

## PLANNING BOARD MEETING MINUTES

August 11, 2016

**PRESENT:** Daniel Doucette, Vincent Michienzi, Stephen Strojny, Elmer Clegg, William Grant, Lou Gallo  
**ABSENT:** John Howarth, Robert Gendron, Joe Agrillo  
**STAFF:** Coreen Moore, Town Planner, Tim Lydon  
**PUBLIC:** Jim Mulvey, Wes Ewell, Sallie Riggs, J. Nouakowski, Duane Fotheringham, Raoul Lizard-Rivera, and other members of the public

---

Ann Gutterson, Recording Secretary

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

Minutes of 7/14/16 and 7/28/16

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

This item has been continued.

**Informal Discussion:** Wastewater

Wes Ewell: We're trying to increase the capacity on Main St. Weston and Sampson study for behind the community building and Queen Sewell. The Community Building wasn't suitable. We can handle 100,000 gallons a day. Over the next 10 years or more, Wareham plans to more than double their plant. They will be able to take more from Bourne and part of Plymouth off Head of the Bay Rd. We toured the plant. The MMA plant is at the end of its life. Long range 10 years to get permit for Wareham. We want to do a package treatment system and tap into the existing pipeline. Would need a lift station. Tunnel under the bypass. Cost is \$4.5 million now. We are anticipating mitigation for sewerage. Almost all flows to the canal. Remove nitrogen currently going into Buttermilk Bay, extent Lincoln Ave, Rip Van Winkle quickly disposed and flushed out if goes to the canal. Allied for two grants, if we get them, the total cost would be covered. We already have money for most of the engineering. If we don't get the grants, we will ask for a bonding authorization. The Police Dept. wants to go on the same site. The plant would be a 35'x90' building, underground tanks, 2 leaching beds, and a reserve area. The same engineer is doing the Police site study too. Access will be off Armory Road with utilities coming from Alderberry Rd. The waterline will go under the ball field. We could start next April if we get the financing. Technology is changing constantly. This will be similar to MMA's but 20 years newer. We will still have 200,000 gallons going to Wareham for part of Main St and Hideaway Village. Our plant will pick up everything west of the Community Building and we can operate at peak capacity immediately which is 25-30,000 gallons a day. It would free up for sewer at the east end of Main St. If we can coordinate the site work with the Police Dept, we can save \$250,000 and have the Town do the grading and clearing.

Mr. Michienzi: Why not ask for a bigger plant if future money is available?

Wes: It would ask for more mitigation. More money is not available.

Mr. Clegg: I'm the Planning Board representative on the Wastewater Committee. Coming along slowly, evaluated different types of approaches. If we can get most or all the grant money, will be a great solution. Bond interest would be low if we did that.

## **Wastewater Cont'd:**

Wes: Submission needs to be in by 8/22/16 which it will be. The grants are awarded at the end of October. The federal grant is a rolling submission and is two stages and is about a 3-4 month process.

EDA (Economic Development Association). Should we put an article in the fall Town Meeting just in case?

Jim Mulvey: The big picture is fine. For most to understand would need an evening of this. Mitigation to reduce nitrogen from Buttermilk. Active shellfishery component and there's no nitrogen problem there. Who absorbs the cost? Betterment? Increased real estate tax? Discharge from Queen Sewel requires a reserve. When you break it down into smaller parts, I have concerns.

Chairman: When Kingman was proposing his plant, a neighbor said he would fill in his new nitrogen dosing system to connect.

Wes: Board of Health may make them connect. Buttermilk and Little Buttermilk Bay are both impaired waterways, no betterment assessments down there. May offer an incentive to residents like the Town would pay \$5,000 toward the connection fee if done in a certain amount of time. A new septic system costs \$35-\$50,000. \$5,000 is the average tie in to sewer. Most houses in that area are \$200,000 and they can't afford it.

Jim: The pipe from Wareham affluent will go into the canal.

Mr. Gallo: The reserve area is built if the primary fails. Anything in the canal today is EPA governed. Not going to let discharge recklessly into a waterway.

Jim: Nitrogen reduction is becoming more effective. Only one contaminant. All the dissolved pharmaceuticals, minerals. Not drinking water quality.

Mr. Clegg made a MOTION to approve the concept. The MOTION was seconded by Mr. Strojny with 5 in favor, 1 abstention.

## **Public Hearing for Special Permit #07-2016:** 1025 Sandwich Rd. to reopen a restaurant.

Mr. Gallo: I met with the owner and they are trying to reopen John's Diner which has been closed more than 2 years (closed in 2010). It's the right area for it, I'd like to see it reopen. May want to table this and come back to us another time.

Coreen: They operated until 2010 when they voluntarily closed due to a gas leak. They had a special permit for a hot dog truck which wasn't there long.

Owner: The DEP dug 16 monitoring wells, they are all clear except the one by the gas station. If the lead didn't happen, the restaurant would still be open.

Coreen: #3 on my memo states non occupancy out of owner's control. If we can get a timeline, we can take the 2 years from that. I suggest we continue to get the info/timeline then issue a special permit to open, if not, they can petition to extend the zoning district. I'll have to look at how the zoning lies today in that area, but it wouldn't be spot zoning, there is other commercial in the area.

Mr. Grant: How is a hot dog stand a restaurant?

Coreen: We permit it as a restaurant if it's stationary for a bit.

Chairman Doucette: Would like the groundwater verified. Reports from the DEP to see the end date.

Mr. Gallo made a MOTION to continue to 9/15/16 and signing the waiver of time constraints. The MOTION was seconded by Mr. Grant.

Barb Sebulous, abutter: I'm all for it. He's done a fabulous job cleaning the property. I have some traffic concerns though and would like it looked at.

All in favor to continue.

**Public Hearing for Site Plan Review/Special Permit #07-2014A:** 1 Henry Drive. Hydroid. To expand parking from 69 spaces to 96 spaces.

Chairman Doucette: Want to let you know, you need 6 positive votes and there are only 6 members present.

Dwayne Farthingham, President of Hydroid: We make unmanned marine robotics, largest company in the world. Mainly Navy for our client. We have 210 employees in Pocasset and are growing rapidly. In 2014 we opened the 40,000sf building. As we've grown, we've noticed the need for more visitor parking. There are about 20-25 visitors a day. Right now they are processed at 6 Benjamin Nye Ln. Once this building is complete, they will be processed here.

Raul: Currently at 55% lot coverage and have an exemption. Would like to amend the special permit to increase parking, by adding to the perimeter and some parallel to the edge of the pavement. The loading area in the back was left out of the last revision. It's mainly for Hydroid vehicles only. Big truck deliveries will be made at the main building at 3 Henry Dr.

Mr. Clegg: The pylon sign on the corner lot of Henry Drive, is it being replaced or moved?

Raul: That sign is moving to the other side the street.

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

- The conditions from special permit 07-2014 carry forward

The MOTION was seconded by Mr. Michienzi.

Mr. Gallo: Stormwater future, to a leach field?

Raul: Currently the site is under construction and we will change to accommodate. There are detention basins, spill waste then infiltrates to the subsurface through the catch basins.

Mr. Clegg: The management plan, special wording to de-icing chemicals and sand. Cleaned once a year.

Roll call vote as follows:

Mr. Clegg – yes	Mr. Grant – yes	Mr. Doucette – yes
Mr. Michienzi – yes	Mr. Gallo – yes	Mr. Strojny - yes

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

With no further business before the Board, the meeting was adjourned at 8:06pm.

Respectfully submitted,  
Ann Gutterson