

PLANNING BOARD MEETING MINUTES

March 11, 2010

PRESENT: Chris Farrell, Daniel Doucette, Doug Shearer, Don DuBerger, Dudley Jensen, John Howarth, Peter Meier, Louis Gallo

STAFF: Coreen Moore, Town Planner, Dody Adkins-Perry

ALSO PRESENT: Paul Gately, Diana Barth, Jim Mulvey, Tudor Ingersoll, Bob Schofield, Liz Caporelli, Kerry Horman, Barbara Thurston, Neil Langille

Ann Gratis, Recording Secretary

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

Mr. Meier made a MOTION to approve the minutes of 2/25/10. The MOTION was seconded by Mr. Doucette with seven in favor and one abstention.

Public Hearing for a Change to the Zoning Bylaw: Cont'd from 2/25/10. Wind Energy Conversion System.

Input was received from many people and we implemented many of the comments.

Coreen reviewed the changes made since the 2.25.10 meeting..

Jerry Ingersoll asked how state or federal open space will be handled regarding fall zones.

Chairman Farrell stated we have no control on their land.

Bob Schofield stated the Energy committee is taking an active part in supporting this article and will be doing public forums.

Mr. Doucette stated a huge group worked well on this. MOTION to put this wording into the warrant. The MOTION was seconded by Mr. Meier with all in favor.

Public Hearing for a Change to the Zoning Bylaw: Affordable Housing Bylaw.

Mr. Meier stated this will benefit the town.

Coreen reviewed the minor wording changes made since January. Originally thought there would be 200-250 available lots. Decided the lots must be on a town or state owned road as betterment fees wouldn't make sense. Now 77 possible parcels. Broken down by precinct – 1 – 7; 2 – 19; 3-8; 4- 8; 5 – 18; 6 – 17. One per year per owner and only 2 per precinct.

Chairman Farrell read a letter of support into the record from the Affordable Housing Trust.

Mr. Doucette made a MOTION to send to town meeting as amended. The MOTION was seconded by Mr. Meier with all in favor.

Public Hearing for a Change to the Zoning Bylaw: Shape Factor.

Mr. Meier made a MOTION to approve. The MOTION was seconded by Mr. Doucette with all in favor.

Public Hearing for a Change to the Zoning Bylaw: Back Lot Division.

Mr. Jensen made a MOTION to approve. The MOTION was seconded by Mr. Doucette with all in favor.

Public Hearing for a Change to the Zoning Bylaw: Sec. 3343.

Coreen stated this was originally adopted and expired in 2006. No major changes have been made on Scenic Hwy. and recommends extending another 10 years.

Mr. Meier made a MOTION to approve. The MOTION was seconded by Mr. Shearer with all in favor.

OLD/NEW BUSINESS

Savary Avenue: some of the residents would like it closed off the way it used to be and request the Board to amend the subdivision.

Chairman Farrell stated that records show the Planning Board at the time approved the extending of the road because of the new subdivision for public safety and a second access/egress for a subdivision. They were in agreement with the DPW director and the Fire Dept.

Mr. Meier made a MOTION to support keeping the road open. The MOTION was seconded by Mr. Howarth.

Mr. Howarth stated that many of the residents are parking on the street instead of the driveways or are putting rocks which make cars park further into the street. All in favor of keeping the road open.

B2 Zoning District Extension:

Mr. Howarth is proposing to extend the B2 zoning district on Sandwich Road in Sagamore from Adams Street to Parcel 41 on Map 12.3 to create a village area. Thought this was done a while ago and it wasn't. Public hearing will be on April 8, 2010.

Jerry Ingersoll: section 2700 flexible resource development should we add WECS as a permitted use under 2713?

Coreen looked at that and didn't feel it was necessary.

Mr. Howarth asked if Cape Cod Muscle and Speed has a permit to operate in their current location. – No. There are trucks in the street, impound yard and storage. This is in a water resource district. Discuss with Roger.

Mr. Howarth spoke to the owner of 41 Meetinghouse and he will be improving the drainage, cleaning up behind the building and fixing the loading area.

Mr. Howarth stated the base fee just to apply to the CCC is \$10,000. By the time a project for a 10,000 s.f. building is done, it will cost them approx. \$250,000.

Mr. DuBerger stated the shuttered Irving gas station on the corner of Clay Pond Rd & MacArthur Blvd is an eyesore. Trying to contact owner to see if a volunteer group can paint the wood the same color as the building.

Chairman Farrell stated there needs to be a request for a blight bylaw. If something needs to be boarded up, it needs to be aesthetic.

Mr. Doucette stated the Irving station in Sagamore is boarded up also.

Chairman Farrell stated he has resigned from the Bylaw Committee because he is on too many committees. He will stay with them until Town Meeting. After the election in May, a new Planning Board member will be appointed.

Main St. junk shop is horrible. Check conditions of special permit and have Roger Laporte, Building Inspector, look into straightening it out.

Mr. Doucette made a MOTION to adjourn. The MOTION was seconded by Mr. Meier with all in favor.

Note: This is the first meeting we can remember not hearing from Jim Mulvey.

With no further business before the Board, the meeting was adjourned at 7:55 p.m.

Respectfully submitted,
Ann T. Gratis

Attachments: Town Meeting Articles discussed.