

PLANNING BOARD MEETING MINUTES
December 10, 2015

PRESENT: Christopher Farrell, Daniel Doucette, Robert Gendron, Steven Strojny, Joseph Agrillo Jr., Elmer Clegg

ABSENT: John Howarth, Louis Gallo, Vincent Michienzi

PUBLIC: Michael Rausch, Jim Mulvey, Don Bracken, Eliza Cox, James Wenzel, Franco Raponi, Dan Wenzel, Zac Basinski

Ann Gratis, Recording Secretary

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

Discussion: 123 Waterhouse Rd. Paesano Way access road.

Atty. Eliza Cox representing the applicant. The building at 123 Waterhouse Rd. was permitted in 2007/08 with no access to the second floor as a condition. During construction, the Cape Cod Commission (CCC) took jurisdiction and he received a hardship exemption to occupy the first floor. That decision delayed mitigation until he wanted to occupy the second floor. The road, Paesano Way, cost \$105,000 to construct and they will put that toward mitigation. They are asking for input from the Town on if the connector road is a benefit to the traveling public.

Mr. Clegg: Is the building to the north accessible from this road?

Liza: Franco has offered a connection to them, but they have not taken him up on it.

Franco: The road is constructed to DOT standards. It's two lanes but both one way. 26'-28' wide.

Mr. Agrillo: I use Waterhouse Road a lot. This gives relief to the other intersection. The signage makes it look like a private road, should that be changed to look more like a public road?

Franco: It is a private road. The Town does not plow or maintain it.

Mr. Clegg: It can be beneficial. I wonder if we should put conditions on it.

Chairman Farrell: It will always be a private way. The Waterhouse Road intersection is a hairpin turn.

Franco, work with MA DOT on improving the signage.

Franco: I'll be getting a bigger Do Not Enter sign.

Mr. Doucette: IN the future, the road needs to be maintained to certain standards. Say 25 years from now will this be maintained in good condition?

Franco: We used better materials, it has been 8 years already and it still is in great conditions.

Mr. Doucette made a MOTION to send a letter to the Commission saying the road is a benefit to the traveling public and the applicant will maintain suitable standards in perpetuity. The MOTION was seconded by Mr. Clegg with all in favor.

Public Hearing for Site Plan Review/Special Permit #06-2015: 24 Commerce Park Dr. Wenzel's. For a \$2,350sf addition and impervious surface coverage.

Don Bracken presented the plan. The building is currently used as a warehouse and office. We are proposing to expand the warehouse by 47' up to 25% maximum allowed. It will be going over an existing gravel area. In 1980 when it was constructed, it had a 20.9' setback. The new setback will be 20.7'. Impervious coverage will increase by less than 10%. We are looking for a finding that the project is not more detrimental. He has an active recycling program behind the building. We will provide an easement reciprocal area for both buildings.

Mr. Doucette made a MOTION that the proposed project is not more detrimental seconded by Mr. Gendron with all in favor.

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

- If a dumpster is to be added to the site it must be permitted, screened and placed on an impervious surface.
- The current owner must advise a potential buyer or tenant that the property is located within a Water resource District and is subject to the prohibitions of hazardous materials and is regulated under section 4700 of the town zoning bylaws for a Water Resource District.
- One additional planting must be added along frontage planting area.
- An easement is required for the parking spots located within the fenced area between Lot 176 and Lot 177 if parking is to be exclusive and independent of each other.

The MOTION was seconded by Mr. Agrillo.

Chairman Farrell: It's one of the best looking properties on Commerce Park Dr.

Roll Call vote as follows:

Mr. Clegg – yes

Mr. Agrillo – yes

Mr. Doucette – yes

Mr. Farrell – yes

Mr. Gendron – yes

Mr. Strojny - yes

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

With no further business before the Board, the meeting was adjourned at 7:35pm.

Respectfully submitted,
Ann Gratis