

## PLANNING BOARD MEETING MINUTES

July 14, 2016

**PRESENT:** Daniel Doucette, Vincent Michienzi, Stephen Strojny, Elmer Clegg, William Grant, John Howarth  
**ABSENT:** Robert Gendron, Joseph Agrillo, Lou Gallo  
**PUBLIC:** Jim Mulvey, Doug Troyer, Mike Bilodeau, Robert Schuler, Jason Abrams, Tarja McGrail, Rick Boyle, Sandra Goldstein

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Ann Gutterson, Recording Secretary

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

Minutes of 6/9/16: Mr. Howarth made a MOTION to approve, seconded by Mr. Clegg with all in favor.

**Waiver Request:** 1131 Sandwich Road. Michael Bilodeau. For an addition to the Sagamore Inn.

Michael: We are removing part of the building and adding ADA compliant bathrooms and storage area. It's all rotted under that area now.

Mr. Howarth: I walked through and it calls for a bump out and no changes to parking or egress. Increase storage and improve bathrooms, no added seating. It's been there forever and they are doing a great job. MOTION to approve the waiver. The MOTION was seconded by Mr. Michienzi.

Mr. Clegg: You're changing the setup for takeout?

Michael: Now they have to go through the restaurant into the bar to pick up. This will eliminate that and they can go right into the bar area.

Tim Lydon: It's a chance for an older building to come up to code.

All in favor of the MOTION.

Vice-chairman Strojny took over as Chair:

**Public Hearing for Site Plan Review/Special Permit #06-2016:** 4 & 6 MacArthur Blvd. Cumberland Farms. For a retail store and gasoline sales/canopy.

Doug Troyer represented the applicant. The plan is to raze the existing Gulf station and gas pumps, the buildings at 4-6 MacArthur Blvd we have entered into a P&S with them. The new convenience store and gas pumps will be relocated to that property.

Tara, engineer: Improvements are moving back further from the road, greatly improves site circulation. The fueling stations allow for much easier navigation for larger vehicles. The cashier inside can oversee everything outside. The Drive-thru has adequate queuing and there will be more landscaping up front. Removing 2 rotary curb cuts and replacing with one central drive which will be better for Lobster Mart. MacArthur Blvd will have a one way in, one way out.

Landscaping: low shrubs in front, white pines to screen the back, variety plants and pedestrian access path to Lobster Mart.

Lighting: There will be no spillover.

Stormwater: Great improvement as there is none now. There will be 9 separate SW systems, oil grit separators next to the pumps. Gate valves on all systems, vegetated slope in the rear. WE will capture most of the runoff from the site.

#### **4 & 6 MacArthur Blvd: Cont'd:**

Doug: It's a very dated site. Over the last couple of years Cumberland Farms has improved some of their properties, over 600 stores. There is a push to update all of them. This is a unique site and one of the few with a drive-thru. It will provide many needed services in that area. There will be a pet area with two gates. Lots of maintenance. The canopy increased from 24' to 26' between the spaces. Assisting traffic flow we labeled two spaces for curbside waiting. Pumps will be angled at 15° which is beneficial to one area, but not another. The Fire Dept. wants a sprinkler room. We hope the Lobster Mart people are satisfied. It's been there since 1986 and is consistent with the area and is appropriate for the motoring public.

Jason Adams, traffic engineer: I know this will be peer reviewed and we are willing to give them whatever they need. Last July we did three peak periods: Weekday from 4-6pm, Friday 4-7pm and Saturday 9a-12pm. We expanded our traffic counts out to 2023 and forecasted the expected number of vehicle trips, pass by trips will be the majority. Met with DOT and will file for access points once we hopefully get approval here. Significant improvement from what it is now. A clearer path for drivers. Safer.

Mr. Doucette: I've been involved with this for an extended period of time. We asked them to angle the pumps but it's tough for the first vehicle, need to look more at circulation, that's why we requested peer review. Pulled away from Trowbridge Rd, the southern part no longer connects to the funeral home.

Doug: the drive-thru is for Cumberland Farms product only, the utilities will all be underground.

Coreen: This is a high traffic area/region and we don't have the resources that's why we hired a peer review. Someone working for the Board. We want to make sure we get this right. It will be safer for the funeral home to exit onto the Blvd. I have one quote, waiting for another. Looking at traffic and flow only.

Mr. Clegg: There is a lack of acceleration lane coming back onto MacArthur Blvd. MA DOT hasn't always agreed with that. Make that part of peer review? The angle of pumps can make more accessible if the building is moved back.

Doug: Significant constraints in the back plus residential abuts the property.

Mr. Michienzi: If you move the building back 20' and it will alleviate many concerns.

Tara: There will be a significant amount of fill coming in. The biggest constraint in the rear is to make it maintainable for the slope. Have to see if the grades in that area are significant. 140' from the clearing to the nearest residence for a nice buffer.

Mr. Michienzi: Put up a nice wall. You need swing room, you'll create a ton of business here.

Doug: We have pretty wide circulation isles. The plan shows a car pulling a 20' boat.

Mr. Clegg: Looking at figure 3, how do these dimensions compare to a landscape truck pulling a trailer?

Mr. Michienzi: That would be about 6-8' longer. I'm there daily with that size trailer.

Mr. Clegg: Commercial vehicles will take up more space and we want it to be safe.

Jim Mulvey: The state highway doesn't anticipate any changed in traffic in the next 10 years?

Coreen: they haven't come out and said it. Cumberland Farms is aware of studies for the circle but nothing planned at this point.

Doug: This will be a 24-hour store and the drive-thru open 5am – midnight.

**4 & 6 MacArthur Blvd: Cont'd:**

Chris Farrell, resident: I've worked on this before. Cumberland Farms has become a partner with the Town of Bourne. Before Doug took over as counsel, we always locked heads. I agree with moving the building back. The internal circulation in Buzzards Bay doesn't always work and it's very important for this site, and the highway and rotary. There is still plenty of room (140'). There is one chance to do it right and make it work for everyone.

Mr. Doucette made a MOTION to continue to 8/25, 2016. The MOTION was seconded by Mr. Clegg with all in favor.

Mr. Howarth made a MOTION to adjourn, seconded by Mr. Strojny with all in favor.

With no further business before the Board, the meeting was adjourned at 7:50pm.

Respectfully submitted,  
Ann Gutterson