

PLANNING BOARD MEETING MINUTES

August 25, 2016

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

ABSENT: Vincent Michienzi

STAFF: Tim Lydon

PUBLIC: Jim Mulvey, Ford O'Connor, Michael Rausch, John Churchill, Greg Droc, David Robinson, Marsha and Bob and other members of the public

Ann Gutterson, Recording Secretary

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

Minutes of 8/11/16 – postponed to the next meeting.

Public Hearing for Amended Special Permit #11-06A: 227 Old Plymouth Rd.

John Churchill, JC Engineering: We have relocated the driveway and one of the original conditions was to come back if changed. It comes south of the original, the grading on the original was greater, had a retaining wall and relocated the water line. With this plan there isn't as much cutting of the land and the water line is staying where it is. The impacts are essentially the same. The utilities are through Old Plymouth Rd, run a couple poles then underground to the house.

Tim: Coreen issued a memo with comments. The changes made a bit better for the slope. Pinnacle Road is an ancient way and pedestrians should have access, need signage. They are building on the same footprint, the driveway changed location. No electric line is shown on the plan.

Mr. Howarth reviewed: I still think the slope is not good. I would like a new engineered plan and the drainage plan for the driveway and a letter from the water department about the depth of the water line.

John: It's a 10-1 slope in some areas, there will be some cutting of what you see now. New drive is south of the water line.

Mr. Agrillo: What is the driveway material proposed?

John: gravel at this time. We need an operation and maintenance manual, will pave in a few years. The sediment trap and grade are raised slightly to filter.

Tim: We have a maintenance and operation plan from 2006, we still need a Stormwater report.

Mr. Clegg: Where is the storm basin going?

John: Base of the driveway.

MR. Gallo: This is a drastic change from what was there. Unbelievable slope, this is better. Drainage has to go in, pave some at the bottom.

Mr. Gendron: Who owns the ancient way?

Tim: Public way.

Mr. Howarth: Who is responsible to maintain the slope on Pinnacle Way?

John: my client.

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

- New engineered plan
- Drainage
- Letter from North Sagamore Water District about the depth/location of the water line

Tim: the waterline is already in.

227 Old Plymouth Rd. Cont'd:

Mr. Agrillo: I think a portion is paved, to keep drainage system clean. Soil stabilization. The neighbors need to be protected.

John: I agree to pave to the top of the hill. Landscaping erosion control will hold the owner responsible and will be incorporated into the agreement.

Mr. Howarth made a MOTION to amend his MOTION to include a 20' apron at the base of the driveway. The Amendment was seconded by Mr. Gallo.

Marsha Arusho, abutter: The road is already in, are you moving it from where it is now? It's already affecting our property.

John: We are not allowed to touch it now, have a cease & desist.

Marsha: There is no erosion control in place now.

Mr. Clegg: Immediate action for erosion control, set a deadline?

Chairman: When is work going to start?

Bob Sawyer: We are going to live there, haybales can be put in right away. We want to be done by the first of the year. Haybales will be up within 30 days prior to construction.

Barry Aruso: The plan shows a 3 car garage on the back side. Will it be a commercial vehicle place?

Tim: It would fall under Home Occupation and no large trucks are allowed, very limited.

Mr. Howarth made a MOTION to amend the main motion as amended by adding "haybales within 30 days". The MOTION was seconded by Mr. Gallo.

Roll call vote on the main MOTION as amended twice as follows:

Mr. Strojny – yes

Mr. Gendron – yes

Mr. Gallo – yes

Mr. Howarth – yes

Mr. Agrillo – yes

Mr. Clegg – yes

Mr. Grant – yes

Public Hearing for Site Plan Review#490: 2 Bourne Bridge Approach. Linear Retail. For an addition and loading dock, and to remove 9 parking spaces.

Ford O'Connor represented the applicant: Petsmart has signed a long term lease and they need a loading dock. The zoning has changed so we don't need a waiver for the parking.

Tim: My concern is where the loading dock is proposed is less than ideal but I don't see where else it can fit. Lighting is ok. There is a large overhand of branches/leaves and that should be maintained, vertical and horizontal. – Ford agreed.

Chairman Doucette: I've been checking it out with Tim. This was Mr. Michienzi's project, he was not able to be here tonight. It's consistent with Downtown Zoning, the access in and out works well now.

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

- The branches to the rear and drive are to be cut back and maintained

The MOTION was seconded by Mr. Strojny.

Mr. Clegg: What about the back traffic?

Mr. Doucette: The rear parking is for employees only and the only traffic is from the drive-thru for Starbucks.

Tim: Rear parking for employees is a condition of the original approval.

All in favor of the MOTION to approve.

Mr. Howarth 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 7:35pm.

Respectfully submitted,
Ann Gutterson