

PLANNING BOARD MEETING MINUTES

October 8, 2015

PRESENT: Christopher Farrell, Daniel Doucette, Vincent Michienzi, Robert Gendron, Steven Strojny, Joseph Agrillo Jr., Elmer Clegg, John Howarth, Louis Gallo
STAFF: Coreen Moore, Town Planner, Tim Lydon
PUBLIC: Michael Rausch, Jim Mulvey, Roxanne Dardenne, Don Bracken, Joel Kubick, Ray Farrow, Nancy Farrow, Gary Seidelman, Howard Bradwalt, Ayres South, Jon Fitch, Joseph Noonan, Mary Noonan, Rose Cavanaugh, Alan Lemieux, Dana & Pam Fournier and other members of the public

Ann Gratis, Recording Secretary

Chairman Farrell called the meeting to order at 7:00pm.

Mr. Doucette made a MOTION, seconded by Mr. Howarth to approve the minutes of 9/24/15 with five in favor, 4 abstentions.

ANR: 150 MacArthur Blvd. 3 lots.

Don Bracken presented the plan. There are 13 acres, some is R40, some is B4. We are creating two residential lots with frontage on Waterhouse Road. Lot 3 has a guardrail across it which we will need a state permit for. We are calling this lot unbuildable until we receive access granted by DOT. At that time, we will come back with a plan with that note removed.

Chairman Farrell asked about the depth of the land where the driveway would go.

Don: It's pretty level there.

Mr. Agrillo: If the State said ok with a common driveway, could you make it work?

Don: That's the plan, we need a plan signed and accepted by the Planning Board in order to proceed with the State. We meet the shape factor and frontage.

Mr. Doucette made a MOTION to approve seconded by Mr. Howarth with all in favor.

39 & 43 Head of the Bay Rd. 3 lots.

Pam Fournier, owner. We want to purchase some land from our neighbors to fix the shape of both lots. We already received a variance and will purchase the driveway and land behind us. Hell's Angels are trying to sell the clubhouse.

Mr. Howarth made a MOTION to approve seconded by Mr. Gallo with all in favor.

Access Determination: Commonwealth Ave. Roadway improvement.

Don Bracken: Westdale Park to Commonwealth Ave is a paper road. In 1986 an ANR was approved for 2 lots. We consulted with the Fire Dept. the road will be 20' wide with a cul-de-sac. It's more of a common driveway, as we try to minimize vegetation removal and the drainage system will be a swale to a rain garden based on a 25 year storm. There is an easement to be maintained by either owner. Running an 8" waterline with hydrant at the end. Lot 1 (Northern lot) is grandfathered; 20,000sf with 125' frontage in 1986. Lot 2 was in contiguous ownership with the lot to the south (Flynn's). Lot 2 could be buildable if we went affordable. Electric overhead from what's there.

Coreen: Would need a waiver. From the existing pole you'll need underground utilities.

Mr. Strojny asked about plowing?

Don: it's up to the Town's plowing policy.

Chairman Farrell: Usually they just plow and go around the circle. The Town hasn't accepted any roads in years.

Access Determination: Commonwealth Ave. Cont'd

Mr. Agrillo: a 16' cul-de-sac paved or layout?

Don: Paving, it's not a typical layout, there will be shoulders on both sides of the road.

Coreen: We have a letter from the Fire Dept. from 2008 stating it's ok.

Mr. Howarth made a MOTION to approve as laid out seconded by Mr. Gallo with all in favor.

Informal Discussion: Applicability of use and shade tree regulations for Head of the Bay Rd, a scenic road, for moving of turbine components for the Future Generation Wind project in Plymouth.

Jon Fitch, representing Future Generation Wind in Plymouth. They are putting up 4 turbines and will be transporting through the Town of Bourne roadways. Part of the route is Head of the Bay Rd., a scenic road. We received Board of Selectmen approval. My client measured with poles and there will be no harm or cutting of trees. The BOS conditioned use of the road with verification by the tree warden.

Chairman Farrell: if damage isn't intended and trees are damaged, what would your position be?

Jon: There are remedies and my client will have to do that.

Mr. Clegg: It's my opinion that trees are not applicable. I attended the BOS meeting and Mr. Sala already made a measurement and says no trees will be hurt. He is meeting with the client and an arborist at the client's cost.

Chairman Farrell: They are posting a bond for the traversing of the town roads.

Mr. Howarth recused himself from the next project (134 Main St).

Public Hearing for Special Permit #05-2015: 134 Main St. Society of St. Vincent de Paul. For a thrift store.

Jack Howarth, president of the St. Vincent de Paul Society. We make food boxes, have a prison ministry, provide fuel, housing and clothing assistance. Our current building is at 78 Main St and that building is now condemned. We finally reached an agreement with the owner of 134 Main St to move our location, I never realized we needed a permit. Have been hammered with regulations and we just want to open a thrift store. We are all volunteers.

Tim: There are no site changes, it meets all the requirements.

Coreen: It's Downtown Core, not as of right. They are all set with the sign.

Mr. Strojny: I don't understand why a special permit is needed for retail business. Sec. 2021 looks like it's a by-right.

Coreen: One is retail, the other is second-hand. They need a junk license by the Selectmen. Tag sales/flea markets are a special permit with the Planning Board.

Chairman Farrell: When re-doing the zoning downtown we wanted to make sure we had more control over what goes in.

Jack: we have our junk dealers license.

Mr. Strojny: Why aren't you taking donations now?

Jack: Everyone is leaving lots of stuff and we are unable to open and have so much stuff now.

Mr. Strojny made a MOTION to approve. The MOTION was seconded by Mr. Gallo.

Roll call vote as follows:

Mr. Clegg - yes

Mr. Agrillo – yes

Mr. Doucette – yes

Mr. Michienzi – yes

Mr. Howarth – yes

Mr. Gallo - yes

Mr. Gendron – yes

Mr. Strojny - yes

Mr. Howarth returns to the Board.

Public Hearing for Site Plan Review/Special Permit #03-2015: Cont'd from 8/13/15. Bayview Campgrounds. 4 & 6 Dornick Rd. For storage of materials, lighting and fencing for the campground.

Public Hearing for Special Permit #04-2015: Bayview Campgrounds. 4 & 6 Dornick Rd. For impervious surface coverage.

Joel Kubic, Homes and McGrath: The Tbox near the area isn't used anymore. It was planned to let that area revegetate.

Mr. Strojny: There are no designated parking areas?

Joel: It's storage so no real parking, just an extension of the same use.

Mr. Michienzi: I went to the site with Brookside Golf and a couple residents. Their concern is seeing boats and what's being stored from their condos. The campground said they wouldn't put slats in the chain link fence.

Chairman Farrell: It's mostly scrub pines and oak in that area.

Mr. Doucette: I went to the site today. The existing facility is still visible from Dornick Road. If trees are cut down to open the space, the vistas of Brookside would be an eyesore.

Mr. Clegg: I'm concerned about the impervious coverage, and the gate location. Can it be moved further away from the Brookside property?

David: We are the only ones that use that road. Moving the gate 50-75' back won't make much difference. It's good for emergency access. We use the main gate.

Mr. Agrillo: Any reason for the reluctance of the fence?

David: We are planting trees, as we are a registered tree farm, all seedlings will go along the fence. They are easy to transplant and grow quickly, that is what people will see.

Chairman Farrell: if no fence, try to buffer the area right away.

David: We will do a fence in the future, not sure what type, probably stockade.

Chairman Farrell: You have more materials than just wood, you need a fence. Concerned about safety.

David: We have a 6' barb wire fence now and live in security. We are putting wood between the dealership and us.

Mr. Gallo made a MOTION to approve Special Permit 04-2015 for impervious surface coverage. The MOTION was seconded by Mr. Michienzi.

Nancy Farrow, 12 Turnberry Rd: Subaru parks cars on Dornick Road now is that a problem?

David: no.

Roll call vote as follows:

Mr. Clegg - yes

Mr. Agrillo - yes

Mr. Doucette - yes

Mr. Michienzi - yes

Mr. Howarth - yes

Mr. Gallo - yes

Mr. Gendron - yes

Mr. Strojny - yes

Mr. Howarth made a MOTION to approve Special Permit #03-2015. The MOTION was seconded by Mr. Gallo.

Mr. Doucette made a MOTION to amend to include a 12' bituminous apron where Dornick Rd meets Brookside Rd.

David: We don't own the road, Brookside does.

Jack Hardy, Brookside Rd: How big a foot print? Security lights come to our house, we ask to mitigate, they are not nice to look at.

David: there will be more woods than now.

Jack: Can you put a damper on the lights, they come straight down to us?

David: We use low profile LEDs now.

Joe Daity, Brookside Golf: Concern is major screening on our side, will it be screened on both sides?

David: that fence up before the golf course, more trees the better. I would prefer to do a wood fence.

Mr. Agrillo: What size trees to screen? Seedlings are small. I'd like to entertain adding substantial trees in some spots.

David: There is a 50' buffer with wood fence. Having me foot the cost for \$50-\$100 trees for a storage area, I'm not for it.

Mr. Howarth: Can we condition a stockade fence? Withdrew MOTION. Mr. Gallo withdrew his 2nd.

Mr. Howarth made a MOTION to approve subject to the following conditions:

- a) A six (6) foot stockade fence shall be installed along the eastern and northern boundaries of the storage area to aid in screening Brookside residents view.
- b) Per agreement of the applicant, existing seedlings within the proposed storage area shall be replanted along the outside of the fence for additional screening.

The MOTION was seconded by Mr. Clegg.

Mr. Doucette: I just want to encourage the use of more mature trees to get screening faster.

Roll call vote as follows:

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| Mr. Clegg - yes | Mr. Agrillo – yes | Mr. Doucette – yes |
| Mr. Michienzi – no | Mr. Howarth – yes | Mr. Gallo - yes |
| Mr. Gendron – yes | Mr. Strojny - yes | |

Public Hearing for a Modification to a Definitive Subdivision: Cont'd from 9/24/15: Lamborghini Heights.

Vacant lot 6, to make buildable.

Status update.

The attorney called, they will be unable to attend tonight.

Mr. Doucette made a MOTION to continue to 10/22/15. The MOTION was seconded by Mr. Strojny with all in favor.

Mr. Doucette made a MOTION, seconded by Mr. Agrillo to adjourn with all in favor.

With no further business before the Board, the meeting was adjourned at 8:20pm.

Respectfully submitted,
Ann Gratis