

PLANNING BOARD MEETING MINUTES

February 11, 2016

PRESENT: Christopher Farrell, Daniel Doucette, Vincent Michienzi, Elmer Clegg, Joseph Agrillo, Stephen Strojny, John Howarth, Robert Gendron

ABSENT: Louis Gallo

STAFF: Coreen Moore, Town Planner, Tim Lydon, Engineering Tech

PUBLIC: Mike Rausch, Greg Siroonian, Ford O'Connor, Gary Labrie, Roy Catignani, Danny Gonsalves and other members of the public

Ann Gratis, Recording Secretary

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

This meeting was televised and recorded.

1/12/15 minutes: Mr. Doucette made a MOTION to approve. The MOTION was seconded by Mr. Strojny with 5 in favor, 3 abstentions.

2/10/15 minutes: Mr. Doucette made a MOTION to approve. The MOTION was seconded by Mr. Strojny with all in favor.

1/28/16 minutes: Mr. Doucette made a MOTION to continue to fix the errors. The MOTION was seconded by Mr. Clegg with all in favor.

Public Hearing for Amended Site Plan Review/Special Permit #03-2013B: Cont'd from 1/28/16. 50 MacArthur Blvd. Battles. To remove 8 parking spaces for an addition to the rear building and alternative surfacing.

Danny Gonsalves, Down Cape Engineering: The revised plan shows the parking spaces and erosion control.

Roy, Conserv Group: We were short 15 spaces, now only short 7.

Mr. Strojny: Who's doing the silt fence and rip rap? What will be the use of the 1,400sf building on the plan? So the alternative surface is a gravel road in and out of the building?

Roy: We will be doing the fence/erosion. That building is an auto detailing shop. Yes on the gravel, it's been that way for 20+ years and it's not changing.

Mr. Strojny: My concern at this point with the plowing, that the snow and gravel gets pushed to the back of the property. Any desire to pave the entrance and exit to the building?

Roy: It's not in our plans to pave, we hope to have it remain as is. We will be adding drainage and removing three spaces on the southerly side as to enter the building safely.

Mr. Strojny: The way people park is not 100% as indicated on the plans. Access for emergency vehicles, anything from the Fire Dept. on that?

Roy: We ran a turning radius for a fire truck and it will fit.

Mr. Strojny: The 9 display lots are parked 3 deep.

Danny: We've taken that into account and the truck can fit even with 3 deep.

Bob Fitzgerald, General Manager of Battles: I've said to go to 2 deep and our concern is safety. We have larger trucks here from the manufacturer daily and they go all around the building constantly. I have no doubt a fire truck will fit.

Mr. Strojny: I imagine you're running the business the best way you see fit and you've addressed my concern. Prior to an occupancy permit I'd like something from the Fire Dept. saying they are satisfied with the flow.

50 MacArthur Blvd. Battles: Cont'd:

Tim Lydon: The alternative surface special permit, there are other sections of gravel that don't indicate individual parking spaces. My concern is washout coming over the corner into the rear. I'd like to see curbing against the slope, it's still not compliant and there is no grandfathering.

Roy: This issue came up a couple of years go with the last special permit, ti's long standing and we are in construction now. We will put curbing back and a nice coat of stone, rip rap and will revegetate the slope.

Chairman Farrell: Is there anything there to prevent people from going over the slope?

Bob: There is no reason for anyone to be back there.

Mr. Strojny made a MOTION to approve stating this site is maxed out from a development standpoint.

The MOTION was seconded by Mr. Howarth. Roll call vote as follows:

- Mr. Clegg – yes Mr. Agrillo – yes Mr. Doucette – yes
- Mr. Michienzi – yes Mr. Howarth – yes Mr. Gendron –yes
- Mr. Strojny – yes

Public Hearing for Site Plan Review/Special Permit #08-2015: 790 MacArthur Blvd. Cambell Boat Works. For a 9,600sf building for the sale and repair of boats.

Greg Siroonian: They have been in business for 12 years. They have 4-6 full time employees and 80% of their customers are from Bourne. This will allow them to offer sales which is a new aspect to the business. The back will be boat repair. This is the site of the former Picture Lake Motel. We are using the existing curb cuts and bringing the site into conformity. Screening on the rear portion will be a fence and trees. Lighting meets the Cape Cod Commission standards. There is a lot of glass on the front of the building, final materials have not been chosen yet.

Mr. Doucette made a MOTION to approve this project for the purpose of selling, maintaining and storing boats as well as the request for alternative paving for 9 spaces on the southeast corner of the building and to store boats on the gravel surface on the sides and rear of the building as shown on the plan subject to the following conditions:

- The building façade facing MacArthur Blvd is to be comparable with recent projects and approved by the Planning Department prior to issuing a building permit.

The MOTION was seconded by Mr. Michienzi.

Chairman Farrell: This area is the "face of Bourne", we want attractive buildings.

Mr. Clegg: What is the height of the fence? There was a complaint by a neighbor about trees being removed.

Greg: 6'. There are no trees on the inside of the fence, only mulch. Trees inside the property line will be removed.

Mr. Howarth: This will be a fantastic improvement to the area and I wish you luck.

Tim: What is the status on the amended curb cut?

Greg: We applied but can't get one until we get this approved.

Roll call vote as follows:

- Mr. Clegg – yes Mr. Agrillo – yes Mr. Doucette – yes
- Mr. Michienzi – yes Mr. Howarth – yes Mr. Gendron –yes
- Mr. Strojny – yes

Reappoint Design Review Committee

Mr. Howarth made a MOTION to reappoint Marie Oliva and David O'Connor to the DRC. The MOTION was seconded by Mr. Doucette with all in favor.

Chairman Farrell: We are currently seeking a member at large and an alternate member for the DRC. They don't meet often, only when there is a Downtown project: signs, etc.

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

With no further business before the Board, the meeting was adjourned at 7:38pm.

Respectfully submitted,
Ann Gratis