

North Sagamore Water to Recreation Authority

2019

VOL. 5



NORTH SAGAMORE WATER DISTRICT

14 SQUANTO ROAD, P.O. BOX 133
SAGAMORE BEACH, MA 02562

www.northsagamorewaterdistrict.com

Meeting Notice

The North Sagamore Water District
Board of Water Commissioners

Will Meet on

Wednesday, January 16, 2019

At 4:15 pm

Location

North Sagamore Water District Office
14 Squanto Road
Sagamore Beach, MA 02562

Agenda

1. Approval of meeting minutes dated 12/20/18
2. Vote to unencumber executive session meeting minutes dated 4/25/12, 6/5/12, 7/26/12, 8/1/12, 8/2/12, 8/8/12, 10/7/15
3. Update on Church Lane treatment plant filter media replacement project
4. Discussion & possible vote on engineering for Phillips Road water main replacement
5. Discussion of FY20 budget and capital articles
6. Superintendent's report
7. Treasurer's report
8. New business
9. Old business
10. Any business not reasonably anticipated within 48 hours of meeting
11. Commissioners comments/select next meeting date
12. Adjourn

Posted by: Maureen Fruci, District Clerk

Monday, January 14, 2019

- North Sagamore Water District Office glass door to provide 48 hour viewing according to Open Meeting Law, G.L.c.30A, s,29.03
- Sagamore Beach Post Office Bulletin Board
- Town of Bourne – Town Clerk's Office
- Town of Sandwich – Town Clerk's Office

Mark Melchionda, Chairperson, Water Commissioner

George Sala, Water Commissioner

Mark Bergeron, Water Commissioner

2019 JAN 14 PM 1:14
TOWN CLERK'S OFFICE
02562



NORTH SAGAMORE WATER DISTRICT
14 SQUANTO ROAD, P.O. BOX 133
SAGAMORE BEACH, MA 02562

www.northsagamorewaterdistrict.com

Tel. 508-888-1085
Fax 508-888-8951

Meeting Notice

The North Sagamore Water District
Board of Water Commissioners

Will Meet on

Thursday, January 24, 2019

At 8:00 am

Location

North Sagamore Water District Office

14 Squanto Road

Sagamore Beach, MA 02562

Agenda

1. Discussion of written financial management policies and guidelines for the District
2. Commissioners comments
3. Adjourn

Posted by: Maureen Fruci, District Clerk

Friday, January 18, 2019

- North Sagamore Water District Office glass door to provide 48 hour viewing according to Open Meeting Law, G.L.c.30A, s.29.03
- Sagamore Beach Post Office Bulletin Board
- Town of Bourne – Town Clerk's Office
- Town of Sandwich – Town Clerk's Office

Mark Melchionda, Chairperson, Water Commissioner

George Sala, Water Commissioner

Mark Bergeron, Water Commissioner

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2019 JAN 18 AM 9:27
TOWN CLERK BOURNE



NORTH SAGAMORE WATER DISTRICT
14 SQUANTO ROAD, P.O. BOX 133
SAGAMORE BEACH, MA 02562

www.northsagamorewaterdistrict.com

Meeting Notice

The North Sagamore Water District
Board of Water Commissioners
Will Meet on
Tuesday, February 12, 2019
At 4:15 pm

Location

North Sagamore Water District Office
14 Squanto Road
Sagamore Beach, MA 02562

Agenda

1. Approval of meeting minutes dated 1/16/19
2. Discussion of financial management policy
3. Discussion and possible vote on capital articles for FY20
4. Discussion and possible vote on FY20 budget
5. Discussion and possible vote on engineering for Phillips Road water main replacement
6. Superintendent's report
7. Treasurer's report
8. New business
9. Old business
 - a. Executive session minutes
10. Any business not reasonably anticipated within 48 hours of meeting
11. Commissioners comments/select next meeting date
12. Adjourn

Posted by: Maureen Fruci, District Clerk
Friday, February 8, 2019

- North Sagamore Water District Office glass door to provide 48 hour viewing according to Open Meeting Law, G.L.c.30A, s,29.03
- Sagamore Beach Post Office Bulletin Board
- Town of Bourne – Town Clerk's Office
- Town of Sandwich – Town Clerk's Office

Mark Melchionda, Chairperson, Water Commissioner
George Sala, Water Commissioner
Mark Bergeron, Water Commissioner

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2019 FEB 18 PM 1:16
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NORTH SAGAMORE WATER DISTRICT
14 SQUANTO ROAD, P.O. BOX 133
SAGAMORE BEACH, MA 02562

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Meeting Notice

The North Sagamore Water District
Board of Water Commissioners
Will Meet on
Wednesday March 13, 2019
At 4:15 pm

Location

North Sagamore Water District Office
14 Squanto Road
Sagamore Beach, MA 02562

Agenda

1. Appointment with Mike Ohl CEI -- engineering updates
 - Church Lane filter rehabilitation project
 - Norris Road tank painting project
 - Phillips Road water main project
2. Approval of meeting minutes dated 2/12/19
3. Discussion and possible vote on capital articles for FY20
4. Discussion and possible vote on financial management policy
5. Discussion and possible vote on OPEB trust account
6. Superintendent's report
7. Treasurer's report
8. New business
9. Old business
 - a. Executive session minutes
10. Any business not reasonably anticipated within 48 hours of meeting
11. Commissioners comments/select next meeting date
12. Adjourn

Posted by: Maureen Fruci, District Clerk
Monday, March 11, 2019

- North Sagamore Water District Office glass door to provide 48 hour viewing according to Open Meeting Law, G.L.c.30A, s.29.03
- Sagamore Beach Post Office Bulletin Board
- Town of Bourne – Town Clerk's Office
- Town of Sandwich – Town Clerk's Office

Mark Melchionda, Chairperson, Water Commissioner
George Sala, Water Commissioner
Mark Bergeron, Water Commissioner

2019 MAR 11 PM 2:47
 TOWN OF BOURNE
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NORTH SAGAMORE WATER DISTRICT
14 SQUANTO ROAD, P.O. BOX 133
SAGAMORE BEACH, MA 02562

Tel. 508-888-1085
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Meeting Notice

The North Sagamore Water District
Board of Water Commissioners

Will Meet on

Thursday April 4, 2019

At 3:00 pm

Location

North Sagamore Water District Office
14 Squanto Road
Sagamore Beach, MA 02562

Agenda

1. Approval of meeting minutes dated 3/13/19
2. Discussion and possible vote on rates and regulations
3. Discussion and possible vote on financial policy guidelines
4. Discussion and possible vote on Annual District Meeting warrant and articles
5. Discussion and possible vote on Church Lane filter rehabilitation project
6. Superintendent's report
7. Treasurer's report
8. New business
9. Old business
10. Any business not reasonably anticipated within 48 hours of meeting
11. Commissioners comments/select next meeting date
12. Adjourn

Posted by: Maureen Fruci, District Clerk

Tuesday April 2, 2019

- North Sagamore Water District Office glass door to provide 48 hour viewing according to Open Meeting Law, G.L.c.30A, s.29.03
- Sagamore Beach Post Office Bulletin Board
- Town of Bourne – Town Clerk's Office
- Town of Sandwich – Town Clerk's Office

Mark Melchionda, Chairperson, Water Commissioner

George Sala, Water Commissioner

Mark Bergeron, Water Commissioner

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2019 APR 2 PM 1:03
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NORTH SAGAMORE WATER DISTRICT
14 SQUANTO ROAD, P.O. BOX 133
SAGAMORE BEACH, MA 02562

Tel. 508-888-1085
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Meeting Notice

The North Sagamore Water District
Board of Water Commissioners

Will Meet on

Wednesday April 24, 2019

At 6:30 pm

Location

Sagamore Beach Fire Station

51 Meetinghouse Lane

Community Room – 2nd Floor

Sagamore Beach, MA 02562

Agenda

1. Discussion & possible vote on Church Lane filter rehabilitation project
2. New business
3. Old business
4. Any business not reasonably anticipated within 48 hours of meeting
5. Commissioners comments/select next meeting date
6. Adjourn

Posted by: Maureen Fruci, District Clerk

Monday, April 22, 2019

- North Sagamore Water District Office glass door to provide 48 hour viewing according to Open Meeting Law, G.L.c.30A, s,29.03
- Sagamore Beach Post Office Bulletin Board
- Town of Bourne – Town Clerk's Office
- Town of Sandwich – Town Clerk's Office

Mark Melchionda, Chairperson, Water Commissioner

George Sala, Water Commissioner

Mark Bergeron, Water Commissioner

RECORDED
2019 APR 22 PM 12:18
TOWN CLERK BUREAU

NORTH SAGAMORE WATER DISTRICT
MEETING MINUTES APRIL 24, 2019

The North Sagamore Water District Board of Water Commissioners held their monthly meeting on Wednesday, April 24, 2019 at 6:30 pm at the North Sagamore Water District office at 14 Squanto Road, Sagamore Beach. Chairperson Mark Melchionda called the meeting to order at 6:30 pm.

Those in attendance at the start of the meeting were: Chairperson Mark Melchionda, Commissioner Mark Bergeron, Commissioner George Sala, Superintendent Matt Sawicki and Treasurer Maureen Fruci.

DISCUSSION & POSSIBLE VOTE ON CHURCH LANE FILTER REHABILITATION PROJECT

NEW BUSINESS

OLD BUSINESS

None

-3-

ANY BUSINESS NOT REASONABLY ANTICIPATED WITHIN 48 HRS OF MEETING

None

COMMISSIONERS COMMENTS/SELECT NEXT MEETING DATE

Commissioner Sala said there is a new state law that now requires towns and municipalities to follow OSHA rules. At some point all supervisors will have to be OSHA trained. There will be classes held at Bourne DPW offered through Barnstable County if there are at least 35 participants. The Superintendent explained the District has an excavation policy and a trench box. Commissioner Sala recommended the District have a safety manual. He will provide a copy of Bourne DPW's safety manual for reference.

The next meeting date is scheduled for Wednesday, May 16, 2018 at 4:15 pm.

ADJOURN

Commissioner Melchionda made a motion to adjourn the meeting at 6:36 pm. Commissioner Sala seconded the motion. The motion was accepted.

Respectfully submitted

Maureen Fruci
District Clerk

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2019 NOV 22 AM 9:22
TOWN CLERK BOURNE



NORTH SAGAMORE WATER DISTRICT
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Meeting Notice

The North Sagamore Water District
Board of Water Commissioners
Will Attend
Cape Cod Commission Hearing
Wednesday, May 15, 2019
At 5:00 pm

Location

Bourne Community Building
Jim Mulvey Room
239 Main Street
Buzzards Bay, MA 02532

Agenda

1. North Sagamore Water District Board of Water Commissioners attendance at the Cape Cod Commission hearing regarding the Canal Street Crossing project. No votes will be taken on this project at this hearing.

Posted by: Maureen Fruci, District Clerk

Monday, May 13, 2019

- North Sagamore Water District Office glass door to provide 48 hour viewing according to Open Meeting Law, G.L.c.30A, s.29.03
- Sagamore Beach Post Office Bulletin Board
- Town of Bourne – Town Clerk's Office
- Town of Sandwich – Town Clerk's Office

Mark Melchionda, Chairperson, Water Commissioner

George Sala, Water Commissioner

Mark Bergeron, Water Commissioner

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2019 MAY 13 PM 1:02
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NORTH SAGAMORE WATER DISTRICT
14 SQUANTO ROAD, P.O. BOX 133
SAGAMORE BEACH, MA 02562

Tel. 508-888-1085
Fax 508-888-8951

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Meeting Notice

The North Sagamore Water District
Board of Water Commissioners
Will Meet on
Wednesday, May 29, 2019
At 4:15 pm

Location

North Sagamore Water District Office
14 Squanto Road
Sagamore Beach, MA 02562

Agenda

1. Reorganization of the Board of Water Commissioners and District Members
2. Approval of meeting minutes dated 4/4/19, 4/24/19 & Annual District Meeting 4/24/19
3. Discussion and Possible Vote on Church Lane Filter Rehabilitation Project
4. Discussion and Possible Vote on Norris Road Tank Project
5. Discussion and Possible Vote on Voluntary Non-Essential Outdoor Watering Conservation Measures
6. Superintendent's report
7. Treasurer's report
8. New business
9. Old business
 - Canal Road Crossing
10. Any business not reasonably anticipated within 48 hours of meeting
11. Commissioners comments/select next meeting date
12. Adjourn

Posted by: Maureen Fruci, District Clerk
Friday, May 24, 2019

- North Sagamore Water District Office glass door to provide 48 hour viewing according to Open Meeting Law, G.L.c.30A, s,29.03
- Sagamore Beach Post Office Bulletin Board
- Town of Bourne – Town Clerk's Office
- Town of Sandwich – Town Clerk's Office

Mark Melchionda, Chairperson, Water Commissioner

George Sala, Water Commissioner

Mark Bergeron, Water Commissioner

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2019 MAY 24 AM 9:39

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NORTH SAGAMORE WATER DISTRICT
14 SQUANTO ROAD, P.O. BOX 133
SAGAMORE BEACH, MA 02562

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Meeting Notice

The North Sagamore Water District
Board of Water Commissioners

Will Meet on

Wednesday, June 19, 2019

At 4:15 pm

Location

North Sagamore Water District Office
14 Squanto Road
Sagamore Beach, MA 02562

Agenda

1. Appointment with Greg Wirsen – Canal Street Crossing – 4:15 pm
2. Approval of meeting minutes dated 5/29/19
3. Discussion and possible vote on water availability for domestic and fire protection uses for Canal Street Crossing
4. Discussion and possible vote on transfer of operating budget reserve fund for FY19
5. Discussion and possible vote on recent correspondence from MA DEP in regards to future voluntary water quality sampling
6. Discussion and possible vote on the Request for Proposals for engineering services
7. Discussion and possible vote on personnel policy – employee benefits and longevity
8. Discussion and possible vote on District participation in Sagamore Beach 4th of July activities
9. Superintendent's report
10. Treasurer's report
11. New business
12. Old business
13. Any business not reasonably anticipated within 48 hours of meeting
14. Commissioners comments/select next meeting date
15. Adjourn

Posted by: Maureen Fruci, District Clerk

Monday, June 17, 2019

- North Sagamore Water District Office glass door to provide 48 hour viewing according to Open Meeting Law, G.L.c.30A, s.29.03
- Sagamore Beach Post Office Bulletin Board
- Town of Bourne – Town Clerk's Office
- Town of Sandwich – Town Clerk's Office

George Sala, Chairperson, Water Commissioner

Mark Bergeron, Water Commissioner

Mark Melchionda, Water Commissioner

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SAGAMORE BEACH, MA 02562

Tel. 508-888-1085
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Meeting Notice

The North Sagamore Water District
Board of Water Commissioners

Will Meet on

Wednesday, July 17, 2019

At 4:15 pm

Location

North Sagamore Water District Office

14 Squanto Road

Sagamore Beach, MA 02562

Agenda

1. Superintendent's report
2. Treasurer's report
3. New business
4. Old business
5. Any business not reasonably anticipated within 48 hours of meeting
6. Commissioners comments/select next meeting date
7. Adjourn

Posted by: Maureen Fruci, District Clerk

Friday, July 12, 2019

- North Sagamore Water District Office glass door to provide 48 hour viewing according to Open Meeting Law, G.L.c.30A, s.29.03
- Sagamore Beach Post Office Bulletin Board
- Town of Bourne – Town Clerk's Office
- Town of Sandwich – Town Clerk's Office

George Sala, Chairperson, Water Commissioner

Mark Bergeron, Water Commissioner

Mark Melchionda, Water Commissioner

REC'D
2019 JUL 12 AM 10:37
TOWN CLERK BOURNE



NORTH SAGAMORE WATER DISTRICT
14 SQUANTO ROAD, P.O. BOX 133
SAGAMORE BEACH, MA 02562

Tel. 508-888-1085
Fax 508-888-8951

www.northsagamorewaterdistrict.com

Meeting Notice

The North Sagamore Water District
Board of Water Commissioners
Will Meet on
Wednesday, August 21, 2019
At 4:15 pm

Location

North Sagamore Water District Office
14 Squanto Road
Sagamore Beach, MA 02562

Agenda

1. Approval of meeting minutes dated 6/19/19 and 7/17/19
2. Discussion & possible vote on properties subject to District tax
3. Discussion & possible vote on new source options
4. Discussion & possible vote on proposed correspondence to be sent to commercial properties and residences located in the beach well's protected zones
5. Superintendent's report
6. Treasurer's report
7. Discussion & possible vote on engineering RFP -- Phillips Road water main and Bournedale tank rehabilitation
8. New business
9. Old business
10. Any business not reasonably anticipated within 48 hours of meeting
11. Commissioners comments/select next meeting date
12. Adjourn

Posted by: Maureen Fruci, District Clerk
Monday, August 19, 2019

- North Sagamore Water District Office glass door to provide 48 hour viewing according to Open Meeting Law, G.L.c.30A, s.29.03
- Sagamore Beach Post Office Bulletin Board
- Town of Bourne -- Town Clerk's Office
- Town of Sandwich -- Town Clerk's Office

George Sala, Chairperson, Water Commissioner
Mark Bergeron, Water Commissioner
Mark Melchionda, Water Commissioner

133 N. SQUANTO ROAD
SAGAMORE BEACH, MA 02562

2019 AUG 19 PM 1:13

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NORTH SAGAMORE WATER DISTRICT
14 SQUANTO ROAD, P.O. BOX 133
SAGAMORE BEACH, MA 02562

Tel. 508-888-1085
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www.northsagamorewaterdistrict.com

Meeting Notice

The North Sagamore Water District
Board of Water Commissioners
Will Meet on

Wednesday, September 18, 2019

At 4:15 pm

Location

North Sagamore Water District Office
14 Squanto Road
Sagamore Beach, MA 02562

Agenda

1. Appointment – Russ Kleekamp – GHD – Phillips Road water main
2. Approval of meeting minutes dated 8/21/19
3. Discussion & possible vote on proposal from Resilient CE for analysis of potential well sites
4. Discussion & possible vote on availability of water service – Wildwood Lane
5. Discussion on proposed development on Cape View Way
6. Superintendent's report
7. Treasurer's report
8. New business
9. Old business
10. Any business not reasonably anticipated within 48 hours of meeting
11. Commissioners comments/select next meeting date
12. Adjourn

Posted by: Maureen Fruci, District Clerk

Monday, September 16, 2019

- North Sagamore Water District Office glass door to provide 48 hour viewing according to Open Meeting Law, G.L.c.30A, s,29.03
- Sagamore Beach Post Office Bulletin Board
- Town of Bourne – Town Clerk's Office
- Town of Sandwich – Town Clerk's Office

George Sala, Chairperson, Water Commissioner

Mark Bergeron, Water Commissioner

Mark Melchionda, Water Commissioner

2019 SEP 16 PM 4:15
NORTH SAGAMORE WATER DISTRICT



NORTH SAGAMORE WATER DISTRICT

14 SQUANTO ROAD, P.O. BOX 133
SAGAMORE BEACH, MA 02562

www.northsagamorewaterdistrict.com

Tel. 508-888-1085
Fax 508-888-8951

Meeting Notice

The North Sagamore Water District
Board of Water Commissioners

Will Meet on

Tuesday, October 8, 2019

At 4:00 pm

Location

North Sagamore Water District Office
14 Squanto Road
Sagamore Beach, MA 02562

Agenda

1. Approval of meeting minutes dated 8/21/19 and 9/18/19
2. Discussion & possible vote on availability of water for Lot 63 Wildwood Lane
3. Discussion & possible vote to allow Kennedy hydrants to be included as accepted hydrants for use in the District
4. Discussion & possible vote on agreement with Environmental Partners Group for engineering for the Bournedale tank rehabilitation project
5. Discussion & possible vote on District water capacity for future development
6. Discussion & possible vote on variance for connection and installation fee to supply water to the island at the intersection of Williston Road and Samoset Road
7. Superintendent's report
8. Treasurer's report
9. New business
10. Old business
 - Phillips Road water main project
 - Norris Road tank rehabilitation
 - Cape View Drive development
 - Water treatment plant filter rehabilitation project
11. Any business not reasonably anticipated within 48 hours of meeting
12. Commissioners comments/select next meeting date
13. Adjourn

Posted by: Maureen Fruci, District Clerk

Friday, October 4, 2019

- North Sagamore Water District Office glass door to provide 48 hour viewing according to Open Meeting Law, G.L.c.30A, s,29.03
- Sagamore Beach Post Office Bulletin Board
- Town of Bourne – Town Clerk's Office
- Town of Sandwich – Town Clerk's Office

George Sala, Chairperson, Water Commissioner

Mark Bergeron, Water Commissioner

Mark Melchionda, Water Commissioner

2019 OCT - 4 PM 1:30
SAGAMORE BEACH MA 02562



Tel. 508-888-1085
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NORTH SAGAMORE WATER DISTRICT
14 SQUANTO ROAD, P.O. BOX 133
SAGAMORE BEACH, MA 02562

www.northsagamorewaterdistrict.com

Meeting Notice

The North Sagamore Water District
Board of Water Commissioners
Will Meet on
Monday, October 21, 2019
At 12:00 pm

Location

North Sagamore Water District Office
14 Squanto Road
Sagamore Beach, MA 02562

Agenda

1. Preliminary meeting for the Bournedale tank rehabilitation project with Environmental Partners Group – no votes will be taken
2. Commissioners comments
3. Adjourn

Posted by: Maureen Fruci, District Clerk
Thursday, October 17, 2019

- North Sagamore Water District Office glass door to provide 48 hour viewing according to Open Meeting Law, G.L.c.30A, s,29.03
- Sagamore Beach Post Office Bulletin Board
- Town of Bourne – Town Clerk's Office
- Town of Sandwich – Town Clerk's Office

George Sala, Chairperson, Water Commissioner
Mark Bergeron, Water Commissioner
Mark Melchionda, Water Commissioner

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2019 OCT 17 AM 11:22

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NORTH SAGAMORE WATER DISTRICT

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SAGAMORE BEACH, MA 02562

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Fax 508-888-8951

Meeting Notice

The North Sagamore Water District
Board of Water Commissioners
Will Meet on
Monday, November 18, 2019
At 4:15 pm

Location

North Sagamore Water District Office
14 Squanto Road
Sagamore Beach, MA 02562

Agenda

1. Under Chapter 40, Section 56, as amended by Chapter 369 of the Acts of 1982, and Chapter 79 of the Acts of 1983, the Board of Water Commissioners will conduct a public hearing on whether the North Sagamore Water District/Bourne portion should implement the Classification Act for Fiscal Year 2020
2. Approval of meeting minutes dated 10/8/19 and 10/21/19
3. Discussion & possible vote on available capacity for future development
4. Discussion & possible vote on the beach well hazard mitigation grant
 - Funding
 - Written procurement policy for federal funds
5. Discussion of FY21 budget
6. Discussion of FY21 capital articles—Phillips Road water main and Bournedale tank rehabilitation
7. Discussion & possible vote on ISO requests for flow testing
8. Superintendent's report
9. Treasurer's report
10. New business
11. Old business
 - Norris Road tank rehabilitation
 - Canal Street Crossing – planning board meeting update

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2019 NOV 14 PM 12:02
TOWN CLERK BOURNE

12. Any business not reasonably anticipated within 48 hours of meeting
13. Commissioners comments/select next meeting date
14. Adjourn

Posted by: Maureen Fruci, District Clerk
Thursday, November 14, 2019

- North Sagamore Water District Office glass door to provide 48 hour viewing according to Open Meeting Law, G.L.c.30A, s,29.03
- Sagamore Beach Post Office Bulletin Board
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- Town of Sandwich – Town Clerk’s Office

George Sala, Chairperson, Water Commissioner
Mark Bergeron, Water Commissioner
Mark Melchionda, Water Commissioner

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NORTH SAGAMORE WATER DISTRICT
14 SQUANTO ROAD, P.O. BOX 133
SAGAMORE BEACH, MA 02562

www.northsagamorewaterdistrict.com

Meeting Notice

The North Sagamore Water District
Board of Water Commissioners

Will Meet on

Thursday, December 5, 2019

At 3:00 pm

Location

North Sagamore Water District Office
14 Squanto Road
Sagamore Beach, MA 02562

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2019 DEC -3 PM 12:55
TOWN CLERK BOURNE

Agenda

1. Under Chapter 40, Section 56, as amended by Chapter 369 of the Acts of 1982, and Chapter 79 of the Acts of 1983, the Board of Water Commissioners will conduct a public hearing on whether the North Sagamore Water District/**Sandwich** portion should implement the Classification Act for Fiscal Year 2020
2. Adjourn

Posted by: Maureen Fruci, District Clerk
Tuesday, December 3, 2019

- North Sagamore Water District Office glass door to provide 48 hour viewing according to Open Meeting Law, G.L.c.30A, s.29.03
- Sagamore Beach Post Office Bulletin Board
- Town of Bourne – Town Clerk's Office
- Town of Sandwich – Town Clerk's Office

George Sala, Chairperson, Water Commissioner
Mark Bergeron, Water Commissioner
Mark Melchionda, Water Commissioner



NORTH SAGAMORE WATER DISTRICT

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SAGAMORE BEACH, MA 02562

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Tel. 508-888-1085
Fax 508-888-8951

Meeting Notice

The North Sagamore Water District
Board of Water Commissioners
Will Attend
Bourne Planning Board Meeting
Thursday, December 12, 2019
At 7:00 pm

Location

Bourne Veteran's Community Building
Meeting Room
239 Main Street
Buzzards Bay, MA 02532

Agenda

1. North Sagamore Water District Board of Water Commissioners attendance at the Bourne Planning Board meeting regarding the Canal Street Crossing/21 Hunters Brook Rd. Inc. project. No votes will be taken on this project at this meeting.

Posted by: Maureen Fruci, District Clerk
Tuesday December 10, 2019

- North Sagamore Water District Office glass door to provide 48 hour viewing according to Open Meeting Law, G.L.c.30A, s.29.03
- Sagamore Beach Post Office Bulletin Board
- Town of Bourne – Town Clerk's Office
- Town of Sandwich – Town Clerk's Office

George Sala, Chairperson, Water Commissioner

Mark Bergeron, Water Commissioner

Mark Melchionda, Water Commissioner

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2019 DEC 10 AM 11:30
TOWN CLERK BOURNE



NORTH SAGAMORE WATER DISTRICT
14 SQUANTO ROAD, P.O. BOX 133
SAGAMORE BEACH, MA 02562

Tel. 508-888-1085
Fax 508-888-8951

www.northsagamorewaterdistrict.com

Meeting Notice

The North Sagamore Water District
Board of Water Commissioners

Will Meet on

Tuesday, December 17, 2019

At 4:00 pm

Location

North Sagamore Water District Office
14 Squanto Road
Sagamore Beach, MA 02562

Agenda

1. Discussion & possible vote – Norris Road tank rehabilitation project completion – release of retainage
2. Approval of meeting minutes dated 11/18/19
3. Discussion of FY21 operating budget and capital articles – Phillips Road water main & Bournedale tank rehabilitation
4. Discussion & possible vote on conflict of interest disclosure form for board members of Cape Cod Municipal Health Group
5. Superintendent's report
6. Treasurer's report
7. New business
8. Old business
 - Cape View Drive
 - Wildwood Lane – Hebb Builders
 - Canal Street Crossing – Update from planning board meeting 12/12/19
9. Any business not reasonably anticipated within 48 hours of meeting
10. Commissioners comments/select next meeting date
11. Adjourn

Posted by: Maureen Fruci, District Clerk

Thursday, December 12, 2019

- North Sagamore Water District Office glass door to provide 48 hour viewing according to Open Meeting Law, G.L.c.30A, s,29.03
- Sagamore Beach Post Office Bulletin Board
- Town of Bourne – Town Clerk's Office
- Town of Sandwich – Town Clerk's Office

George Sala, Chairperson, Water Commissioner

Mark Bergeron, Water Commissioner

Mark Melchionda, Water Commissioner

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2019 DEC 12 PM 1:18
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2019 APR -3 AM 10: 50

TOWN CLERK BOURNE

**Nye Grant Trustee Committee Meeting
April 10th at 3:00 pm Bourne Schools Administration Building
36 Sandwich Road, Bourne, MA 02532**

Agenda:

- 1. Review of Nye Grant Trust Fund performance for 2018.**
- 2. Review of investment policies as needed.**
- 3. Discussion and vote on funding allotment for the Grace Swift Nye Enrichment Grant for the 2019-2020 school year.**

Submitted 4/3/19
Patricia Parker
Nye Grant Coordinator

**Minutes: Nye Grant Trustee Committee Meeting
April 10, 2019 at 3:00 pm Bourne Schools Administration Building**

Present: Paul Curtis (Fiduciary Trust Company), Patti Parker (Nye Grant Coordinator), Peter Meier (Bourne Board of Selectmen), Steven Lamarche (Superintendent, Bourne Public Schools), Amy Cetner (Principal, Bourne High School); Chris Hyldborg (Chairman, Bourne School Committee) participated via phone on speaker.

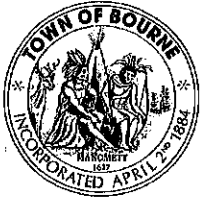
1. The meeting started at 3:15 pm. The committee was reminded that the minutes from our last meeting that had been sent out in April 2018. There were no corrections to the minutes and they were unanimously accepted.
2. Mr. Curtis distributed the investment report for the Town of Bourne Nye Fund. He noted that the economy looking was in its second longest economic expansion. In 2018, the US Gross Domestic Product grew at a rate of about 2.9% and the unemployment rate was down to 4.5%. Globally economies continued to grow but at a slower rate. The economy experienced a tough time at the end of 2018, but the first quarter of 2019 showed strong gains across asset classes. Earnings were high for 2018, primarily due to the tax cuts for businesses. In conclusion, assets are continuing to grow, but at a slower rate, short term bonds have good quality and cash (money market funds) earned 2.5%.
3. Mr. Curtis presented research on other larger endowment funds and noted that our spending policy of 5% of the 3 year moving average is the most commonly used.
4. Mr. Curtis spoke about our investment objectives, reminding the committee that we are trying to maintain a fund that will last into perpetuity, providing money for grants but also growing the fund to keep up with inflation. The committee discussed the concern that the fund is not keeping up with inflation and that yearly meetings may not be enough to prevent strong loss if the fund declined below its starting point. Mr. Lamarche made a motion that the investment objectives be amended to read "If at any point in time the market value of the Nye fund, as indicated by the investment coordinator, goes below \$2,000,000, the Nye Grant Trustees must reconvene to review the fund." The motion was seconded by Mr. Meier and it passed unanimously by roll call.
5. The fund value at year end was \$2,440,962 (down from \$2,801,822), but at the end of the first quarter of 2019 it was back up to about \$2,600,000. Mr. Curtis applied the three-year moving average spending policy that the committee has utilized since 1996 with a 5% allotment, suggesting that an appropriate allotment would be \$ 129,685. Mr. Meier made a motion to set the allotment at \$140,000 for the 2019-2020 school year; this motion was seconded by Mr. Lamarche. The motion passed unanimously by roll call vote.
6. It was suggested that Grant Coordinator Patti Parker reach out to the committee members in March 2020 to set up a meeting date for the Spring 2020.
7. The meeting was adjourned at 4:07 pm.

Respectfully submitted,

Patricia A. Parker

Patricia A. Parker
Nye Grant Coordinator

2019 APR 22 PM 1:19
TOWN OF BOURNE
ALEX



Trustees of the OPEB Trust Fund Working Group



Date Monday, September 30, 2019
Time 6:00PM
Location: Bourne Veterans' Memorial Community Center
239 Main Street
Buzzards Bay, MA 02532

TOWN CLERK BOURNE

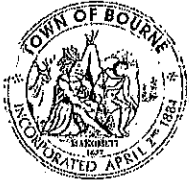
2019 SEP 25 PM 4:13

RECEIVED

AGENDA

1. Review Trust Status and tracking
2. OPEB contributions for STM: General Fund, ISWM, & Sewer
3. Discuss possible amendments of the Trust: (1) Trustees: to accommodate the change in job title from Finance Director/Town Accountant to Finance Director/Treasurer; and (2) to have at least one meeting of the Trustees each fiscal year in September or October.
4. Discuss Future Meetings
5. Adjourn

RECEIVED



JAN 10 PM 3:32

TOWN CLERK BOURNE

TOWN OF BOURNE
Open Space Committee

Bourne Town Hall
24 Perry Avenue
Buzzards Bay, MA 02532
Phone: (508) 759-0600 ext. 1313



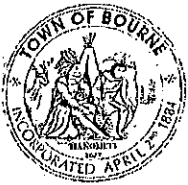
MEETING NOTICE

The Open Space Committee will be meeting on **Monday, January 14 at 6:30pm** in **Room 100 in the Bourne Middle School.**

AGENDA

1. Discussion and possibly vote to accept an engineered plan as prepared by Bracken Engineering to construct a small parking lot at the entrance to the town-owned parcel located at 10 Aptuxcet Road.
2. Discussion and possibly vote on a certain parcel of land that would be suitable for the construction of a public DOG PARK. The proponents and others will be attending.
3. Discussion and vote on clearing certain invasive vegetation at the Canal Overlook parcel.
4. Discussion and possibly vote on submitting a Fiscal Year 2020 Community Preservation Application for consideration at the May 6, 2019 Annual Town Meeting.
5. Setting the next committee meeting date.

Bay A. Johnson, Chairman



TOWN OF BOURNE

Open Space Committee

Bourne Town Hall
24 Perry Avenue
Buzzards Bay, MA 02532
Phone: (508) 759-0600 ext. 1313



RECEIVED
TOWN OF BOURNE
JAN 31 PM 2:20

MEETING NOTICE

OPEN SPACE COMMITTEE

When: Monday, February 4, 2019

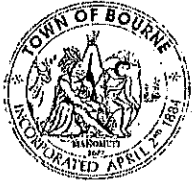
Where: Bourne Middle School

Time: 6:30pm.

AGENDA

1. Meeting with Supt. Steve Lamarche and Lori Cooney for the purpose discussing their fiscal year 2020 application requesting Community Preservation funds to possibly create an 'Inclusive Playground' on the Middle School campus.
2. Review of the updated parking plan for the Canal Overlook parcel located at 10 Aptuxcet Road.
3. Review of the status of certain Community Preservation funded Open Space Committee sponsored projects and if completed....vote to recommend any balance(s) left be returned to the Community Preservation Fund.
4. Minutes of the OSC meeting of January 14, 2019
5. Set the next OSC meeting date.

Roy H. ...
Chairman



TOWN OF BOURNE
Open Space Committee

Bourne Town Hall
24 Perry Avenue
Buzzards Bay, MA 02532
Phone: (508) 759-0600 ext. 1313
MEETING NOTICE



OPEN SPACE COMMITTEE

When; Monday, February 25, 2019

Time: 6:30pm

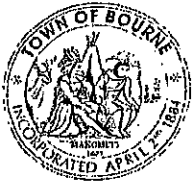
Where: Middle School, Media Center, 77 Waterhouse Road

Joint meeting with Community Preservation Committee

1. Review of Recreation applications
 - a. Queen Sewell Park Playground----\$185,000
 - b. Inclusive Playground @ Bourne Middle School---\$491,300
2. Minutes
3. Set next meeting dates

Barry Johnson, Chairman

2019 FEB 21 PM 2:32
TOWN OF BOURNE



TOWN OF BOURNE

Open Space Committee

Bourne Town Hall
24 Perry Avenue
Buzzards Bay, MA 02532
Phone: (508) 759-0600 ext. 1313



MEETING NOTICE

OPEN SPACE COMMITTEE

When: Wednesday, March 20, 2019

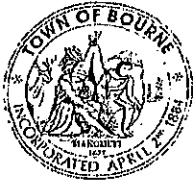
Where: Room 100 in the Middle School

Time: 5:30pm

AGENDA

1. Call the meeting to order to enter into Executive session by a roll call vote:
2. MOTION: to enter into an Executive Session to conduct strategy with respect to threatened litigation regarding the Buzzards Bay Park Playground. The Chair has declared that an open meeting may have a detrimental effect on the litigating position of the public body. The Open Space Committee will be convening in public session at the conclusion of the Executive Session.
3. Call the meeting to order in an open session:
4. Review and vote to accept one of the responses received to conduct engineering study to see if a DOG PARK might be situated on the parcel located on Barlow's Landing Road upon which the Pocasset Fire Station, tennis courts, little league field etc. are located.
5. Update from the Trail Network Sub-Committee activities in creating kiosks, maps and other information to be installed at the Four-Ponds Conservation Area.
6. Improvements needed to clear the trail at Little Buttermilk Bay Open Space parcel.
7. Update on the Community Preservation Recreation projects: Queen Sewell Park playground; rehabilitation of Soccer Field behind the Middle School; and the establishment of an Inclusive Playground at the next to the Soccer fields in the Middle School parking lot.
8. Update on the Upper Cape Regional School request to use the Labretto parcel for certain school activities which is located directly opposite the entrance to the school on Sandwich road.
9. Approve minutes of the OSC meetings held on January 14 and February 4, 2019
10. Set next committee meeting date.

Barry Johnson, Chairman



TOWN OF BOURNE
Open Space Committee

Bourne Town Hall
24 Perry Avenue
Buzzards Bay, MA 02532
Phone: (508) 759-0600 ext. 1313



MEETING NOTICE
OPEN SPACE COMMITTEE

When: Tuesday, September 3, 2019

Time: 7pm.

Where: Bourne Veteran's Memorial Community Building

TOWN OF BOURNE

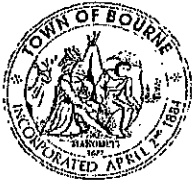
2019 AUG 29 PM 3:29

RECEIVED

AGENDA

The Open Space Committee (OSC) will be attending the Board of Selectmen meeting to be held at the same date, place & time in order to be able to participate into the discussion of possibly locating a DOG PARK behind the Fire Station...located at 311 Barlow's Landing Road...Pocasset.

Barry H. Johnson, Chairman



TOWN OF BOURNE

Open Space Committee

Bourne Town Hall
24 Perry Avenue
Buzzards Bay, MA 02532
Phone: (508) 759-0600 ext. 1313



MEETING NOTICE

Open Space Committee (OSC)

The Open Space committee will be meeting on:

Monday, September 30, 2019

Time: 6pm

Place: Community Building: 239 Main Street...Buzzards Bay

2019 SEP 26 PM 12:20
TOWN OF BOURNE

AGENDA

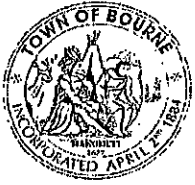
The OSC will be attending the meeting of the Community Preservation Committee (CPC) and will be participating in the review of all CPA applications that will be considered at the October 28, 2019 Special Town Meeting and funded thru the Open Space/Recreation line item of the Community Preservation Fund that are related to:

- a. Barlow's Landing Dinghy Dock
- b. Save the Cove/Marshes
- c. Bike Rail Trail: Phase 4
- d. Pocasset Park at 789 Shore Road

The OSC will be having an update on the Four-Ponds Brochure Project.

Members will then be attending the Finance Committee meeting at 7pm in the Community Building where these applications will be discussed.

Barry H. Johnson, Chairman



TOWN OF BOURNE

Open Space Committee

Bourne Town Hall
24 Perry Avenue
Buzzards Bay, MA 02532
Phone: (508) 759-0600 ext. 1313



AMENDED AGENDA

MEETING NOTICE

Open Space Committee (OSC)

The Open Space committee will be meeting on:

Monday, September 30, 2019

Time: 6pm

Place: Community Building: 239 Main Street...Buzzards Bay

AGENDA

The OSC will be attending the meeting of the Community Preservation Committee (CPC) and will be participating in the review of all CPA applications that will be considered at the October 28, 2019 Special Town Meeting and funded thru the Open Space/Recreation line item of the Community Preservation Fund that are related to:

- a. Barlow's Landing Dinghy Dock
- b. Save the Cove/Marshes
- c. Bike Rail Trail: Phase 4
- d. Pocasset Park at 789 Shore Road

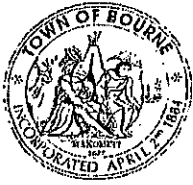
The OSC will be having an update on the Four-Ponds Brochure Project.

Discuss and vote on the request by certain residents of the Aptuxcet Condominiums to allow goats to eradicate poison ivy/poison oak on a small portion of the Canal Overlook...a town-owned open space parcel.

Members will then be attending the Finance Committee meeting at 7pm in the Community Building where these applications will be discussed.

Barry H. Johnson, Chairman

2019 SEP 27 PM 9:51
TOWN OF BOURNE



TOWN OF BOURNE

Open Space Committee

Bourne Town Hall
24 Perry Avenue
Buzzards Bay, MA 02532
Phone: (508) 759-0600 ext. 1313



MEETING NOTICE

OPEN SPACE COMMITTEE (OSC)

When: Monday, October 21, 2019

Time: 6pm

Where: Bourne Middle School...Room 100

2019 OCT 17 01:12:30
TOWN OF BOURNE

AGENDA

FIRE CHIEF NORMAN SYLVESTER: to review Article 17 of the October 28, 2019 Special Town Meeting...to possibly acquire a parcel of land...together with the buildings thereon...or any portion thereof generally located at 0 County Road and 100 Doctor Julius Kelley Drive....for the purpose of the maintenance of community gardens, the placement and construction of a fire station.

DANIEL BARRETT, General Manager, Integrated Solid Waste Management (ISWM) Facility: to review the following Article(s) of the October 28, 2010 Special Town Meeting:

ARTICLE 15: to possibly purchase a parcel of land...approximately 11 acres in size... owned by Mac Hunter, LLC, for conservation and wildlife habitat protection for mitigation purposes for ISWM.

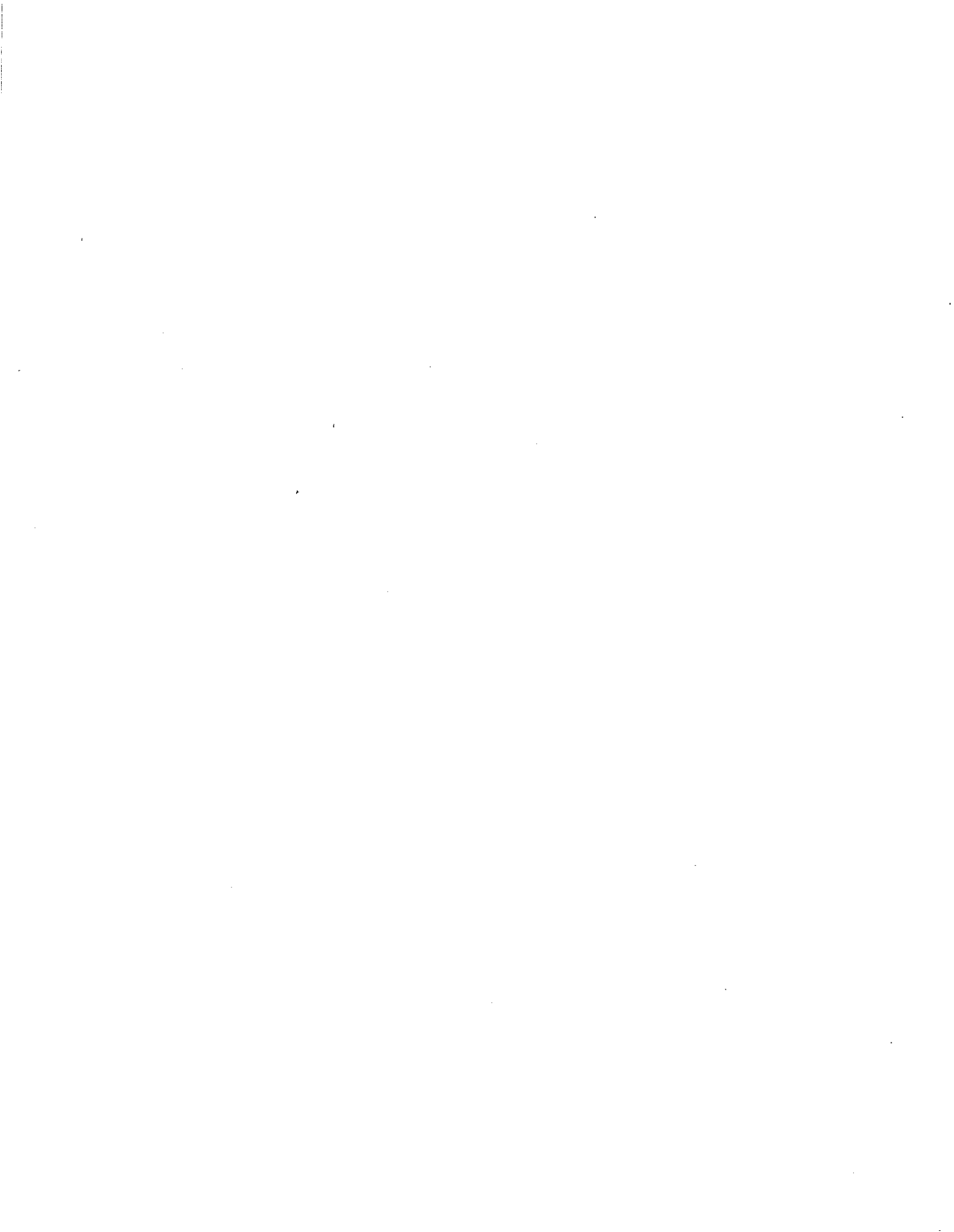
ARTICLE 16: to possibly purchase a parcel of land owned by Flyover Nominee Trust, Kathryn L. Harding, Trustee...approximately 6.5 acres in size...for conservation and wildlife protection for mitigation purposes for ISWM.

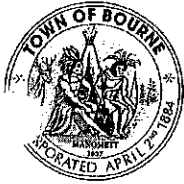
3. **ARTICLE 12: Updated Local Comprehensive Plan (LCP):** to review certain sections of this Plan where the Open Space Goal, Policies and Open Space actions are listed and to review under the Table of Recommended Actions items that the OSC are included in same.

4. **Four Ponds Maps.**

Barry H. Johnson, Chairman

A handwritten signature in black ink, appearing to read "Barry H. Johnson".





TOWN OF BOURNE

Planning Board

Bourne Town Hall
24 Perry Avenue
Buzzards Bay, MA 02532
Phone: (508) 759-0600 ex. 1335

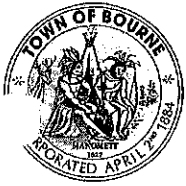


MEETING AGENDA

DATE: Thursday, January 10, 2019
PLACE: Veteran's Community Building, 239 Main St., Buzzards Bay
TIME: 6:00-7:00PM

1. Optional attendance at LCP meeting

2019 JAN 10 PM 1:26
TOWN OF BOURNE



RECEIVED
TOWN OF BOURNE



2019 JAN -8 AM 10:30
Planning Board
Bourne Town Hall
24 Perry Avenue
Buzzards Bay, MA 02532
TOWN CLERK BOURNE
Phone: (508) 759-0600 ex. 1335

MEETING AGENDA

DATE: Thursday, January 10, 2019
PLACE: Meeting room, Veteran's Community Building, 239 Main St., Buzzards Bay
TIME: 7:00PM

This meeting may be televised and recorded. If anyone in the audience is recording or video-taping, they must acknowledge at this time.

All items within the meeting agenda are subject to deliberation and vote(s) by the Planning Board.

1. **Minutes:** 10/11/18, 12/13/18
2. **Public Hearing for Site Plan Review/Special Permit #08-2018:** Cont'd from 12/13/18. CC Ventures Inc. 31 Jonathan Bourne Dr. Construct an 8,000sf space building on the same lot as a 45,000sf warehouse building, increase of impervious coverage and removal of more than 70% groundcover vegetation in a Water Resource District.
3. **Public Hearing for Modification to a Definitive Subdivision:** Cont'd from 11/8/18. Robert Bowman. Dayna Lane Extension. Changes to the driveway.
4. **Discussion:** Main St. parking.
5. **Public Hearing for Site Plan Review #492:** Vincent Michienzi. 85-93 Main St. For 4 units, site improvements, etc.
6. **Committee Reports**

PLANNING BOARD MEETING MINUTES

January 10, 2019

2/28/19
APPROVED

RECEIVED
2019 MAR -6 PM 1:10
PRESENT: Elmer Clegg, Steven Strojny, Daniel Doucette, Jeanne Azarovitz, William Grant, John Carroll, Sandra Goldstein, Lou Gallo, Elizabeth Brown
STAFF: CLERK BOUWMEester Moore, Jennifer Copeland
PUBLIC: Tom Guerino, Peter Meier, Jim Mulvey, Zac Basinski, Tom Donovan, Kelly Donovan, Don Bracken, Vincent and Noreen Michienzi, Robert Bowman and other members of the public.

Chairman Clegg called the meeting to order at 7:05pm.

Minutes: 10/11/18: Mr. Grant made a MOTION to approve seconded by Mr. Strojny with all in favor.
12/13/18: Mr. Grant made a MOTION to approve seconded by Mr. Strojny. Seven in favor, two abstentions.

Public Hearing for Site Plan Review/Special Permit #08-2018: Cont'd from 12/13/18. CC Ventures Inc. 31 Jonathan Bourne Dr. Construct an 8,000sf space building on the same lot as a 45,000sf warehouse building, increase of impervious coverage and removal of more than 70% groundcover vegetation in a Water Resource District.

Tom Donovan: Background of the area. In 1996 the Planning Dept., Planning Board and Board of Selectmen received a grant for economic development and job creation. They petitioned to take my road (Jonathan Bourne Dr). I agreed with drainage easements and four acres of land. Retain, establish, revitalize industrial zone. Strength public/private sector \$1 million to the town. A few years ago we wanted to keep Hydroid in town and worked together to do that. With the Cape Cod Commission making this a GIZ area, we can exceed 10,000 sf for certain businesses. The town always said this is where development should occur. In 2011 we were granted a special permit for this project. There was a 35% vacancy then, 10% now. It's a good time for this project. Well need broader tax base and places for young to work. Different initiatives by the Board and others. I live in this water district, my family does too. When the Water District became a bylaw, it was generic. All must be created equal. The difference with this one is a unique situation. Over 400 acres open space that can't be built. The needs are being met. I bought this land when the town bought Four Ponds land. They didn't think it was a concern then. 65% is cleared land from 20 years ago. Where the building will go is cleared land. Very few trees to cut down. Industrial area, always intended to have a building. I met with Bob Prophet from the Water District, he is in support of this. Have never had a violation in 30 years.

Mr. Strojny: He hit every point, I feel the same. Good project. Arial shot of the area, can see green all around the industrial park. Important build the commercial tax base and have jobs for people. This was approved by a prior Planning Board, it's been weighed out twice.

Zac: The water letter was issued with no concerns. The stormwater system is recharging back on site.

Chairman Clegg: Letter said raingardens are a net positive and more than made up for the building. Absent members signed forms to vote tonight. From the last time a couple have things changed. Heightened concern with water quality, sensed some issues. Some development behind this property and Rt. 28 with a new roadway. Lots are being advertised. How should we handle those?

Tom: We have eight buildings, and Hydroid. Each was building on land that met or are under thresholds. One of my biggest problems that prohibits putting a building with parking on the side. 24 Jonathan Bourne Dr is 2 acres of land. Theoretically a 10,000sf building with parking and open space. Look at projects individually, how put together. Better one building instead of four, parking issues.

31 Jonathan Bourne Dr. Cont'd:

Poland Springs needs a certain radius for trucks, reducing pavement would not be safe. The Board may want to take a free night and talk about planning. Make a better project with developer and town. Workforce housing is great, addresses concerns. Too much parking, if a company only has 10 employees, reduce parking. Ch. 40A Sec. 9 transfer of development rights. Works for developer and the town. Lots of land not able to develop due to grade.

Mr. Grant: Raised a lot of good issues. Highly regarded developments. Impervious is a big difference from 40-60%. I'm troubled by it.

Tom: Get 40% by right in the water district. The town must look at more engineering techniques to meet it. Most of that 40-70% is based on when the site is under construction to make sure it's not going into a gutter.

Mr. Doucette: Grant Jonathan Bourne Dr. improvements, Commerce Park Dr, property off 28, different lens to look at. Look at all differently.

Chairman Clegg: Same B4 zone. Should look at the entire development.

Coreen: As of right to the special permit 40%. Sec. 1330 criteria to meet, if don't meet you don't get. Section 4700 mitigation is allowed. Rain gardens, performance standards, if has that, gives a trigger to the Board. Met special permit, should grant.

Chairman Clegg: 45,000sf building on lot, largest in your business model.

Tom: Three predate the Cape Cod Commission. The 45,000sf building is on five acres. There is an easement on the land that I control. I allowed developer to cut through with the water main. He doesn't have access to Jonathan Bourne Dr. Originally I had to give two acres for back access. Less than 20 trees will be cut.

Chairman Clegg: Still a good amount of property not disturbed. Treed area behind the building to remain.

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

1. An as-built site plan depicting final locations of all structures and site-related appurtenances must be submitted and approved by the Planning Board or its representative before the issuance of an occupancy permit.
2. The site is located in a Water Resource District and is subject to the prohibitions and limitations of Section 4700 of the Zoning bylaw. A copy of this section shall be part of any lease and shall be visibly posted in an area for each leasable unit.
3. Certification from the Health Agent that the sewerage system is adequate.
4. Confirmation from the Fire Department that emergency access is adequate.

The MOTION was seconded by Mr. Doucette.

Mr. Grant: Significant that the Water District said addressed concerns. WE can insist bylaws be followed unless reasons are given. This case they were. Convinced it's a good project.

Mr. Carroll: Tap water south of the canal comes from this area. WE drink it. Want to be careful of our drinking water today for future. Difficult to take water from asphalt to water I want to drink.

Jim Mulvey: The future of the town. Leadership recognized was going to grow. Potable water would be a major factor to protect future. Land clearing is the flag. Population growth with new businesses. The open space isn't an aquifer. Much goes into brooks and runoffs, totally different. Need growth but protect the aquifers.

Chairman Clegg: Agree on importance, that's why we required a detailed letter from the water district.

Jim: At the Selectmen meeting they discussed a dog park. The Bourne Water District spoke in opposition to having it in the proposed area as it's contributory.

Chairman Clegg: Looks at primary and secondary, this property is way out on the perimeter and not near the wellheads.

Chairman Farrell: Chapter 40A Sec. 7 was discussed a number of years ago. Caused the Board to look at it going forward. Used to require water to collect and be stored underground. Rain gardens filter contaminants better if maintained than the old way. Rely on the experts.

Mr. Gallo: Warehouse/office. If solvents/batteries then different.

Ms. Goldstein: Groundwater at this extent will be par for the course. Never know what will happen at the base, etc. Important discussion. The water table is up.

Roll call vote as follows:

Mr. Strojny – yes

Mr. Carroll – no

Ms. Goldstein - yes

Mr. Gallo - yes

Mr. Grant – yes

Ms. Brown - yes

Mr. Doucette – yes

Ms. Azarovitz - yes

Mr. Clegg - yes

Public Hearing for Modification to a Definitive Subdivision: Cont'd from 11/8/18. Robert Bowman. Dayna Lane Extension. Changes to the driveway.

A request to continue to 2/14 was made by the applicant stating the engineering plans are not complete yet.

Coreen: Review takes time, we are so busy. Deadline for submission by 1/31.

Mr. Grant made a MOTION to continue to 2/14 as long as plans are submitted by 1/31. The MOTION was seconded by Mr. Strojny with all in favor.

Discussion: Main St. parking.

Chairman Clegg: Relative to the west end near the park. Business development is being undertaken. Section 2800 parking regulations, 2850. Any developer in a DTD is subject to parking by different rules than the regular bylaw. Belief shared responsibility for parking put on the developer. Offset with Main St. parking and surrounding areas. Michienzi requests a waiver of parking, what is available other than on street and plans of expansion? What parking lots are adjacent?

Tom Guerino: There is limited town owned parking. Commonwealth owns some, the Corps of Engineers. The NMLC lot in off school season, there's a utility right of way between Main St. and the canal could be developed into overflow parking. Potential angled parking in the right of way. Looking at taking different approaches to downtown. Provide shuttle/trolley, work with the hotel, and utilize municipal lot after hours. That will open 25-30 spots. Had a positive meeting with the Rail Transit Authority (RTA). Talked about infrastructure. Rail and transit division change of lot by the Chamber of Commerce. WE can enforce the handicap parking but not regular parking. MMA always looking at parking for their cadets and staff. We are working on it. Parking credit, if 300' off site, public lot and ample spaces to save immediate area. Only lot that falls in there is the lot controlled by Mass DOT. Until we can enforce, police and implement a 3 hour limit during the day, our hands are tied to give consideration. Understand the bylaw provides a few spaces on Main St. that are actually utilized. In a reasonable walking distance there is parking available. If go in the off school season, NMLC can open their lot to allow parking as well. Nights and weekends are not as full.

Chairman Clegg: Agree on monitoring. Weekends it's empty. Appears to be used weekdays, need no overnight parking signs. On-street get credit for spots in front of an address.

Discussion: Main St. parking. Cont'd:

Ms. Azarovitz: Signs have gone up on Main St, it's now only 1-hour parking.

Tom: The Selectmen can alter the parking regulations of the town. Pay spaces and other ways to enhance has been a strong priority for economic development activities in the Town.

Chairman Clegg: A letter from the Planning Board to the Selectmen about changing parking?

Mr. Carroll: The T coming to town. Proposals were made for multilevel. Overnight parking brought up. Why allow in Sagamore and not Buzzards Bay.

Chairman Clegg: 61 spaces, 25 have signs. No signs by the tracks (28 spaces). Then up by the train station has overnight parking.

Chris Farrell: Sagamore is a commuter lot, they allow overnight parking. This lot on Main St. is owned by three; Town of Bourne, MBTA and Army Corps. The police can only enforce Bourne spots.

Chairman Clegg: The people we talked to say the town doesn't own any.

Chris: The Chief of Police's hands are tied. Who has ownership of these spots.

Chairman Clegg: Firmly determine what spots the town owns or has right to.

Chris: Parking in the area MMA used, extended study is daytime not overnight. There are a number of other places they've circumvented the parking.

Tom: We have control of 3-4 spaces. Conversation with MA DOT and work with them to get delineation to enforce. Using spaces at the marina is possible. Previous lease agreement with MMA for 86 spaces. The Town voted it down. Doesn't mean the Town can't utilize the same spaces. September – Memorial Day. Not policed or enforced in any way.

Ms. Brown: What about the lots from Cohasset to Main St?

Chairman Clegg: Privately owned.

Ms. Goldstein: Look to purchase?

Tom: No, haven't looked into that.

Chris: Behind the movie theater was a commuter bus area, the town leased it. Main St was busy in the 60s and 70s. Did some site improvements. How go forward using existing parking? Scallop fest, no parking requirements but everyone found a place to park. Canal fest they found a place to park. If you want to go, you'll find a way.

Mr. Grant: If this project is successful, and the park successful, we need to address parking. We have to step up too. Utility right of way, what can we do?

Coreen: Cape Cod Commission for funds for a study in downtown to come up with parking. Many studies were down, build on those. Planning for growth. Near future, mid future and further out. Also looking at structured parking. Applied yesterday to the Commission.

Tom: Communities with new parking garages. Many layers and a number of agencies. MA DOT is open to the discussion. Cape Cod bus route not here until five years ago. Want more people riding it. Follow up process, come back in the next 30 days. Should have a good handle or answer by MA DOT. Come back on 2/28.

Peter Meier: May be able to do some shared resources. Make the marina a set area/confined. MMA has the area by the Corps entrance. Partner with the academy. Nice problem to have, it means vitality is coming back. Haven't seen that in 30 years. Town needs to invest too. Public/private partnerships.

Chairman Clegg: Good but until something happens, responsibility is on the developer. Now reacting instead of being proactive.

Mr. Doucette: Parking concern always. Town requires more than the Commission. Match theirs, reduces and people and have the opportunity to research.

Discussion: Main St. parking. Cont'd:

Chairman Clegg: Have we overstated parking requirements in downtown? Trying to compare downtown with other. Get the credit, distance to public parking but give 500' to private. Look at that what's recommendation to parking to an establishment.

Tom: With the GIZ (Growth Incentive Zone) and development – hotel, Keystone, Calamar, parking required for these. Recent past positive movement downtown and Mahoney's have come forward. A few years ago no interest and had no need. Process of overrides and layoffs we were dealing with at the time. This has sparked us to start looking, priority of the town.

Noreen Michienzi: Cadets parking, my daughters school, students weren't allowed to park in certain areas. Reach out and write a letter to the MMA.

Chris: Wastewater took so long. Parking will always be an issue. If we stop building on the Cape, is parking going to increase? Yes. Part want to see economic growth stopped because of parking, need the growth to look at all these issues.

Jim Mulvey: Customers, staff, residents, long term parking, and garages need land, build it, maintenance, proximity.

9:02 – 9:10pm Break

Public Hearing for Site Plan Review #492: Vincent Michienzi. 85-93 Main St. For 4 units, site improvements, etc.

Don Bracken: The site is 46,161sf with 130' of frontage. The building is 10 358sf and is currently vacant and under repair. It's in the FEMA flood zone of 16'. 8'-10' is the current elevation. They are retrofitting and putting on an addition. There will be two restaurants, a bakery and brewery with a patio and seating, pergola for shade, stage with lawn and detached garage for storage and trash. There will be storage for the holding tanks for the brewery. The patio will be stamped concrete and turf for in front of the stage. Will be deflecting noise to the front of the stage. Reduced in size from original concept. A Special Permit is needed for Sec. 2821 for serving of food and beverage outside of the building. Access to parking will be from Cohasset Ave. There will be bike racks and this has been reviewed by the DRC. Stormwater is being tied into the existing, new grease traps will be installed. Low impact standards will be implemented. We are limited to what can be done by FEMA regulations. Overall reduction of impervious coverage. Patio and roof runoff will be on the new drainage system. Installing two rain gardens at the Cohasset Ave entrance and will overflow into the existing drainage.

Chairman Clegg: Original plans dated 11/13. We compared our plans to ConCom and there was no note on the ConCom plans, only ours.

Don: The note was added to the plan because the ConCom agent asked for more information.

Chairman Clegg: What happens with new construction with FEMA?

Don: The site is in AE, it will need flood vents to allow water to go through, pretty standard.

Córeen: The building is architectural and falls under the building inspector. The site is ConCom. If two years the 50% is up to the building inspector because he issues those permits. The site, drainage, elevation has to be on the plan. Different responsibilities on this plan.

Don: Parking, may not meet all parking, there is other parking in the area. Don't feel all the spaces are necessary. Understand there is area relief already. Looking at smart growth articles, too much parking

85-93 Main St. Cont'd:

can be detrimental also. Sec. 2854 gives off-site credits. Not all bylaws are perfect as we know and we don't anticipate/accommodate every situation. Hyannis downtown, people enjoy walking the streets. Chairman Clegg: They have through lots like we have.

Don: Downtown is evolving, need to get business in there first.

Chairman Clegg: Sec. 2853 DTD is specific. Proposed business, 10 spaces per 1,000sf gfa.

Don: 121 required based on the square footage of the structure.

Chairman Clegg: Haven't included outdoor food service and entertainment area in the calculations.

Jennifer Copeland: Came to 91 spaces, didn't go with the 50% credit.

Coreen: If go with 2853d – expanded uses, use the 50% reduction.

Jen: The lower number is 188 for everything.

Chairman Clegg: Outside area requires additional parking, about 20 spaces, brings it to 140.

Coreen: Add 25 spaces, storage area. Roger says use 15sf per person for the stage area, then it's 182 with the stage area.

Don: 50 spaces out back, can alternate times. The stage will also be used with a future hotel on the abutting site. The intent was to have this stand alone.

Chairman Clegg: Based on the square footage of the building not the tenant. 335 seats if filled. A percentage will be able to park out back. He's betting on a hotel. Costs every time he inflates a number, affects parking.

Mr. Carroll: He's put a lot into this, people will go parking spaces or not.

Don: A lot of restaurants, Uber is being used a lot more now, especially when people drink. Trying to be smart. More and more kids using Uber, bikes.

Mr. Grant: For fewer seats and more parking the Mezza Luna is always full. We don't want to make so burdensome. Fear is not enough parking.

Vinny: Parking for the hotel, Hampton Inn, they came to me. We don't want Buzzards Bay to be a full parking lot. We want a parking problem. This is a seasonal space. Already talked with NMLC about their spaces. Canal day, I didn't allow anyone I didn't know to park in my lot. MMA had theirs. If it doesn't work, will steal spots from the next lot. Think I'm investing all that money to fail?

Chairman Clegg: Mr. Grant and I visited the property. What he's done to improve the structure is significant. Want to find a way to make it work too.

Vinny: More profitable to put a hotel. Better for the town with this project. MMA has created a downtown parking problem, has to be enforced by them or the PD. Putting in three-phase power. Eversource won't look at it until I have something from the Planning Board. Fenway has no parking, how are they doing?

Chairman Clegg: Water usage with a brewery. Numbers for sewer were meaningful, questioned all along.

Coreen: I called the water district and asked if the letter was still valid, they said yes and enough capacity.

Vinny: Trying to change to a tap house so no brewery on site. Many breweries bring in their own water. A tap house is more efficient.

85-93 Main St. Cont'd:

Chairman Clegg: Fire Dept. needs a sweep path for the rear.

Don: Ran a quick analysis will meet with the Fire chief.

Ms. Azarovitz: Curbcuts, how long will they be like that?

Chris Farrell: Weather dependent, about a week or so.

Mr. Strojny: Envision the scenario, offer 100 spaces and after one year of full operation, only need 50.

Possible then to take back those spots? Gives everyone a way to address the concerns. Our zoning is behind the times, anyone's guess what's going to be enough.

Mr. Doucette made a MOTION to continue to 1/24. The MOTION was seconded by Mr. Grant with all in favor.

Chris: Excited for Main St. worried about parking.

Committee Reports

LCP: Mr. Strojny: The online survey we now have 760 responses! Stretched out demographics by reaching out to schools. Valid, strong document.

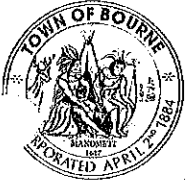
Mr. Doucette: More input on the survey than anything we did 14 years ago. We'll have at least one more public outreach.

CPC: Mr. Doucette: FY20 applications need to be in to the Town Clerk by 1/25.

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

With no further business before the Board, the meeting was adjourned at 10:45pm.

Respectfully submitted,
Ann Gutterson



TOWN OF BOURNE

Planning Board

Bourne Town Hall
24 Perry Avenue
Buzzards Bay, MA 02532
Phone: (508) 759-0600 ex. 1335



2019 JAN 22 11:11:21
TOWN OF BOURNE

MEETING AGENDA

DATE: Thursday, January 24, 2019
PLACE: Meeting room, Veteran's Community Building, 239 Main St., Buzzards Bay
TIME: 7:00PM

This meeting may be televised and recorded. If anyone in the audience is recording or video-taping, they must acknowledge at this time.

All items within the meeting agenda are subject to deliberation and vote(s) by the Planning Board.

1. Discussion: 20 Foster Howard Rd. Retail boat sales.
- 2.
3. Public Hearing for Site Plan Review #492: Cont'd from 1/10/19. Vincent Michienzi. 85-93 Main St. For 4 units, site improvements, etc.
4. Committee Reports

PLANNING BOARD MEETING MINUTES
January 23, 2020

2-13-20
APPROVED

PRESENT: Steven Strojny, Elmer Clegg, Daniel Doucette, David O'Connor, Sandra Goldstein, Elizabeth Brown, John Carroll, William Meier (alternate)
EXCUSED: Lou Gallo, Jeanne Azarovitz
STAFF: Jennifer Copeland
PUBLIC: Susan Ross, Francis McDonald, Kerry Horman, Peter Meier, Thomas Ward, Elizabeth Apedemi, Luanne Laprade, Warren Randolph, Wendy Randolph, Kathy Volkmann, Luanne Laprade, William Laprade, Sam Iarelli

Ann Gutterson, Recording Secretary

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

Minutes: 11/14/19: Mr. Clegg made a MOTION to approve, seconded by Mr. Doucette with all in favor.
12/12/19: Ms. Brown made a MOTION to approve, seconded by Mr. Doucette. Mr. Clegg stated the final vote for Hunters Brook was missing and on 552 MacArthur Blvd, he voted no.
Ms. Brown withdrew her MOTION, Mr. Doucette withdrew his second.
Continued to the next meeting.

RECEIVED
2020 FEB 21 PM 3:41
TOWN CLERK BOURNE

Request for Release of Bond: Eustis Lane, Pocasset. Three year follow-up.

Mr. Doucette: Went out there today, the drainage and hammerhead are complete.

Chm. Strojny: Email from George Sala, he is satisfied.

Mr. Doucette made a MOTION to release the remainder of the bond, seconded by Mr. Clegg with all in favor.

Public Hearing for Special Permit #16-2019: 26 Horne Ave Realty Trust. 26 Horne Ave, Pocasset. For an affordable dwelling unit on a non-conforming lot.

Sam Iarelli, JC Engineering: Proposed single family with deck, ramp, septic. Meets zoning setbacks, GFA, lot coverage and conforms to Sections 4260 and 4264.

Mr. O'Connor: I have reviewed this project and found it consistent with the bylaws.

Francis McDonald: I own the lot. We want to make sure it stays affordable forever.

Chm. Strojny: It'll be in perpetuity with a deed restriction or deed rider.

Luanne Laprade, 11 Horne Ave: Been there over 20 years. The location and size, impression it's a 4 bedroom home. The driveway location is a concern, how far from the roads is it set back? Why are they using different zoning standards? When does that stop?

Chm. Strojny: Housing crisis on Cape Cod. Bylaw created to help that. This lot is bigger than many lots in the neighborhood.

Luanne: Will it be owner occupied or rental?

Sue Ross: I live in the area. It will be home ownership for a single family affordable housing. Can't rent it. If they sell it, it has to stay affordable.

Mr. Clegg: How is that enforced?

Sue: Deed rider says they can't rent it. When sell it has to go through the Housing Trust. We get on it when we find out about it.

Kerry Horman: The housing trust will take title to the land, build the house and sell it through the lottery process, they need to meet income requirements, get a mortgage, etc.

26 Horne Ave. Cont'd:

Philip Brad, 11 Horne Ave: Power outages in neighborhood all the time. We are always last to get it back and this is going to add stress to that. I was told by the power company that my lights will always flicker until new transformers are installed.

Tom Lord, 19 Avery Rd: Not sure how it fits in with the houses that have been there a long time.

Chm. Strojny: I understand your concerns. Feel once it's built, it will fit in. The lot is bigger than most around it.

Pat Hancock, 33 Marjorie Ave: Are they getting assistance?

Sue Ross: No.

Mr. Doucette made a MOTION to close the hearing, seconded by Ms. Brown with all in favor.

Mr. O'Connor made a MOTION to approve subject to the following conditions:

- All work authorized under this approval shall be in accordance with the application, supportive materials and testimony of the owner and its representative.
- Before an occupancy permit is issued, the dwelling must be in compliance of MGL Ch. 40B sec. 20-23 and with 760 CMR 56.00 the Local Initiative Program (LIP) and meet the guidelines and standards promulgated there under by the Dept. of Housing and Community Development (DHCD) for inclusion in the DHCD Ch. 40B Subsidized housing Inventory as Local Action Units.
- A regulatory agreement and/or deed rider, in an acceptable form, shall be executed and recorded at the Barnstable Registry of Deeds by the applicant.
- The proposed lot is restricted to one (1) single family dwelling, restricted as an affordable homeownership in perpetuity or the maximum time period allowed by law.
- The dwelling is restricted to no more than four (4) bedrooms.
- The proposed lot shall not be afforded the privilege of Section 4100 – accessory dwelling.
- Stake the limit of the disturbed work area before construction and maintain throughout construction.
- Dust control shall be maintained on site at all times during construction.
- Prior to the issuance of an occupancy permit, an As-built site plan must be submitted to the Planning Board showing all appurtenances above and below ground.

The MOTION was seconded by Mr. Doucette.

Mr. Doucette: This counts against the 40B inventory. The state goal is 10%. Once we hit that, we can turn away 40B's.

Ms. Goldstein: Just because it's an affordable unit, it's still a single family ownership and subject to compliance with all bylaws.

Mr. Clegg: I have photos of the lot, but can see the topo.

Sam: It's 8' from the Northeast corner to the South, pretty level.

Mr. Clegg: Abutter's concern if not subject to bylaws. Have more restrictive separation from house to house.

More protection to your privacy because it's affordable.

Roll call vote as follows:

Mr. Clegg – yes

Mr. Doucette – yes

Ms. Brown - yes

Mr. Gallo – absent

Ms. Azarovitz – absent

Ms. Goldstein - yes

Mr. Strojny - yes

Mr. Carroll – yes

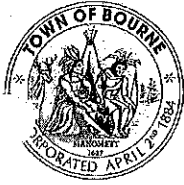
Mr. Carroll – yes

Mr. Meier (alternate) - yes

Chm. Strojny: Free Citizen's Planner training on Jan. 30th at the Falmouth Public Library. Encourage you to attend.

Mr. Doucette made a MOTION to adjourn, seconded by Mr. Carroll with all in favor. With no further business before the Board, the meeting was adjourned at 7:42pm.

Respectfully submitted,
Ann Gutterson



TOWN OF BOURNE

Planning Board

Bourne Town Hall
24 Perry Avenue
Buzzards Bay, MA 02532
Phone: (508) 759-0600 ex. 1335



RECORDED
FEB 14 2019
TOWN CLERK BOURNE

MEETING AGENDA

DATE: Thursday, February 14, 2019
PLACE: Meeting room, Veteran's Community Building, 239 Main St., Buzzards Bay
TIME: 7:00PM

This meeting may be televised and recorded. If anyone in the audience is recording or video-taping, they must acknowledge at this time.

All items within the meeting agenda are subject to deliberation and vote(s) by the Planning Board.

1. **Public Hearing for Site Plan Review. #499:** 33 Armory Rd. Town of Bourne. For a wastewater treatment facility.
2. **Public Hearing for Site Plan Review #492:** Cont'd from 1/24/19. Vincent Michienzi. 85-93 Main St. For 4 units, site improvements, etc.
3. **Public Hearing for Special Permit #02-2019:** Vincent Michienzi. 85-93 Main St. For outside service of food and beverage.
4. **Public Hearing for Site Plan Review/Special Permit #10-2018:** Cont'd from 12/13/18. Alan Quaglieri. 18 Foster Howard Rd. To construct 2 50'x50' commercial buildings with associated parking, drainage, landscaping, etc.
5. **Public Hearing for Modification to a Definitive Subdivision:** Cont'd from 1/10/19. Robert Bowman. Dayna Lane Extension. Changes to the driveway.
6. **Committee Reports**

DRAFT

**PLANNING BOARD MEETING MINUTES
February 14, 2019**

4.25-19
APPROVED

PRESENT: Elmer Clegg, Steven Strojny, Daniel Doucette, Jeanne Azarovitz, William Grant, John Carroll, Sandra Goldstein, Lou Gallo
EXCUSED: Elizabeth Brown
STAFF: Coreen Moore, Jennifer Copeland
PUBLIC: Tom Guerino, Jim Mulvey, Zac Basinski, Vincent and Noreen Michienzi, Robert Bowman, Joe Sullivan, MJ Mastrangelo, Chris Farrell, Anne Francor, Gail Morino, Jamie Bissonnette, Al Quaglieri, and other members of the public.

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

Public Hearing for Site Plan Review #499: 33 Armory Rd. Town of Bourne. For a wastewater treatment facility.

MJ: The Town was awarded \$2.3 million for the wastewater plant in addition to a \$1.5 million grant.

Joe Sullivan: Access/parking, 3 spaces were removed and signage will be used. Try to go to bed as of March. Need ADA review first. Stamped plans will happen prior to bid.

Jen: Police, ball field, playground on same lot. Plan was received on 1/9/19, stamps on final plan and asbuilt. Hasn't changed much since the Police station review.

Joe: Asbuilt upon completion.

Chairman Clegg: Does not include dedicated parking for this building. Subject to inspections daily/weekly. Trucks need to get in there for access. Planning on using police parking? Have you responded?

Joe: Will eliminate 3 spaces and will be designated for wastewater. Revised drawing showing changes prior to bid.

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

- No motor vehicle
- Asbuilt prior to occupancy permit
- Parking changes
- Ice removal

The MOTION was seconded by Mr. Strojny with 7 in favor, 1 abstention.

Public Hearing for Site Plan Review #492: Cont'd from 1/24/19. Vincent Michienzi. 85-93 Main St. For 4 units, site improvements, etc.

Public Hearing for Special Permit #02-2019: Vincent Michienzi. 85-93 Main St. For outside service of food and beverage.

Zac: We added landscaping details, auxiliary parking off site, no easements.

Coreen: Sweep analysis from the Fire Dept. along backside concerns. Conflict with emergency access and fire lane/loading zone. Haven't heard from the Fire Dept. for that. Think may be resolved. Loading shouldn't be a conflict with emergency and parking spaces. Calling off-peak delivery.

Mr. Grant: Think immediate issues, my main concern. Parking from 40-120, if no cadets, no parking issue. MMA admiral said cottage industry as many have them park elsewhere. Willing to meet with us

REC'D
TOWN CLERK BOURNE
2019 MAY -7 PM 3:00

to see all interests and protect safety. Downtown parking requirements are overstated. Police to enforce parking violations in the lot between the park and railroad tracks. Parking behind NMLC. Sublease of fenced off area 100 spots with MMA, school year only. Agreed to sign to grant town public parking during the summer. Added 171 spaces.

Mr. Grant: 123 spaces provided. Viable downtown area, will parking be restricted?

Zac: It will be open to the public, unrestricted.

Chairman Clegg: Appreciate your cooperation. Trying to avoid people coming down Cohasset Ave. park here for this, there for that. Mahoney's on Main was no change and has been able to prepare for opening without providing parking. This condition, if in the future your businesses are being disadvantaged, I'll readdress that condition. Normally look at impact on abutters. Not addressing the noise issue. The Selectmen give approval for music on the stage. Brewery – water use to clean vats. The Town wastewater will have an interest.

The Board was notified it will be a tap room instead.

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

- Signed, updated Stormwater O&M plan to be submitted
- No restriction on parking except no overnight, must be delineated on the plan
- Review by historic prior to a building permit

The MOTION was seconded by Mr. Doucette.

Ms. Goldstein: Seasonal dates? Residential abutters?

Zac: Weather dependent and mixed neighborhood. Parking 240 required, 123 provided. There will be other businesses developing.

Mr. Carroll: Easing up parking requirements is the right direction. We have to have a compromise between lots of asphalt and lots of business.

Chairman Clegg: Better to stress the system for a lower number, not over demand.

Coreen: Bylaws are flawed. See where the town is going, adjust and change. If we have a parking issue, we've succeeded.

Roll call vote as follows:

Mr. Grant – yes

Mr. Carroll – yes

Mr. Strojny – yes

Mr. Gallo – yes

Ms. Azarovtiz – yes

Ms. Goldstein – yes

Mr. Doucette – yes

Mr. Clegg – yes

Ms. Brown - absent

Chairman Clegg: Went to MMA canal area study by MA DoT. Got to Main St. the first block of buildings, all the lights were on, looked magnificent! Spent time with Air Station Cape Cod and the General of the National Guard. Cape Air is the largest commuter airline in the country, and the head of Hydroid. Opportunity and reach out to people that have a key stake in this town. Are we adequately reaching out to businesses for the LCP? Engage and support the town. They were excited about the hotel, great project and know it will be successful.

Public Hearing for Site Plan Review/Special Permit #10-2018: Cont'd from 12/13/18. Alan Quaglieri. 18 Foster Howard Rd. To construct 2 50'x50' commercial buildings with associated parking, drainage, landscaping, etc.

Jamie Bissonnette: Had to modify the drainage system and eliminated the Rt. 28A access, keeping plantings in the layout, turning radius modified, relocated dumpster pad.

Mr. Doucette: Concerns and changes made this a better and safer project. Anything north of this, the road fails after this site. The town abandoned because nobody uses it. The DPW, applicant and us. We can force the developer to bring the road up to standards.

Jamie: Dealing with what we have, road and abutter's runoff.

Mr. Doucette: The 20' rain garden is taking a lot. MOTION to approve subject to the following conditions:

- Prior to issuance of an occupancy permit, an As-Built plan must be submitted to the Planning Board showing all appurtenances above and below ground.
- Confirmation from the Health Agent that the septic system is adequate.
- Confirmation from the Fire Department that emergency access is adequate.

The MOTION was seconded by Mr. Carroll. There is lots of activity on this part of Foster Howard Rd.

Jamie: Landscaping across from Rolling Oaks. Keeping existing trees and loaded up with shrubs and plantings in the buffer. The building is 60' back from 28A pavement.

Chairman Clegg: Why two buildings?

Al: Build one and maybe a second in the future. Small storage in between buildings. This is the first commercial building in Bourne. I have some in Walpole, etc.

Mr. Strojny: Have two years to build it out.

Al: Road is in disrepair. Rt. 28A entrance denied, disappointing.

Ms. Goldstein: Plan for the buildings?

Al: Put my boat and work on it. Retail in front building. But may have to rethink that.

Coreen: Clarifications: Just has to start in two years. If has one building, it's substantial and don't have the two year limit. If changes the use, has to come back. This is for warehouse/office.

Jen: Moratorium on gas lines, had to go to propane tanks.

Ms. Goldstein: Truck sizes. Foster Howard Rd services all those businesses. Predict what might be when built out, logistics getting in/out and moving around.

Roll call vote as follows:

Mr. Grant – yes

Mr. Carroll – yes

Mr. Strojny – yes

Mr. Gallo – yes

Ms. Azarovtiz – yes

Ms. Goldstein – abstain

Mr. Doucette – yes

Mr. Clegg –yes

Ms. Brown - absent

Public Hearing for Modification to a Definitive Subdivision: Cont'd from 1/10/19. Robert Bowman. Dayna Lane Extension. Changes to the driveway.

Chairman Clegg: Asking for a waiver of all conditions and construct a driveway to go to lot 2 and be a gravel surface.

Bob: No hammerhead. The flow test was done and exceeds, no hydrant necessary. 15' road to house and a turnaround at the house. Don't know where the house is going yet. Engineering hasn't been done on the lot yet.

Dayna Lane Extension. Cont'd:

Chairman Clegg: Proper to grant waivers and gravel driveway or hold to original conditions and pave to station 6? Or allow the driveway off existing driveway and in his right of way for access to the last lot? If approve, subdivision with two houses and Mr. Bowman's house, four total.

Mr. Doucette: IN the past, we have allowed a driveway to the first house then two or more the road built to subdivision standards. If we allow this, there might be other areas in town that may want it.

Chairman Clegg: Why not be expected to be held to subdivision regulations up to station 6?

Coreen: Plan approved 11/06. Subdivision roads not Site Plan Review. Granted conditions and waivers. Asking to eliminate the hammerhead and use gravel. If withdraw, can pave to station 6 and hammerhead. Haven't received the flow test results yet.

Chairman Clegg: Any plans to finish Dayna Ln to subdivision standards?

Bob: No. Why want more tarred roads?

Mr. Gallo: How service lot 1?

Chairman Clegg: From Head of the Bay Rd.

Coreen: Lot 14 and lot 2 are being served from this. The original subdivision of Dayna Lane is not part of this. Dayna Lane went to the circle. The extension was approved in 2006. The roundabout was created for legal frontage for lots 1 and 2.

Bob: Originally did the two lots and mine, then subdivided my lot to create lot 2.

Chairman Clegg: Why not develop as originally approved for the welfare of the abutters?

Mr. Strojny: The Fire Dept says the plan is adequate and that has weight with me. More the land that dictates, not an over development, not unreasonable. My concern is the abutter. Thought was going to work with the neighbor. If the neighbors don't have an issue, I'm ok with the proposal.

Bob: Her driveway wasn't put where it was supposed to go.

Gail Molino, lot 3: I moved in May 2018. I'd prefer to have a paved driveway. The driveway couldn't go where proposed as the land drops off.

Chairman Clegg: Who's responsible for the shared driveway? The other neighbor's driveway comes off the existing Dayna Lane. Would your property be affected by the driveway proposed?

Anne Francor: It's adjacent to my property where it goes into his land. What are the requirements of the road? Can he go right up to my property?

Coreen: The driveway can go up to the line.

Anne: Drop off behind where he wants to build is tremendous.

Chairman Clegg: He'll have to deal with that. Would you rather have the road paved and extended?

Anne: Yes, better selling point.

Mr. Gallo: Existing driveway totally illegal. If can work out, I like the 18' width. Better than the 12'.

Gail: Responsible for driveway including the part in the easement. Some trees will have to be cut down.

Mr. Carroll: Unique area, wooded, 4-5 owners would like to be in if can come to a common agreement. Preserving the beauty of the area is more important to them.

Mr. Grant: If he does what has approval for, you'll be worse off (to abutters).

Mr. Grant made a MOTION for Mr. Carroll to work with the abutters and Mr. Bowman to get an acceptable resolution within 60 days. Results include drafting an agreement of common driveway maintenance, lighting, etc. and come back on 4/11 with or without an agreement. The MOTION was seconded by Mr. Doucette with all in favor.

Discussion: Citizen Planner Training Collaborative

Chairman Clegg: I need one more class to get level one certification. I know Mr. Grant got it last year.

Coreen: It helps the Board with legal issues, shows they've been trained.

Chairman Clegg: Who is planning on going? Mr. Doucette, Mr. Grant, Mr. Carroll, Ms. Goldstein.
Mr. Grant suggested carpooling.

Committee Reports

LCP: Mr. Strojny: We are about 56% of the way finished. The first five elements are in draft form and will be on the website for feedback from the public. Education is important and wasn't in the original document.

CPC: Mr. Doucette: We have started reviewing projects. We heard three from housing this week.
Chairman Clegg: The Pocasset community building has started the bathroom renovations and we couldn't have done it without the CPA funds. The Housing Authority has the property behind the Sagamore fire station, Cape View Way and have accepted a proposal from HAC, the same people that did Canal Bluffs off Otis Park Dr. They are having a presentation at 871 Shore Rd on Feb. 28th at 3pm.

Mr. Strojny made a MOTION to adjourn. The MOTION was seconded by Mr. Doucette with all in favor. With no further business before the Board, the meeting was adjourned at 9:45pm.

Respectfully submitted,
Ann Gutterson

RECEIVED
2019 FEB -1 PM 2:04
TOWN CLERK BOURNE

TOWN OF BOURNE
PLANNING BOARD
PUBLIC HEARING NOTICE

APPLICANT: Town of Bourne

LOCATION: 33 Armory Rd, Buzzards Bay
Assessors Map 19.4, Parcel 200, 248
Zoning District – R40

PROPOSAL: Application for Site Plan Review to construct a wastewater treatment facility.

DATE & TIME: Thursday, February 14, 2019 at 7:00 P.M.

PLACE: Bourne High School
75 Waterhouse Rd, Bourne, MA 02532

Plans may be viewed at the Planning Board office from
8:30-4:30, Monday - Friday. 508-759-0600 ex. 1335

Bourne Courier Publishing Date
January 30, 2019

TOWN OF BOURNE
PLANNING BOARD
PUBLIC HEARING NOTICE

RECEIVED
2019 JAN 30 PM 3:39
TOWN OF BOURNE

APPLICANT: Vincent Michienzi

LOCATION: 85-93 Main St
Assessors Map 23.2, Parcel 67
Zoning District – DTC

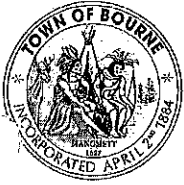
PROPOSAL: Application for Special Permit for serving of food and
beverages to persons outside a building and for a 50%
reduction of parking per Table DTD-3.

DATE & TIME: Thursday, February 14, 2019 at 7:00 P.M.

PLACE: Bourne Community Building
239 Main Street
Buzzards Bay, MA 02532

Plans may be viewed at the Planning Board office from
8:30-4:30, Monday - Friday. 508-759-0600 ex. 1335

Bourne Courier publishing dates:
1/30/19, 2/6/19



TOWN OF BOURNE

Planning Board

Bourne Town Hall
24 Perry Avenue
Buzzards Bay, MA 02532
Phone: (508) 759-0600 ex. 1335

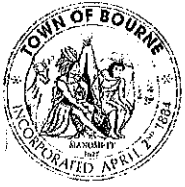


MEETING AGENDA

DATE: Thursday, February 14, 2019
PLACE: Veteran's Community Building, 239 Main St., Buzzards Bay
TIME: 6:00-7:00PM

1. Optional attendance at LCP meeting

2019 FEB 11 PM 2:49
TOWN CLERK BOURNE



RECEIVED

TOWN OF BOURNE

Planning Board

2019 FEB 11 PM 1:28

Bourne Town Hall

24 Perry Avenue

TOWN OF BOURNE

Buzzards Bay, MA 02532

Phone: (508) 759-0600 ex. 1335



AMENDED MEETING AGENDA

DATE: Thursday, February 14, 2019

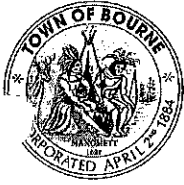
PLACE: Meeting room, Veteran's Community Building, 239 Main St., Buzzards Bay

TIME: 7:00PM

This meeting may be televised and recorded. If anyone in the audience is recording or video-taping, they must acknowledge at this time.

All items within the meeting agenda are subject to deliberation and vote(s) by the Planning Board.

1. **Public Hearing for Site Plan Review. #499:** 33 Armory Rd. Town of Bourne. For a wastewater treatment facility.
2. **Public Hearing for Site Plan Review #492:** Cont'd from 1/24/19. Vincent Michienzi. 85-93 Main St. For 4 units, site improvements, etc.
3. **Public Hearing for Special Permit #02-2019:** Vincent Michienzi. 85-93 Main St. For outside service of food and beverage.
4. **Public Hearing for Site Plan Review/Special Permit #10-2018:** Cont'd from 12/13/18. Alan Quaglieri. 18 Foster Howard Rd. To construct 2 50'x50' commercial buildings with associated parking, drainage, landscaping, etc.
5. **Public Hearing for Modification to a Definitive Subdivision:** Cont'd from 1/10/19. Robert Bowman. Dayna Lane Extension. Changes to the driveway.
6. **Discussion:** Citizen Planner Training Collaborative
7. **Committee Reports**



TOWN OF BOURNE

Planning Board

Bourne Town Hall
24 Perry Avenue
Buzzards Bay, MA 02532
Phone: (508) 759-0600 ex. 1335



2019 FEB 25 PM 3:59
TOWN OF BOURNE

MEETING AGENDA

DATE: Thursday, February 28, 2019

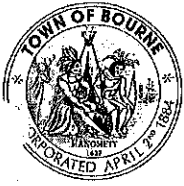
PLACE: Meeting room, Veteran's Community Building, 239 Main St., Buzzards Bay

TIME: 7:00PM

This meeting may be televised and recorded. If anyone in the audience is recording or video-taping, they must acknowledge at this time.

All items within the meeting agenda are subject to deliberation and vote(s) by the Planning Board.

1. **Discussion:** Main St. parking.
2. **Public Hearing for Special Permit #01-2019:** 50 Cohasset Realty Trust. 50 Cohasset Ave. For a vet clinic with no animals overnight.
3. **Committee Reports**



TOWN OF BOURNE

Planning Board

Bourne Town Hall
24 Perry Avenue
Buzzards Bay, MA 02532
Phone: (508) 759-0600 ex. 1335



MEETING AGENDA

DATE: Thursday, February 28, 2019
PLACE: Veteran's Community Building, 239 Main St., Buzzards Bay
TIME: 6:00-7:00PM

1. Optional attendance at LCP meeting

TOWN OF BOURNE

FEB 25 PM 7:24

RECEIVED



TOWN OF BOURNE
Planning Board

Bourne Town Hall
24 Perry Avenue
Buzzards Bay, MA 02532
Phone: (508) 759-0600 ex. 1335



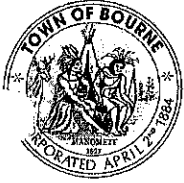
MEETING AGENDA

DATE: Thursday, February 28, 2019
PLACE: Veteran's Community Building, 239 Main St., Buzzards Bay
TIME: 6:00-7:00PM

RECORDED
2019 FEB 28 AM 11:20
TOWN CLERK BOURNE

1. Optional attendance at LCP meeting

CANCELLED



TOWN OF BOURNE

Planning Board

Bourne Town Hall
24 Perry Avenue
Buzzards Bay, MA 02532
Phone: (508) 759-0600 ex. 1335



2019 FEB 27 AM 10:28
TOWN OF BOURNE
PLANNING BOARD

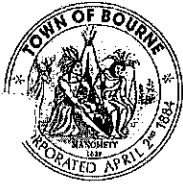
AMENDED MEETING AGENDA

DATE: Thursday, February 28, 2019
PLACE: Meeting room, Veteran's Community Building, 239 Main St., Buzzards Bay
TIME: 7:00PM

This meeting may be televised and recorded. If anyone in the audience is recording or video-taping, they must acknowledge at this time.

All items within the meeting agenda are subject to deliberation and vote(s) by the Planning Board.

1. **Minutes:** 1/10/19
2. **Discussion:** Main St. parking.
3. **Public Hearing for Special Permit #01-2019:** 50 Cohasset Realty Trust. 50 Cohasset Ave. For a vet clinic with no animals overnight.
4. **Fee Schedule:** Addition of new fee for Repetitive Petition, \$350
5. **Committee Reports**



TOWN OF BOURNE

Planning Board

Bourne Town Hall
24 Perry Avenue
Buzzards Bay, MA 02532
Phone: (508) 759-0600 ex. 1335



2019 FEB 26 AM 10:42
TOWN OF BOURNE
PLANNING BOARD

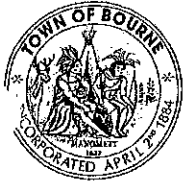
AMENDED MEETING AGENDA

DATE: Thursday, February 28, 2019
PLACE: Meeting room, Veteran's Community Building, 239 Main St., Buzzards Bay
TIME: 7:00PM

This meeting may be televised and recorded. If anyone in the audience is recording or video-taping, they must acknowledge at this time.

All items within the meeting agenda are subject to deliberation and vote(s) by the Planning Board.

1. **Minutes:** 1/10/19
2. **Discussion:** Main St. parking.
3. **Public Hearing for Special Permit #01-2019:** 50 Cohasset Realty Trust. 50 Cohasset Ave. For a vet clinic with no animals overnight.
4. **Board Discussion:** Dayna Lane Extension
5. **Committee Reports**



TOWN OF BOURNE

Planning Board

Bourne Town Hall
24 Perry Avenue
Buzzards Bay, MA 02532
Phone: (508) 759-0600 ex. 1335



AMENDED MEETING AGENDA

DATE: Thursday, February 28, 2019
PLACE: Meeting room, Veteran's Community Building, 239 Main St., Buzzards Bay
TIME: 7:00PM

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All items within the meeting agenda are subject to deliberation and vote(s) by the Planning Board.

1. **Minutes:** 1/10/19
2. **Discussion:** Main St. parking.
3. **Public Hearing for Special Permit #01-2019:** 50 Cohasset Realty Trust. 50 Cohasset Ave. For a vet clinic with no animals overnight.
4. **Committee Reports**

RECORDED
2019 FEB 26 PM 3:16
TOWN CLERK BOURNE

PLANNING BOARD MEETING MINUTES

February 28, 2019

3-14-19
APPROVED

DRAFT

- PRESENT:** Elmer Clegg, Steven Strojny, Daniel Doucette, Elizabeth Brown, William Grant, John Carroll, Sandra Goldstein, Lou Gallo
- EXCUSED:** Jeanne Azarovitz
- STAFF:** Jennifer Copeland
- PUBLIC:** Tom Guerino, Jim Mulvey, Peter Meier, George Slade, Mike Hillsinger, Roy Cattenani

RECEIVED
2019 MAR 25 PM 2:04
TOWN PLANNING BOARD

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

Minutes: 1/10/19

Mr. Grant made a MOTION to approve with the addition of Mezza Luna added to his statement on page six. The MOTION was seconded by Mr. Doucette with all in favor.

Discussion: Main St. parking.

Tom Guerino: I've been corresponding with the admiral at MMA. I'm meeting with Rail and MA DoT and the admiral will be involved too. Need to set a couple of handicap spaces and use the lot in the off school season for public parking. The Police Dept and Board of Selectmen need to make rules of that lot. Tom Cahir has been quite helpful with the rail transit.

Chairman Clegg: Future buildings will be parking issues.

Tom: I commend the people for taking the risk of developing downtown now.

Public Hearing for Special Permit #01-2019: 50 Cohasset Realty Trust. 50 Cohasset Ave. For a vet clinic with no animals overnight.

Chairman Clegg: This doesn't fall on our allowable use table.

Mike Hillsinger, Conserv Group: This is a former Santander bank. Will be used as a vet outpatient clinic for animals with cancer. Same day treatment. We get referrals from veterinarians and animal hospitals. The definition in the Bylaw for an animal hospital, that's not us. We think we are more in line with professional office. No definition of a vet clinic.

Jen: It's a veterinary clinic, not professional office.

Chairman Clegg: The process is if it's not a clear placement then it's up to the Board to determine the closest to what you're trying to do. You are a unique business. The closer definition is Vet clinic.

Previously a bank. Parking shows four employees and will see no more than two patients at a time. Less than the previous use. There are three street spaces and seven across the street. No drive-thru so can park there too. The need for parking has decreased.

Jen: It's a great use of the property. Not site plan review, only special permit.

Mike: The rear awning over the drive-thru is coming down and the night depository is being removed.

Mr. Carroll: In line with what trying to do in Buzzards Bay and in line with the LCP.

Chairman Clegg: Any concerns with animal noise/barking?

Mr. Carroll: No. Parking is more than adequate.

Mr. Doucette: Hesitant to allow the spaces across the street if we don't have to for future business.

Jen: Mr. Souza from the Buzzards Bay Water District said they are going to remove the current line and bring a separate line into the building.

50 Cohasset Ave. Cont'd:

Public Hearing Closed

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

- No animals over night
- No outside maintenance of animals on the property.
- No use of the drive-thru.

The MOTION was seconded by Mr. Grant. Roll call vote as follows:

| | | |
|------------------|------------------------|---------------------|
| Mr. Grant – yes | Mr. Carroll – yes | Mr. Gallo – yes |
| Mr. Strojny –yes | Mr. Clegg – yes | Mr. Doucette – yes |
| Ms. Brown – yes | Ms. Azarovitz – absent | Ms. Goldstein - yes |

Fee Schedule: Addition of new fee for Repetitive Petition, \$350

Chairman Clegg: The reason for this is when a project gets denied by the Zoning Board of Appeals, the applicant has two years before they are allowed to go back unless they make a substantial change. Then it requires Planning Board decision and Board of Appeals decision. We are just a check in that process. The fee will be \$350 plus mailing.

Mr. Doucette made a MOTION to approve the fee. The MOTION was seconded by Mrs. Brown with all in favor.

Committee Reports

LCP: Mr. Strojny: Met with the superintendent of the schools and are drafting the education portion of the LCP now.

Chairman Clegg: The Cape Cod Commission has published their final revisions to the Regional Policy Plan. Attitude is there are giving more leeway. It's refreshing.

CPC: Mr. Doucette: Our public hearing is March 11.

Chairman Clegg: I went to a presentation at the Bourne Housing Authority on the Cape View Way project. They hope to open in 2021. This has been dormant for many years.

Mr. Carroll: The Wareham Town Planner wants to reconstitute their bike committee. They want to learn how it works in other towns.

Chairman Clegg: At the Cape Cod Commission meeting, there was a rep from Mashpee Commons. They stated they haven't touched their LCP since 1998. I said we viewed it as mandatory if we wanted support. What they did there is based on regulations from 1986.

Ms. Brown: Cape Cod Canal Day is Sept. 14th. They just had their first meeting.

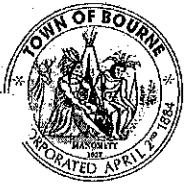
Chairman Clegg: Sandwich advertised in the AAA paper. Bourne needs to do more image building as a front end step to economic development, things that set us apart from others.

Jim Mulvey: There is all kinds of investment money and they are looking for places. What do we have to offer them? Convention Data Services came in because we gave them a tax break.

Chairman Clegg: Economic development is approached different ways. First step is what do we expect to get, where is it best placed, job descriptions, what's it worth, etc?

Mr. Doucette made a MOTION to adjourn. The MOTION was seconded by Mr. Strojny with all in favor. With no further business before the Board, the meeting was adjourned at 7:55pm.

Respectfully submitted,
Ann Gutterson



TOWN OF BOURNE

Planning Board

Bourne Town Hall
24 Perry Avenue
Buzzards Bay, MA 02532
Phone: (508) 759-0600 ex. 1335

MEETING AGENDA

DATE: Thursday, March 14, 2019
PLACE: Meeting room, Veteran's Community Building, 239 Main St., Buzzards Bay
TIME: 7:00PM

This meeting may be televised and recorded. If anyone in the audience is recording or video-taping, they must acknowledge at this time.

All items within the meeting agenda are subject to deliberation and vote(s) by the Planning Board.

1. **Minutes:** 2/28/19
2. **Public Hearing for Site Plan Review. #499:** 33 Armory Rd. Town of Bourne. For a wastewater treatment facility.
3. **Public Hearing for Site Plan Review #500:** 310 Main St. Mr. Fence Inc. For sales office and outside display.
4. **Presentation/Discussion:** 10 Aptuxet Rd. Proposed parking plan.
5. **Committee Reports**

RECEIVED
2019 MAR 18 AM 10:43
TOWN CLERK BOURNE

PLANNING BOARD MEETING MINUTES

February 28, 2019

APPROVED
4/11/19

PRESENT: Elmer Clegg, Steven Strojny, Daniel Doucette, Elizabeth Brown, William Grant, John Carroll, Sandra Goldstein, Lou Gallo
EXCUSED: Jeanne Azarovitz
STAFF: Jennifer Copeland
PUBLIC: Tom Guerino, Jim Mulvey, Peter Meier, George Slade, Mike Hillsinger, Roy Catignanis

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

Minutes: 1/10/19

Mr. Grant made a MOTION to approve with the addition of Mezza Luna added to his statement on page six. The MOTION was seconded by Mr. Doucette with all in favor.

Discussion: Main St. parking.

Tom Guerino: I've been corresponding with the admiral at MMA. I'm meeting with Rail and MA DoT and the admiral will be involved too. Need to set a couple of handicap spaces and use the lot in the off school season for public parking. The Police Dept and Board of Selectmen need to make rules of that lot. Tom Cahir has been quite helpful with the rail transit.

Chairman Clegg: Future buildings will be parking issues.

Tom: I commend the people for taking the risk of developing downtown now.

Public Hearing for Special Permit #01-2019: 50 Cohasset Realty Trust. 50 Cohasset Ave. For a vet clinic with no animals overnight.

Chairman Clegg: This doesn't fall on our allowable use table.

Mike Hillsinger, Conserv Group: This is a former Santander bank. Will be used as a vet outpatient clinic for animals with cancer. Same day treatment. We get referrals from veterinarians and animal hospitals. The definition in the Bylaw for an animal hospital, that's not us. We think we are more in line with professional office. No definition of a vet clinic.

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Previously a bank. Parking shows four employees and will see no more than two patients at a time. Less than the previous use. There are three street spaces and seven across the street. No drive-thru so can park there too. The need for parking has decreased.

Jen: It's a great use of the property. Not site plan review, only special permit.

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Mr. Carroll: In line with what trying to do in Buzzards Bay and in line with the LCP.

Chairman Clegg: Any concerns with animal noise/barking?

Mr. Carroll: No. Parking is more than adequate.

Mr. Doucette: Hesitant to allow the spaces across the street if we don't have to for future business.

Jen: Mr. Souza from the Buzzards Bay Water District said they are going to remove the current line and bring a separate line into the building.

2019 FEB 28 10:21 AM

CHAILOREN

50 Cohasset Ave. Cont'd:

Public Hearing Closed

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

- No animals over night
- No outside maintenance of animals on the property.
- No use of the drive-thru.

The MOTION was seconded by Mr. Grant. Roll call vote as follows:

| | | |
|------------------|------------------------|---------------------|
| Mr. Grant – yes | Mr. Carroll – yes | Mr. Gallo – yes |
| Mr. Strojny –yes | Mr. Clegg – yes | Mr. Doucette – yes |
| Ms. Brown – yes | Ms. Azarovitz – absent | Ms. Goldstein - yes |

Fee Schedule: Addition of new fee for Repetitive Petition, \$350

Chairman Clegg: The reason for this is when a project gets denied by the Zoning Board of Appeals, the applicant has two years before they are allowed to go back unless they make a substantial change. Then it requires Planning Board decision and Board of Appeals decision. We are just a check in that process. The fee will be \$350 plus mailing.

Mr. Doucette made a MOTION to approve the fee. The MOTION was seconded by Mrs. Brown with all in favor.

Committee Reports

LCP: Mr. Strojny: Met with the superintendent of the schools and are drafting the education portion of the LCP now.

Chairman Clegg: The Cape Cod Commission has published their final revisions to the Regional Policy Plan. Attitude is there are giving more leeway. It's refreshing.

CPC: Mr. Doucette: Our public hearing is March 11.

Chairman Clegg: I went to a presentation at the Bourne Housing Authority on the Cape View Way project. They hope to open in 2021. This has been dormant for many years.

Mr. Carroll: The Wareham Town Planner wants to reconstitute their bike committee. They want to learn how it works in other towns.

Chairman Clegg: At the Cape Cod Commission meeting, there was a rep from Mashpee Commons. They stated they haven't touched their LCP since 1998. I said we viewed it as mandatory if we wanted support. What they did there is based on regulations from 1986.

Ms. Brown: Cape Cod Canal Day is Sept. 14th. They just had their first meeting.

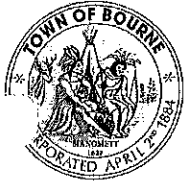
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Jim Mulvey: There is all kinds of investment money and they are looking for places. What do we have to offer them? Convention Data Services came in because we gave them a tax break.

Chairman Clegg: Economic development is approached different ways. First step is what do we expect to get, where is it best placed, job descriptions, what's it worth, etc?

Mr. Doucette made a MOTION to adjourn. The MOTION was seconded by Mr. Strojny with all in favor. With no further business before the Board, the meeting was adjourned at 7:55pm.

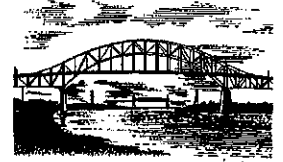
Respectfully submitted,
Ann Gutterson



TOWN OF BOURNE

Planning Board

Bourne Town Hall
24 Perry Avenue
Buzzards Bay, MA 02532
Phone: (508) 759-0600 ex. 1335



MEETING AGENDA

DATE: Thursday, March 28, 2019
PLACE: Meeting room, Veteran's Community Building, 239 Main St., Buzzards Bay
TIME: 7:00PM

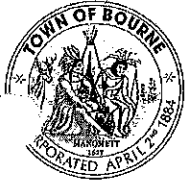
2019 MAR 25 PM 2:54
TOWN OF BOURNE

RECEIVED

This meeting may be televised and recorded. If anyone in the audience is recording or video-taping, they must acknowledge at this time.

All items within the meeting agenda are subject to deliberation and vote(s) by the Planning Board.

1. **81P:** Arlington Drive, 2 lots.
2. **Public Hearing for Site Plan Review/Special Permit #08-2017-B:** Steven Good. For retail and site changes.
3. **Public Hearing for Site Plan Review/Special Permit #09-2017:** 154 Cranberry Hwy. To construct a building for two contractor condominiums with a two-bedroom apartment above each.
The applicant has requested an extension to 4/25/19
4. **Public Hearing for a Change to the Zoning Bylaw:** Change to the zoning map to Rezone parcel 10 and parcel 6 on Assessor's Map 11 from SDD to VB, by extending the existing VB district line to encompass parcel 10 and parcel 6.
5. **Committee Reports**



TOWN OF BOURNE

Planning Board

Bourne Town Hall
24 Perry Avenue
Buzzards Bay, MA 02532
Phone: (508) 759-0600 ex. 1335



2019 MAR 25 PM 3:18
TOWN OF BOURNE
PLANNING BOARD

AMENDED MEETING AGENDA

DATE: Thursday, March 28, 2019

PLACE: Meeting room, Veteran's Community Building, 239 Main St., Buzzards Bay

TIME: 7:00PM

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All items within the meeting agenda are subject to deliberation and vote(s) by the Planning Board.

1. **Public Hearing for Site Plan Review/Special Permit #08-2017-B:** Steven Good. For retail and site changes.
2. **Public Hearing for Site Plan Review/Special Permit #09-2017:** 154 Cranberry Hwy. To construct a building for two contractor condominiums with a two-bedroom apartment above each.
The applicant has requested an extension to 4/25/19
3. **Public Hearing for a Change to the Zoning Bylaw:** Change to the zoning map to Rezone parcel 10 and parcel 6 on Assessor's Map 11 from SDD to VB, by extending the existing VB district line to encompass parcel 10 and parcel 6.
4. **Committee Reports**

TOWN OF BOURNE
PLANNING BOARD
PUBLIC HEARING NOTICE

APPLICANT: Mr. Fence Inc

LOCATION: 310 Main St
Assessors Map 20.3, Parcel 134
Zoning District – DTC

PROPOSAL: Application for Site Plan Review for fence sales office and display.

DATE & TIME: Thursday, March 14, 2019 at 7:00 P.M.

PLACE: Bourne Community Building
239 Main Street, Buzzards Bay, MA 02532

Plans may be viewed at the Planning Board office from
8:30-4:30, Monday - Friday. 508-759-0600 ex. 1335

Bourne Courier publishing dates:
3/6/19

RECORDED
2019 MAR -4 PM 3:05
TOWN CLERK BOURNE

RECEIVED

2019 MAR -4 AM 10:58

TOWN CLERK BOURNE

TOWN OF BOURNE
PLANNING BOARD
PUBLIC HEARING NOTICE

APPLICANT: Town of Bourne

LOCATION: 33 Armory Rd, Buzzards Bay
Assessors Map 19.4, Parcel 200, 248
Zoning District – R40

PROPOSAL: Application for Site Plan Review to construct a wastewater
treatment facility.

DATE & TIME: Thursday, March 14, 2019 at 7:00 P.M.

PLACE: Bourne Community Building
239 Main St, Buzzards Bay, MA 02532

Plans may be viewed at the Planning Board office from
8:30-4:30, Monday - Friday. 508-759-0600 ex. 1335

Bourne Courier Publishing Date
3/6/19

DRAFT

PLANNING BOARD MEETING MINUTES
March 14, 2019

4.16.19
APPROVED

- PRESENT:** Elmer Clegg, Steven Strojny, Daniel Doucette, William Grant, Sandra Goldstein, Lou Gallo
EXCUSED: Jeanne Azarovitz, Elizabeth Brown, John Carroll
STAFF: Coreen Moore, Jennifer Copeland
PUBLIC: Zac Basinski, Roger Meine, Paul Longo, Colleen Caputo, Jim Mulvey, Peter Meier, Tom Guerino, Joe Sullivan, and other members of the public
-

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

Minutes: 2/28/19. Mr. Strojny made a MOTION to approve. The MOTION was seconded by Mr. Grant with five in favor, one abstention.

Public Hearing for Site Plan Review. #499: 33 Armory Rd. Town of Bourne. For a wastewater treatment facility.

Joe Sullivan: Saving by combining site related work with this and the police station. There are three fields. We found some large rocks and unsuitable material in the dig. Treatment building on the left, close to the Armory won't mimic the PD but will be enhanced with similar features, a cupola, and horizontal siding. Parking spaces removed for vehicle access.

Chairman Clegg: How far from the property line is the building?

Joe: At least 60'.

Roger Miene, 29 Cranberry Rd: Types and locations of fields as go uphill from the park?

Joe: Showed on the map, 250-300' from the field on the front side of the building.

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

- No motor vehicle service, washing or repair
- No storage of ice removal chemicals
- No storage of liquid hazardous material as defined in MGL chapter 21E, unless in a free standing container within a building with adequate secondary containment
- No storage of commercial fertilizers and solid conditioners unless within a structure designed to prevent generation and escape of contaminated runoff or leachate
- Prior approvals, Executive Office of Energy and Environmental Affairs (EEA), DEP permit #974-0, and MEPA #15514
- Final plans must have professional engineering and architectural stamps
- Striping the bituminous concrete area between the south side of the building and the edge of the parking lot to deter vehicles from blocking the garage
- Prior to an issuance of an occupancy permit, an as-built site plan must be submitted to the Planning Board showing all appurtenances above and below ground
- Dedicated parking spaces for the wastewater facility and truck parking must be shown on the final plan and signs must be posted.

The MOTION was seconded by Mr. Strojny with all in favor.

TOWN CLERK BOURNE

2019 APR 16 PM 12:07

RECEIVED

Chairman Clegg, personal privilege: Main St. parking; I drove down Main St. at 6:20 tonight. No on-street parking spaces available from the NMLC. Out of 61 spaces, across the street only three were empty. At NMLC there were 15 cars parked in the front lot and the Army Corps lot was heavily populated. It was 47°. Delighted Mahoney's is open and people are on Main St. Parking problem is a good thing, but not going to take much to overflow it.

Tom Guerino: The lot across from Mahoney's is used mainly by MMA cadets. I'm seeing the administrator tomorrow and meeting with MA DoT, and Rail. Town Counsel is reviewing the NMLC lease. The food and hospitality at Mahoney's is good too.

Public Hearing for Site Plan Review #500: 310 Main St. Mr. Fence Inc. For sales office and outside display.

Paul Longo: We added the loading area, dumpster and location of the sign to the plan.

Mr. Strojny: Last year we had a discussion on what section of the use table this falls under. It was approved by the DRC.

Paul: Using lower plants because it's showing the fence. Required to have one tree, then shrubs/landscaping by the sign.

Ms. Azarovitz: The plan suggested annuals, we wanted shrubs.

Paul: The picture showed annuals, but shrubs will be in front of the fence line. Will plant things that look good in the winter. Hydrangea, holly, low maintenance.

Steve: The bylaw suggests indigenous grasses and shrubs.

Chairman Clegg: Is there running water in the building?

Paul: Haven't contacted the Water Dept. yet. The office will have a desk, furniture. Might sell mailbox posts and lights in the future.

Chairman Clegg: Required to have a restroom?

Coreen: That's up to the building inspector, health and plumbing codes.

Paul: We can put a port-o-john by the dumpster. We have permission to use the bathroom in the main building.

Mr. Strojny made a MOTION to approve in conjunction with the Nov. 2018 findings. The MOTION was seconded by Mr. Doucette with all in favor.

Presentation/Discussion: 10 Aptucket Rd. Proposed parking plan.

Zac from Bracken: On behalf of the Open Space Committee. We upgraded access to this site. This is the old driveway area. Creating four spaces and turning. Maintain the gate, looking for support.

Chairman Clegg: Why doesn't it require a handicap space?

Zac: ADA access is from the Aptucket site close to the canal, signage will show that.

Mr. Doucette made a MOTION to make a positive recommendation stating it's consistent with CPC, OSC and canal access. The MOTION was seconded by Mr. Grant with all in favor.

Committee Reports

CPC: Mr. Doucette stated the public hearing was held, one article will be on the special town meeting, all others on the annual. We approved two for housing, one historic – Sagamore cemetery, parks and playgrounds.

LCP: Mr. Strojny stated they will be presenting at the 3/28 meeting to the Planning Board. There are some sections on the website. Goal is to create a full working draft. Make people aware it's on the website.

Mr. Doucette: Draft online, comments are captured immediately.

Mr. Strojny: It's easy reading.

Coreen: Bourne Economic Summit for April, invitation only, sponsored by the Selectmen and SWOP. This is part 2 for business owners, developers, committees, boards, schools. It will be at the MMA from 9-1 and will include lunch, breakout sessions. Facilitated by the Cape Cod Commission.

Chairman Clegg: All the outreach work, more current than the 2017 SWOP?

Coreen: They drafted that element. Has been very influential with the LCP. Asking for current events/infrastructure. Encompassing quite a bit. That was forecasting. Taking all that in course direction.

Chairman Clegg: In 2017 the LCP group did some exercise. What is the difference from 2017-1018?

Coreen: Building an outlook. Nothing specific, that was to be delayed. Looking at the bigger picture. Hear from the community, businesses, and developers. The Planning Board will take direction from that.

Chairman Clegg: Did you reach out to the base?

Coreen: No.

Chairman Clegg: I'll send an email to Tom Guerino. Executive Director responsible and commander of Air Station. They're interested in getting involved with the Town. Trying to fend off another brack process.

Coreen: Lots of ideas. Nothing came out of the meetings.

Chairman Clegg: Wes said the MMR is the elephant in the room. Looking at economic development capewide, the base is almost irrelevant 10 years out. 40 years out we'll be fully developed and need more land. Maybe an opportunity to take back some land. 1935 we gave them 10,000 acres.

Corrections facility, national cemetery and a new police training academy is going in. Get a strip from the rotary to ISWM. Think what it can mean. Long term view.

Mr. Strojny: Possibilities almost limitless when think about it.

Mr. Strojny made a MOTION to adjourn. The MOTION was seconded by Mr. Strojny with all in favor. With no further business before the Board, the meeting was adjourned at 7:55pm.

Respectfully submitted,
Ann Gutterson

DRAFT

**PLANNING BOARD MEETING MINUTES
March 28, 2019**

4.11.19
APPROVED

- PRESENT:** Elmer Clegg, Steven Strojny, Jeanne Azarovitz, Daniel Doucette, William Grant, Sandra Goldstein, Lou Gallo, Elizabeth Brown, John Carroll
- STAFF:** Coreen Moore, Jennifer Copeland
- PUBLIC:** Jim Mulvey, Steve Good, Sean Burke, Ford O'Connor, Wes Ewell, Peter Riley and other members of the public

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

Public Hearing for Site Plan Review/Special Permit #08-2017-B: Steven Good. For retail and site changes.

Steve: Unit 1 will be retail boat sales. The loading area will be moved to the rear, added a stone wall to the front of the building and a gravel area in back for truck access.

Ms. Brown: Final paving will be done in the spring, there is no dumpster on site.

Steve: Not planning on having one, very little trash on site. I don't keep one on my other properties.

Ms. Brown: The drainage on Foster Howard Rd. isn't well handled, but his property works great and is taking some of the road drainage.

Mr. Doucette: There is lots of impervious across the street. The next lot will take some of the burden from the street which will help this property.

Coreen: Have discussed with George Sala. When a developer come in, they would be responsible to improve the road, make it part of mitigation. If the road is not adequate, who's responsible for the road? That last lot will have to fix the road and drainage.

Ms. Goldstein: I want to compliment on the design of the building. Good for the character of the town.

Ms. Brown made a MOTION to approve subject to the following conditions:

- Unit 1 is retail only.
- Waiver of one parking space was granted.
- Alternative surfacing for the loading area was approved.
- A performance bond for paving must be submitted and the amount approved by the Director of the DPW.
- Install berm on the south side of the parking area.
- Identify the outdoor boat display area on the site plan.

The MOTION was seconded by Mr. Strojny.

Coreen: Regarding the bond, can it be as approved by the DPW director and Planning Board? Cost plus 15% is what we usually do.

Ms. Brown made a MOTION to Amend the MOTION to include that. The Amendment was seconded by Ms. Azarovitz.

Sean Burke: The display area, will there be another meeting?

Peter Riley, Rolling Oaks: We want him there. HE will be a quiet tenant and is a good guy.

All in favor of the Amendment. Roll call vote on the Main MOTION as Amended:

- | | | |
|--------------------|---------------------|---------------------|
| Mr. Carroll - yes | Ms. Azarovitz - yes | Ms. Goldstein - yes |
| Mr. Grant - yes | Ms. Brown - yes | Mr. Gallo - yes |
| Mr. Doucette - yes | Mr. Clegg - yes | Mr. Strojny - yes |

Chairman Clegg: The CCC has done a 180° change, partly because of both parties. Set aside 30-60 minutes per meeting starting on 4/11/19 for the LCP drafts.

Wes: Comprehensive that it covers the highest interests. 1-2 page of narrative, goal statement, 3 policy statements and a dozen action items per section.

Mr. Strojny: Thank you to the Planning department for all their help.

Committee Reports

Mr. Carroll: The pedestrian bicycle committee update. The bike trail next to the rail to Monument Neck Rd, we aim to hire a consultant. May 1, 2019 is an outreach meeting at the Bourne Library at 7pm.

Coreen: Regarding Kennels. Potential zoning bylaw change. The ZBA feels it's out of their expertise and wants the Board of Health to take over. Needs a lot of work, licensing, enforcement.

Ms. Brown: The next bylaw meeting is on 4/10.

Chairman Clegg: Citizens Planner Workshop. A few of us went and got some good information.

Mr. Doucette: I went to the writing village center zoning workshop. Parking, they want maximum numbers, not minimum, go up, not out. Good class.

Chairman Clegg: Village redevelopment plans beyond downtown. Redevelopment of aging facilities.

Mr. Grant: Mitigation workshop, look beyond the project.

Chairman Clegg: Is there any way to go after someone across the street from a project?

Mr. Doucette: Never came to our attention until after the development was complete (Foster Howard Rd).

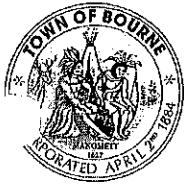
Coreen: Calamar and Kendall Rae Place. There is the subdivision and the creation of the road. Inspected and signed off by the DPW and ConCom. Commercial projects, peer review was done. We could have included that we want reports along the way. We asked for soil reports, they sent it, I sent it back wanting more information. We have a mitigation bylaw but have never implemented it. You have the CCC if you feel out of the scope and can refer with limited review. They have the ability to do the mitigation. Protecting the development and the people here so won't overwhelm the system you have. Foster Howard Rd should have been determined the road wasn't adequate. Should put on the owner of the lots, may have to do site visits.

Mr. Strojny: One Big Home movie. It's about mega houses on Martha's Vineyard and what it does to the character. Saturday 4/6/19 at 3pm at the Pocasset Community building.

Mr. Strojny made a MOTION to adjourn. The MOTION was seconded by Mr. Strojny with all in favor. With no further business before the Board, the meeting was adjourned at 8:27pm.

Respectfully submitted,

Ann Gutterson



TOWN OF BOURNE

Planning Board

Bourne Town Hall
24 Perry Avenue
Buzzards Bay, MA 02532
Phone: (508) 759-0600 ex. 1335

2019 MAR 26 AM 8:31
TOWN OF BOURNE
PLANNING BOARD

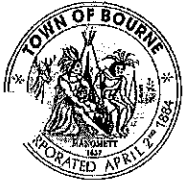
AMENDED MEETING AGENDA

DATE: Thursday, March 28, 2019
PLACE: Meeting room, Veteran's Community Building, 239 Main St., Buzzards Bay
TIME: 7:00PM

This meeting may be televised and recorded. If anyone in the audience is recording or video-taping, they must acknowledge at this time.

All items within the meeting agenda are subject to deliberation and vote(s) by the Planning Board.

1. **Public Hearing for Site Plan Review/Special Permit #08-2017-B:** Steven Good. For retail and site changes.
2. **Public Hearing for Site Plan Review/Special Permit #09-2017:** 154 Cranberry Hwy. To construct a building for two contractor condominiums with a two-bedroom apartment above each.
The applicant has requested an extension to 4/25/19
3. **Public Hearing for a Change to the Zoning Bylaw:** Change to the zoning map to Rezone parcel 10 and parcel 6 on Assessor's Map 11 from SDD to VB, by extending the existing VB district line to encompass parcel 10 and parcel 6.
4. **LCP Presentation and Status update**
5. **Committee Reports**



TOWN OF BOURNE

Planning Board

Bourne Town Hall
24 Perry Avenue
Buzzards Bay, MA 02532
Phone: (508) 759-0600 ex. 1335



MEETING AGENDA

DATE: Thursday, March 28, 2019
PLACE: Veteran's Community Building, 239 Main St., Buzzards Bay
TIME: 6:00-7:00PM

1. Optional attendance at LCP meeting

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2019 MAR 25 AM 8:31
TOWN OF BOURNE

TOWN OF BOURNE RECEIVED
PLANNING BOARD
PUBLIC HEARING NOTICE 2019 MAR 14 PM 1:01

TOWN CLERK BOURNE

APPLICANT: Good Builders

LOCATION: 20 Foster Howard Rd
Assessors Map 44, Parcel 19 Zoning District – B-2

PROPOSAL: Application for Amended Site Plan Review/Special Permit
for a change of permeable materials, relocation of loading
area, allow retail use in one unit, waiver of parking
requirements.

DATE & TIME: Thursday, March 28, 2019 at 7:00 P.M.

PLACE: Bourne Community Building
239 Main St, Buzzards Bay, MA

Plans may be viewed at the Planning Board office from
8:30-4:30, Monday - Friday. 508-759-0600 ex. 1335

Bourne Courier Publishing Dates:
3/13/19, 3/20/19

TOWN OF BOURNE
PLANNING BOARD
PUBLIC HEARING NOTICE

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MAR 14 PM 1:01

TOWN OF BOURNE

APPLICANT: Michael and Liesl Fraser

LOCATION: 154 Cranberry Hwy
Assessors Map 18, Parcel 31 Zoning District – B2

PROPOSAL: Application for Site Plan/Special Permit to construct a 60'x60' building to be used for two contractor condominiums with a 2-bedroom apartment above each with associated drainage, lighting, landscaping, etc.

DATE & TIME: Thursday, March 28, 2019 at 7:00 P.M.

PLACE: Bourne Veteran's Community Building, 239 Main St,
Buzzards Bay, MA 02532

Plans may be viewed at the Planning Board office from 8:30-4:30, Monday - Friday. 508-759-0600 ex. 1335

Bourne Courier Publishing Dates:
3/13/19, 3/20/19

Cancelled 3.6.17

TOWN OF BOURNE
PLANNING BOARD
PUBLIC HEARING NOTICE RECEIVED

APPLICANT: Private Petition

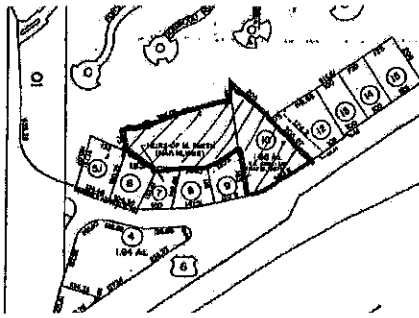
2019 MAR 14 PM 1:01

PROPOSAL: Article : To see if the Town will vote to amend the Bourne Zoning Map as follows, or to take any other action in relation thereto:

TOWN CLERK BOURNE

Sponsor – Private Petition

To rezone parcels 6 and 10 on Assessor's Map 11 from SDD to VB by extending the existing VB district line.



Full text available at the Town Clerks office or the Planning Board office

DATE & TIME: Thursday, March 28, 2019 at 7:00 P.M.

PLACE: Bourne Community Building
239 Main St, Buzzards Bay, MA 02532

Bourne Courier Publishing Dates:
3/13/19, 3/20/19

PLANNING BOARD MEETING MINUTES

March 28, 2019

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2019 FEB 23 PM 3:53

TOWN CLERK BOURNE

- PRESENT:** Elmer Clegg, Steven Strojny, Jeanne Azarovitz, Daniel Doucette, William Goldstein, Lou Gallo, Elizabeth Brown, John Carroll
- STAFF:** Coreen Moore, Jennifer Copeland
- PUBLIC:** Jim Mulvey, Steve Good, Sean Burke, Ford O'Connor, Wes Ewell, Peter Riley and other members of the public
-

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

Public Hearing for Site Plan Review/Special Permit #08-2017-B: Steven Good. For retail and site changes.

Steve: Unit 1 will be retail boat sales. The loading area will be moved to the rear, added a stone wall to the front of the building and a gravel area in back for truck access.

Ms. Brown: Final paving will be done in the spring, there is no dumpster on site.

Steve: Not planning on having one, very little trash on site. I don't keep one on my other properties.

Ms. Brown: The drainage on Foster Howard Rd. isn't well handled, but his property works great and is taking some of the road drainage.

Mr. Doucette: There is lots of impervious across the street. The next lot will take some of the burden from the street which will help this property.

Coreen: Have discussed with George Sala. When a developer come in, they would be responsible to improve the road, make it part of mitigation. If the road is not adequate, who's responsible for the road? That last lot will have to fix the road and drainage.

Ms. Goldstein: I want to compliment on the design of the building. Good for the character of the town.

Ms. Brown made a MOTION to approve subject to the following conditions:

- Unit 1 is retail only.
- Waiver of one parking space was granted.
- Alternative surfacing for the loading area was approved.
- A performance bond for paving must be submitted and the amount approved by the Director of the DPW.
- Install berm on the south side of the parking area.
- Identify the outdoor boat display area on the site plan.

The MOTION was seconded by Mr. Strojny.

Coreen: Regarding the bond, can it be as approved by the DPW director and Planning Board? Cost plus 15% is what we usually do.

Ms. Brown made a MOTION to Amend the MOTION to include that. The Amendment was seconded by Ms. Azarovitz.

Sean Burke: The display area, will there be another meeting?

Peter Riley, Rolling Oaks: We want him there. HE will be a quiet tenant and is a good guy.

All in favor of the Amendment. Roll call vote on the Main MOTION as Amended:

- | | | |
|--------------------|---------------------|---------------------|
| Mr. Carroll – yes | Ms. Azarovitz - yes | Ms. Goldstein - yes |
| Mr. Grant – yes | Ms. Brown – yes | Mr. Gallo - yes |
| Mr. Doucette – yes | Mr. Clegg – yes | Mr. Strojny - yes |

Public Hearing for Site Plan Review/Special Permit #09-2017: 154 Cranberry Hwy. To construct a building for two contractor condominiums with a two-bedroom apartment above each.

The applicant has requested an extension to 4/25/19

Chairman Clegg: They only received the peer review last week.

Mr. Strojny made a MOTION to continue. The MOTION was seconded by Mr. Doucette with all in favor.

Public Hearing for a Change to the Zoning Bylaw: Change to the zoning map to Rezone parcel 10 and parcel 6 on Assessor's Map 11 from SDD to VB, by extending the existing VB district line to encompass parcel 10 and parcel 6.

Ford O'Connor: One parcel has a motel which they plan on closing permanently to redevelop the site. This would allow access onto Herring Pond Rd and give more appropriate uses. There are three buildings on Lot 20 now.

Chairman Clegg: What are the four lots to the right?

Ford: 881-891 Scenic Hwy are residential.

Coreen: It's in VB and SDD zoning districts. Also in the Bournedale Overlay District and the DCPC. The uses are still allowed, density requirement. Make more economical density mixed use in VB. Behind are condos on the hill. The Bournedale OD was in the 2000's. Prevented over zoning and natural protection for historic resources. Created a technology campus overlay, Flexible Resource District, but different from other areas. Show what's there and how to protect. Quite an extreme study. The Open Space Committee purchased a lot of land.

Ford: VB makes better planning sense. This is by private petition.

Mr. Gallo: Would like to see an overall plan.

Ford: Whoever does something, has to come back to you.

Coreen: Special Permit for development, take into consideration road network, number of trips, etc. No guarantee the Board will approve development.

Mr. Doucette made a MOTION to support. The MOTION was seconded by Mr. Strojny with all in favor.

LCP Presentation and Status update

Mr. Strojny: The LCP is a vision for the Town. There are 17 areas of concern, up three from the original. This was started 15 years ago and finalized 10 years ago. Working with the Cape Cod Commission (CCC), they have updated their regulations. We reached out to citizens, business owners, and people who have a vested interest in the town. We did a workshop in October and 50 people attended. We created an online survey and received almost 800 responses and they identified 40 areas of concern. Have begun drafting and putting sections on the website. Want people to look at the drafts and give feedback. This document will be used by the Planning Board, Selectmen, and department heads. This will be our guiding document for the next 10 years. Over the next 2-3 months we'll bring back 2-4 items, draft reviews. There are lots of technical things need to go going forward.

Wes: I have a discussion draft of the entire plan. Most sections required by the CCC. We want it consistent with the Regional Policy Plan (RPP). Sharon Rooney of the CCC has been getting our drafts. Expect to have fully vetted and make a presentation at the Town Meeting. Sharon said one formal public hearing is required, but prefer to do outreach. Would like the hearing in June. The CCC wants 90 days to comment before going to Town Meeting. An implementation schedule will be an appendix to the plan. Consistent with the RPP.

Chairman Clegg: The CCC has done a 180° change, partly because of both parties. Set aside 30-60 minutes per meeting starting on 4/11/19 for the LCP drafts.

Wes: Comprehensive that it covers the highest interests. 1-2 page of narrative, goal statement, 3 policy statements and a dozen action items per section.

Mr. Strojny: Thank you to the Planning department for all their help.

Committee Reports

Mr. Carroll: The pedestrian bicycle committee update. The bike trail next to the rail to Monument Neck Rd, we aim to hire a consultant. May 1, 2019 is an outreach meeting at the Bourne Library at 7pm.

Coreen: Regarding Kennels. Potential zoning bylaw change. The ZBA feels it's out of their expertise and wants the Board of Health to take over. Needs a lot of work, licensing, enforcement.

Ms. Brown: The next bylaw meeting is on 4/10.

Chairman Clegg: Citizens Planner Workshop. A few of us went and got some good information.

Mr. Doucette: I went to the writing village center zoning workshop. Parking, they want maximum numbers, not minimum, go up, not out. Good class.

Chairman Clegg: Village redevelopment plans beyond downtown. Redevelopment of aging facilities.

Mr. Grant: Mitigation workshop, look beyond the project.

Chairman Clegg: Is there any way to go after someone across the street from a project?

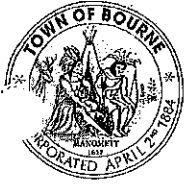
Mr. Doucette: Never came to our attention until after the development was complete (Foster Howard Rd).

Coreen: Calamar and Kendall Rae Place. There is the subdivision and the creation of the road. Inspected and signed off by the DPW and ConCom. Commercial projects, peer review was done. We could have included that we want reports along the way. We asked for soil reports, they sent it, I sent it back wanting more information. We have a mitigation bylaw but have never implemented it. You have the CCC if you feel out of the scope and can refer with limited review. They have the ability to do the mitigation. Protecting the development and the people here so won't overwhelm the system you have. Foster Howard Rd should have been determined the road wasn't adequate. Should put on the owner of the lots, may have to do site visits.

Mr. Strojny: One Big Home movie. It's about mega houses on Martha's Vineyard and what it does to the character. Saturday 4/6/19 at 3pm at the Pocasset Community building.

Mr. Strojny made a MOTION to adjourn. The MOTION was seconded by Mr. Strojny with all in favor. With no further business before the Board, the meeting was adjourned at 8:27pm.

Respectfully submitted,
Ann Gutterson



TOWN OF BOURNE

Planning Board

Bourne Town Hall
24 Perry Avenue
Buzzards Bay, MA 02532
Phone: (508) 759-0600 ex. 1335



2019 APR -8 AM 10:53
TOWN OF BOURNE

MEETING AGENDA

DATE: Thursday, April 11, 2019

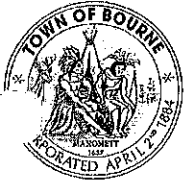
PLACE: Meeting room, Veteran's Community Building, 239 Main St., Buzzards Bay

TIME: 7:00PM

This meeting may be televised and recorded. If anyone in the audience is recording or video-taping, they must acknowledge at this time.

All items within the meeting agenda are subject to deliberation and vote(s) by the Planning Board.

1. **Minutes:** 2/28/19, 3/14/19, 3/28/19
2. **Main St. Parking:** Progress report and Board discussion.
3. **81P:** Arlington Dr. 2 lots.
4. **Request for Release from Covenant:** Cape Sagamore Highlands. Remainder of lots.
5. **Request for Release of Bond:** Brookside. Stating all work is complete.
6. **Public Hearing for Modification to a Definitive Subdivision:** Cont'd from 2/14/19. Robert Bowman, Dayna Lane Extension. Changes to the driveway.
7. **Public Hearing for a Definitive Subdivision:** James Avitabile. 0 Sol Joseph Rd. For a back lot subdivision to create three lots.
8. **LCP:** Review of sections
9. **Committee Reports**



TOWN OF BOURNE

Planning Board

Bourne Town Hall
24 Perry Avenue
Buzzards Bay, MA 02532
Phone: (508) 759-0600 ex. 1335



MEETING AGENDA

DATE: Thursday, April 11, 2019
PLACE: Veteran's Community Building, 239 Main St., Buzzards Bay
TIME: 6:00-7:00PM

1. Optional attendance at LCP meeting

2019 APR -8 AM 10:53
TOWN OF BOURNE

TOWN OF BOURNE
PLANNING BOARD
PUBLIC HEARING NOTICE

RECEIVED

2019 MAR 14 PM 1:01

TOWN CLERK BOURNE

APPLICANT: James Avitabile

LOCATION: 0 Sol Joseph Rd
Assessors Map 9, Parcel 8
Zoning District – R-80

PROPOSAL: Application for Special Permit for a back lot subdivision to
create three lots

DATE & TIME: Thursday, April 11, 2019 at 7:00 P.M.

PLACE: Bourne Community Building
239 Main Street
Buzzards Bay, MA 02532

Plans may be viewed at the Planning Board office from
8:30-4:30, Monday - Friday. 508-759-0600 ex. 1335

Bourne Courier publishing dates:
3/27/19, 4/3/19

PLANNING BOARD MEETING MINUTES

April 11, 2019

6-27-19
APPROVED

DRAFT

- PRESENT:** Elmer Clegg, Steven Strojny, Daniel Doucette, William Grant, Lou Gallo, John Carroll
- ABSENT:** Jeanne Azarovitz, Sandra Goldstein, Elizabeth Brown
- STAFF:** Coreen Moore, Jennifer Copeland
- PUBLIC:** Wes Ewell, Nancy Angus, Robert Bowman, Zac Basinski, Rich Surrette, Michael Bonito, Earl Carlow, Sean Skehill, Matthew and Karin Stuck, Pete Ryll, Jim Avitabile, and other members of the public.

Chairman Clegg called the meeting to order at 7:02pm.

- Minutes:** 2/28/19: Mr. Grant made a MOTION to approve, seconded by Mr. Strojny with all in favor.
- 3/14/19: Mr. Grant made a MOTION to approve, seconded by Mr. Strojny with five in favor, one abstention.
- 3/28/19: Mr. Strojny made a MOTION to approve, seconded by Mr. Grant with all in favor.

Mr. Doucette made a MOTION to take out of order and move Main St. parking to after item #7. The MOTION was seconded by Mr. Grant with all in favor.

81P: Arlington Dr. 2 lots.

- Zac: Subdivision in 1955. Have been before the Board in 1993. Adequate access on Arlington Drive has been determined. The road is 20' wide and paved. Looking to subdivide and get a lot release for two lots soon.
- Mr. Doucette: This meets all requirements of an 81P.
- Coreen: Has adequate access. Under 81P, a subdivision is not required to get that adequate access, it's a subdivision process, not an 81P.
- Mr. Doucette made a MOTION to approve, seconded by Mr. Strojny with all in favor.

Request for Release from Covenant: Cape Sagamore Highlands. Remainder of lots.

- Nancy Angus: Spoke with George Sala and he would be ok with keeping one lot under covenant, plus the bond you already have. Need to re-identify a denitro lot, we have chosen lot 23 from lot 21. A mistake was made and we overlooked this. Wasn't able to talk to Terri in Health about it today.
- Coreen: Difficult to track. It was a CCC condition change in the Board of Health, new agent. Glad she caught it. Deed restricted. Do you have final compliance with the CCC? They don't ask for that information?
- Nancy: Yes, we have the final certificate of compliance and no, they don't ask for it.
- Coreen: Suggest keep two lots until that's done. Deed restricted and denitro is done.
- Nancy: Keep lot 8 and 10.

Mr. Doucette made a MOTION to hold lots 8 and 10 and release the remainder. The MOTION was seconded by Mr. Strojny with all in favor.

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COMMUNICATIONS

Request for Release of Bond: Brookside. Stating all work is complete.

Sean Skehill, Northland Residential: 2 generators were installed, road is complete, the 911 system is up to date, the signs and lights the HOA took care of that, emergency access: the south side is accessible, we are asking not to install the northern gate. The purpose was for the Springbrook Rd. lots but they weren't built except 2 units.

Coreen: The signs were a cheaper version that was put up.

Sean: The original signs were wood carved and over the years the HOA changed the damaged ones.

Coreen: The developer originally responsible, should get carved signs. Haven't confirmed if they've been replaced. It's aesthetics. Residents not notified.

Sean: Turned over to the HOA in 2010.

Coreen: Would like to get out there and maybe talk to the HOA.

Chairman Clegg: Release all but \$10,000.

Mr. Strojny: George Sala said he has no vested interest in the roads. Drains are flush with the road.

Mr. Doucette: DPW has always looked at the roads including Brookside. At least we have guidance, has been our checkpoint.

Coreen: Approved in the 80s.

Mr. Doucette: As long as built to that standard, it's what we are looking for.

Mr. Grant made a MOTION to continue to 4/25 and to notify the HOA. The MOTION was seconded by Mr. Doucette with all in favor.

Public Hearing for Modification to a Definitive Subdivision: Cont'd from 2/14/19. Robert Bowman. Dayna Lane Extension. Changes to the driveway.

Bob: I spoke to the homeowners and met with Gail whose driveway is impacted. I got a letter from the other neighbor who is not affected. 15' gravel connected to existing driveway, paved to her and gravel to the new lot.

Mr. Carroll: Existing drive in right of way partially. Modification affects that. What's there is different from original plan. Visited the site, older Cape Cod, woods, uneven terrain, and houses out of sight of each other.

Coreen: Joint road, if paves up to 5 + 50'. Responsible for paving – him and Molino. Gravel after that. Encompasses her total driveway and frontage on the road. Lot 2 is responsible for the gravel driveway. Should be noted on the plan. Paved portion responsible with all abutters. Should be in the deed. Status of the subdivision as it stands today. Bob has frontage but not access. If subdivides, can only access from Head of the Bay Rd. Turnaround on lot 2, show on the building permit. 15' width, note on plan. Access needs to be shown on plan.

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

- No permit issued until we receive a site plan for lot 2.
- Paved to 5 + 50' for 15' width. Remainder may be gravel and maintained by lot 2.
- Appropriately tied in to the grade of the existing driveway.
- Reconfigure portion of driveway as per signed agreement.

The MOTION was seconded by Mr. Strojny with all in favor.

Public Hearing for a Definitive Subdivision: James Avitable. 0 Sol Joseph Rd. For a back lot subdivision to create three lots.

Mr. Gallo: Back lot, drawing meets setbacks but no adequate access to the lot. Can only be done under subdivision review. In 2005 and ANR was denied then that fell under subdivision regulations. No access for this time. Can't be met with the plan submitted.

Jen: It's off Yearling Run Rd and is an ancient way. Doesn't connect to Yearling Run. There is an electrical easement with a gravel road. Not adequate to access the lots.

Ben Losardo: We intended to be an ANR but the lot doesn't meet access. Submit a 2 lot ANR plan, each with 5 acres. Access now on Sol Joseph Rd. Able to get an easement over the power lines. Can't improve to subdivision road. Seems to be 16-18' wide and well built. Improve Sol Joseph Rd with pavement. Can't pave the easement. Go in 2002, house was built off Sol Joseph. Some precedent. Fire dept. says they'll work with us.

Chairman Clegg: Emergency access from the power lines.

James: Intent not to have significant impact. Keep as minimal as possible. Paved defeat the purpose. The Fire Chief said his concern was the left turn into the property.

Mr. Gallo: Do they own under the power lines?

Pete Ryll: The plan submitted from the registry, utility and access easement.

Coreen: Don't believe it's an ANR, think subdivision. If find access, can't condition and ANR for access. Not recommended, not adequate. Creating lots.

Ben: If the way has adequate grade construction, what would be adequate? State law.

Coreen: Creating a road wider to get there. Will look at further.

Paul: Based off of what Plymouth just did, widened the road. Done within 10-15 years.

Mr. Doucette made a MOTION to apply fees for future application. The MOTION was seconded by MR. Strojny with all in favor.

Mr. Doucette made a MOTION to accept the withdrawal without prejudice. The MOTION was seconded by Mr. Strojny with all in favor.

Main St. Parking: Progress report and Board discussion.

Chairman Clegg: Meeting with MMA, establishing a working group. At the ATM, 80 spaces in the marina lot for off season use and NMLC. Trying to achieve access and control of the front lot at NMLC that abuts Main St. Land that can be expanded to over 50 spaces. Public lot. They can reuse with planned events at the NMLC. Back lot 100 cars under lease to MMA. Trying to get summer use of that lot. Hospital has employee parking on the other side of the building. Total of 11 employees. Seals, sea turtles, fresh water turtles, restore the population, unique to Herring Pond. Still waiting to meet with MA DoT. Looking for a letter that we control the lot.

Mr. Doucette: NMLC, when would MMA be out? – Memorial Day weekend.

Chairman Clegg: Trailers parked off season restripe for the season? Need to come up with about 100 year round spaces. NMLC has 50 park side. This give close proximity to the park other than the Corps lot.

Mr. Doucette: Train repair lot area. Can we take control of that?

Peter Meier: MA DoT has ½ of that, we have an easement.

Chairman Clegg: It narrows, can get maybe 25 spaces. The right of way under the powerline behind the NMLC and Fire Dept. get about 40 spaces if a power pole is moved can get 90. If get the train, will need

Main St. Parking: Cont'd:

a parking deck somewhere. Stable, level. Angled parking on a portion of Main St, Cohasset and St. Margaret's. Town owned. Look at that. May be 45-46. Police has a nice lot.

Mr. Grant: Landed hard on Vinny for parking. We have obligations on that end of town. NMLC gets substantial review violation of lease. Remiss if not figured out our position. Shoulder season challenge.

Chairman Clegg: If don't get the park side lot, will be under strain on the shoulder season.

Mr. Grant: Need Bob Troy's opinion on our rights.

Chairman Clegg: Troy said we need Town Meeting approval with the NMLC lease.

Mr. Grant: If we don't have a unified approach, interact with the Selectmen and Troy. What our parameters are with that back lot. Town review, requires thought.

Mr. Doucette: The Planning Board wasn't part of the NMLC agreement.

Chairman Clegg: NMLC and MMA agreed can use the lot in the summer.

Coreen: How many spaces do you need?

Chairman Clegg: The GIZ obligation to provide enough public spaces so the Planning Board can execute its discretion when applications come before us.

Coreen: Requirement for developers. Events open under Selectmen or other groups. Don't know how to quantify those numbers.

Chairman Clegg: Events by definition – circumstances that are outings any parking for general use.

Coreen: Planning Board doesn't review events. Trying to maximize parking.

Chairman Clegg: My estimate was 100 spaces needed. When Mahoney's opened and every space filled from 5pm. Main ST. parking doesn't support that.

Mr. Grant: Where are they going to park? Try to factor in the new park. There were parking issues when it opened last year.

Mr. Carroll: By our self when trying to find a space. Change ratio if building. Confirmed spaces. Not a mall, village and congestion becomes more of an issue. Maybe build a garage and charge. The ratio can't always be 1 for 1. Has to change.

Chairman Clegg: Correia's two buildings, retail/residential. Space for four cars. He can buy/rent spaces or public parking spaces.

Mr. Doucette: Calamar, they still have to get to downtown. Will have to accommodate as well. Aging population growth. Town working with RTA. Shuttle in Buzzards Bay. Hotel people in support.

Chairman Clegg: Walking/bike/gold cart. Food trucks. Back access behind NMLC. Scenic pedestrian oriented space and can use for parking in future if needed.

Mr. Grant: Want to attract business. Make as accessible as possible. Traffic, parking, kid friendly.

LCP: Review of sections

Wes: There are 13 sections required by CCC, we have 17. Water resources are most important to people. Key to success – highly readable and available. Each section has a narrative, goal, policies, and action items.

Mr. Grant: Water Resource action items, chemical fertilizers who does it?

Wes: At the end is a spreadsheet with who is responsible for the action items and when start/complete. Will be part of the published plan.

Chairman Clegg: The problem with the last LCP is the actions were too large.

Wes: I have more action items here. If want to limit the number, we can do that. I've sent drafts to 38 committees/individuals who would be responsible. Have met with 18. Once I get their input, they get the revised copy.

LCP: Cont'd:

Coreen: Goal not to do all these. You have 10 and if you fill 4-5, great. Just giving more options and opportunities. Planning Board to ATM to Town Administrator to Dept. heads/committees. People are always changing.

30 goals, take 10. Example: Sam/ConCom. Which ones are you willing to sign for operational/aspirational. Revisit on 5 year update. Take a couple of years at a time.

Mr. Doucette: This is in the public more, more knowledge. Dept. heads give a tool to get more grants and get more done. Don't think have to task to do and when.

Mr. Strojny: We don't know how the action items will play out in the next 5-10 years.

Chairman Clegg: Come before the Selectmen with a broad overview/highlights. Possible October STM, PowerPoint presentation.

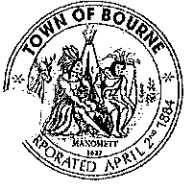
Peter: Rather see more action items. Work with yearly goals for departments.

Discussion: Peter Meier: Need to revamp the zoning bylaw. To Coreen; Get input on what other towns did and consultant costs, look at for the May meeting.

May 9th meeting will be LCP only.

Mr. Doucette made a MOTION to adjourn. The MOTION was seconded by Mr. Strojny with all in favor. With no further business before the Board, the meeting was adjourned at 10:10pm.

Respectfully submitted,
Ann Gutterson



TOWN OF BOURNE

Planning Board

Bourne Town Hall
24 Perry Avenue
Buzzards Bay, MA 02532
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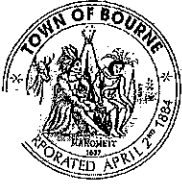
AMENDED MEETING AGENDA

DATE: Thursday, April 25, 2019
PLACE: Meeting room, Veteran's Community Building, 239 Main St., Buzzards Bay
TIME: 7:00PM

This meeting may be televised and recorded. If anyone in the audience is recording or video-taping, they must acknowledge at this time.

All items within the meeting agenda are subject to deliberation and vote(s) by the Planning Board.

1. **Minutes:** 2/14/19
2. **Public Hearing for Repetitive Petition:** William and Elizabeth Russell, 165 Jefferson Rd, Bourne. Alteration and change of a pre-existing non-conforming use and structure.
3. **Public Hearing for a Modification of Definitive Subdivision:** Sampson Way, 60 & 62 County Rd, Bourne. Joseph Agrillo. Request to not pave the road.
4. **Public Hearing for Site Plan Review/Special Permit #09-2017:** Cont'd from 3/28/19. 154 Cranberry Hwy, Sagamore Beach. To construct a building for two contractor condominiums with a two-bedroom apartment above each.
5. **Board Discussion:** Main St. parking.
6. **LCP:** Review of sections
 - a. Ocean Resources
 - b. Wetland Resources
 - c. Wildlife and Plant Habitat
7. **Committee Reports**



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PLANNING BOARD MEETING MINUTES

April 25, 2019

APPROVED
7.11.19

- PRESENT:** Elmer Clegg, Steven Strojny, Daniel Doucette, William Grant, Elizabeth Brown, John Carroll, Sandra Goldstein
- ABSENT:** Jeanne Azarovitz, Louis Gallo
- STAFF:** Coreen Moore, Jennifer Copeland
- PUBLIC:** Michael Rausch, Jim Mulvey, Kevin Kirrane, Bill Russell, Wes Ewell, Peter Riley and other members of the public

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

Minutes: 2/14/19: Mr. Grant made a MOTION to approve, seconded by Mr. Doucette with in favor, 1 abstention.

Request for Release of Bond: Cont'd from 4/11/19. Brookside. Stating all work is complete.

Coreen: The DPW, engineer and I went to Brookside. Basically looks like wear and tear from the 80s.

Concerns: Carnoustie Rd is very worn and needs repair. Turned over to HOA at some point. Damaged by plows, potholes patched but will fail. Lighting is there. Court signs are low and get damaged by plows, they have been repaired. Some lights there, some not. If snow mounds, wont' see the sign, lighted or not. The newer section fencing on one side of the road destroyed by plows. At what point do you hold the developer responsible.

Sean: Carnoustie: Paved sometime in 2005-2007. Turned over to the HOA on 1/2017. Paved from Waterhouse Rd to the first gatehouse. Turned over since at least 2013. The HOA is responsible for paving, plowing.

Coreen: If that's what the agreement says. Upon review of the agreement and no outstanding issues by the residents. Recommend release.

Tom McLaughlin: Treasurer of the HOA. Concern: Settlement agreement, still has until 2023 to build 6 additional units. Has not been said to us. Like to see a letter to the Town from the developer saying they are not seeking any further development.

Chairman Clegg: The letter we have does state no further development.

Sean: There is no space to develop.

Mr. Grant made a MOTION to release, seconded by Mr. Doucette with all in favor.

Public Hearing for Repetitive Petition: William and Elizabeth Russell.165 Jefferson Rd, Bourne. Alteration and change of a pre-existing non-conforming use and structure.

Atty. Kevin Kirrane: The new application is materially different than the denied ZBA application. If get beyond this, then go back to the ZBA.

- Previous: Single family plus a cottage on the lot. Proposed maintain both, denied. Proposing to demo/rebuild the single family.
- Present now: Eliminate cottage use and change to a garage so one single family on the lot. Demo/rebuild single family. Convert to a conforming use so comply with the bylaw.
- Section 2456 allows a knock down/rebuild gross floor area (GFA) 20% of the lot area which is 17,000sf.
- Section 2457 if granted can exceed by 10%.

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165 Jefferson Rd. Cont'd:

3,700sf living space denied by the ZBA. New present a dwelling within the 20% GFA at 3,213sf which is 19.1% GFA vs. 21.8% proposed. We ask you to find it materially different.

Chairman Clegg: You have legal action against the ZBA.

Kevin: We filed an appeal to their decision. If the ZBA agrees this is substantially different, the appeal will be dropped.

Mr. Grant: Your changes are not responsive to the ZBA ruling. Adverse impact on the environment, adverse impact on nearby premises, usually incompatible. Size factor has been increased for the main building.

Kevin: Basis of their concerns, ConCom supported. Nothing in that decision cites factual.

Mr. Grant: Can't debate their merits. Cottage will be a garage, still outdoor shower, second floor.

Kevin: Plans show no second floor on the cottage.

Chairman Clegg: Mr. Grant's wife is on the ZBA and voted on this decision. Can you vote objectively on this?

Mr. Grant: Have looked into this, will sign an ethics form. Friends and relatives on Boards. I'm satisfied I can look at objectively and arrive at my own decision.

Kevin: No residential space in garage on new plans.

Coreen: 1/11/19. Cottage back to garage. Pull stairs removing toilet/shower and other changes.

Ms. Brown: Pool concerns.

Coreen: Review what we should be looking at, why it got denied. Can't refile for two years. Repetitive petition apply and the process is to go to the Planning Board for specific and material changes. Is it different than submitted to the ZBA? Addressing conditions of why it was denied. There are a lot of other issues in this case but your scope is specific and material.

Chairman Clegg: Upon which unfavorable actions were based is relevant to look at the three reasons for denial.

Kevin: The pool falls under FEMA which is up to the Building Inspector to make that determination.

Mr. Strojny: Two dwellings to one is specific and material. GFA reduce 467sf. Might be specific and material. Visual compatibility, mixed bag neighborhood. Some old and new. Septic system – denitro system. Natural environment. 467sf change visually? Yes. Compatible, that's the ZBAs call. Kick back to the ZBA with these changes and let them hear the evidence and testimony.

Chairman Clegg: Garage, proposed to increase the main house. Kind of an offset. Adding a 5th bedroom will impose further on septic.

Kevin: There were 5 bedrooms, it's still 5 bedrooms. The numbers are on the chart. If vacant land, could build this. Moved to 15' off property line to make it conforming.

Mr. Doucette: ZBA compatibility is not specified. Very vague, hard to compare when vague.

Ms. Brown: Doesn't say has to be likely to be viewed favorably.

Mr. Grant: If revisit and make a decision, same or worse can submit every time. Wasting if the heart of the denial. Not proportional with the neighborhood.

Kevin: We believe material changes are the basis of the ZBA decision. Height conforms to the bylaw. Prefer not to put on pilings 18', that was basis for the height.

Chairman Clegg: When complete, how will the roofline relate with 163?

Kevin: It will be 6" shorter.

Bill Russell: Their main concern was two dwellings, that's why we got rid of it. One house, compliant. They've done a dozen permits this year. We deserve to get a permit. Not doing anything wrong.

165 Jefferson Rd. Cont'd:

Chairman Clegg: There is nothing in the decision about the two structures.

Alec Joyce: Repetitive petition, focus on the spirit. Protect affected property owners from coming back again and again for submissions within a year. Petition acted upon only deal with 4 bedroom, second structure. They want to move it, expand it. Cottage has always been a cottage in the 1920s, never used as a garage. Used as overflow. Architectural gem by the way. 11/2017 got a special permit by the ZBA to winterize for year round occupancy. Need historic if change the cottage. Making a bad project worse.

Paul Offano, 160 Jefferson Rd: Pass it back to the ZBA. 3,000sf 2.5-3 story house I look at. Nuevo-riche Victorian. Not in Cape Cod character. My house is the last cape style. Many in town tear down/rebuild new, no complaints by the neighbors. They are taking away a living dwelling. Up the street took down garage, built a 2-story garage with a 3-story structure behind a tiny house on Shore Rd. ZBA chair voted in favor of this.

Brad, JC Engineering on behalf of the Lau's: Denial with a change to the 4-bedroom house. NO changes to cottage at that time. Visually incompatible. Original cottage was 800GFA and a 1.5 story structure. Proposed/denied house limited to 3,300 less 800sf. New cottage to garage. Excludes single story garage up to 480sf. This application didn't show any changes. The 2nd floor on this structure. Not single story. Increased dwelling by 400sf. Will look some but house is now bigger. Agree use 2-1 have is satisfied.

Kevin: Dormers removed from garage structure. Would become a 1 story. Withdrawn from ZBA a couple of times. Got through ConCom, Health and interpretation of bylaws. As a whole, included 2 residential single family structures on that lot. No longer a non-conforming use.

Chairman Clegg: If denied, what deem acceptable in its place?

Aaron Toby Jr: Move to be visually compatible with surroundings. No issue with the cottage. Decrease height of main dwelling. Russel's spent lots of money to get the project built. Neighbors get together with the laws and work out something that will be compatible to both.

Steve Cook: Project designer. Dormers are not a full 2 story. 38-39 feet with flood elevation. Need to be 2' above. At 27' already.

Vinny Michienzi: Neighbor has a problem. Not up to this Board to get in this fight. House to left is a mcmansion, this sits in a lower grade. Do what's right for the community and the neighbor.

Chairman Clegg: The Lau's have 3 bedrooms and is tall by necessity.

Kathy Fox Alfano, 160 Jefferson: How neighbors are reacting. One abutter didn't like it, 6 of us have sent letters of approval for the original project. Causing a rift in the neighborhood with one opposed. Alec: 4 bedroom house last year, nothing discussed about the cottage. Amend the special permit on the cottage.

Kevin: Bylaw and chart total GFA on site in ZBA purview to condition. Maintain the two dwellings, the Russell's can live there while building a new house.

Mr. Strojny made a MOTION to close the public hearing. The MOTION was seconded by Ms. Brown with all in favor.

Chairman Clegg: Court case, if a NO vote tonight, two years before go back to the ZBA. If YES, can go back sooner. Either way, it goes back to the ZBA.

Mr. Strojny made a MOTION to find that the applicant has made changes that are specific and material upon which the previous Zoning Board of Appeals unfavorable action was based. The MOTION was seconded by Mr. Doucette. Roll call vote as follows:

| | | |
|---------------------|--------------------|------------------------|
| Mr. Doucette – yes | Ms. Brown – yes | Ms. Goldstein – yes |
| Mr. Strojny – yes | Mr. Carroll – no | Mr. Grant – no |
| Mr. Clegg – no vote | Mr. Gallo – absent | Ms. Azarovitz – absent |

MOTION does not pass.

Public Hearing for a Modification of Definitive Subdivision: Sampson Way. 60 & 62 County Rd, Bourne.

Joseph Agrillo. Request to not pave the road.

Joe Agrillo III: The original subdivision was done in 2005 for 2 2-acre lots. We want to build on one lot only. Change from paving to gravel which it is now. Drainage is in place, private way, now town services. We maintain the road. Our family owns all the property on the roadway. Gravel fits the neighborhood better. There is a hydrant on County Rd at the entrance. Met with the FD, no opposition to this. There will be no further subdivision of the lots.

Ms. Goldstein: I walked the site. My concern is there is nothing on file stating who maintains the road. I'm thinking future, may not always be a family compound.

Mr. Strojny: Draw up a private road agreement where all parties are in agreement.

Joe: I'd agreed to that.

Coreen: Make clear the owners of the properties maintain the road.

Chairman Clegg: Better off attaching to the deed.

Ms. Goldstein made a MOTION to approve not to pave with the agreement of all 4 lots owners responsible for maintaining the road incorporated into the D1 conditions and into each deed. The MOTION was seconded by Mr. Strojny with all in favor.

Public Hearing for Site Plan Review/Special Permit #09-2017: Cont'd from 3/28/19. 154 Cranberry Hwy, Sagamore Beach. To construct a building for two contractor condominiums with a two-bedroom apartment above each.

Brian Grady, GAF Engineering: Peer review, revised plans.

Coreen: Received Brian's response on 4/19. Did comparison today. There are a couple of outstanding items. Need a signed O&M. Have done a lot of review on this. Retaining wall: Buried 4' below the frost line and detailed plans need to be submitted.

Brian: The wall will be flexible, not poured concrete. Don't feel it needs to go into the ground. There are two walls on this property. Cranberry Hwy, that detail was provided. Peer review wall was a boulder seawall. Boulders will be toed into the ground. 20' at the highest with a 1.5-1 pitch.

Coreen: That hasn't changed since the beginning.

Brian: Grade change to make it happen.

Coreen: Phase permitting, if approved. It's a Water Resource District, all conditions with Sec. 4700 be incorporated. Alternative surfacing, residential units, waiver on landscaping, a little deficient. Suggest close the hearing, draft conditions and come back with a drafted decision.

Chairman Clegg: Town can't legislate private real estate transactions. Focused on economic/business development on Main St to revitalize. Vinny M. forced to pony up 140 spaces to get approved. Town has obligation to share parking with developers. Town hasn't fulfilled. If continue to develop, come up with 100 public spaces to accommodate. Vision: \$2.2 million in the park, only public parking is the Army Corps of Engineers lot. The Police can't enforce the lot by the train station. 61 spaces and

Main St. parking. Cont'd:

Chamber reserved spaces. Front lot on NMLC. Control the front lot, keep MMA lot out back with lease. Short term sufficient spaces. Reasonable or ideas?

Ms. Brown: Create walkable, not always think of parking immediately adjacent to destination. Are we anticipating Calamar and the Hotel will drive to Mahoney's?

Chairman Clegg: RTA shuttle agreement.

Ms. Brown: It's ½ mile from the park, what about the police station that is soon to be vacated?

Mr. Carroll: Mashpee Commons, Falmouth, others are walking too. Parking is off Main St, out of sight. We had festivals, lumberyards, movie theaters. They came and enjoyed it. Need them, but come at a cost. Taking land, limited space. Use for cars or something in addition to cars. Need to find a way to turn over the spaces. Bank, school, church lots.

Chairman Clegg: Shortage of spaces controlled by the town.

Ms. Goldstein: Parking not in the master plan for Downtown?

Mr. Doucette: A lot of that section was B-1 and didn't require parking until it became a Downtown District.

Vinny M: Why making MMA problem ours? Taking baby steps. Great start. They money should go to the tax payer. Kids, panhandling to play baseball. MMA college teach go by miles/regs. NO overnight parking and they do. MMA threatened Board of Selectmen to buy more property and build a parking garage. Ruined Taylor's Point.

Chairman Clegg: One house has 8 cars on the front lawn. We are a landfill and parking lot. Is that what we want? Mixed use, providing our parking. Very expensive, better off giving her \$40,000. Hotel already booked when they open.

Noreen M: NMLC does a great job. Feel MMA money should go to the Town not NMLC. Don't know why the Admiral can't say "cant' get a report card, fines of \$1,000". Take responsibility of your kids.

Vinny: No deal until park is open. We don't control any parking. People should know the deal before voting and how much charging. Year to year lease.

Chairman Clegg: I'm not in favor of 12 and 13 unless a parking plan is in place, how much, etc. It's too open ended.

Mr. Doucette: Effort to control by the train bridge.

Vinny: No parking agreements until the park is straightened out.

LCP: Review of sections

Mr. Strojny: Sending a full draft for the May 9th Planning Board meeting. Tackle a number of topics. Presenting to the Selectmen on May 28th.

Mr. Strojny made a MOTION to adjourn. The MOTION was seconded by Mr. Doucette with all in favor. With no further business before the Board, the meeting was adjourned at 10:35pm.

Respectfully submitted,
Ann Gutterson



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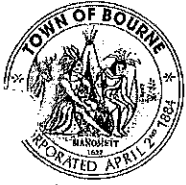
MEETING AGENDA

DATE: Thursday, April 25, 2019
PLACE: Meeting Room, Bourne Community Building, 239 Main St., Buzzards Bay
TIME: 6:15PM

6:15PM – Call public session to order in open session.

Motion to go into executive Session to discuss strategy in regards to pending litigation with Cumberland Farms. Land Court Docket Number 17 MISC 000063. The Chair has declared that an open meeting may have a detrimental effect on the litigation position of the Town.

The Board will reconvene in open session.



TOWN OF BOURNE

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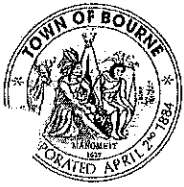
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2. **Public Hearing for Repetitive Petition:** William and Elizabeth Russell. 165 Jefferson Rd, Bourne. Alteration and change of a pre-existing non-conforming use and structure.
3. **Public Hearing for a Modification of Definitive Subdivision:** Sampson Way. 60 & 62 County Rd, Bourne. Joseph Agrillo. Request to not pave the road.
4. **Public Hearing for Site Plan Review/Special Permit #09-2017:** Cont'd from 3/28/19. 154 Cranberry Hwy, Sagamore Beach. To construct a building for two contractor condominiums with a two-bedroom apartment above each.
5. **LCP:** Review of sections
6. **Committee Reports**



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2019 MAY -3 AM 10:16

TOWN CLERK BOURNE

TOWN OF BOURNE

Planning Board

Bourne Town Hall

24 Perry Avenue

Buzzards Bay, MA 02532

Phone: (508) 759-0600 ex. 1335 Fax: (508) 759-0611



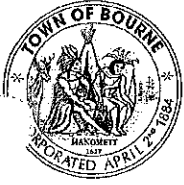
MEETING AGENDA

DATE: Monday, May 6, 2019

PLACE: Bourne High School auditorium, 75 Waterhouse Rd., Bourne

TIME: 7:00PM

For the purpose and duration of the Annual and Special Town Meeting.



TOWN OF BOURNE
Planning Board



2019 MAY -7 AM 10:11

TOWN CLERK BOURNE

Bourne Town Hall
24 Perry Avenue
Buzzards Bay, MA 02532
Phone: (508) 759-0600 ex. 1335

MEETING AGENDA

DATE: Thursday, May 9, 2019

PLACE: Meeting room, Veteran's Community Building, 239 Main St., Buzzards Bay

TIME: 6:00PM

This meeting may be televised and recorded. If anyone in the audience is recording or video-taping, they must acknowledge at this time.

All items within the meeting agenda are subject to deliberation and vote(s) by the Planning Board.

1. **LCP:** Review of all sections

PLANNING BOARD MEETING MINUTES

LCP Workshop

May 9, 2019

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2021 FEB 23 PM 3:53

TOWN CLERK BOURNE

PRESENT: Steven Strojny, Daniel Doucette, Lou Gallo, Elizabeth Brown, William Grant, Jeanne Azarovitz,
ABSENT: Elmer Clegg, John Carroll, Sandra Goldstein,
STAFF: Coreen Moore, Jennifer Copeland
PUBLIC: Wes Ewell, Jim Sullivan, Jim Mulvey

Chairman Clegg called the meeting to order at 6:00pm.

LCP: Review of all sections

Mr. Strojny, chair of the LCP committee, thanked the staff and LCP committee members and Wes Ewell for many hours and meetings to do this. . There are 14-17 areas, renewable energy. Meeting with the Board of Selectmen (BoS) on 5/28 to present to them. The last public hearing will be in June then put on for the fall town meeting. It's aligned with the Cape Cod Commission (CCC) Regional Policy Plan (RPP) and will submit for recertification.

Wes: Statement of what happened at workshops last month. Feedback was great. Pretty complete. Some additions, corrections. Want to send out this draft to everyone I met with over the last eight months. The CCC attitude has changed from original, good to work with now.

Mr. Doucette: Original LCP Action item for water resource: public/private. North Sagamore Water District is considering looking for other water sources. Ocean resources policy #3, increase tax revenue. Self-imposed tax increase. Actions – 2nd up from the bottom. Try again at Electric Ave.

Ms. Azarovitz: Separate wastewater for clean water. People need to understand there are differences. Acquiring more property, make fruitful endeavor.

Wes: Economic value of marinas to boats.

Mr. Doucette: Page 33, 3rd action: In Sandwich, town hall if you plant an estate tree (elm, etc) you get credit for that. Nice if can get donations/recognition.

Ms. Brown: Kill invasive plants, like bittersweet vine.

Mr. Doucette: Actions 2nd up – high priority. Set policy, now collect, destroy and not hurt other vital species.

Ms. Brown: What can I do as a citizen?

Mr. Doucette: Page 39, 3rd action: High priority, more walking to make attractive place to be/go. Connect to fishing, boating, waterfront. Don't think need bigger buffers. Buyer beware. Understand commercial can change. Educate people.

Mr. Strojny: Inclined to remove that. When I bought my house, I knew what zoning was and no changing it. We're looking to promote mixed use. Calamar, they do a lot of studies in a community. The last step is trying to find land. They are excited to be here and a part of what's going on.

Mr. Doucette: Page 39: New growth using CCC allotments. Can't be used for short term rentals. Still want foot traffic in winter. GIZ – max number of parking, not minimum. Promote vertical/horizontal uses, encourage different activities/events.

Page 43, 4th up: mandatory evacuation and early notification is more realistic.

Mr. Grant: Not sure LCP should state zoning.

Mr. Strojny: Need to overhaul bylaws. Nice to put some meat in this.

Mr. Doucette: More support at town meeting if in the LCP.

Mr. Grant: Page 43, 1st: Create not appoint.

Mr. Doucette: Page 45, actions, 4th down: create a buildings and grounds department under the DPW umbrella. No town cemetery to take care of our people. Ours are private and limited. 70-80% now cremation. Duxbury has town owned crematory. Way of funding that. Nothing in the cape for that.

Page 47, 4th up: Make Sandwich Rd a parkway, separate heights/trees in the middle.

Page 49, policy #3: light bleed. Once done they go and change a light or add a light. Energy saving costs and balance HVAC.

Page 57, 6th down: BFDC – note give consideration to blue, green, startup companies.

Wes: Several referrals to blue economy. Format very successful, accessible. Many of these action items come from other town documents.

Mr. Doucette: Page 59, 4th down: in-law – make a bylaw with meat. Workforce housing, need affordable.

Page 61, 4th up: consider artificial grass, less maintenance.

Ms. Azarovitz: more maintenance than you think.

Mr. Grant: Hoxie, revive?

Mr. Doucette: Last and elderly.

Mr. Grant: Page 62, town manager should be Administrator.

Mr. Doucette: Page 63, 5th down, and create routes based on demands and needs.

Paul Gately: Include MMA, high school, UCT, etc.

Jim S.: Protect coastal dependent use (marina, boatyard), implementation always hard. Amending the zoning bylaw, looked at a long time ago. Need a consultant, review periodically to see what's getting done.

Mr. Strojny: Social media, huge response.

Ms. Brown: No central location to find "recreation."

Mr. Doucette: Just use links. Enforce, put under charter who does or give consideration to fulfill the LCP.

Jim Mulvey: Growth, yes, but maintain small village atmosphere. Breaks my heart what's happening across from town hall.

Mr. Strojny: Can't stop progress but can somewhat control it. 120 units coming in to an area that has lack of housing.

Ms. Brown: Brief history of Bourne notes. Emphasize rich history, not newest. Talk about progress in other villages, Cataumet, Pocasset, etc. Not entirely left out. LCP page 7, missing if I'm a citizen, why do I care, how get used to make improvements? A little inspirational language.

J. Azarovitz: Page 19, don't like Automile reference.

Jim M: Potable water. Traffic, state or federal controlled. Frontage Rd on Rt. 28.

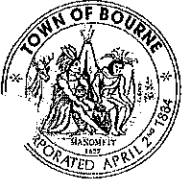
Jim S: Climate change suspension, Page 25. Limiting irrigation, discourage big lawns.

Ms. Azarovitz: Existing bylaw on that. Can save a lot of money.

Mr. Strojny: Share concerns with Wes in the next week. LCP meeting on 5/23 at 6pm for final tweaks/draft.

Mr. Doucette made a MOTION to adjourn. The MOTION was seconded by Ms. Brown with all in favor. With no further business before the Board, the meeting was adjourned at 7:31pm.

Respectfully submitted,
Ann Gutterson



TOWN OF BOURNE

Planning Board

Bourne Town Hall
24 Perry Avenue
Buzzards Bay, MA 02532
Phone: (508) 759-0600 ex. 1335



RECEIVED

2019 MAY 14 PM 1:02

TOWN OF BOURNE

MEETING AGENDA

DATE: Thursday, May 23, 2019
PLACE: Meeting room, Veteran's Community Building, 239 Main St., Buzzards Bay
TIME: 7:00PM

This meeting may be televised and recorded. If anyone in the audience is recording or video-taping, they must acknowledge at this time.

All items within the meeting agenda are subject to deliberation and vote(s) by the Planning Board.

1. **81P:** 30 Old Head of the Bay Rd. 3 lots.
2. **Informal Discussion:** 170 Clay Pond Rd. Redevelopment of the site.
3. **Public Hearing for Site Plan Review/Special Permit #09-2017:** Cont'd from 4/25/19.
154 Cranberry Hwy, Sagamore Beach. To construct a building for two contractor condominiums with a two-bedroom apartment above each.
4. **Committee Reports**

DRAFT

**PLANNING BOARD MEETING MINUTES
May 23, 2019**

6-27-19
APPROVED

PRESENT: Elmer Clegg, Steven Strojny, Daniel Doucette, Lou Gallo, John Carroll, Jeanne Azarovitz, Sandra Goldstein, Elizabeth Brown
ABSENT: William Grant
STAFF: Coreen Moore, Jennifer Copeland
PUBLIC: STetson Travers, Chris Lewis, Jason Bombard, Eliza Cox, Brian Grady, Jim Mulvey, Michael Rausch

Chairman Clegg called the meeting to order at 7:02pm.

81P: 30 Old Head of the Bay Rd. 3 lots.
This is continued to the 6/13/19 meeting.

Informal Discussion: 170 Clay Pond Rd. Redevelopment of the site.
Liza Cox asked to go at the end as she was waiting for the engineer.

Public Hearing for Site Plan Review/Special Permit #09-2017: Cont'd from 4/25/19.
154 Cranberry Hwy, Sagamore Beach. To construct a building for two contractor condominiums with a two-bedroom apartment above each.

Brian Grady, GAF Engineering: I believe we have satisfied the conditions from the last memo from Coreen.

Mr. Gallo: This project had peer review for grade/stormwater. Trench drains/water flow from Cranberry Hwy. Will make it better. MOTION to approve subject to the following conditions:

- 1) Impact on natural environment: To insure that the boulder/stone wall is installed sufficiently and the impacts to the entire site is minimized, the boulder/stone wall shall be constructed and inspected before the building permit for the full project is issued.
- 2) Visual compatibility with the surroundings: The site is located adjacent to residential uses, all setbacks shall be maintained. The fence at the top of boulder wall shall be maintained and repaired as necessary.
- 3) The site is subject to the prohibitions and limitations of Section 4700 listed below. Language reflecting these prohibitions shall be part of any lease and shall be visibly posted in an area for each leasable unit.
- 4) No motor vehicle service, washing or repair
- 5) No storage of ice removal chemicals
- 6) No storage of liquid hazardous material as defined in MGL C.21E unless in a free standing container within a building with adequate secondary containment as approved by the Water district and or Fire Department.
- 7) No storage of commercial fertilizers and solid conditioners unless within a structure designed to prevent generation and escape of contaminated runoff or leachate
- 8) Certification from the Health Agent is required to confirm that the sewerage system does not exceed 110 gpd per ¼ acre or 440 gpd on one acre.
- 9) An as-built site plan depicting final locations of all structures and site-related appurtenances must be submitted and approved by the Planning Board or its representative before the issuance of an occupancy permit.

RECORDED
2019 JUL -2 AM 11:05
TOWN CLERK'S OFFICE

- 10) The applicant/owner shall be responsible for maintaining the stormwater system in a clean and well-functioning condition, and shall do nothing to which would alter the drainage patterns or characteristics as shown on the plans as approved by the Planning Board.
- 11) The site is located in a Water Resource District and is subject to the prohibitions and limitations of Section 4700 of the Zoning bylaw. See II B. above, a copy of this section shall be part of any lease and shall be posted in a place easily visible by employees.
- 12) Confirmation from the Fire Department that emergency access is adequate.
- 13) During construction any unsuitable soil shall be removed and replaced with suitable permeable sand having a percolation rate of 2 minutes per inch or less.
- 14) The boulder/stone wall shall be constructed and inspected before the building permit for the full project is issued.
- 15) The fence at the top of boulder wall shall be maintained and repaired as necessary in perpetuity.
- 16) Revised plans shall be submitted, if necessary, depicting all changes as noted above.

The MOTION was seconded by Mr. Strojny.

Ms. Goldstein: Are there any routine inspections in place that cover this type of development? Once a year, etc. Review compliance.

Chairman Clegg: No. Fence on top of the wall, status?

Brian: All gaps have been repaired. Fence belongs to the association on the abutting lot, this fence is on his property.

Jason Bomba, 58 Wayne Rd: My concern is rainwater runoff across my property to where they want to build the wall. Is my property going to flood when the wall is built? My leach pit is right at the property line and with heavy rain, there is 4-5" of water over a 6'8' wide area then will go over where the wall will be.

Brian: If water is coming from another property, the wall is designed to handle the water, it's a seawall. Won't dam up water, grade falls from where it is now.

Mr. Gallo: The wall will be 20' at the highest.

Brian: It's now an exposed soil slope. The wall will help the situation.

Mr. Gallo: The water should go the same as it is now, won't alter the existing runoff.

Brian: Excavating to put the wall in place. May be 30' closer to the property line with a 10' wide central buffer.

Chairman Clegg: Whose responsibility is it to remedy if there is existing overflow?

Coreen: If existing, it will continue. Washout if extreme rain event prior to wall being finished is possible. That would be the applicant's responsibility.

Stetson Fraser: Haven't noticed runoff from the embankment. Won't affect any abutting properties.

Ms. Goldstein: Heavy rain and standing water. How long to percolate?

Jason: Gone in about an hour.

Chairman Clegg: If observation in condition change during construction, let the building inspector know immediately. Will send a Board member also.

Roll call vote as follows:

Mr. Doucette – yes

Ms. Brown – yes

Ms. Goldstein – yes

Ms. Azarovitz – yes

Mr. Gallo – yes

Mr. Strojny – yes

Mr. Carroll –yes

Mr. Clegg – yes

Mr. Grant – absent

Informal Discussion: 170 Clay Pond Rd.

Liza: This is a redevelopment of the site. There is 16 acres in a B4 zoning district and also a water protection district. 56,000sf is built and there is a 15,500sf pad for an addition that was never built. Approved originally in the 1990's and modified a few times. My client wants to expand and reuse the site for self-storage. 12,200sf of retail is to remain. The proposed use is less impactful on traffic, energy, and water. There will be streetscape improvements and pedestrian improvements. We have filed for a DRI with the Cape Cod Commission (CCC).

Brian: The stormwater is in place to handle the addition. Enhanced tree trenches, stormwater mostly below ground. Trees, sidewalk, more defined access to Canal Bluffs. Black aluminum rail fence along the property for security. Will connect to the wastewater treatment plant at Canal Bluffs. We can't add additional nitrogen into the ground, had to offset. Partnered with the abutter when the property is developed. The pipework is in place. Would need a lift station to get it to the plant. Shared responsibility. Permitted at 38,000 gallons. Flow will be reduced with this use.

Chairman Clegg: The addition is 2 story, climate controlled in building?

Brian – yes. The portion in the parking lot will not be climate controlled.

Chris Lewis: There will be around 700-800 units. Fairly typical of units today. Will blend in.

Chairman Clegg: Is the second story roof visible from McDonalds?

Chris: The elevation from MacArthur Blvd isn't visible. Roughly 5 years left on the Stop and Shop lease.

Ms. Goldstein: The retail space is a good location and kept up well.

Mr. Carroll: The bus uses the drive in front of the building up and to the left.

Chris: Ideally we'd like to operate this site ourselves. We have these in NH, RI and some smaller ones in MA.

Mr. Doucette: Any plan to make access from the back of the building to the retail?

Chris: People can still walk in the back but have to go to the front of the building to enter the retail. We will use a lower profile lighting fixture and remove the parking lot lights.

Chairman Clegg: Will be thoroughly vetted with the CCC.

Committee Reports

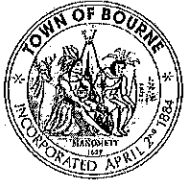
LCP: Mr. Strojny: We are presenting to the Selectmen next week. On 6/13 we are going to have our public hearing then submit to the CCC for review and then to Town Meeting in October.

For the 6/13 meeting, the Planning Board will meet at 6:30 and the LCP at 7pm.

Chairman Clegg: Board elections on 6/13. The last two years as Chairman have been exciting and a great commitment. Had a lot to learn and had lots of help. Decided not to be reelected. Think about if you're interested in any of the positions and send me a personal email.

Mr. Doucette made a MOTION to adjourn. The MOTION was seconded by Mr. Strojny with all in favor. With no further business before the Board, the meeting was adjourned at 8:27pm.

Respectfully submitted,
Ann Gutterson



TOWN OF BOURNE

Planning Board

Bourne Town Hall
24 Perry Avenue
Buzzards Bay, MA 02532
Phone: (508) 759-0600 ex. 1335



TOWN OF BOURNE

2019 JUN 11 AM 10:48

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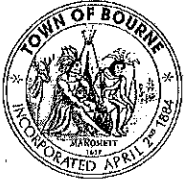
AMENDED MEETING AGENDA

DATE: Thursday, June 13, 2019
PLACE: Meeting room, Veteran's Community Building, 239 Main St., Buzzards Bay
TIME: 6:30PM

This meeting may be televised and recorded. If anyone in the audience is recording or video-taping, they must acknowledge at this time.

All items within the meeting agenda are subject to deliberation and vote(s) by the Planning Board.

1. **Minutes:** Executive Session minutes.
2. **81P:** 30 Old Head of the Bay Rd. 3 lots
3. **Request for Bond Release:** 20 Foster Howard Rd., Cataumet. Steve Good.
4. **Election of Officers**



TOWN OF BOURNE

Planning Board

Bourne Town Hall
24 Perry Avenue
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Phone: (508) 759-0600 ex. 1335



MEETING AGENDA

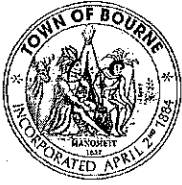
DATE: Thursday, June 13, 2019

PLACE: Veteran's Community Building, 239 Main St., Buzzards Bay

TIME: 7:00PM

1. Optional attendance at LCP meeting

2019 JUN -1 PM 2:11
TOWN OF BOURNE



TOWN OF BOURNE

Planning Board

Bourne Town Hall
24 Perry Avenue
Buzzards Bay, MA 02532
Phone: (508) 759-0600 ex. 1335



MEETING AGENDA

DATE: Thursday, June 13, 2019

PLACE: Meeting room, Veteran's Community Building, 239 Main St., Buzzards Bay

TIME: 6:30PM

TOWN OF BOURNE

2019 JUN -7 AM 11:14

RECEIVED

This meeting may be televised and recorded. If anyone in the audience is recording or video-taping, they must acknowledge at this time.

All items within the meeting agenda are subject to deliberation and vote(s) by the Planning Board.

1. **Minutes:** Executive Session minutes.
2. **81P:** 30 Old Head of the Bay Rd. 3 lots
3. **81P:** 8, 9, 10 Cape Cod Lane. 1 lot
4. **Request for Bond Release:** 20 Foster Howard Rd., Cataumet. Steve Good.
5. **Election of Officers**

DRAFT PLANNING BOARD MEETING MINUTES
June 13, 2019

6-27-19
APPROVED

PRESENT: Elmer Clegg, Steven Strojny, Daniel Doucette, Lou Gallo, John Carroll, Jeanne Azarovitz, William Grant, Elizabeth Brown
ABSENT: Sandra Goldstein
STAFF: Coreen Moore
PUBLIC: Jim Mulvey, Peter Meier, George Slade, Wes Ewell, Judy Froman, Brian Wallace

2019 JUN 12 AM 11:05
PLANNING BOARD

Chairman Clegg called the meeting to order at 6:30pm.

Minutes: Executive Session minutes.

Chairman Clegg: Would like to review executive session minutes yearly in May.

Mr. Strojny made a MOTION to approve and release all executive session minutes from 12/17/17-2/10/11. The MOTION was seconded by Ms. Brown with all in favor.

81P: 30 Old Head of the Bay Rd. 3 lots

Brian Wallace: Property being divided into three buildable lots. Two of the lots have frontage on Head of the Bay Rd and Old Head of the Bay Rd. Lot 1 will have the existing house and 2 garages.

Coreen: Meets access determination, lot size, and frontage.

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

Request for Bond Release: 20 Foster Howard Rd., Cataumet. Steve Good.

Ms. Brown: We have approximately a \$15,000 bond. The striping still needs to be done.

Mr. Doucette made a MOTION to continue to the next meeting until the striping is complete and confirmation from Roger Laporte that the sign meets zoning requirements.

Chairman Clegg: Does the boat sign on the side of the building meet the requirements?

Ann: They have been issued a permit.

The MOTION was seconded by Ms. Brown.

Mr. Doucette: The water issue on the street. His is the only catch basin working. There are three across the street on private properties that are not taking any water.

Coreen: Maintenance drainage onsite is in the bylaw.

Chairman Clegg: How do we enforce?

Coreen: Can enforce under special permit. Letter to Roger and copy the owner. Basins need to be cleaned and maintained.

Mr. Doucette: The businesses are vehicle repair and office/commercial bays.

Coreen will draft a letter.

All in favor of the MOTION.

Election of Officers

Mr. Gallo nominated Steve Strojny for Chair, seconded by Mr. Doucette with all in favor.

Mr. Grant nominated Elmer Clegg as Vice Chair, seconded by Mr. Strojny with all in favor.

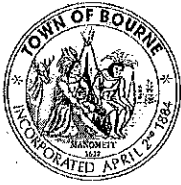
Mr. Strojny nominated Dan Doucette as Clerk, seconded by Ms. Azarovitz with all in favor.

Peter Meier: Thank you to Mr. Clegg for his leadership the last two years. He's gone above and beyond. Glad to see you Mr. Strojny as Chairman.

Chairman Strojny: I've been in front of many boards and under Elmer's guidance this Board has elevated its game. He's prepared, educated on the issues before us and people have a fair opportunity. Ran the meetings fair and impartially. People are very emotionally charged about their projects. His vision for the Town was spot on. Every decision he made was solely for the Town and its citizens. Couldn't find a good definition of public service, he's a gentleman, scholar, my friend and a decent man.

Mr. Grant made a MOTION to adjourn. The MOTION was seconded by Mr. Carroll with all in favor. With no further business before the Board, the meeting was adjourned at 7:00pm.

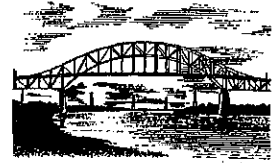
Respectfully submitted,
Ann Gutterson



TOWN OF BOURNE

Planning Board

Bourne Town Hall
24 Perry Avenue
Buzzards Bay, MA 02532
Phone: (508) 759-0600 ex. 1335



TOWN OF BOURNE

2019 JUN 24 AM 9:16

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MEETING AGENDA

DATE: Thursday, June 27, 2019
PLACE: Meeting room, Veteran's Community Building, 239 Main St., Buzzards Bay
TIME: 7:00PM

This meeting may be televised and recorded. If anyone in the audience is recording or video-taping, they must acknowledge at this time.

All items within the meeting agenda are subject to deliberation and vote(s) by the Planning Board.

1. **Minutes:** 4/11/19, 5/23/19, 6/13/19
2. **81P:** Great Rock Rd/County Rd. 3 lots
50 & 52 Waterhouse Rd. 2 lots
3. **Request for Release of Bond:** cont'd from 6/13/19. 20 Foster Howard Rd. Stephen Good.
4. **Access Determination:** 19 Cataumet Rd, Sagamore Beach
5. **DRC Appointments**
6. **Committee Appointments**

DRAFT

PLANNING BOARD MEETING MINUTES
June 27, 2019

7.11.19
APPROVED

PRESENT: Steven Strojny, Elmer Clegg, Daniel Doucette, John Carroll, Elizabeth Brown, Sandra Goldstein
ABSENT: Lou Gallo, William Grant, Jeanne Azarovitz
STAFF: Coreen Moore, Jennifer Copeland
PUBLIC: Jim Mulvey, Paul Gately, Chris Ellis, Michael Bean, Patrick Roche

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

Minutes: 4/11/19, 5/23/19, 6/13/19

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

81P: Great Rock Rd/County Rd. 3 lots

Chairman Strojny: Mr. Grant indicated it was fine.

Coreen: A couple of things were missing from the plan and it was fixed. Driveway easement added

Ms. Goldstein: Easement situation?

Coreen: Gravel drive goes across Lot 2H.

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

50 & 52 Waterhouse Rd. 2 lots

Ms. Brown made a MOTION to hold this to the end. The MOTION was seconded by Mr. Doucette with all in favor.

Request for Release of Bond: cont'd from 6/13/19. 20 Foster Howard Rd. Stephen Good.

Ms. Brown: Mr. Doucette and I both went out and it's striped, all set. Ms. Brown made a MOTION to release the bond. The MOTION was seconded by Mr. Doucette with all in favor.

Access Determination: 19 Cataumet Rd, Sagamore Beach

Jen: Vacant, pre-existing, non-conforming lot created in 1904. During a buildability inquiry, it was discovered the road is not completely built out to the end of the lot. It's a private road with four properties on it. No other potential development, this is the last buildable lot. Recommend to extend the Right of Way, 12' with a single lane drive with gravel base and berm and extend 10' beyond the lot with a hammerhead for emergency vehicle turnaround.

- An updated plan was submitted by Chris Ellis at the meeting.

Mr. Clegg: The road is almost like a driveway.

Coreen: What we usually do is provide a turnaround. Look at the future, not who's using it today.

Mr. Carroll: Hammerhead in front of his lot at this time.

Coreen: Try to bring close to standards as possible. Shorten, fine, keep the hammerhead.

Chris Ellis: Need an ADA home for the customer. Will talk to the abutter about the hammerhead. Don't know why my customer needs to pay for the whole thing. There is a lot going on with this property.

Mr. Doucette made a MOTION that the access determination is adequate. Put a hammerhead at the west end of the property line and to have further discussion with the abutter. The MOTION was seconded by Mr. Clegg with all in favor.

81P: 50 & 52 Waterhouse Rd. 2 lots

Mr. Carroll: The houses exist, just straightening out some lines. MOTION to approve. The MOTION was seconded by Mr. Clegg with all in favor.

DRC Appointments

Coreen: Haven't received all the requests back yet. Dave O'Connor and Marie Oliva are up. Like to continue to 7/11/19.

Committee Appointments

Mr. Doucette made a MOTION to reappoint the existing slate. The MOTION was seconded by Mr. Clegg with all in favor.

Bylaw Committee 3 year term – Elizabeth Brown

Private Roads Acceptance committee – 1 year – Louis Gallo

Transportation Advisory Committee – 1 Year – Daniel Doucette

Wastewater Advisory Subcommittee – 1 Year – Elmer Clegg

Mr. Doucette made a MOTION to adjourn. The MOTION was seconded by Ms. Brown with all in favor. With no further business before the Board, the meeting was adjourned at 7:29pm.

Respectfully submitted,
Ann Gutterson

TOWN OF BOURNE
PLANNING BOARD
PUBLIC HEARING NOTICE

APPLICANT: D-2 Incorporated

LOCATION: 6 Otis Park Drive Unit 6
Assessors Map 35, Parcel 48 Zoning District B4

PROPOSAL: Application for Special Permit for manufacturing,
processing and research for the fuel industry in a water
resource district.

DATE & TIME: Thursday, July 11, 2019 at 7:00 P.M.

PLACE: Bourne Veteran's Memorial Community Building,
239 Main St, Buzzards Bay, MA 02532

Plans may be viewed at the Planning Board office from
8:30-4:30, Monday - Friday. 508-759-0600 ex. 1335

Bourne Courier Publishing Dates:
6/19/19, 6/26/19

2019 JUN 20 11 09:16
TOWN OF BOURNE

TOWN OF BOURNE
PLANNING BOARD
PUBLIC HEARING NOTICE

RECEIVED
2019 JUN 28 PM 12:23
TOWN CLERK BOURNE

APPLICANT: Upper Cape Cod Tech School

LOCATION: 220 Sandwich Road
Assessors Map 25, Parcel 1 Zoning District – R40

PROPOSAL: Application for Site Plan Review for a 5,000sf vet-science building.

DATE & TIME: Thursday, July 11, 2019 at 7:00 P.M.

PLACE: Bourne Community Building
239 Main Street
Buzzards Bay, MA 02532

Plans may be viewed at the Planning Board office from
8:30-4:30, Monday - Friday. 508-759-0615 ex. 22

Bourne Courier Publishing Dates:
July 3, 2019

TOWN OF BOURNE
PLANNING BOARD
PUBLIC HEARING NOTICE

2019 JUN 28 PM 12: 23

TOWN OF BOURNE

APPLICANT: Upper Cape Cod Tech School

LOCATION: 220 Sandwich Road
Assessors Map 25, Parcel 1 Zoning District – R40

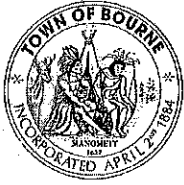
PROPOSAL: Application for Site Plan Review for a 4,000sf addition to
the LPN building.

DATE & TIME: Thursday, July 11, 2019 at 7:00 P.M.

PLACE: Bourne Community Building
239 Main Street
Buzzards Bay, MA 02532

Plans may be viewed at the Planning Board office from
8:30-4:30, Monday - Friday. 508-759-0615 ex. 22

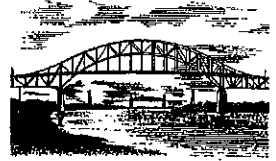
Bourne Courier Publishing Dates:
July 3, 2019



TOWN OF BOURNE

Planning Board

Bourne Town Hall
24 Perry Avenue
Buzzards Bay, MA 02532
Phone: (508) 759-0600 ex. 1335



MEETING AGENDA

DATE: Thursday, July 11, 2019
PLACE: Meeting room, Veteran's Community Building, 239 Main St., Buzzards Bay
TIME: 7:00PM

This meeting may be televised and recorded. If anyone in the audience is recording or video-taping, they must acknowledge at this time.

All items within the meeting agenda are subject to deliberation and vote(s) by the Planning Board.

1. **Minutes:** 4/25/19, 6/27/19
2. **81P:** 8, 9, 10 Cape Cod Lane. 1 lot
83 & 85 Waterhouse Rd. 1 lot
3. **Public Hearing for Site Plan Review #501:** 220 Sandwich Rd. UCT. For a 5,000sf vet-science building.
4. **Public Hearing for Site Plan Review #502:** 220 Sandwich Rd. UCT. For a 4,000sf addition to the LPN building.
5. **Public Hearing for Special Permit #07-2019:** 6 Otis Park Dr. D-2 Inc. For manufacturing, processing and research for the fuel industry in a Water Resource District.
6. **DRC Appointments**

2019 JUL -8 PM 12:16
TOWN OF BOURNE
RECEIVED

~~DRAFT~~

PLANNING BOARD MEETING MINUTES
July 11, 2019

APPROVED
8-8-19

PRESENT: Steven Strojny, Elmer Clegg, Daniel Doucette, John Carroll, Lou Gallo, William Grant, Sandra Goldstein
ABSENT: Elizabeth Brown, Jeanne Azarovitz
STAFF: Jennifer Copeland
PUBLIC: Harold Moody, Don Bracken, Jim McGlaughlin, Frank Westgate, Nolan Leroy, Dave and Tricia Crew, Alec Joyce, Tom Stello

Chairman Strojny called the meeting to order at 7:02pm.

Minutes: 4/25/19: Mr. Strojny made a MOTION to approve with the following change: 165 Jefferson Motion was to find that the applicant has made changes that are specific and material. The MOTION was seconded by Mr. Doucette with all in favor.

6/27/19: Mr. Clegg made a MOTION to approve, seconded by Mr. Doucette. Six in favor, 1 abstention.

81P: 8, 9, 10 Cape Cod Lane. 1 lot: Alec Joyce represented the applicant. The plan was created in 1873, 3 lots substandard. Consolidate the lots and have two houses. 125' of frontage. Still need zoning release from the ZBA to make one dwelling. Ultimately there will be one house, not two. Dead end road. Jen Copeland: Met with owners. Reduce the road. Still have frontage, no houses beyond that point, adequate access.
Mr. Clegg: Unusual way to get frontage. Own all three sides of the road.
Alec: Daughter owns lot 8.
Mr. Grant made a MOTION to endorse. The MOTION was seconded by Mr. Doucette with all in favor.

83 & 85 Waterhouse Rd. 1 lot: Don Bracken represented the applicant. Taking a piece from one lot and combining with the other to make the lot conforming. Each lot is 40,000sf and meet shape factor. Ms. Goldstein made a MOTION to endorse. The MOTION was seconded by Mr. Doucette with all in favor.

Public Hearing for Site Plan Review #501: 220 Sandwich Rd. UCT. For a 5,000sf vet-science building.

Public Hearing for Site Plan Review #502: 220 Sandwich Rd. UCT. For a 4,000sf addition to the LPN building.

Nolan Leroy: The Veterinary building will be built by students in the construction trades. It will be North East of the wastewater plant. The LPN building will be built simultaneously. The buildings will match the other out buildings. The fire suppression system in the LPN building will tie into the existing.

Mr. Clegg: Approved a number of independent buildings. 70 acres. The vet-science building will sit between the parking area and football field on the hill side. Roadway is existing. Tiering the hill with block is new. Will be used for seating. Doing some fill to level the footprint of the building. The LPN building has a child care center. Connected by a 40' corridor used for locker space. Planning Board determination on parking – no increase in student enrollment, non-issue. Public safety signoff – received a letter from the Fire Chief. Signoff by DEP that no impact on Wastewater – have letter.

Nolan: The wastewater plant is 18,000 gpd. We use about 6,000 per day.

Mr. Clegg: Site plan we have but need an updated plan with these buildings and to include parking, handicap ramps, building numbers.

Nolan: We use two different plan on the campus.

Mr. Clegg: Just the building area, put it on the certified plan. Fire Chief needs another egress on the LPN building. Access to the courtyard, area for equipment access.

Nolan: Rough grading has started.

SPR #501: Mr. Clegg made a MOTION to approve subject to the following conditions:

- Install sediment barrier downgradient
- Add gutters, drywells
- Prior to Occupancy, revised certified site plan with the new buildings, addition, label all buildings and zoning, emergency access, signage, parking.

The MOTION was seconded by Mr. Grant with all in favor.

SPR #502: Mr. Clegg made a MOTION to approve subject to the following conditions:

- Install sediment barrier downgradient
- Add gutters, to the new and existing
- Prior to Occupancy, revised certified site plan with the new buildings, addition, label all buildings and zoning, emergency access, signage, parking.

The MOTION was seconded by Ms. Goldstein with all in favor.

Public Hearing for Special Permit #07-2019: 6 Otis Park Dr. D-2 Inc. For manufacturing, processing and research for the fuel industry in a Water Resource District.

Harold Moody, atty: The site plan shows unit 5, the application says 6. Condo has two buildings, the left is units 1-4 and is #8 Otis Park Dr. #6 is a separate free standing building with one unit and is technically unit 5 but is building 6. The abutters list was correct, plans are correct. One unit, one owner.

Chairman Strojny: My opinion is the publication is a problem. As long as identify property. Mislabeled as unit 6, not know where to go if say unit 6. Continue to Aug. 8th.

Mr. Clegg: Driving up, you can't identify the unit from the outside, only the building. Street address is identified properly.

Mr. Doucette: Originally #8 was units 1-5. Tim Lydon, Town Engineer, didn't know if with a 6 inside was being divided. 6 Otis Park Dr came up as Communica where the HAC apartments are now. This was renumbered to 6 recently. There is no number on the outside of the building.

Harold requested to extend it to Aug. 8th with the readvertising and abutter notification.

Mr. Doucette made a MOTION to continue to Aug. 8th. The MOTION was seconded by Mr. Gallo with all in favor.

DRC Appointments

Marie Oliva and David O'Connor are up for reappointment.

Mr. Doucette made a MOTION to reappoint both. The MOTION was seconded by Mr. Grant with all in favor.

Mr. Doucette made a MOTION to adjourn. The MOTION was seconded by Mr. Grant with all in favor. With no further business before the Board, the meeting was adjourned at 7:50pm.

Respectfully submitted,
nn Gutterson

TOWN OF BOURNE
PLANNING BOARD
PUBLIC HEARING NOTICE

APPLICANT: Silvia & Silvia Associates, Inc.

LOCATION: 829 Scenic Hwy
Assessors Map 10, Parcel 34 Zoning District – VB

PROPOSAL: Application for 6 month Extension of Site Plan
Review/Special Permit for two buildings of mixed use.

DATE & TIME: Thursday, July 25, 2019 at 7:00 P.M.

PLACE: Bourne Community Building
239 Main Street
Buzzards Bay, MA 02532

Plans may be viewed at the Planning Board office from
8:30-4:30, Monday - Friday. 508-759-0615 ex. 22

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2019 JUL 11 PM 12:20
TOWN PLANNING BOARD

TOWN OF BOURNE
PLANNING BOARD
PUBLIC HEARING NOTICE

APPLICANT: Bourne Planning Board

PROPOSAL: Article : To see if the Town will vote to amend the Bourne Zoning Bylaws as follows, or to take any other action in relation thereto
Sponsor – Bourne Planning Board

Section 3490. Stormwater Regulations

3491. Purpose and Intent

A. The purpose of these Stormwater Regulations is to protect, maintain and enhance the public health, safety, environment, and general welfare by establishing minimum requirements and procedures to control the adverse effects of increased runoff, decreased ground water recharge, erosion and sedimentations, and nonpoint source pollution associated with new development and redevelopment of land.

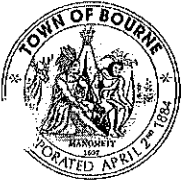
Full text available at the Town Clerks office or the Planning Board office

DATE & TIME: Thursday, August 8, 2019 at 7:00 P.M.

PLACE: Meeting room, Bourne Veteran's Community Building,
239 Main St, Buzzards Bay, MA

Bourne Courier Publishing Date:
7/24/19 and 7/31/19

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2019 JUL 17 PM 12:12
TOWN CLERK BOURNE



TOWN OF BOURNE

Planning Board

Bourne Town Hall
24 Perry Avenue
Buzzards Bay, MA 02532
Phone: (508) 759-0600 ex. 1335



MEETING AGENDA

DATE: Thursday, August 8, 2019
PLACE: Meeting room, Veteran's Community Building, 239 Main St., Buzzards Bay
TIME: 7:00PM

This meeting may be televised and recorded. If anyone in the audience is recording or video-taping, they must acknowledge at this time.

All items within the meeting agenda are subject to deliberation and vote(s) by the Planning Board.

1. **Minutes:** 7/11/19
2. **81P:** Bell Road. 3 lots.
3. **Public Hearing for Special Permit #07-2019:** Cont'd from 7/11/19. 6 Otis Park Dr. D-2 Inc. For manufacturing, processing and research for the fuel industry in a Water Resource District.
4. **Public Hearing for Extension of Special Permit #08-2006D:** Cont'd from 7/25/19. 829 Scenic Hwy. Robert and Judith Tubbs. For a 6 month extension for two buildings of mixed use.
5. **Public Hearing for Site Plan Review/Special Permit #05-2019:** 100 Main St. Vincent Michienzi Sr. For renovation and addition with covered patio.
6. **Public Hearing for a Change to the Zoning Bylaws:** Adding a new section 3490. Stormwater Regulations.

Full text available at the Town Clerk's office or the Planning Board office

2019 AUG - 2 PM 3:39
TOWN OF BOURNE
2019 AUG 8

RECEIVED

2019 JUL 25 PM 2:07

TOWN OF BOURNE
PLANNING BOARD
PUBLIC HEARING NOTICE

~~TOWN OF BOURNE~~

APPLICANT: D-2 Incorporated

LOCATION: 6 Otis Park Drive Unit 5
Assessors Map 35, Parcel 48 Zoning District B4

PROPOSAL: Application for Special Permit for manufacturing,
processing and research for the fuel industry in a water
resource district.

DATE & TIME: Thursday, August 8, 2019 at 7:00 P.M.

PLACE: Bourne Veteran's Memorial Community Building,
239 Main St, Buzzards Bay, MA 02532

Plans may be viewed at the Planning Board office from
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Bourne Courier Publishing Dates:
7/24/19, 7/31/19

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2019 JUL 25 PM 2: 07
TOWN OF BOURNE
PLANNING BOARD
PUBLIC HEARING NOTICE

APPLICANT: Vincent Michienzi

LOCATION: 100 Main St
Assessors Map 23.2, Parcel 182
Zoning District – DTC

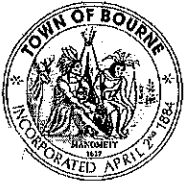
PROPOSAL: Application for Site Plan Review/Special Permit for renovation of building and addition with covered patio for an ice cream shop.

DATE & TIME: Thursday, August 8, 2019 at 7:00 P.M.

PLACE: Bourne Community Building
239 Main Street
Buzzards Bay, MA 02532

Plans may be viewed at the Planning Board office from 8:30-4:30, Monday - Friday. 508-759-0600 ex. 1335

Bourne Courier publishing dates:
7/24/19, 8/7/19



TOWN OF BOURNE

Planning Board

Bourne Town Hall
24 Perry Avenue
Buzzards Bay, MA 02532
Phone: (508) 759-0600 ex. 1335



AMENDED MEETING AGENDA

DATE: Thursday, September 12, 2019

PLACE: Meeting room, Veteran's Community Building, 239 Main St., Buzzards Bay

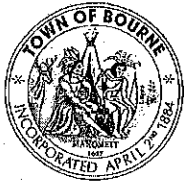
TIME: 7:00PM

2019 SEP 10 PM 12:17
TOWN OF BOURNE

This meeting may be televised and recorded. If anyone in the audience is recording or video-taping, they must acknowledge at this time.

All items within the meeting agenda are subject to deliberation and vote(s) by the Planning Board.

1. **81P:** 3 & 5 Red Book Pond Dr. 1 lot.
184 & 186 Williston Rd. 2 lots.
2. **Discussion:** New Stormwater Regulations. Sam Haines, Conservation Agent.
3. **Request for Occupancy Permit:** 85 Main St. Buzzards Bay Brewery.
4. **Public Hearing for Extension of Special Permit #08-2006D:** Cont'd from 8/8/19. 829 Scenic Hwy. Robert and Judith Tubbs. For a 6 month extension for two buildings of mixed use.
5. **Public Hearing for Site Plan Review/Special Permit #05-2019:** Cont'd from 8/8/19. 100 Main St. Vincent Michienzi Sr. For renovation and addition with covered patio.
6. **Public Hearing for Site Plan Review/Special Permit #08-2019:** 227 Main St. James McLaughlin. Convert existing building to mixed use.
7. **Public Hearing for Site Plan Review/Special Permit #09-2019:** 49 Herring Pond Rd. Donald Bracken Jr. To construct a mixed use building and reconfigure site and parking.



TOWN OF BOURNE

Planning Board

Bourne Town Hall
24 Perry Avenue
Buzzards Bay, MA 02532
Phone: (508) 759-0600 ex. 1335



MEETING AGENDA

DATE: Thursday, September 12, 2019

PLACE: Meeting room, Veteran's Community Building, 239 Main St., Buzzards Bay

TIME: 7:00PM

This meeting may be televised and recorded. If anyone in the audience is recording or video-taping, they must acknowledge at this time.

All items within the meeting agenda are subject to deliberation and vote(s) by the Planning Board.

1. **81P:** 3 & 5 Red Book Pond Dr. 1 lot.
184 & 186 Williston Rd. 2 lots.
2. **Discussion:** New Stormwater Regulations. Sam Haines, Conservation Agent.
3. **Public Hearing for Extension of Special Permit #08-2006D:** Cont'd from 8/8/19. 829 Scenic Hwy. Robert and Judith Tubbs. For a 6 month extension for two buildings of mixed use.
4. **Public Hearing for Site Plan Review/Special Permit #05-2019:** Cont'd from 8/8/19. 100 Main St. Vincent Michienzi Sr. For renovation and addition with covered patio.
5. **Public Hearing for Site Plan Review/Special Permit #08-2019:** 227 Main St. James McLaughlin. Convert existing building to mixed use.
6. **Public Hearing for Site Plan Review/Special Permit #09-2019:** 49 Herring Pond Rd. Donald Bracken Jr. To construct a mixed use building and reconfigure site and parking.

TOWN OF BOURNE
2019 SEP -5 AM 10:2
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TOWN OF BOURNE
PLANNING BOARD
PUBLIC HEARING NOTICE

2019 AUG 29 AM 9:36

TOWN CLERK BOURNE

APPLICANT: Clay Pond Acquisitions LLC

LOCATION: 170 Clay Pond Rd, Bourne
Map: 31.4 Parcel: 20 Zoning District: B-4

PROPOSAL: Application for Site Plan Review/Special Permit to redevelop the site with a 2-story addition to the existing building for climate controlled self-storage units and approx. 35,600sf of exterior self-storage units and 12,200sf of retail space.

DATE & TIME: Thursday, Sept. 12, 2019 at 7:00 P.M.

PLACE: Bourne Community Building
239 Main Street
Buzzards Bay, MA 02532

Plans may be viewed at the Planning Board office from 8:30-4:30, Monday - Friday. 508-759-0600 ex. 1335

Bourne Courier Publishing Dates:
8/28/19, 9/4/19

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2019 AUG 30 AM 11: 53

TOWN CLERK BOURNE

TOWN OF BOURNE
PLANNING BOARD
PUBLIC HEARING NOTICE

RECEIVED

2019 AUG 29 AM 9: 36

TOWN CLERK BOURNE

APPLICANT: Clay Pond Acquisitions LLC

LOCATION: 170 Clay Pond Rd, Bourne
Map: 31.4 Parcel: 20 Zoning District: B-4

PROPOSAL: Application for Site Plan Review/Special Permit to redevelop the site with a 2-story addition to the existing building for climate controlled self-storage units and approx. 35,600sf of exterior self-storage units and 12,200sf of retail space.

DATE & TIME: Thursday, Sept. 12, 2019 at 7:00 P.M.

PLACE: Bourne Community Building
239 Main Street
Buzzards Bay, MA 02532

Plans may be viewed at the Planning Board office from 8:30-4:30, Monday - Friday. 508-759-0600 ex. 1335

Bourne Courier Publishing Dates:
8/28/19, 9/4/19

*Cancelled
wrong date*

PLANNING BOARD MEETING MINUTES

September 12, 2019

APPROVED

PRESENT: Steven Strojny, Elmer Clegg, Daniel Doucette, John Carroll, William Grant, Sandra Goldstein, Jeanne Azarovitz

ABSENT: Elizabeth Brown, Lou Gallo

STAFF: Jennifer Copeland

PUBLIC: Don Bracken, Jim McGlaughlin, Jim Mulvey, Zac Basinski, Noreen Michienzi, Chris Farrell, Jennifer Cheyne, Kim Kayne, Sam Haines, Keith Galizio, Laurie McLaughlin, Peter Luciani, Stephen White, Fred Carbone

Chairman Strojny called the meeting to order at 7:02pm.

81P: 3 & 5 Red Brook Pond Dr. 1 lot.

Mr. Carroll: Combining lots, wooded and close to the pond. There is a drainage easement on the lot line.

Zac: They are two undersized lots and are already merged, just want it shown as one to sell.

Mr. Carroll made a MOTION to endorse. The MOTION was seconded by Mr. Doucette with all in favor.

184 & 186 Williston Rd. 2 lots.

Jennifer: Approved as a back lot, equal exchange of land.

Mr. Grant made a MOTION to endorse. The MOTION was seconded by Mr. Doucette with all in favor.

Discussion: New Stormwater Regulations. Sam Haines, Conservation Agent.

Sam Haines, Conservation Agent: This is part of the MS4 program which is an EPA mandate. Impaired waterways are forcing us to clean up. Fix problems before they happen with this bylaw. Will require more peer review and monitoring during the construction phase which we haven't really done. Treated on site or before it leaves the site. This is for one acre or more in size of alteration. Originally was supposed to do in 2003, we are a little behind.

Chm. Strojny: Just concluded the LCP and water quality is a big priority. Applaud your efforts. What is the issue with Buttermilk Bay?

Sam: Nitrogen, bacteria pathogens. Every water body has some impairments.

Mr. Clegg: Hen's Cove has lots of upland runoff.

Sam: 80% nitrogen from septic systems. Waste water possible? Look at systems, dog runoff/waste. Everything you do ends up in your water. Have more denitro systems.

Mr. Clegg: McDonald's on MacArthur Blvd had to do major work on that site as water was pooling on MacArthur Blvd. Will you be doing after construction monitoring?

Sam: Long term O&M plans that can be tied to a site.

Chris Farrell: Buttermilk Bay – Bourne, Wareham, Plymouth all go in there. Bogs in Plymouth that runs in there. Red Brook comes from Plymouth too. Working with the other towns?

Sam: I work with Wareham, they are sampling now. Everyone will require these bylaws. DEP/EPA are the regulatory authority. All urbanized towns in MA are required to do this.

Chris Farrell: What happens if they don't meet the mandate?

Sam: Fined, prison time, the EPA can take over the program.

Ms. Goldstein: How is the State monitoring?

Sam: Spot checking, we file annual reports, they have an audit system.

Mr. Grant: How does it relate to the 208 (groundwater) plan?

Sam: Separate portion of the water quality act. This deals with surface water.

Request for Occupancy Permit: 85 Main St. Buzzards Bay Brewery.

Chris Farrell: Everything is done inside, the Fire Dept is coming back Friday. Electrical final is done. Roger had a couple things that needed corrected. The fire alarm is set. Hope to get done before Saturday so they can move forward.

Chm. Strojny: Spoke to Roger Laporte today, if all inspections pass, he's ok to issue a temporary occupancy permit for 90 days. The larger project will be in front of us again. Any further changes bring to the Board before making them.

Mr. Clegg: The application we approved covered 85-93 Main St. Parking, do we separate t out per unit?

Chm. Strojny: Address parking next month when they are in front of us.

Mr. Carroll: Occupancy permit is just about occupying the building. Let's let parking be separate.

Chm. Strojny: Might be a nice test run of the project.

Chris F.: Grading started today, start paving on Tuesday weather permitting.

Mr. Grant: One project, significant changes since we approved. Addressing again on the 10th. To create one unit seems inextricably intertwined. Approved plan wasn't followed and it's not even paved. Don't see a compelling reason.

Chm. Strojny: Roger said not unusual to roll out in phases. Not setting precedent. Changes aren't detrimental. Invested a lot of money in this project for downtown development. Getting a tenant, people will find a way there.

Mr. Grant: Putting the cart before the horse, Building Inspector can issue the OP with the Planning Board plan. We decide if it's significant not the Building Inspector. New parking requirements changed, not his role, ours.

Chm. Strojny: All legitimate issues and I still have no objection to one unit.

Mr. Clegg: Mr. Michienzi should have come back on the changes he made. When develop a multi-unit project, he has a tenant and is well along to get in and produce revenue. Not all units ready at the same time. Partial OP when those conditions exist.

Mr. Doucette: Number 85 is one of the four units and not affected. Canal day didn't have the parking, people found their way down there last year. Think this will work.

Ms. Goldstein: Lots of the parking was waived, idea was to get this moving. The plan wasn't followed.

Chm. Strojny: The Building Inspector welcomes our guidance. HE asked for an opinion of the Board. Do you oppose the issuance of a 90 day temporary occupancy permit for this unit only?

Six do not oppose, one opposed.

Public Hearing for Extension of Special Permit #08-2006D: Cont'd from 8/8/19. 829 Scenic Hwy. Robert and Judith Tubbs. For a 6 month extension for two buildings of mixed use.

Atty. Chris Kirrane: The Planner didn't have a chance to read the P&S. Has been an issue with the title and that's why looking for an extension. If not extended, it's dead in the water.

Jen: We have the P&S, deliver of the deed had a date on it.

Chris: Deed is delivered 45 days with a building permit. Confident we can get shovels in the ground within six months. Working with the attorney on the other side about the lien. Came up after the P&S.

Mr. Clegg: Goes back to 2009. Environmental changes since, need to see a conclusion to this.

Chris: My client will meet current stormwater regulations.

Sam H: Received a two year extension about five months ago by ConCom. Not going beyond that date. It's old, concerned about stormwater.

829 Scenic Hwy. Cont'd:

Mr. Clegg made a MOTION to approve the extension for six months. The MOTION was seconded by Mr. Doucette. Roll call vote as follows:

| | | |
|--------------------|---------------------|---------------------|
| Mr. Doucette – yes | Ms. Brown – absent | Ms. Goldstein – yes |
| Mr. Clegg - yes | Ms. Azarovitz – yes | Mr. Gallo – absent |
| Mr. Carroll – yes | Mr. Grant – yes | Mr. Strojny - yes |

Public Hearing for Site Plan Review/Special Permit #05-2019: Cont'd from 8/8/19. 100 Main St. Vincent Michienzi Sr. For renovation and addition with covered patio.

Zac: Removing on-site parking and gaining an extra space. There are seven on-street spaces. Required is 14 spaces, special permit for a 50% reduction and serving food outside, rear yard setback, unloading trucks in the right-of-way. Continue use of non-conformity on an undersized lot. Improving circulation. Increase on-site recharge. DRC approved. Have to go back for the patio.

Mr. Clegg: Loading/unloading is common to do from Main St.; trash: currently a dumpster on town property. Will change to 96 gal. barrels against the south side of building where the current shed is and will be fenced by a 4' fence open on the sides as per the DRC recommendations. Benefit – instead of a site integrated with the park that violates parking, now no parking. Sec. 2800 discourages exposed parking, that's impossible here. 2853 eating establishment, 9 spaces, 2854 approve the reduction. The Corps lot and lot behind are available for parking. If closing curb cuts, can grant the reduction. All sewer best with seating not parking.

Mr. Carroll: Concerned about it being detrimental with the new park.

Mr. Clegg: The patio, updated building, picture parents with the kids can see and use. Accessible from the park. Proposed a beautiful building, integrates better than what was originally planned.

Ms. Azarovitz: It's exactly what the DRC wanted.

Mr. Doucette: With the patio it looks like an extension of the park. Changes make it more compatible with the park. Patio and on street parking, relationship with sidewalk, keeps separated in an area with someone getting hurt with in increased use of the park.

Chm. Strojny: Tremendous improvement. Lot of hard work and thought in this plan. Love the design over what we first saw.

Mr. Clegg: Encouraged to maintain the existing roofline, it hasn't changed.

Mr. Doucette: Preexisting/non-conforming, can open another restaurant.

Mr. Clegg: Sec. 2600 isn't applicable, precedent in downtown.

Mr. Grant: It's a great improvement.

Chris: When I was on the Board and the Main St. Steering Committee, we looked at this building. The Town tried to buy it then. It wasn't for sale. This has been the blister on the back side of the park and now have an opportunity to fix it. If not approved, as it is will sit there. Closing off the curb cuts will eliminate some dangerous spots.

Mr. Carroll: Capitalizing on major investment by the Town. See point maybe best outcome at this point.

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

- Final lighting plan must be submitted and approved by the Town Planner prior to issuance of a building permit.
- Submission of an as-built plan showing all above and below ground appurtenances must be submitted prior to issuance of an occupancy permit.
- Emergency access as per the Fire Dept.

- Any changes to the approved site plan or architectural plans must be approved by the Planning Board before being implemented on site.
- Design Review Committee approval of the patio, landscaping, and fence prior to issuance of a building permit.
- Trash containers to be screened with a 5' fence along the south property line.
- Improvements to remove two curb cuts and replace with granite curbing; addition of a 6' walkway; and defining seven parallel parking spaces (paint lines) is at the applicant's expense and upon review and approval of the DPW superintendent.
- On-street loading is allowed preferably on the east side.
- Certification from the Health Agent that the bathroom and grease traps are adequate before an occupancy permit is issued.
- Certification from the Conservation Agent that the revised proposal meets conservation regulations.
- Sewer Commission approval that the allocation is sufficient for flow.

The MOTION was seconded by Mr. Doucette.

Mr. Clegg made a MOTION to amend by stating the fence should be 4'. The MOTION was seconded by Mr. Doucette with all in favor.

Mr. Clegg: I feel very good about the process with the engineer and applicant.

Roll call vote as follows:

| | | |
|-----------------------------|---------------------|---------------------|
| Mr. Doucette – yes | Ms. Brown – absent | Ms. Goldstein – yes |
| Mr. Clegg - yes | Ms. Azarovitz – yes | Mr. Gallo – absent |
| Mr. Carroll – yes | Mr. Grant – yes | Mr. Strojny – yes |
| Mr. Handy (alternate) - yes | | |

Public Hearing for Site Plan Review/Special Permit #08-2019: 227 Main St. James McLaughlin. Convert existing building to mixed use.

Don Bracken: Client bought a year ago, cleaned up, installed a fence. Was a single family, now gutted. Wants to put an addition on the rear and the front left to mirror the right side. The plan is for office on the first floor and two apartments on the second floor. Parking in the rear, 11 spaces. Will pave the lot and the driveway will be 18' wide. Still need ConCom approval. Will plan 6 street trees at 3" caliper and remove the existing tree. Trying to match the lights at the community building for continuity. Drainage on site, connect to sewer and installing a new water line. Adding a porch, need relief from Sec. 2838 façade. Not changing the grade.

Mr. Clegg: Would like a report from the DRC before we approve.

Fred Carbone, has done a great job already. The property next to Nicks is kept clean. Reducing bedrooms.

Peter Luciani: Brings a huge asset to the Town. Maintains his properties at a high level.

Keith Gilizio: Believe Main St. will be something one day, inspiration to all of us.

Steven White: Excited, he does a great job. He's a great asset.

Mr. Doucette made a MOTION to continue to 10/10/19. The MOTION was seconded by Mr. Clegg with all in favor.

Public Hearing for Site Plan Review/Special Permit #09-2019: 49 Herring Pond Rd. Donald Bracken Jr. To construct a mixed use building and reconfigure site and parking.

Don Bracken: Have owned the property for 14 years. This is for a 2-car garage with a 1 bedroom apartment above. Will have to add stairs to the back balcony for a second egress. Will file with ConCom, upgrading the septic system. The overall pavement area is being reduced, drainage is being reconfigured.

Chm. Strojny made a MOTION to approve subject to the following conditions:

- ConCom review
- Utilities shown on the site or asbuilt plan prior to issuance of an occupancy permit
- Lighting plan with fixtures submitted
- The line of disturbed work must be staked
- Board of Health approval of septic system adequacy

The MOTION was seconded by Mr. Doucette. Roll call vote as follows:

| | | |
|-----------------------------|---------------------|---------------------|
| Mr. Doucette – yes | Ms. Brown – absent | Ms. Goldstein – yes |
| Mr. Clegg - yes | Ms. Azarovitz – yes | Mr. Gallo – absent |
| Mr. Carroll – yes | Mr. Grant – yes | Mr. Strojny – yes |
| Mr. Handy (alternate) - yes | | |

Mr. Doucette made a MOTION to adjourn. The MOTION was seconded by Mr. Clegg with all in favor. With no further business before the Board, the meeting was adjourned at 9:45pm.

Respectfully submitted,
Ann Gutterson

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2019 SEP -9 PM 1:25
TOWN CLERK BOURNE

TOWN OF BOURNE
PLANNING BOARD
PUBLIC HEARING NOTICE

APPLICANT: Superior Marble & Granite LLC

LOCATION: 8 Otis Park Drive Unit 4
Assessors Map 35, Parcel 48 Zoning District B4

PROPOSAL: Application for Special Permit to operate a stone
countertop fabrication shop in a Water Resource District.

DATE & TIME: Thursday, September 26, 2019 at 7:00 P.M.

PLACE: Bourne Veteran's Memorial Community Building,
239 Main St, Buzzards Bay, MA 02532

Plans may be viewed at the Planning Board office from
8:30-4:30, Monday - Friday. 508-759-0600 ex. 1335

Bourne Courier Publishing Dates:
9/11/19 and 9/18/19

TOWN OF BOURNE
PLANNING BOARD
PUBLIC HEARING NOTICE

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2019 SEP -9 PM 1:25

TOWN CLERK

APPLICANT: Clay Pond Acquisitions LLC

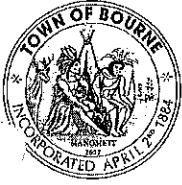
LOCATION: 170 Clay Pond Rd, Bourne
Map: 31.4 Parcel: 20 Zoning District: B-4

PROPOSAL: Application for Site Plan Review/Special Permit to
redevelop the site with a 2-story addition to the existing
building for climate controlled self-storage units and
approx. 35,600sf of exterior self-storage units and 12,200sf
of retail space.

DATE & TIME: Thursday, Sept. 26, 2019 at 7:00 P.M.

PLACE: Bourne Community Building
239 Main Street
Buzzards Bay, MA 02532

Plans may be viewed at the Planning Board office from
8:30-4:30, Monday - Friday. 508-759-0600 ex. 1335



2019 SEP 23 AM 11:05

2019 SEP 23 AM 11:05

TOWN OF BOURNE *Planning Board*

Bourne Town Hall
24 Perry Avenue
Buzzards Bay, MA 02532
Phone: (508) 759-0600 ex. 1335



MEETING AGENDA

DATE: Thursday, September 26, 2019

PLACE: Meeting room, Veteran's Community Building, 239 Main St., Buzzards Bay

TIME: 7:00PM

This meeting may be televised and recorded. If anyone in the audience is recording or video-taping, they must acknowledge at this time.

All items within the meeting agenda are subject to deliberation and vote(s) by the Planning Board.

1. **81P:** Long Pond Way. 1 lot.
2. **Public Hearing for Special Permit #10-2019:** 8 Otis Park Dr. For a countertop fabrication in a Water Resource District.
3. **Public Hearing for Site Plan Review/Special Permit #06-2019:** 170 Clay Pond Rd. Redevelopment of site for self-storage and retail.

~~DRAFT~~

PLANNING BOARD MEETING MINUTES
September 26, 2019

10.24.19
APPROVED

RESENT: Steven Strojny, Daniel Doucette, John Carroll, William Grant, Sandra Goldstein, Jeanne Azarovitz, Elizabeth Brown, Lou Gallo
ABSENT: Elmer Clegg
STAFF: Coreen Moore, Jennifer Copeland
PUBLIC: Liza Cox, Brian Kuchar, Paul Tommasi, John Kelly, Jane Henzie, Shea Burke, Charles Witkus, Chris Lewis, Jim Mulvey

Chairman Strojny called the meeting to order at 7:02pm.

81P: Long Pond Way. 1 lot.

Ms. Goldstein: There are two parcels with one dwelling. Combining the lots. A note needs to be added to the plan stating it's 300' from a cranberry bog. MOTION to endorse. The MOTION was seconded by Mr. Doucette with all in favor.

Public Hearing for Special Permit #10-2019: 8 Otis Park Dr. For a countertop fabrication in a Water Resource District.

Paul Tomassi: Expand our current business located in Middleton, MA). Countertop and granite, marble on Cape and Islands.

Mr. Doucette: In a Water Resource District and working with them on the storage of chemicals. MDSC safety sheets were submitted. MOTION to approve subject to the following conditions:

1. Provide proof from the DEP that very small generator was determined.
2. Hazardous materials stored as per the DEP.
3. Any substantial change in materials stored or used, change in use or ownership shall require an amendment to the Special Permit.
4. Prohibitions of Section 4721 must be posted in a place where employees can see it.

The MOTION was seconded by Mr. Gallo.

Ms. Goldstein: What are the hazardous materials?

Paul: Sealant and acetone are stored, used off site.

Coreen: Bourne Water Superintendent suggested storing in a special cabinet.

Roll call vote as follows:

Mr. Doucette – yes

Ms. Brown – yes

Ms. Goldstein – yes

Ms. Azarovitz – yes

Mr. Gallo – yes

Mr. Carroll - yes

Mr. Grant – yes

Mr. Strojny –yes

Mr. Clegg - absent

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2019 NOV - 1 AM 11:53
TOWN CLERK BOURNE

Public Hearing for Site Plan Review/Special Permit #06-2019: 170 Clay Pond Rd. Redevelopment of site for self-storage and retail.

Liza Cox, Atty.: Parcel is 16.14 acres and is in the Water Protection District. Currently there is 56,000sf of floor area now and a 15,000sf pad that was never constructed. Two tenants in the building now. There will be 12,000sf of retail use. In the 1990s, this went to the Cape Cod Commission and this project got approval in July. The project is a redevelopment for self-storage and retail. There will be a second story addition to the center and the new section. 105,060sf of interior storage and 25,600 of exterior storage. The sidewalk will be extended around the exterior with a fence and gates open for pedestrian use during business hours. Wastewater will be connected to the plant at Harmony Hill. Tree trenches will help with stormwater infiltration. Existing lighting will be removed and downward lights installed, motion sensors and possible solar on the roof (part of the CCC decision). 191 parking spaces are proposed. We are asking for a waiver of 16 spaces. Less traffic, intense use, activity, less impact on the Water Resource District. There is a demand for this use.

Mr. Carroll: The bus uses the road in front of the shopping center, what happens to that?

Mr. Doucette: Access road will still exist and be a better layout.

Ms. Goldstein: What happens to the existing septic?

Brian Kucher: It will be abandoned and most of the components removed.

Ms. Goldstein: Do you require a list of what's being stored?

Chris: They sign a lease.

Brian: Stormwater will be treated to a 1" storm then tree trenches. Add top soil for a lower infiltration rate. Treat the stormwater and water the trees at the same time.

Chris: There will be 24 hour access, the office will be open normal business hours. Most activity is from 8-9am, some earlier. Max 20 visits a day and ends around 9pm. Only usually 2-3 cars at once.

Chm. Strojny: Surveillance coverage?

Chris: There will be 100+ cameras. Record and keep for a period of time. Not tied into the Police Dept.

Janice, 20 Laura Lane: The fence along the property line was supposed to be maintained for life. It's rotted and falling down. There is supposed to be a 40' buffer for life too between the properties.

Liza: In the CCC decision, the fence will be maintained as it's on our property. No site work being done on that side of the property.

Jane Henzie, 18 Laura Ln: Can see the entire property from my back porch. Will any trees be added?

Liza: Not on that side, only the fence will be worked on.

Jane: Any way to limit hours? Noise bylaw. Hazardous materials, any way you can guarantee I won't blow up? Are there still available units down the road?

Liza: This will be a quieter site than before. Every unit has a lease agreement and will state the specific prohibitions. It's in our best interest as well. Not expecting it to be busy in the evenings.

Jim Mulvey: Is the fire chief involved? This is a major change.

Mr. Doucette: The Fire Dept. will be part of this from start to end.

Liza: There are two emergency access points.

Mr. Gallo: The fence is 6', stockade? Maybe put up an 8'? Made a difference to the abutters where I live by Market Basket.

Liza: Commit to maintain, not replace the entire fence.

Chris: Will fix and replace the posts.

Jen: If the fence is higher than 6', it would have to be moved back to the 50' line because of the topography.

Mr. Carroll: A fence that long can be an impediment for people to get to the pizza place. May once again get cut with the fence fixed. Not seeing any real useful purpose.

Jane: Keeps people from climbing the hill to my yard. People have created a bike path on our side of the fence.

Coreen: Concern not addressed. During construction it can be noisy and dusty. The area is not being touched and I don't want it used as a staging area.

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

- Circulation: Have two main gates to the exterior storage area on the east and west sides. Limit access to both gates on the North side for emergency only
- Repair and maintain in perpetuity the stockade fence along the western portion of the property adjacent to Laura Lane.
- Certification from the DEP that the sewerage is adequate.
- Confirmation from the Fire Dept. that emergency access is adequate prior to the issuance of a building permit.
- The prohibitions of the Water Resource District under section 4700 must be included in all leases and be visibly posted in an area for public viewing.
- Waiver for 16 parking spaces requirements under §3300.
- Applicant must meet all conditions as outlines in the cape Cod Commission's decision dated 7/25/19.
- Prior to the issuance of an occupancy permit, an as-bulit plan must be submitted to the Planning Board showing all appurtenances above and below ground.
- Provide a lighting plan showing t eh west end /entire site to the Planner's office with their approval prior to occupancy.
- No outside storage of vehicles or boats and RV's.
- No staging/storage of equipment in the areas other than proposed limit of work.
- During construction, all erosion and dust controls shall be maintained.
- Access road to Harmony Hill Road to remain open during construction period.

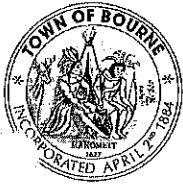
The MOTION was seconded by Ms. Brown. Roll call vote as follows:

| | | |
|---------------------|------------------|---------------------|
| Mr. Doucette – yes | Ms. Brown – yes | Ms. Goldstein – yes |
| Ms. Azarovitz – yes | Mr. Gallo – yes | Mr. Carroll - yes |
| Mr. Grant – yes | Mr. Strojny –yes | Mr. Clegg - absent |

Chm. Strojny: The marijuana bylaw is coming back. It's our bylaw that wrote and can only go into the warrant if found favorable by the Planning Board.

Mr. Doucette made a MOTION to adjourn. The MOTION was seconded by Mr. Clegg with all in favor. With no further business before the Board, the meeting was adjourned at 8:30pm.

Respectfully submitted,
Ann Gutterson



TOWN OF BOURNE

Planning Board

Bourne Town Hall
24 Perry Avenue
Buzzards Bay, MA 02532
Phone: (508) 759-0600 ex. 1335



TOWN OF BOURNE

2019 OCT -8 AM 9:49

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MEETING AGENDA

DATE: Thursday, October 10, 2019
PLACE: Meeting room, Veteran's Community Building, 239 Main St., Buzzards Bay
TIME: 7:00PM

This meeting may be televised and recorded. If anyone in the audience is recording or video-taping, they must acknowledge at this time.

All items within the meeting agenda are subject to deliberation and vote(s) by the Planning Board.

1. **Minutes:** 7/11/19, 9/12/19
2. **Public Hearing for Site Plan Review/Special Permit #08-2019:** Cont'd from 9/12/19.
227 Main St. James McLaughlin. Convert existing building to mixed use.
3. **Public Hearing for Amended Site Plan Review/Special Permit #02-2019A:** 85-93 Main St.
Modification of first floor layout, addition of a second floor, elimination of storage building and brewery tank enclosure, modify patio area.
4. **Request for Temporary Occupancy Permit:** 89 Main St. Vela Juice Bar.

TOWN OF BOURNE
PLANNING BOARD
PUBLIC HEARING NOTICE

APPLICANT: Vincent Michienzi

LOCATION: 85-93 Main St
Assessors Map 23.2, Parcel 67
Zoning District – DTC

PROPOSAL: Application for Amendment of Site Plan Review/Special Permit for addition of a second floor and other exterior changes.

DATE & TIME: Thursday, October 10, 2019 at 7:00 P.M.

PLACE: Bourne Community Building
239 Main Street
Buzzards Bay, MA 02532

TOWN OF BOURNE

2019 SEP 24 AM 10:25

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TOWN OF BOURNE
PLANNING BOARD
PUBLIC HEARING NOTICE

APPLICANT: Town of Bourne

PROPOSAL: Local Comprehensive Plan final hearing

Full Text available at the Town Clerk's office or the Planning Board office.

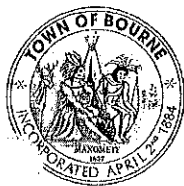
DATE & TIME: Thursday, October 10, 2019 at 7:00 P.M.

PLACE: Bourne Community Building
239 Main Street
Buzzards Bay, MA 02532

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2019 SEP 24 AM 10:25

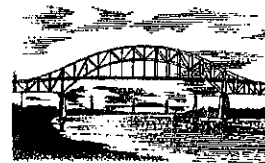
TOWN CLERK BOURNE



TOWN OF BOURNE

Planning Board

Bourne Town Hall
24 Perry Avenue
Buzzards Bay, MA 02532
Phone: (508) 759-0600 ex. 1335



MEETING AGENDA

DATE: Thursday, October 24, 2019

PLACE: Meeting room, Veteran's Community Building, 239 Main St., Buzzards Bay

TIME: 7:00PM

This meeting may be televised and recorded. If anyone in the audience is recording or video-taping, they must acknowledge at this time.

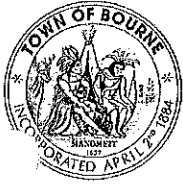
All items within the meeting agenda are subject to deliberation and vote(s) by the Planning Board.

1. **Minutes:** 9/26/19, 10/10/19
2. **Public Hearing for Amended Site Plan Review/Special Permit #02-2019A:** Cont'd from 10/10/19: 85-93 Main St. Modification of first floor layout, addition of a second floor, elimination of storage building and brewery tank enclosure, modify patio area.
3. **Public Hearing for a Repetitive Petition:** Heather Smith. 26 Shore Rd, Bourne. Relocation of structure and access drive.
4. **Public Hearing for Supportive Finding:** ERS Realty Trust. 183 Shore Rd., Bourne. That the addition won't be substantially more detrimental.
5. **Public Hearing for Site Plan Review #503:** ERS Realty Trust. 183 Shore Rd., Bourne. Addition for storage and food preparation.
6. **Public Hearing:** Local Comprehensive Plan
7. **Public Hearing for a Change to the Zoning Bylaw:** To see if the Town will vote to amend the Bourne Zoning Bylaws as follows, or to take any other action in relation thereto: Section 2250. Medical Marijuana and Marijuana Establishments.
Full text available at the Town Clerk's Office and the Planning Board office.

10/24/2019 12:00:00 PM

68:6 MV 12:00:00 PM

10/24/2019



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TOWN OF BOURNE

Planning Board

Bourne Town Hall

24 Perry Avenue

Buzzards Bay, MA 02532

Phone: (508) 759-0600 ex. 1335



2019 OCT 21 AM 11:13

TOWN CLERK BOURNE

AMENDED MEETING AGENDA

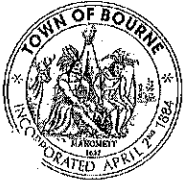
DATE: Thursday, October 24, 2019

PLACE: Meeting Room, Bourne Community Building, 239 Main St., Buzzards Bay

TIME: 6:30PM

6:30PM – Call public session to order in open session.

There will be a Motion to convene in Executive Session and to reconvene in Open Session at 7:00pm to discuss strategy with respect to pending litigation with the Haven Center, Inc in Barnstable Superior Court as the Chair has determined that an Open Session could detrimentally affect the litigation position of the Town. Thank you.



TOWN OF BOURNE

Planning Board

Bourne Town Hall
24 Perry Avenue
Buzzards Bay, MA 02532
Phone: (508) 759-0600 ex. 1335



MEETING AGENDA

DATE: Thursday, October 24, 2019
PLACE: Meeting Room, Bourne Community Building, 239 Main St., Buzzards Bay
TIME: 6:30PM

6:30PM – Call public session to order in open session.

Motion to go into executive Session to discuss strategy in regards to litigation regarding the proposed marijuana bylaw. The Chair has declared that an open meeting may have a detrimental effect on the litigation position of the Town.

The Board will reconvene in open session.

Town of Bourne
2019 OCT 21 PM 5:39
Meeting Room

TOWN OF BOURNE
PLANNING BOARD
PUBLIC HEARING NOTICE

RECEIVED

2019 OCT -9 PM 1:00

TOWN CLERK BOURNE

APPLICANT: ERS Realty Trust

LOCATION: 183 Shore Rd
Assessors Map 26.2, Parcel 90
Zoning District – R-40

PROPOSAL: Application for Supportive Finding and Site Plan Review
for addition of a storage and food prep area, resurface of
parking and new drainage structures.

DATE & TIME: Thursday, October 24, 2019 at 7:00 P.M.

PLACE: Bourne Community Building
239 Main Street
Buzzards Bay, MA 02532

Plans may be viewed at the Planning Board office from
8:30-4:30, Monday - Friday. 508-759-0600 ex. 1335

Bourne Courier publishing dates:
10/9/18, 10/16/19

TOWN OF BOURNE
PLANNING BOARD
PUBLIC HEARING NOTICE 2019 OCT -9 PM 4:03

TOWN OF BOURNE

APPLICANT: Heather Smith

LOCATION: 26 Shore Rd
Assessors Map 24.3, Parcel 95 Zoning District -- R40

PROPOSAL: Application for Repetitive Petition for a change to the proposed structure and access drive.

DATE & TIME: Thursday, October 24, 2019 at 7:00 P.M.

PLACE: Bourne Veteran's Community Building, 239 Main St,
Buzzards Bay, MA 02532

Plans may be viewed at the Planning Board office from
8:30-4:30, Monday - Friday. 508-759-0600 ex. 1335

Bourne Courier Publishing Dates:
10/9/19, 10/16/19

TOWN OF BOURNE
PLANNING BOARD
PUBLIC HEARING NOTICE

APPLICANT: Town of Bourne

PROPOSAL: Local Comprehensive Plan final hearing

Full Text available at the Town Clerk's office or the Planning Board office.

DATE & TIME: Thursday, October 24, 2019 at 7:00 P.M.

PLACE: Bourne Community Building
239 Main Street
Buzzards Bay, MA 02532

Bourne Courier Publishing Dates:
10/9/19 and 10/16/19

TOWN CLERK BOURNE

2019 OCT -2 AM 8:54

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PLANNING BOARD MEETING MINUTES

October 24, 2019

DRAFT

12.12.19 APPROVED

- PRESENT: Steven Strojny, Elmer Clegg, Daniel Doucette, John Carroll, Sandra Goldstein, Jeanne Azarovitz, Elizabeth Brown, Lou Gallo, Shaun Handy (alternate)
- STAFF: Coreen Moore, Jennifer Copeland
- PUBLIC: Zac Basinski, Paul Gately, Jim Mulvey, Wes Ewell, Ford O'Connor, Beth Ellis, Richard Thrasher, William Harwood, Dave Neal, Heather Smith, Karin Callis, Ben Zehnder, Don Hayward, Russell & Erin Salamone, Randy Collette, James Berry, Scott Conlon, Sean Cully, Geroge Seave, Linda Zuern, Dan Morman, Peter Meier, Craig Andrews, Kathryn Andrews, Steven Hamilton and other members of the public

RECEIVED
PLANNING BOARD
DECEMBER 17 AM 10:31

Chairman Strojny called the meeting to order at 7:08pm.

Minutes: 9/26/19: Mr. Gallo made a MOTION to approve, seconded by Ms. Azarovitz with seven in favor, one abstention.

10/10/19: Mr. Gallo made a MOTION to approve, seconded by Ms. Brown. Mr. Clegg wants more clarification on 85-93 Main St about Mr. Michienzi making a statement about the auxiliary parking lot and agreed to my objection and taking it back to pavement. Suggest defer to next meeting.

Mr. Gallo withdrew his motion, Ms. Brown withdrew her second.

Public Hearing for Amended Site Plan Review/Special Permit #02-2019A: Cont'd from 10/10/19: 85-93 Main St. Modification of first floor layout, addition of a second floor, elimination of storage building and brewery ink enclosure, modify patio area.

Zac: Met with Coreen, all plans are updated and reflect changes from other boards. The auxiliary parking lot, the reason it was changed is due to ConCom. Couldn't do rain garden design with the new stormwater regulations. Sat with Coreen and concur with previous pavement meets the bylaw and adequate surface. Still reflected on the plan. Seat counts are on the plan. Believe all comments addressed.

Coreen: Addressed comments. DRC – Done; FD – met; Revision dates – done; stormwater design – done; remove patio/ pergola behind 85. Switched to gaming with stone; behind building changed to asphalt, less impervious now. ConCom is reviewing stormwater and will get the final report to you after. Lighting – put back on plans; handicap spaces – 3% on plans; architectural plans/numbers submitted; Seating on the second floor – overflow seating most intense for parking. Final use up to the building dept, once we know the tenant and use.

If the Planning Board approves seating, changes will come back to the Board. Auxiliary parking lot – concerned we wouldn't allow pervious pavement. Looks like pavement but it's pervious. Sec. 2852 – not gravel lot, this looks like bituminous. The Army Corps lot has this material. Maintenance needs to be done on that pavement. Reinstall inlet open overflow in case backs up. Overflow swale discussed with ConCom.

Zac: Old driveway, graded to existing catch basin.

Coreen: Withdraw inlet comment. Second floor took to the DRC and incorporated into the plan and will be plan of record with DRC.

Mr. Clegg: Rain garden, primary lot, still have two rain gardens? Why did ConCom object to more?

Zac: Yes, they are staying. Preexisting conditions based on gravel lot. Use old house that was there. Rain garden got too big.

85-93 Main St. Cont'd:

Mr. Clegg: Take out rain garden to achieve the parking. Sec. 2852 minimize need for impervious surfaces (h). All off street surfaced with asphalt...no pervious in regards to parking. 1.5" binder coat, then 1" topcoat. After 2.5" surface, what will this depth look like?

Zac: 4" crushed pervious. Lay down with bigger stone which allows water to go through. This will go on top of gravel. Sand/stone not as tight as regular pavement, it is bituminous, not the same density.

Mr. Clegg: Current reclaimed asphalt. My concern just will cover it. Withdraw concern about the auxiliary lot.

Zac: Existing conventional drainage system will take the overflow. The APCC in Dennis used that for handicap access.

Ms. Goldstein: Heard about a pervious pavement made from ground up truck tires. What material are you using?

Zac: Not that.

Mr. Clegg: 2852(h) defines allowed surfaces. Sec. 3300 in the rest of the town. Are we accepting pervious asphalt as meeting Sec. 2852(h)?

Coreen: It's bituminous, just a different grade.

Mr. Clegg: I agree.

Roger Laporte: I want to introduce Ken Murphy, the new Inspector of Buildings. We went to the site, ground up. Agree with the plan. Building code requirements it meeting.

Mr. Clegg: How arrive as the second floor for overflow only?

Roger: Not used often. Probably mostly storage. When it rains, etc, those people will wait to come in. Learn from previous projects.

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

A. The Planning Board has found that the issuance of the special permit is consistent with the general district design and performance objectives also that the development meets one or more of the criteria of section 2827 as follows:

- a. The development maintains or improves pedestrian access and outdoor public spaces.
- b. The development provides or preserves views from public ways.

B. The off-site parking and reduction has met the intent of section 2854 by providing public parking within 300 feet of the principle land use and the public parking lot has ample spaces available to serve the immediate area.

1. The Board has determined that the off-site parking and parking reduction is sufficient for the proposed use. The special permit is granted for 128 spaces provided.
2. The outside seating area for serving to persons outside the building as noted on the site plan and seating layouts from Bracken Engineering dated 10/21/19 is granted.
3. The increase in floor area for unit #93 is approved with the determination by the building inspector that the second floor is only to be used as overflow seating.
4. A second floor plan shall be submitted as part of the record for this approval with a notation placed on the floor plans stating that the second floor is to be used for overflow seating only.
5. Unit #93 indoor and outdoor seating shall be confirmed before an occupancy permit is approved.

85-93 Main St. Cont'd:

6. An as-built plan must be submitted and approved by the Planning Board or its representative before the issuance of the occupancy permit. The as-built plan must depict final location of all structures and site-related appurtenances.
7. The applicant/owner shall be responsible for maintaining the stormwater system in a clean and well-functioning condition, and shall do nothing to which would alter the drainage patterns or characteristics as shown on the plans as approved by the Planning Board.
8. This approval is made in conjunction with the following dated plans and any revisions must first be approved by the Planning Board or its designee.
 - a. Lighting Plan by Speclines dated 1/23/19 and Specs by Kerlouan received 1/24/19 (2 sheets).
 - b. Sheet A1 drawn by Designs by SPB (Krua Thai 24 seats), Buzzards Bay Brewery drawn by unknown (132 inside seats & 48 outdoor seats), and VELA Juice Bar drawn by unknown (24 seats), Proposed Second Floor Plan dated 8/26/19 by Bracken Eng., Inc. Unit #93.
 - c. Elevations rear addition & restrooms drawn by Rescom revision date 9/25/19.
 - d. Set of Site Plans by Bracken Engineering dated as received 10/18/19 including:
 - i. Title Sheet – 10/18/19
 - ii. Construction Notes dated no change 10/18/19 sheet 2 of 9
 - iii. Existing Conditions & Erosion Control 10/18/19 no change 3 of 9
 - iv. Layout, Zoning and Landscaping dated rev. 10/18/19 sheet 4 of 9
 - v. Grading, Drainage & Utilities dated 10/18/19 sheet 5 of 9
 - vi. Auxiliary Parking Plan dated 10/18/19 sheet 6 of 9 (noted as o changes however pervious pavement added, rain garden removed, 5 spaces added in adjacent parking lot)
 - vii. No title noted depicts lighting sheet 7 of 9 rev 10/18/19
 - viii. Proposed pergola plan dated rev 10/18/19 sheet 8 of 9
 - ix. Construction details dated 10/18/19 no change sheet 9 of 9
9. All findings, terms and conditions of the previous approval of SPR/SP #02-2019 remain in effect unless revised and approved by the Planning Board.

The MOTION was seconded by Mr. Gallo.
Ms. Goldstein asked if it will be sprinklered.
Zac: The whole building is.

Roll call vote as follows:

| | | |
|---------------------|-----------------------------|---------------------|
| Mr. Doucette – yes | Ms. Brown – yes | Ms. Goldstein – yes |
| Ms. Azarovitz – yes | Mr. Clegg – yes | Mr. Gallo – yes |
| Mr. Carroll – yes | Mr. Handy (alternate) – yes | Mr. Strojny - yes |

Mr. Clegg made a MOTION to take business out of order. The MOTION was seconded by Mr. Doucette with all in favor.

Public Hearing for a Change to the Zoning Bylaw: To see if the Town will vote to amend the Bourne Zoning Bylaws as follows, or to take any other action in relation thereto: Section 2250: Medical Marijuana and Marijuana Establishments.

Chm. Strojny: Discussion will be confined to the zoning bylaw with a limit of 2-3 minutes and stay on point. History: This is private petition. Repetitive that same bylaw as a year ago. Only way can come back is if we give a favorable recommendations. Feeling last year if allowed should have regulations on the books. If no zoning treated as a retail business and can go in any business district.

Mr. Clegg: Point of order. After closed, hold deliberation?

Chm. Strojny: Yes.

John Segar, Cataumet: Haven chose to sue the Town. Inhibit. Obligated to put off and have a proper hearing.

Ben Zender: Atty. On behalf of Haven Center. Doesn't need the zoning bylaw to open. They are grandfathered against zoning. If the ban is repealed, can go ahead and apply. Asking to endorse to give townspeople the opportunity for a zoning bylaw. We submitted the same bylaw that this Board prepared last year.

Don Hayward, County Rd: Point of order. Moratorium by the AG's office. Town in violation of the AG moratorium. The town is responsible on holding a public hearing on the adverse effects of marijuana.

Linda Zuern: Ch. 40A unfavorably acted upon. Should be considered...unless adoption is recorded final report of the Planning Board.

Chm. Strojny: Advised we take a vote and that will become the report.

Linda: If go forward, what are your reasons? Several areas in a B2 district. Like two house lots away. Could be across the street from kids. Couldn't make more restrictive at town meeting.

Vincent DiSangro: This bylaw in favor of the Haven Center. Puts marijuana in visibility. Absurdly calls selling drugs recreation, ridiculous.

Doug Osterheld: Passing zoning precautionary measure. Brewster passed a ban and zoning bylaw and sued by Haven. General bylaw was revoked. The zoning takes precedence. Would have exposed Bourne to judicial review.

Chm. Strojny: Close the public hearing aspect.

Mr. Gallo: All effort put into it. Protect citizens if don't have it, lose protection.

Mr. Clegg: I was chair when put this together. Worked diligently for eight months. Remain impartial in coming up as a solution. Put in place to protect the town. Read lawsuits, talked to people. Bylaw we came up with I can't vote in favor of today. Question this petition is so singular doesn't qualify for a two year disturbs me. It's left to us. Ch. 40A should not come back unless adoption recommended by final report of the Planning Board. The first iteration or tonight's vote? Law is unclear. We are in litigation. Concerned any vote we take will prejudice the town. Letter to Enterprise by Mr. Smith. Rejected at town meeting, 500' from schools and yet 150' from homes which children lived. Bylaw called out max of three retail permits. Start with a limit of one and get some experience before we decide to go forward.

Mr. Carroll: Reasons still valid. Don't think can change bylaw at this meeting.

Ms. Goldstein: Town people spoke at the ballot box to legalize. Community value expressed. Nicotine, alcohol. We have a chance to modify our minds when not happy with how we feel. Don't think hysteria or fear, not in favor of bringing forward.

Ms. Brown: Idea was to put in place, more restrictive and proactive than regular bylaws. Agree with some imperfections. So flawed that it's wrong then nothing?

Mr. Clegg: Motion on the floor about not making more limiting. If thing wrong, if have a negative vote tonight. The court cases get settled. We can hold a town meeting in 45 days and bring this.

Change to the Zoning Bylaw Cont'd:

Mr. Doucette: Planning Board can't make changes. Can applicant make changes to the bylaw?

Mr. Gallo made a MOTION to make a favorable recommendation at Town Meeting. The MOTION was seconded by Ms. Azarovitz.

Roll call vote as follows:

| | | |
|---------------------|-------------------|--------------------|
| Mr. Doucette – yes | Ms. Brown – no | Ms. Goldstein – no |
| Ms. Azarovitz – yes | Mr. Clegg – no | Mr. Gallo – yes |
| Mr. Carroll – no | Mr. Strojny – yes | |

Chm. Strojny: Tie vote. The report will say we did not have a favorable recommendation.

Public Hearing for a Repetitive Petition: Heather Smith. 26 Shore Rd, Bourne. Relocation of structure and access drive.

Frank Westgate, representing the applicant. Went to ZBA in Sept. Needed Board of Health and ConCom comments, was continued to November. Applicant didn't go to that meeting. Never held up and vote on the merits of the plan. No choice but to reuse the plan. Reduced the driveway 35%, increased dwelling footprint by 10%, moved further away from the vernal pool, existing septic will accommodate both houses.

Mr. Clegg: More background of what was proposed originally?

Jen: The second structure with an apartment changed to a garage. Showing a 44' breezeway between the dwellings.

Frank: The existing system will be expanded.

Jen: Moved building to get further away from wetland.

Frank: Had to be different than what was denied. In-law had to be connected to the original house.

Mr. Strojny: He made changes, relocation seems to meet criteria.

Mr. Clegg made a MOTION that this met specific and material changes. The MOTION was seconded by Mr. Doucette with all in favor.

Public Hearing for Supportive Finding: ERS Realty Trust. 183 Shore Rd., Bourne. That the addition won't be substantially more detrimental.

Ford O'Connor: Fix the lot, improve drainage, and add storage. Need a store for people to buy more. Storage space, less trip generation, more than enough parking. Addition is shorter, no change to lighting, better traffic flow.

Mr. Gallo: Is consistent with Sec. 2320(b) and not more detrimental to the neighborhood. MOTION to support. The MOTION was seconded by Mr. Doucette.

Ford: Creating more parking than required, around back is parking. We're making the spaces access/egress will be more clearly defined.

All in favor.

183 Shore Rd SPR Cont'd:

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

- Changes to the plan: Lighting removed and building lighting to be shown
- Rear of building: trash receptacle and fenced with chain link and a gate
- Height of addition added to the plan
- 6' stockade fence across the back of the property not to interfere with utility easement

The MOTION was seconded by Mr. Clegg with all in favor.

Public Hearing: Local Comprehensive Plan

Steve Strojny, Chairman of the LCP: The Cape Cod Commission (CCC) was wonderful to work with. With their assistance and help, we went with their new regulations. We are on time and on budget. Been at it for 1.5 years. Had outreach meetings, Wes met with various committees, and departments. Coreen and Jen gave us tremendous support. The effect was outstanding. User-friendly document, goals, issues, and action plan. Visionary document for the town moving forward. People will make reference to this document. We are extraordinarily gifted for Wes' experience!

Wes: Met with 38 Boards, committees and dept. heads. Asked what do you want to see? This came from the people that want to see this work. Policies, goals, action items are slightly changed. Worked so not changed much. Actions changed a lot. Added/modified.

Coreen: the CCC certification process, they created a summary of minimal requirements. Targeted actions and goals. This will be an appendix to our plan. After Town Meeting this will go back to the CCC for certification. The LCP is on the website.

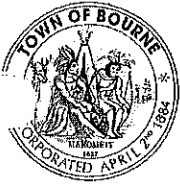
Mr. Doucette made a MOTION for a favorable recommendation as submitted including the summary of the CCC certification. The MOTION was seconded by Ms. Brown with all in favor.

Peter Meier: Thank you to everyone involved. All the Town Administrator finalists read the new LCP and thank you to the CCC and Town staff.

Mr. Clegg: Thank you personally, developed a great working relationship with the CCC because of positive work.

Mr. Doucette made a MOTION to adjourn. The MOTION was seconded by Ms. Azarovitz with all in favor. With no further business before the Board, the meeting was adjourned at 9:35pm.

Respectfully submitted,
Ann Gutterson



TOWN OF BOURNE

Planning Board

Bourne Town Hall
24 Perry Avenue
Buzzards Bay, MA 02532
Phone: (508) 759-0600 ex. 1335 Fax: (508) 759-0611

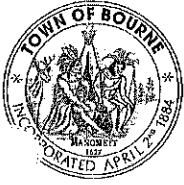


MEETING AGENDA

DATE: Monday, October 28, 2019
PLACE: Bourne High School auditorium, 75 Waterhouse Rd., Bourne
TIME: 7:00PM

For the purpose and duration of the Special Town Meeting.

2019 OCT 28 PM 7:00
Bourne High School Auditorium
75 Waterhouse Rd.
Bourne, MA 02532



TOWN OF BOURNE

Planning Board

Bourne Town Hall
24 Perry Avenue
Buzzards Bay, MA 02532
Phone: (508) 759-0600 ex. 1335



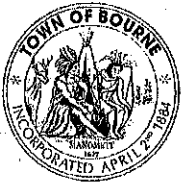
2019 NOV 05 11:05 AM
TOWN OF BOURNE

MEETING AGENDA

DATE: Tuesday, November 5, 2019
PLACE: Meeting Room, Bourne Community Building, 239 Main St., Buzzards Bay
TIME: 7:00PM

JOINT MEETING OF PLANNING BOARD WITH BOARD OF SELECTMEN

- Appointment of Planning Board member to fill vacancy
- Appointment of Alternate Planning Board member to fill vacancy



TOWN OF BOURNE

Planning Board

Bourne Town Hall
24 Perry Avenue
Buzzards Bay, MA 02532
Phone: (508) 759-0600 ex. 1335



TOWN CLERK BOURNE

2019 NOV 12 PM 12:15

RECEIVED

MEETING AGENDA

DATE: Thursday, November 14, 2019
PLACE: Meeting room, Veteran's Community Building, 239 Main St., Buzzards Bay
TIME: 7:00PM

This meeting may be televised and recorded. If anyone in the audience is recording or video-taping, they must acknowledge at this time.

All items within the meeting agenda are subject to deliberation and vote(s) by the Planning Board.

1. **Preliminary Wastewater Allocation:** 140 Main St. Oak Bay Brewery. Production and sale (wholesale & retail) of alcoholic beverages.
2. **Public Hearing for Special Permit #12-2019:** 1340 County Rd. Cataumet. Sarah Caruso. Change from dance studio to processing facility for ceramics/student productions.
3. **Public Hearing for Amended Site Plan Review/Special Permit #04-2019:** 21 Hunters Brook Rd, Sagamore Beach. 21 Hunters Brook Rd Inc. For development of a medical office building, continued care retirement community and age restricted townhouses.

TOWN OF BOURNE
PLANNING BOARD
PUBLIC HEARING NOTICE

APPLICANT: Sarah Caruso

LOCATION: 1340 County Rd, Cataumet Building A Unit 1
Assessors Map 54, Parcel 53.01 Zoning District – B2

PROPOSAL: Application for Special Permit for a change of use to a
processing facility for ceramics/student production.

DATE & TIME: Thursday, November 14, 2019 at 7:00 P.M.

PLACE: Bourne Veteran's Community Building
239 Main Street, Buzzards Bay, MA 02532

Plans may be viewed at the Planning Board office from
8:30-4:30, Monday - Friday. 508-759-0600 ex. 1335

Bourne Courier Publishing Dates:
10/30/19 and 11/6/19

2019 OCT 30 AM 11:32
TOWN OF BOURNE

TOWN OF BOURNE
PLANNING BOARD
PUBLIC HEARING NOTICE

2019 OCT 28 PM 4:00

TOWN OF BOURNE

APPLICANT: 21 Hunters Brook Rd, Inc.

LOCATION: 21 Hunters Brook Road
Assessors Map 11 Parcel 27 Zoning District R-40

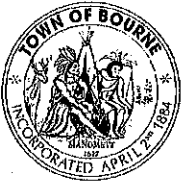
PROPOSAL: Application for Site Plan Review/Special Permit for
development of a medical office building, continued care
retirement community and 15 age restricted townhouses.

DATE & TIME: Thursday, November 14, 2019 at 7:00 P.M.

PLACE: Bourne Veteran's Community Building
75 Waterhouse Rd, Bourne, MA 02532

Plans may be viewed at the Planning Board office from
8:30-4:30, Monday - Friday. 508-759-0600 ex. 1335

Bourne Courier Publishing Dates:
10/30/19 & 11/6/19



TOWN OF BOURNE

Planning Board

Bourne Town Hall
24 Perry Avenue
Buzzards Bay, MA 02532
Phone: (508) 759-0600 ex. 1335



RECORDED
2019 DEC -9 AM 11:42
TOWN CLERK BOURNE

MEETING AGENDA

DATE: Thursday, December 12, 2019
PLACE: Meeting room, Veteran's Community Building, 239 Main St., Buzzards Bay
TIME: 7:00PM

This meeting may be televised and recorded. If anyone in the audience is recording or video-taping, they must acknowledge at this time.

All items within the meeting agenda are subject to deliberation and vote(s) by the Planning Board.

1. **Minutes:** 10/24/19
2. **81P:** 26 Horne Ave. Pocasset. 2 lots.
3. **Public Hearing for Site Plan/Special Permit #13-2019:** 340 Main St. Buzzards Bay. 340 Main St. LLC. Gas station and retail building including a convenience store.
4. **Public Hearing for Site Plan/Special Permit #14-2019:** 552 MacArthur Blvd, Pocasset. General MacArthur Blvd, LLC. Redevelop site to include a contractor's yard and alternative surface coverage in a Wellhead Protection Zone 2.
5. **Public Hearing for Site Plan/Special Permit #15-2019:** 560 MacArthur Blvd, Pocasset. MacArthur Park Associates LLC. For a 4-unit warehouse building and associated contractor's yard in a Wellhead Protection Zone 2.
6. **Public Hearing for Amended Site Plan Review/Special Permit #04-2019:** Cont'd from 11/14/19. 21 Hunters Brook Rd, Sagamore Beach. 21 Hunters Brook Rd Inc. For development of a medical office building, continued care retirement community and age restricted townhouses.

DRAFT

**PLANNING BOARD MEETING MINUTES
November 14, 2019**

1.23.20
APPROVED

PRESENT: Steven Strojny, Elmer Clegg, Daniel Doucette, John Carroll, Sandra Goldstein, Jeanne Azarovitz, David O'Connor, Shaun Handy (alternate)

ABSENT: Elizabeth Brown, Lou Gallo

STAFF: Coreen Moore, Jennifer Copeland

PUBLIC: Paul Gately, Ford O'Connor, Judy and Scott Froman, Brian P., Pat and Ed O'Connor, Carol Lynch, Greg Wirsen, Eliza Cox, Jim Mclaughlin, Keith Galizio, Sarah Caruso, and other members of the public

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

Preliminary Wastewater Allocation: 140 Main St. Oak Bay Brewery. Production and sale (wholesale & retail) of alcoholic beverages.

Chm. Strojny: About seeking sewer allocation. The process is to come to the Planning Board to see if it's a viable project to move forward and if it needs to come before us.

Brian P, owner: We will be a craft brewery on site with a taproom and serving packaged snacks, maybe food trucks. Occupancy will be determined by 310 CMR Title V by the building inspector and fire chief. Based on a 99 person occupancy. 20 gallons a day per seat. 1,900 gpd. Brewery side is a 5 barrel system. 1 barrel is 31 gallons. 300 barrels a year with a 650 barrel year max. Pure usage. Discharge volume – 5 gal. per year. Combined gpd design flow is 2,236.

Mr. Clegg: The application says 1,661gpd.

Brian: It was updated after Terri Guarino's email.

Mr. Clegg: You'll use 40,000 gallons of water a year?

Brian: Ratio is 5-1. Wastewater output 100,750.

Mr. Clegg: How much do you actually expect to go into the system?

Brian: Hopefully less. Than the estimated 2,256gpd from Title V.

Mr. Clegg: We expect the number to be about half of the Title V number. You'll be about 15%.

Brian: Not using kegs, using bladders and they are disposed of by regular solid waste methods. Mr. Potter from the Sewer Commissioners wanted to make sure it was good.

Coreen: Originally proposed outdoor seating and food trucks. Then changed. Section 2853C if permitted use before (shoe store), could be changed thane no additional parking is needed. Could use as is. Wouldn't need Planning Board review, just health, building and sewer.

Keith Galazio, owner of the building: There are two sewer connections. One is for the flower shop.

Mr. Clegg: First time this situation has come to us. Going to change uses with no change to exterior of the building that's why Sec. 2853c comes into play.

Coreen: This sewer policy wasn't in place when the bylaw was written.

Mr. Clegg: Parking requirements should be the least restrictive. Do not need to provide new parking for change of use. Unique but think will see it again. There are 10 spots total. Need to plan for employee parking and overflow parking in real life.

Mr. Doucette: They can't make changes to the exterior?

Coreen: Site changes. Building cosmetic changes are ok.

Keith: Want it to look great.

Mr. Clegg: Loading dock?

140 Main St. Cont'd:

Brian: There is an existing loading ramp out back. Need to remove the shingles that were boarded over. Will need historic and will ask to put windows where they originally were in 1938.

Coreen: Also needs DRC.

Joan Byrne: My father owned it in 1937. Used to bring in cars, Kiser. There are 6-8 spaces on the side.

Mr. Clegg: Since 1937 many changes. Take Holt Road and Holt Road Extension, get legal spaces in there need 18'. Positive recommendation on this project. Stay within parameters of 2853. Doesn't need Planning Board review as proposed.

The recommendation was seconded by Ms. Azarovitz with all in favor.

Public Hearing for Special Permit #12-2019: 1340 County Rd. Cataumet. Sarah Caruso. Change from dance studio to processing facility for ceramics/student productions.

Ford O'Connor: This will be a pottery workshop. No site or exterior changes, owner uses the office. Things won't go into the septic system.

Ms. Goldstein: Students display the work and do pottery. In the water resource district. This is building A. The Health Dept. hasn't approved your sink yet. Building B is for a contractor/storage. A is limited to 30 persons and has 16 spaces allocated for parking.

Sarah: Class size will be a max of 10.

Ms. Goldstein: A list of hazardous materials needs to be posted where everyone can see. All 2009 special permit conditions remain in effect. Need to resolve the Health Dept. issues, Confirmation from Health Dept. that septic is adequate, Sec. 4700 hazardous materials needs to be posted and in all leases, the lower level space is subject to the building inspector approval, a Title V inspection is needed.

Ford: It's a filtration system, not a septic system.

Ms. Goldstein: Upgrade electrical?

Sarah: Yes.

Ms. Goldstein: The parking lot needs to be striped with two handicap spaces.

Ms. Goldstein made a MOTION to approve subject to the following conditions:

- All previous conditions of SP #12-2009 apply
- Must meet all state and local wastewater regulations
- The lower space is subject to the Building Inspector's approval
- The conditions of Sec. 4700 must be in all leases and posted where it's visible
- Parking lot must be striped

The MOTION was seconded by Mr. Clegg. Roll call vote as follows:

Mr. Doucette – yes

Ms. Brown – absent

Ms. Goldstein – yes

Mr. Clegg – yes

Ms. Azarovitz – yes

Mr. Gallo – absent

Mr. Carroll – yes

Mr. Handy (alternate) – yes

Mr. Strojny – yes

Mr. O'Connor - yes

Public Hearing for Amended Site Plan Review/Special Permit #04-2019: 21 Hunters Brook Rd, Sagamore Beach. 21 Hunters Brook Rd Inc. For development of a medical office building, continued care retirement community and age restricted townhouses.

Liza: In 2018, the Senior Care Overlay District zoning bylaw was approved at Town Meeting. Have been through MEPA and the CCC. Greg has had an open door policy. Many took advantage of it. The plans have evolved substantially: access, circulation, increased buffering, less density than originally planned. Extensive mitigation project.

Greg: The property is 10.95 acres and is primarily woodland. Wetland on the west portion. The townhouses will be over 55 restricted. Continued Care Retirement – memory care, assisted living, medical offices. Need housing stock for over 55 community. Don't want an institutional look to the buildings, trees in the parking lot, stormwater, treated on site. Two access points, commercial off Canal St. Hunters Brook only has access for the townhouses. Geotech membrane as a second access. Mowed, plowed, if people use it as access swill put crash bars on it. Eight out of the 15 townhomes will have solar. CCC and LCP: Wastewater will be treated on site, ComCom approved already. Native species of plants in the buffer zone. 2.56 acres will be permanent conservation restriction as well as the off-site 4.59 acres. Interconnect water line improvements, assisted living 10% units affordable, bus station on site, the off-site parcel has greater wildlife habitat than this one. Trying to focus on not having construction equipment go on Hunters Brook for a long time. Limited clearing. Clear from Hunters Brook Rd, lay down area, the rest will be treed but not stumped. Put in the bridge so don't have to use that access after. Bridge construction will be about a month, some paving off Canal St. Binder course to over the bridge.

Phase 2:

Stumping specific areas (white & blue as in PP presentation). Blue will have loam and seed. Medical office and continued care will start construction. Will need 8,000+/- cubic yards. 18-24 months for construction. No time frame on doing the townhouses. 225 spaces planned, 4 charging stations, bus shelter, bike racks.

Wastewater plant:

Bio clear system. Stormwater – Cornell method. 24hr/100 year storm event. Design has no drainage basins.

We have had three meetings at the office, did a MEPA site walk, three CCC meetings, NSWDC meetings, PD/FD/DPW meetings and ConCom meetings.

Judy Froman, abutter: Water line will it benefit the residents on Hunters Brook?

Greg: Will bring more pressure.

Matt, NSWDC: Lines upgraded in case of large scale fire and improve water in the area.

Greg: Going to PVC pipes, currently asbestos pipes.

Judy: Did you consider underground parking?

Greg: No. Utilizing the basement areas.

Judy: CCRT (Cape Cod Rapid Transit) in favor of this? LCP voted in.

Chm. Strojny: The LCP needs CCC approval but has been voted by the Town. Make sure plenty of vegetation will be put back in place and buffers are buffers. Professional project, appreciate the planning and detail. Started out bumpy.

Scott Froman, abutter: Water lines on Hunters Brook Rd, gas lines. Too run down, major pipe and residential use. Concerned about damaging those lines.

21 Hunters Brook Rd Cont'd:

Greg: Met with Algonquin and National Grid. Putting the service under. No danger if have proper contractors doing the work. Representatives will be on site during the work. Will do multiple notifications to the neighbors with the work on the water lines.

Scott: Traffic in the area – adding more. Why hasn't mitigation been done and how to help?

Randy: Safety and operational improvements. Adaptive technology monitors the activity on the street. Have made major changes for seasonal areas. Will work far better than today.

Chm. Strojny: Future of traffic. Costs a lot to do this.

Greg: About \$80,000 per light.

Chm. Strojny: The well is for irrigation.

Scott: 8-9% of the village's water is for this project.

Matt: 22,800 gallons per day. Order of conditions not over 25,000 gpd.

Scott: how many trees being removed?

Chm. Strojny: Not anything the Planning Board would have jurisdiction over.

Scott: Environmental responsibilities for wildlife. Townhouses, we are not a suburb of Boston. The village and town will have to live with it. Thought the development of this land would be more responsible. In the end, you have a responsibility to the town and how affect the lives of the people. Cut back/get rid of the townhouses. Not going to help the people in this town. What will they cost?

Chm. Strojny: People in older homes can't maintain but no plan to go. This will give them an opportunity to move somewhere less maintenance, give opportunity for young people to fix up and live in town. Makes a very positive difference. See it every day, think it's good for the community.

Mr. Clegg: More than the 15 units, should be looking at. All the apartments in the continuing care building (usually 1/3) having people moving into 30 apartments from homes, potentially 45 homes, greater than what you said.

Scott: Have seen Bourne changing to a retirement community. Place you come to live, not die.

Chm. Strojny: Calamar over 55, within a 5 mile radius they found potentially 10,000 tenant available in their data. Factor in the equation. We will take into account how it impacts the neighbors and Town.

Patty: Eyesore, people use it for a dump. It's a mess. Think this would improve the area.

Ed O'Connor: New buyer has a right to develop as he can.

Matt, NSW: 5.5% of water per day.

Greg: Originally requested more capacity. If request and get the capacity, percentage isn't important. Carbon footprint and trees. Significantly over 8 acres.

Chm. Strojny: Provide offsets for solar, etc. would like it on the record.

Mr. Doucette made a MOTION to continue to 12/12/19, seconded by Mr. Clegg with all in favor.

Mr. Doucette made a MOTION to adjourn. The MOTION was seconded by Ms. Azarovitz with all in favor. With no further business before the Board, the meeting was adjourned at 9:25pm.

Respectfully submitted,
Ann Gutterson

PLANNING BOARD MEETING MINUTES
December 12, 2019

2-13-20
APPROVED

- PRESENT:** Steven Strojny, Elmer Clegg, Daniel Doucette, Jeanne Azarovitz, David O'Connor, Sandra Goldstein, Elizabeth Brown, John Carroll, William Meier (alternate)
- EXCUSED:** Lou Gallo
- STAFF:** Coreen Moore, Jennifer Copeland
- PUBLIC:** Greg Wirsen, Jim Mulvey, Eliza Cox, Michael LeValley, Hal Choubah, Paul Gately, Sue Ross, Kerry Horman, Scott Froman, Judy Froman, Sam Lamele, Bob Dyer, Bill MacAusland, Rich and Lynne Prevett, Janet and Michael Maxim, Zac Basinski, and other members of the public

Ann Gutterson, Recording Secretary

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

Minutes: 10/24/19

Mr. Clegg made a MOTION to approve, seconded by Ms. Brown with all in favor.

81P: 26 Horne Ave. Pocasset. 2 lots.

Mr. Doucette made a MOTION to endorse, seconded by Mr. Clegg with all in favor.

Ms. Brown made a MOTION to take business out of order, seconded by Mr. Doucette with all in favor.

Public Hearing for Amended Site Plan Review/Special Permit #04-2019: Cont'd from 11/14/19. 21 Hunters Brook Rd, Sagamore Beach. 21 Hunters Brook Rd Inc. For development of a medical office building, continued care retirement community and age restricted townhouses.

Greg: Provided solar numbers. Looked at how many acres, 200-300kw/yr. 25 year window, same as 50 acres of forest. Off set of 39 acres with townhouses.

Judy Froman: Have you thought about creating a public park area as part of the property? Used to be residential and people expected 4-5 houses. The road is narrow with lots of bike trips. Offer a pedestrian/bike lane on Hunters Brook. This will increase traffic.

Greg: If more area on the site we'd welcome open space. If allowed, will do. Looked into with DRI approval. Could get 10 houses in there, traffic a little less. Looked at safety issues and didn't see any. Don't believe widening will work – embankment on one side, tree clearing/phone poles and dwellings on the other. Not likely to offer at this time.

Judy: Complete streets. Opportunity for pedestrian and bike ways possible without being too intrusive.

Ms. Brown: Do bikes go down there now? Can't they go around?

Judy: Yes they do and they could.

Scott Froman: Bike/road races all go down Hunter's Brook. A number of houses could go in maybe 5-6. 10 acres, 3 acres of wetland.

Greg: On-site wetland. 2.56 acres are in permanent conservation restriction. Purchased 11 acres off MacArthur Blvd, setting aside 4.59 acres for a total of 7+ acres in permanent restriction. We are in talks with ISWM to sell the remainder of the land. Purchased in 2017, never my intent to build single family homes. This is a \$40 million project. Want good partners. Vetting process still goes on. Hang on to as much as we can.

Scott: Mitigating property.

Chm. Strojny: He has satisfied the conservation restriction.

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2020 FEB 21 PM 3:41
TOWN CLERK BOURNE

21 Hunters Brook Rd. Cont'd:

Scott: Water impact. Limit to amount of water available. Go to another town/area and buy water from them?

Chm. Strojny: The Water District spoke to this at the last meeting.

Brian Oakley, 58 Hunters Brook Rd: Why do you want to ruin our neighborhood? My house is three generations. This is making our neighborhood worse, dangerous. Would you want in your neighborhood?

Merle Harris, 21 Hunters Brook Rd: Under the impression Gendron wanted single family not this. No idea anything of this size when sold the property. Think it's too large, conservation issues, too many assisted living facilities in the area and aren't full. Will be an eyesore.

Mr. Clegg made a MOTION to close the public hearing, seconded by Mr. Doucette with all in favor.

Mr. Clegg: Have gone through the DRI with the Cape Cod Commission. The manpower and expertise put into reviewing this dwarfs what we have. Very thorough and they recommended approval with mitigations and approval. We look at things like safety, minimizing on character of the neighborhood, noting the CCC restrictions. Tell me what, if anything, feel is important in regulating how you go about as it might impact enjoyment?

Greg: Phasing plan. Initial impacts of course. Design of facility up by the B2 District. Dwellings several hundred feet before Hunters Brook. Right turn only on Canal St. Had 20 units, lost 5 for more green space. Frontage on Hunters Brook is 400-500 feet.

Judy: Point of order: the public hearing is closed.

Chm. Strojny: We can ask questions of the developer. Mr. Clegg is asking for a point of clarification.

Mr. Clegg: We are tasked to come up with conditions. In your phasing of the project, once the bridge is in place you would not have construction traffic going on Hunters Brook Rd?

Greg: Will have some but 94% planned egress on Canal Rd. Utilities and paving.

Mr. Clegg: Concern with one bedroom and loft townhouses. Recent family experience. A Couple move into that size unit, highly restrictive for two adults. Given any alternative thoughts to two bedrooms units?

Greg: Didn't intend to change.

Jim Mulvey: Public hearing is closed. You're taking testimony.

21 Hunters Brook Rd. Cont'd:

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

1. All work authorized under this approval shall be in accordance with the application, supportive materials and testimony of the owner and its representative.
2. Construction vehicle access to the site is permitted from Hunters Brook Road only during initial site clearing and construction of the bridge. Once the bridge is constructed, all site access will be via the Canal Street entrance, including access for residential construction of the townhouses. The Developer will be held responsible for directing all construction and delivery vehicles to approach the site using Canal Street. Construction/delivery vehicles exceeding 18,000lbs GVW shall be prohibited on Hunters Brook Road except during initial site clearing and bridge construction.
3. Dust control shall be maintained on site at all times during construction. Local roads shall be swept as needed, but no less than once a week.
4. A 100 foot vegetated buffer from Hunters Brook Road layout line shall be maintained throughout the project with exception of the residential roadway. Residential units closest to Hunters Brook Road which require clearing within the 100 foot buffer shall be constructed last. Underbrush in the buffer area shall be cleared after residential construction is completed.
5. Parking on Hunter's Brook Road and Patty's Way by construction site vehicles is prohibited following initial site clearing and bridge construction.
6. Exterior site work and building construction shall be performed between the hours of 7:00 am and 6:00 pm, Monday through Saturday. No construction equipment shall be operated outside a building on Holidays or Sundays.
7. The roadway servicing the residential units shall be named and approved by the Board of Selectmen. House/street numbers shall be assigned by the Town Engineer before building permits are issued.
8. An abutter's contact list including email address and cell phone numbers shall be solicited from both direct abutters and concerned neighborhood residents, upon agreement of those wishing to be notified. Listed members shall be notified fourteen (14) days before work begins within the right of ways surrounding the project. The list shall be retained to disseminate information concerning unplanned emergency's affecting the surrounding right of ways.
9. Debris or trash that becomes a nuisance to abutters or blows into the roadway shall be removed immediately upon notification by the Town.
10. Site work limit shall be staked before site work commences and maintained at all times. If the work limit perimeter is changed, the Planning Board or its designee shall be notified immediately.
11. An asbuilt plan shall be submitted to the Planning Department at the completion of the following phases and may trigger Planning Board project review for each completed phase. The Project Engineer shall submit a written statement, with seal/stamp affixed, certifying that all work has been done in accordance with the approved plans and conditions of this Approval.
 - a. Access Bridge Construction
 - b. Medical Office Building construction
 - c. Continuing Care Retirement building construction
 - d. Residential Unit construction and project closeout

21 Hunters Brook Rd. Cont'd:

12. DPW Superintendent to inspect catch basins down gradient from the construction sites prior to construction and the project engineer to certify catch basins are operational after construction of access bridge and prior to occupancy permits on medical office building, continue care retirement building and residential townhouse units. If found compromised, the applicant will make corrections i.e. Cleaning, etc.
13. This approval shall lapse after two years from the granting of this special permit if substantial construction has not commenced except for good cause. The Planning Board upon the written request of the owner/applicant may for good cause, extend the approval in writing.
14. The applicant/owners/construction site manager shall arrange and conduct a monthly construction briefing with appropriate town officials. The frequency of the meetings can be reduced or increased as appropriate by the Building Inspector.

The MOTION was seconded by Mr. Clegg.

Ms. Goldstein: Aren't the septic plans based on number of bedrooms?

Greg: 110g per bedroom. Designed for 3 bedrooms per unit.

Ms. Goldstein: Concern of duplication of projects in Bourne. Keystone didn't get what they predicted for occupancy. High rental prices. Market is getting saturated with aging unit types. Piece of land of a couple of acres and wonder what will come to your neighborhood because we have no master plan. Public sentiment needs to be ~~observed~~ considered. Forest land – New England, losing 60 acres a day. MA is losing more than anywhere else in New England and Southeast MA more than anywhere else in the state. Think of ~~the air~~ of what we are doing to air quality. Trees reduce carbon dioxide. Put solar on point of use, not cut down trees. The public is concerned with the design of the project. Forested land should be made part of the project. ~~Substantial benefits of CO2.~~

Ms. Brown: Calamar is 55+ age restricted. Independent living at Keystone, quite well utilized. Assisted living might have openings, but not the independent living.

Mr. O'Connor: Erosion control methods. Can infer. Like to see limit of work line already on the plan and a site prep plan.

Coreen: ConCom would be different. Can condition clearer line. Request delineating a defined limit.

Mr. Doucette made a MOTION to amend the MOTION to add:

- A plan showing a defined limit of work must be submitted prior to issuance of a building permit.

The amendment was seconded by Mr. Clegg. With all in favor.

Mr. Carroll: 1620 challenge, green and blue economy. LCP dependent on those. It's what brings people here. Little by little, Bourne is changing.

Chm. Strojny: This project checks off many boxes with the Town, issues and topics.

Roll Call Vote as follows:

Mr. Carroll – no

Ms. Azarovitz - yes

Ms. Goldstein - no

Mr. O'Connor – yes

Ms. Brown – yes

Mr. Gallo - absent

Mr. Doucette – yes

Mr. Clegg – yes

Mr. Strojny – yes

Mr. Meier (alternate) - yes

Mr. Doucette made a MOTION to take business back in order, seconded by Ms. Azarovitz with all in favor.

Public Hearing for Site Plan/Special Permit #13-2019: 340 Main St. Buzzards Bay. 340 Main St. LLC. Gas station and retail building including a convenience store.

Chm Strojny: Tonight is just going to be an overview.

Halim Choubah: The site is 4.1 acres and wooded. There is a 20-25% grade where it slopes in the back, the front is flat. This project is to develop 1.2 acres on Main St for a gas station with five pumps and a 6,000sf building for a 2,000sf convenience store, 2,000 retail and 2,000 deli/coffee shop. Parking would be in front with two curb cuts. One way in, one way out. Gas stations are not traffic destinations, we get the traffic from the street.

Chm. Strojny: The elevation is high in the back. Concerns without a housing component. Doing peer review now. Traffic is always a concern.

Mr. Clegg: Is there space on this lot for future development?

Chm. Strojny: Yes dependent on what's going up front.

Mr. Clegg: Natural drainage now?

Halim: Natural ridge line up to 54' then down. Northern flows to Main St. Army Corps is the abutter.

Mr. O'Connor: If develop on back, will this close off access?

Halim: Can provide access through the gas station.

Mr. Carroll: Good business sense, last place before Hyannis to get gas.

Halim: There will be outdoor seating on the west side of the building.

Mr. Doucette: Project across the street had to make \$800,000 in road improvements to make it one way. Workforce housing would be a real benefit to the area. Think about putting apartments above.

Ms. Brown: There is a lot of retail around here that isn't occupied.

Halim: We did the study, gas yes, retail, thought a sandwich shop.

Mr. O'Connor: Think about not land locking the back portion.

Chm. Strojny: Would have to review at that time.

Ms. Brown: Could be impacted with what they're going to do with the bridges.

Michael Maxim, abutter: Concerns. Plans to develop my property with this type of project. Working with the state now with curb cuts. Would be close to their entrance. Their runoff goes right behind my property. I have a 1/3 acre lot.

Coreen: When curb cuts are approved, it's usually done with the use. If a high intensity use will differ with width/distance from a less intensive use. Preserve the access but could change in the future.

Jen: In my memo, stores/retail defined as the same thing in the Downtown District. Limited to 2,000sf.

Mr. Clegg: MA DoT canal area study, Belmont Circle is a priority. Impact on traffic flow.

Mr. Doucette made a MOTION to continue to 2/13/20, seconded by Ms. Azarovitz with all in favor.

Public Hearing for Site Plan/Special Permit #14-2019: 552 MacArthur Blvd, Pocasset. General MacArthur Blvd, LLC. Redevelop site to include a contractor's yard and alternative surface coverage in a Wellhead Protection Zone 2.

Zac, Bracken Engineering: Existing building on a 1 acre lot. There are three tenants currently. Will clear the lot and create a contractors yard.

Mike LaValley: Valtran equipment rental. We have four locations and are looking to expand here on the Cape. We rent/sell containers. I buy shipping containers and rent them, safety fencing, office trailers, equipment (excavators, truck loaders, chippers, construction landscape equipment, etc) Most of the business is done on the phone or internet. We deliver and pick up.

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Mr. Carroll: Foresee entry/exit onto MacArthur Blvd?

Mike: Large access on 560 MacArthur Blvd. Will store most of the items at the 560 location. Want to start with 552 MacArthur and expand to 560 in phases. Clear where I need to, driveway is pretty big.

Mr. Clegg: How many trucks on site?

Mike: Only four and a pick up. We service the trucks off-site. We have three ramp trucks and one semi. Plan on opening other locations in the next 10 years.

Mr. Clegg: How many containers?

Mike: Could fit 150.

Mr. Clegg: Difficult with semi-trucks going in/out on MacArthur Blvd. Major problem.

Mike: Increased turning radius.

Mr. O'Connor: How high will containers be stacked?

Mike: Three high, each about 9.5'.

Mr. O'Connor: ISWM entry has a considerable slip lane. Barlows Landing Rd and Clay Pond Rd have lanes. Would a traffic engineer want that?

Mr. Meier: Where will the containers be repaired?

Mike: Mainly New Bedford. Water soluble paints.

Mr. O'Connor: Commercial zone in a Water Resource District. Careful of how much washing. Primary concern is getting vehicles on/off the property.

Zac: Curb cut on 560 is based on DoT conversations.

Mr. Doucette: Washing containers. Dirty, unknown what's inside when you get it back. Does the water go into a tight tank?

Zac: Going into the rain garden.

Mike: No hazardous waste is allowed in our containers. They get swept before picking up.

Mr. Doucette: Screening: 560 has visual impact from MacArthur Blvd, you'd see it. Shrubbery won't hide a lot. We've had people put in extra screening to hide parked cars.

Coreen: Washing, you need to contact the Water District to see if they would allow it. What their performance standards are. Might have a drain with containment.

Mr. Carroll made a MOTION to approve. The MOTION was seconded by Mr. Clegg.

After discussion, Mr. Carroll withdrew his Motion and Mr. Clegg withdrew his second.

552 MacArthur Blvd. Cont'd:

Mr. Carroll made a MOTION to deny siting it is not consistent with section 1331 of the Bourne Zoning Bylaw:

- Pedestrian and vehicular flow and safety
- Adequacy of utilities and other public services
- Impact on natural environment
- Impact upon nearby developed premises
- Visual compatibility with the surroundings
- Contribution to cumulative impact upon public water supplies in a Water Resource District

The MOTION was seconded by Mr. Clegg. Roll call vote as follows:

| | | |
|---------------------|--------------------|-----------------------------|
| Mr. Doucette – yes | Ms. Brown – yes | Ms. Goldstein – yes |
| Ms. Azarovitz – yes | Mr. Clegg – no | Mr. Gallo – absent |
| Mr. Carroll – yes | Mr. O'Connor – yes | Mr. Meier (alternate) – yes |
| Mr. Strojny – yes | | |

Public Hearing for Site Plan/Special Permit #15-2019: 560 MacArthur Blvd, Pocasset. MacArthur Park Associates LLC. For a 4-unit warehouse building and associated contractor's yard in a Wellhead Protection Zone 2.

Mr. Doucette made a MOTION to deny siting it is not consistent with section 1331 of the Bourne Zoning Bylaw:

- Pedestrian and vehicular flow and safety
- Adequacy of utilities and other public services
- Impact on natural environment
- Impact upon nearby developed premises
- Visual compatibility with the surroundings
- Contribution to cumulative impact upon public water supplies in a Water Resource District

The MOTION was seconded by Ms. Goldstein. Roll call vote as follows:

| | | |
|---------------------|--------------------|-----------------------------|
| Mr. Doucette – yes | Ms. Brown – yes | Ms. Goldstein – yes |
| Ms. Azarovitz – yes | Mr. Clegg – yes | Mr. Gallo – absent |
| Mr. Carroll – yes | Mr. O'Connor – yes | Mr. Meier (alternate) – yes |
| Mr. Strojny – yes | | |

Mr. Doucette made a MOTION to adjourn, seconded by Ms. Azarovitz with all in favor. With no further business before the Board, the meeting was adjourned at 10:00pm.

Respectfully submitted,
Ann Gutterson