downtown parking.

Motion to approve by Ms. Nemeth, seconded by Mr. Carroll, vote taken: all ayes, motion passes.

Motion made to Adjourn by Mr. Farrell, seconded by Ms. Azarovitz, vote taken: all ayes, meeting adjourned.