

PLANNING BOARD MEETING MINUTES

July 28, 2016

PRESENT: Daniel Doucette, Vincent Michienzi, Stephen Strojny, Elmer Clegg, William Grant, John Howarth, Robert Gendron, Joseph Agrillo, Lou Gallo

STAFF: Coreen Moore, Town Planner

PUBLIC: Richard Clifford, Kevin Brooks, Pat Frost, Brian Hebb, Sallie Riggs

Ann Gutterson, Recording Secretary

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

Minutes of 7/14/16: Not ready, continue to next meeting.

Executive Session minutes of 2/10/11 and 3/24/11:

Richard Clifford: in 2007 a plan was submitted to the Planning Board. There is a 2011 memo from the Town Planner's office stating there is 10 areas of concerns/recommendations, we want to make sure those issues haven't been resolved and that's why we are asking for the release of the minutes.

Coreen: The case is settled and has been remanded back to the Inspector of Buildings.

Mr. Howarth made a MOTION to release the minutes. The MOTION was seconded by Mr. Gallo with all in favor.

Mr. Michienzi recused himself.

Public Hearing: Buzzards Bay Park.

Sallie Riggs, Main St. Steering Committee (MSSC): The Board of Selectmen were concerned about seeing a vision of a vast area of dried grass and lights that don't work. We developed a plan to upgrade the park. We received CPA funding to hire landscape architects to help with the design. We are going to start the beginning of the restoration in August. The play area, splash pad, shade structures, open areas and pavilion will be Phase 2.

Phase 1 includes: irrigation system, upgrade electrical and underground utilities, water availability and some plantings. The park is 4.5 acres total. The open area will be just under 2 acres. We have received two CPA grants but it's not enough to do Phase 2. Most likely we will be back for another CPA request in October. This progress will put us in a better position to receive funds. The first went to schematic design and budget. It was beyond our estimate but they didn't take into account the Town can do a lot of the work, so we switched to Weston and Sampson. WE have identified where we can save. There are three methods of working: Town Staff, Bid Contracts and other groups (UCT students, Sheriff's Dept). We are going to ConCom next week and hope to know within two weeks.

Mr. Howarth: The consensus seems to be that this park will revitalize Main St.

Sallie: This won't, but his is only one part of the Main St. revitalization. First the Growth Incentive Zone was done, then the downtown zoning, architectural bylaw, anti-blight and the streetscape project. All with the aim of revitalizing Main St. This is an important piece. The MBTA may be a while and will bring in new parking.

Mr. Howarth: It's not always beneficial to the Town. Buzzards Bay is falling apart and I think this is misplaced.

Mr. Agrillo left at 7:23pm

Buzzards Bay Park cont'd:

Chairmen Doucette: Are there other grants you can get?

Sallie: There are state and federal grants, but the Town needs an updated Open Space Plan.

Chairman Doucette: Is the Labretto plaque and rock moving with the flag or put elsewhere?

Sallie: It's with the flag now, it will stay with the flag.

Mr. Gendron: Is there a project manager? Day to day oversight?

Sallie: It was Jon Nelson. He has left and we are meeting with someone else in town to take over.

Mr. Clegg: You had enough funding to do the plan and phase 1. Other than ConCom, do you see any hiccups?

Sallie: none that I know of.

Vinny Michienzi, abutter: Is any parking being added? All of the parking designated to the town or Army Corps and the T. Where will the people park?

Sallie: The T is different and will be separate parking. We estimate many people from the bike path in the Army Corps lot and Main St. has spaces. We are not proposing any additional.

Mr. Clegg: Any use restrictions on the Army Corps lot?

Sallie: the understanding is that it's a public lot.

Mr. Clegg: Long term parking issue. For Phase 2 you need to look at a parking study.

Mr. Strojny made a MOTION to support the park as presented for Phase 1 and address parking for Phase 2. The MOTION was seconded by Mr. Clegg.

Vinny: Have there been any public bids?

Sallie: When we get to that point, yes, we will put it out for bid.

Six in favor of the MOTION, 1 opposed.

Access Determination: 0 Freeman Lane

Dennis Lonnigan: I want to make it a buildable lot. I'd maintain the road/driveway.

Coreen: it's on the town line with Sandwich. Unless there is another Freeman Lane in Sandwich, they consider this a scenic lane. The stone walls restrict the width. May want to visit with the Fire Dept. There would be only one house, the lot can't be divided. It abuts BCT land. Concerned about the canopy height and width. Would like to hear from Sandwich and hold a public hearing to notify the abutters. I couldn't find an easement if there is now. There are a lot of unresolved issues and I recommend continuing this.

Dennis: I'm not sure if the drive will be gravel, asphalt or grass. The Fire Dept. went over and showed me the turn radius they would need. Sandwich wondered why I was here as they have nothing like this.

Coreen: We should have a letter saying they have no concerns. The road is on our historic inventory.

Chairman Doucette: A 12' width. How much is in Bourne and Sandwich?

Dennis: Maybe 6' in Sandwich. The trees I want to save are on that side. I will also be fixing the walls.

Mr. Howarth: Have you bought the property yet?

Dennis: No, in the process of a P&S.

Mr. Clegg: It's 2+ acres with the railroad tracks to the north, BCT on the southwest side. How do people access that land?

Dennis: There is one main path from behind the Sagamore Inn.

Mr. Clegg: who owns the easement over the drive?

Nancy Angus: The easement has been shown in the early 1900's, who owns the road bed, not sure.

Coreen: There was one deed I didn't find. Rights with others having like rights, need an agreement with everyone that has rights to that easement.

Freeman Lane cont'd:

Mr. Clegg: Coreen, in your memo you quoted the subdivision regulations and how they define a Lane. There is no subdivision on this plan.

Coreen: Subdivision regulations have control over roadways and this is a road on a plan. Need to have adequate access to a lot, if not, put down conditions.

Mr. Gallo: I've walked that land and it's well defined by walls, the gate is defined to the canal.

Mr. Gendron: Is there a break in the wall for access?

Dennis: There is no break in the wall. I'll be limbing the trees to a 16' canopy.

Continue to a date uncertain.

Request for Release of Covenant: Cape Sagamore Highlands: Lots 10, 11, 12, 23

Nancy Angus. Looking for the release of these lots. There will still be lots held.

Chairman: We need to hear from the DPW and check the status of the bond. We have had issues with other developments and don't want the same problem. We can put this on for the Aug. 11 meeting.

Mr. Clegg: If there are other lots still being worked on, what's the impact?

Chairman: We don't know the condition of the roads, drainage, etc.

Mr. Howarth: We've released lots before the roads were finished, they were dilapidated, and not enough funds in the bond. Jillian Drive we got burned.

Coreen: Jillian Drive you kept the lots but they went bankrupt.

Mr. Clegg made a MOTION to continue. The MOTION was seconded by Mr. Michienzi with all in favor.

Mr. Gendron 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 7:50pm.

Respectfully submitted,
Ann Gutterson