

SDom
8/30/17

2012 Meeting Notices

Open Space Committee
Planning Board



TOWN OF BOURNE

Open Space Committee

Bourne Town Hall

24 Perry Avenue

Buzzards Bay, MA 02532

2012 JAN 26 AM 10 24
TOWN CLERK'S OFFICE Phone: (508) 759-0600
BOURNE, MASS



MEETING AGENDA

Date: Monday, January 30, 2012
Time: 6:00 pm
Place: Bourne Middle School, Media Center, 77 Waterhouse Rd, Bourne MA

1. Discussion of improving Main St. parcel.
2. To meet in a Joint Executive Session with members of the Community Preservation Committee for the purpose of discussing possible land acquisitions and to re-open in public session.

Barry Johnson,
Chairman pro-tem



TOWN OF BOURNE

Open Space Committee

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



MEETING AGENDA

Date: Wednesday, February 8, 2012
Time: 6:00 pm
Place: Bourne Middle School, Media Center, 77 Waterhouse Rd, Bourne MA

1. Discussion on clearing the parcel behind the Post Office on Main Street with a representative of Weston & Sampson
2. Minutes
3. Next Committee meeting date.
4. Executive Session for the purpose of discussing potential land acquisitions – not to re-open in public.

Barry Johnson,
Chairman pro-tem

2012 FEB 6 PM 4 08
TOWN CLERK'S OFFICE
BOURNE, MASS



TOWN OF BOURNE

Open Space Committee

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



MEETING AGENDA

Date: Wednesday, February 8, 2012
Time: 6:00 pm
Place: Bourne Middle School, Media Center, 77 Waterhouse Rd, Bourne MA

1. Discussion on clearing the parcel behind the Post Office on Main Street with a representative of Weston & Sampson
2. Minutes
3. Next Committee meeting date.
4. Executive Session for the purpose of discussing potential land acquisitions – not to re-open in public.

Barry Johnson,
Chairman pro-tem

2012 FEB 6 PM 4 08
TOWN CLERK'S OFFICE
BOURNE, MASS

Open Space Committee
Executive Session
Minutes
February 8, 2012

2015 JUL 16 AM 11 51

TOWN CLERK'S OFFICE
SOUTH WINDHAM, MASS

Present: Barry Johnson, Penny Myers, Andrew Cooney, Richard Anderson, Patrick Sweeney, Brian Andrews, Mardi Mauney, Rick Rheinhardt

Absent: Colin Robin, James Sullivan

The Executive Session was called to order by Chairman Pro-tem B. Johnson at 6:50 pm.

Mr. Johnson reminded committee members that it is time to prepare for the Annual Town Meeting, to be held on May 7, 2012. There are a number of parcels before the Committee for consideration. The purpose of this Executive Session was to review all the parcels we have discussed at recent meetings and determine which parcels should be presented to Town Meeting for consideration.

Note: When the Anderson parcel was discussed, R. Anderson left the meeting and when the Carlson parcel was discussed R. Rheinhardt left the meeting.

1. 10 Aptuxet Road. Map 24.3-6. 2.77 acres

This parcel is adjacent to the Aptuxet Trading Post Museum and fronts the Canal. It has historical interest and would be a great addition to the surroundings of the Aptuxet museum. It also offers direct access to the Canal. There is a house on the property, not in good shape and probably requiring demolition if this became Open Space. The appraised value is \$ 627,000.

It was the sense of the committee that this parcel should stay in the "yes" column for now. No formal vote was taken.

2. 185 Shore Road. Map 26.2-87. 5.279 acres

This parcel is located behind the Gray Gables market and is described by committee members who have walked it as a very swampy area. The appraised value is \$ 145,000.

P. Myers moved and P. Sweeney seconded the motion that this parcel be removed from consideration at this time.

Roll call votes was as follows:

| | |
|---------------------|------------------|
| R. Anderson - yes | B. Andrews - yes |
| A. Cooney - yes | B. Johnson - yes |
| M. Mauney - yes | P. Myers - yes |
| R. Rheinhardt - yes | P. Sweeney - yes |

3. 0 Sandwich Road. Map 21-9. 23.29 acres

This parcel adjoins the Midway Rest Area on Sandwich Road and could potentially be developed in a 21-lot subdivision. It is currently under a Forestry restriction. The Town Assessor's map indicates "plan expires 12/31/2014". The parcel has some elevation and probably interesting canal views.

P. Myers moved and A. Cooney seconded the motion to authorize Chairman B. Johnson explore the status of this parcel with the owner.

Roll call vote was as follows:

| | |
|---------------------|------------------|
| R. Anderson - no | B. Andrews - yes |
| A. Cooney - yes | B. Johnson - yes |
| M. Mauney - yes | P. Myers - yes |
| R. Rheinhardt - yes | P. Sweeney - yes |

4. 295 Head the Bay Road. Map 15.7. 1.85 acres

This parcel adjoins OSC property at Little Buttermilk Bay Woods. It appears that it is currently listed at \$ 129,000. There is a very old building on the property that would need to be demolished or removed. The Committee is presently awaiting review by Jerry Ellis of the Historical Society on any options for removing the house to another site.

There was no committee vote on this parcel.

5. 9 Saguaro Lane. Map 24.3-37. 9.54 acres

This parcel was described by committee members as having "complicated" boundaries and being swampy.

R. Anderson moved and P. Sweeney seconded the motion that this parcel be removed from consideration at this time.

The roll call votes was as follows:

| | |
|---------------------|------------------|
| R. Anderson - yes | B. Andrews - yes |
| A. Cooney - no | B. Johnson - yes |
| M. Mauney - yes | P. Myers - yes |
| R. Rheinhardt - yes | P. Sweeney - yes |

6. 683 County Road. Map 39-4. 7.04 acres

The property would add access to the Four Ponds conservation area. The owner is described as a willing seller. The appraised value is \$ 200,000.

P. Sweeney moved and P. Myers seconded the motion that the Committee keep this parcel open for consideration.

The roll call votes was as follows:

| | |
|---------------------|------------------|
| R. Anderson - yes | B. Andrews - yes |
| A. Cooney - yes | B. Johnson - yes |
| M. Mauney - yes | P. Myers - yes |
| R. Rheinhardt - yes | P. Sweeney - yes |

7. 710 County Road. Map 39-12. 5.58. acres (about 4 acres of interest to OSC)

This parcel includes a stream entering an inlet of Buzzard's Bay and is in an Area of Critical Environmental Concern. The upland area is deemed unbuildable. The parcel is appraised at \$ 89,000, though it is not clear just what land is included in that appraisal.

R. Anderson moved and P. Sweeney seconded the motion that Chairman B. Johnson be authorized to contact the seller and clarify the boundaries of the section of the parcel of interest to the OSC.

The roll call votes was as follows:

| | |
|---------------------|------------------|
| R. Anderson - yes | B. Andrews - yes |
| A. Cooney - yes | B. Johnson - yes |
| M. Mauney - yes | P. Myers - yes |
| R. Rheinhardt - yes | P. Sweeney - yes |

8. 55 Megansett, Map 51-17, 18 acres

This parcel is part of the old Animal Rescue League property. Committee members felt it might be a parcel of particular interest to Bourne Conservation Trust. We have no appraisal for this property. It was the sense of the Committee that we should keep this parcel on an active list for now.

R. Anderson moved and P. Sweeney seconded the motion that the Committee authorize Chairman B. Johnson to contact the Animal Rescue League again and well as Steve Ballentine of the Bourne Conservation Trust to determine what disposition, if any, might be in the works for this property.

The roll call votes was as follows:

| | |
|---------------------|------------------|
| R. Anderson - yes | B. Andrews - yes |
| A. Cooney - yes | B. Johnson - yes |
| M. Mauney - yes | P. Myers - yes |
| R. Rheinhardt - yes | P. Sweeney - yes |

9. 54 Clarissa Joseph Rd, Map 5-52, 2.075 acres

Adjacent to existing OSC parcel, ACEC for herring habitat in Herring Pond watershed. Committee has no information on asking price at this time.

P. Sweeney moved and R. Anderson seconded the motion to authorize Chairman B. Johnson to contact the owner of this parcel, Richard Flynn, to determine the asking price and any other details important for the Committee.

The roll call vote was ass follows:

| | |
|---------------------|------------------|
| R. Anderson - yes | B. Andrews - yes |
| A. Cooney - no | B. Johnson - yes |
| M. Mauney - yes | P. Myers - no |
| R. Rheinhardt - yes | P. Sweeney - yes |

10. 0 Church Lane, Map 6-24, 13.27 acres

This parcel is in an ACEC zone and in a water district area. It might be of interested to the North Sagamore Water district. It was the sense of the committee that this parcel was not of immediate interest and should be referred to the Water District. No formal action was taken on this parcel.

11. 21 Hunter's Brook Road, Map 11-27, 10.95 acres

This parcel is currently owned by willing sellers; the Committee has no appraisal for the parcel. It was the sense of the Committee that the location was generally unattractive. No formal action was taken by the Committee.

12. 200 Main Street, Map 23.2-123, about 2.7 acres of interest

This parcel is adjacent to the OSC Canal Crossing parcel and is immediately behind the Ryan Amusement Center building. It would "square off" the OSC parcel and potentially add parking and other options for the OSC parcel. A Committee member noted that the parcel contains some wetlands and some areas with ladyslipper plants.

A. Cooney moved and P. Myers seconded the motion to authorize Committee Chairman B. Johnson to speak further with the owner about the possibility of purchasing a portion of the land behind his building.

The roll call vote was as follows:

| | |
|---------------------|------------------|
| R. Anderson - yes | B. Andrews - yes |
| A. Cooney - yes | B. Johnson - yes |
| M. Mauney - yes | P. Myers - yes |
| R. Rheinhardt - yes | P. Sweeney - yes |

13. 140 Eel Pond Rd. and others, Map 26.4-32.43.44, variable acres

While this property is in an ACEC and could be of interest to the OSC, it appears that one or more parcels now have buyers. In any case, access to the area appears problematic. The Committee has no appraisal at this point, nor any sense of what parcels might actually be available. B. Johnson will do some investigating and return to the Committee with more information. No formal action was taken by the Committee at this time.

14. 1336 County Road, Map 54-44, 4.16 acres

This non-conforming lot is appraised at \$ 85,000. It may no longer be of special interest to the Committee in view of the requirements of adjacent parcels.

P. Myers moved and A. Cooney seconded the motion to take no action on this parcel at this time.

The roll call vote was:

| | |
|---------------------|------------------|
| R. Anderson - yes | B. Andrews - yes |
| A. Cooney - yes | B. Johnson - yes |
| M. Mauney - yes | P. Myers - yes |
| R. Rheinhardt - yes | P. Sweeney - yes |

15. Mashnee Island parcel(s)

B. Johnson reported that there has been no response to Attorney Robert Troy's letter of January 9, 2012 on behalf of the Committee. It was the sense of the committee that we would await a written response from Attorney Guimond of Mashnee Island LLC. Once a written response is received, it will be time for the OSC to rescind the Town Article for \$ 3,200,000 originally requested to purchase Mashnee Island parcels and release all Executive Session minutes relating to the Mashnee Island negotiations.

16. 12 Thom Avenue, Map 34.2-65, 13,750 square feet

This property is adjacent to the Carlson property and could provide access to that parcel in the future. It is assessed at \$ 80,000. It was the sense of the Committee that this property should be kept on the active list for the moment. No formal action was taken.

18. 0 County Road, Map31-7, 5.46 acres

This parcel is landlocked and surrounded by Bourne Conservation Trust land. It is also an ACEC containing some wetlands. It was the sense of the committee that B. Johnson could follow up with Steve Ballentine of the BCT to determine if they might be interested in this parcel. No formal action was taken by the Committee on this parcel.

19. 88 Monument Neck Rd and others, Map 26-13 and others, various acres

Various properties owned by the Spilhaus family may be available again for consideration by the Committee. B. Johnson will follow up with the family and return to the Committee with further information.

R. Anderson moved and P. Sweeney seconded the motion to adjourn the Executive Session meeting and return to Open Session.

The roll call vote was as follows:

R. Anderson - yes
A. Cooney - yes
M. Mauney - yes
R. Rheinhardt - yes

B. Andrews - yes
B. Johnson - yes
P. Myers - yes
P. Sweeney - yes

Respectfully submitted,

Mardi J. Mauney, Clerk

Open Space Committee Meeting
Open Session
Minutes
February 8, 2012

2012 FEB 23 PM 2:19

TOWN CLERK'S OFFICE
BOURNE, MASS

Present: Barry Johnson, Penny Myers, Andrew Cooney, Richard Anderson, Patrick Sweeney, Brian Andrews, Mardi Mauney, Rick Rheinhardt

Absent: Colin Robin, James Sullivan

Guest: Eugene Bolinger, V.P. Weston and Sampson, Environmental and Infrastructure Consultants

The meeting was called to order by Chairman Pro-tem, B. Johnson at 6:05 pm.

1. B. Johnson introduced Mr. Eugene Bolinger, Vice President of the Weston and Sampson engineering consulting firm to review a preliminary proposal for the OSC Canal Crossing parcel off Main Street in Buzzard's Bay.

There was discussion about the scope of the work, the cost estimates and the time line. It is understood that this project may need to proceed in phases and that construction plans should reflect that contingency. It was Mr. Bolinger's opinion that the entire design, permit, and build process could easily reach \$100,000, and could indeed exceed that figure considerably.

It is the hope of the Committee to have an attractive and workable park-like space open by the time of the Cape Cod Canal Centennial in 2014. In order to achieve that goal, articles need to be presented at the Annual Town Meeting in May 2012 to request funding for the project. If such approval is voted, final design, permitting and bidding documents could proceed and clearing work could possibly begin in the Fall or Winter of 2012. Construction of paths, picnic areas and other improvements could then follow in 2013 as funds allow.

In order to meet this timeline, some kind of preliminary design would need to be brought to the Committee before the May Town Meeting. At present the OSC has \$3000 available to begin the preliminary design work. Mr. Bolinger estimated the total costs for design work to be about \$12,000 (see attached document). Mr. Bolinger said his firm would be willing to divide the design work into phases so that we could have a base plan for the project and an artist's rendering to present to voters at Town Meeting.

Mr. Bolinger suggested that in terms of a presentation at Town Meeting OSC has "a good story to tell": the Town was smart to buy the property; the next step is to invest in the property; the investment will enhance the economic development of the downtown area; all town residents will be able to enjoy the recreational opportunities afforded by this investment.

Mr. Bolinger was thanked for his time.

After further discussion among Committee members, **R. Anderson moved and P. Sweeney seconded the motion to approve \$3,000 in OSC funds to contract with Weston and Sampson for the preliminary design phase and an artist's rendering of the proposed project in a format OSC can present at the May Town Meeting.**

The vote in favor of the motion was unanimous.

2. In view of the discussion with Mr. Bolinger about possible final costs of the Canal Crossing project, **P. Sweeney moved and B. Andrews seconded the motion that the OSC amend its earlier application to the Community Preservation Committee from \$100,000 to \$110,000.**

The vote in favor of the motion was unanimous.

3. Minutes from the Open Session and Executive Session meetings held on December 14, 2011 were reviewed briefly.

A. Cooney moved and R. Rheinhardt seconded the motion to accept the Open Session minutes as received.

The vote in favor of the motion was unanimous.

Minutes from the Executive Session of December 14, 2011 were also reviewed.

R. Anderson moved and P. Sweeney seconded the motion to approve and encumber the Executive Session minutes as received.

The vote in favor of the motion was unanimous.

4. Chairman B. Johnson shared a recent e-mail from Mr. Richard Conron with the committee. Mr. Conron requested information on recent land-acquisition activities of the Open Space Committee: (see copy attached).

5. R. Anderson moved and M. Mauney seconded the motion that the Committee go in to Executive Session for the purpose of discussing possible land acquisitions, to then re-open in Public Session.

Roll Call vote was as follows:

R. Anderson - yes
A. Cooney - yes
M. Mauney - yes
R. Rheinhardt - yes

B. Andrews - yes
B. Johnson - yes
P. Myers - yes
P. Sweeney - yes

Open Session was re-convened at 9:30 pm to set a date for the next OSC meeting.

Committee members set Wednesday, February at 6 pm for the meeting.

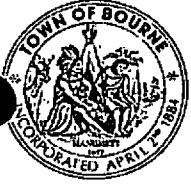
The Open Session was adjourned at 9:35 pm.

Respectfully submitted,

Mardi J. Mauney, Clerk

Documents filed with Minutes:

1. Outline of Discussion from Weston and Sampson
2. E-mail from Richard Conron, dated 2/7/12



TOWN OF BOURNE

Open Space Committee

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



2012 FEB 16 PM 12 16
TOWN CLERK'S OFFICE
BOURNE, MASS

MEETING AGENDA

Date: Wednesday, February 22, 2012
Time: 6:00 pm
Place: Bourne Town Hall – Upstairs Conference Room , 24 Perry Ave, Buzzards Bay , MA

1. Minutes
2. Discussion on clearing the parcel behind the Post Office on Main Street.
3. Executive Session for the purpose of discussing potential land acquisitions – not to re-open in public.

Barry Johnson,
Chairman pro-tem

Open Space Committee
Executive Session
February 22, 2012

2015 JUL 16 AM 11 51

Present: Barry Johnson, Patrick Sweeney, Penny Myers, Brian Andrews, Richard Anderson, Colin
Robin, Mardi Mauney, Rick Rheinhardt, Andrew Cooney

TOWN CLERK'S OFFICE
BOURNE, MASS

Absent: James Sullivan

The Executive Session was called to order by Chairman pro-tem B. Johnson at 7:02 pm.

The task before the Committee was to review the parcels presently under consideration for purchase, rank them, and determine which parcels should go forward to the May Town Meeting.

1. 10 Aptuxet Road

The appraised value is \$ 627,000 – 667, 000 and the current asking price is \$ 775,000. We understand that the seller would be pleased if the property went to the Town for the asking price. The committee discussed what it might cost to demolish the property and whether that was permissible use of Open Space funds. B. Johnson clarified that it would be acceptable to use Community Preservation Act funds to demolish the existing house on the property.

B. Andrews moved and C. Robin seconded the motion to authorize B. Johnson to speak with the realtor, Monique Ward of Kinlin Grover Real Estate, and offer \$ 500,000 for the property.

The roll call vote was as follows:

R. Anderson – yes
A. Cooney – yes
M. Mauney – yes
R. Rheinhardt – yes
P. Sweeney – yes

B. Andrews – yes
B. Johnson – yes
P. Myers – yes
C. Robin – yes

2. 683 County Road

This parcel currently has an appraised value of \$ 200,000, an appraisal termed “hypothetical” because the boundaries are yet to be determined precisely by the owner. There are approximately 5 acres of the 7-acre parcel of interest to the Open Space Committee, appraised at about \$ 40,000 per acre.

B. Andrews moved and A. Cooney seconded the motion to authorize B. Johnson to pursue this parcel after further conversation with the owner.

Roll call vote was as follows:

R. Anderson – yes
A. Cooney – yes
M. Mauney – yes
R. Rheinhardt – yes
P. Sweeney – yes

B. Andrews – yes
B. Johnson – yes
P. Myers – yes
C. Robin – yes

3. 710 County Road

B. Johnson advised the Committee that there is some confusion about frontage requirements and future accessibility to the parcel in the ACEC area along the waterfront. There could be public access by kayak from the water side, but there is some question about an easement that would allow the public to enter on foot. A Committee member pointed out that since it is an ACEC area, it could simply be preserved for habitat rather than for public recreation purposes. It is still not clear whether the upland portion of the parcel contains a buildable lot.

B. Andrews moved and C. Robin seconded the motion to authorize B. Johnson to pursue these various questions with the owner and her realtor, Angel Moscatelli of Today Realty.

Roll call vote was as follows:

| | |
|---------------------|------------------|
| R. Anderson - yes | B. Andrews - yes |
| A. Cooney - yes | B. Johnson - yes |
| M. Mauney - yes | P. Myers - yes |
| R. Rheinhardt - yes | C. Robin - yes |
| P. Sweeney - yes | |

4. 1336 County Road

In view of the non-conforming nature of this lot, the Committee removed it from further consideration.

B. Andrews moved and P. Sweeney seconded the motion that the Committee remove this parcel from further consideration.

The roll call vote was as follows:

| | |
|---------------------|------------------|
| R. Anderson - yes | B. Andrews - yes |
| A. Cooney - yes | B. Johnson - yes |
| M. Mauney - yes | P. Myers - yes |
| R. Rheinhardt - yes | C. Robin - yes |
| P. Sweeney - yes | |

5. 185 Shore Road

After reviewing previous deliberations on this parcel, the Committee removed it from further consideration.

B. Andrews moved and P. Sweeney seconded the motion that the Committee remove this parcel from further consideration.

The roll call vote was as follows:

| | |
|---------------------|------------------|
| R. Anderson - yes | B. Andrews - yes |
| A. Cooney - yes | B. Johnson - yes |
| M. Mauney - yes | P. Myers - yes |
| R. Rheinhardt - yes | C. Robin - yes |
| P. Sweeney - yes | |

6. 21 Hunter's Brook Road

Despite the unattractive surroundings of this parcel, it is a large parcel that the Committee felt should be investigated a little further.

B. Andrews moved and P. Sweeney seconded the motion that B. Johnson pursue details on this parcel and report back to the Committee.

The roll call vote was as follows:

| | |
|---------------------|------------------|
| R. Anderson – yes | B. Andrews – yes |
| A. Cooney – yes | B. Johnson – yes |
| M. Mauney – yes | P. Myers – yes |
| R. Rheinhardt – yes | C. Robin – yes |
| P. Sweeney – yes | |

7. 200 Main Street

After review of the Committee's previous deliberations on this parcel, the Committee determined that it should be pursued further.

A. Cooney moved and R. Anderson seconded the motion that the Committee authorize B. Johnson to continue conversation with the owner about the possible sale of a portion of this parcel that is contiguous with the OSC Canal Crossing property.

The roll call vote was as follows:

| | |
|---------------------|------------------|
| R. Anderson – yes | B. Andrews – yes |
| A. Cooney – yes | B. Johnson – yes |
| M. Mauney – yes | P. Myers – yes |
| R. Rheinhardt – yes | C. Robin – yes |
| P. Sweeney – yes | |

8. 0 Church Lane

This parcel will be referred to the North Sagamore Water District. No action was taken by the Committee on this parcel.

9. 54 Clarissa Joseph Road

B. Johnson reported to the Committee that he has learned that this parcel has been improved with the addition of a well and is offered for sale at \$ 240,000.

R. Anderson moved and C. Robin seconded the motion that the Committee remove this parcel from further consideration.

The roll call vote was as follows:

| | |
|---------------------|------------------|
| R. Anderson – yes | B. Andrews – no |
| A. Cooney – yes | B. Johnson – yes |
| M. Mauney – yes | P. Myers – yes |
| R. Rheinhardt – yes | C. Robin – yes |
| P. Sweeney – yes | |

10. 295 Head of the Bay Road

B. Johnson shared with the Committee further consideration of the structure on this parcel. While the Historical Society might want to obtain it, it rests on stone foundations and might be very difficult to move. As this land is contiguous with the OSC Little Buttermilk Bay Woods parcel, it might still be of interest to OSC if the structure could be demolished or removed.

B. Andrews moved and R. Anderson seconded the motion to pursue further details on this parcel.

The roll call vote was as follows:

| | |
|---------------------|------------------|
| R. Anderson - yes | B. Andrews - yes |
| A. Cooney - yes | B. Johnson - yes |
| M. Mauney - yes | P. Myers - yes |
| R. Rheinhardt - yes | C. Robin - yes |
| P. Sweeney - yes | |

11. Eel Pond Road (various)

There was discussion about the various parcels which might or might not be for sale in the Freihofer properties and what access, if any, might be available to the public. It was suggested that the Committee consult Michael (sorry, I have no last name and no title here) for an opinion.

A. Cooney moved and P. Sweeney seconded the motion that the Committee continue to explore this property to determine what might be available for consideration.

The roll call vote was as follows:

| | |
|---------------------|------------------|
| R. Anderson - yes | B. Andrews - yes |
| A. Cooney - yes | B. Johnson - yes |
| M. Mauney - yes | P. Myers - yes |
| R. Rheinhardt - yes | C. Robin - yes |
| P. Sweeney - yes | |

12. 0 Sandwich Road

B. Johnson reported on his conversation with the owner of this parcel. It is currently under a forestry restriction and he may be considering a trust or some other means of conveying the property to the family. It may be some time before the family comes to a decision.

B. Andrews moved and R. Anderson seconded the motion that the Committee keep this parcel under consideration. B. Johnson is authorized to continue his conversation with the owner.

The roll call vote was as follows:

| | |
|---------------------|------------------|
| R. Anderson - yes | B. Andrews - yes |
| A. Cooney - yes | B. Johnson - yes |
| M. Mauney - yes | P. Myers - yes |
| R. Rheinhardt - yes | C. Robin - yes |
| P. Sweeney - yes | |

13. 55 Megansett Road

B. Johnson reported on his conversation with Steve Ballentine of the Bourne Conservation Trust. It was Mr. Ballentine's sense that BCT would be very interesting in adding this parcel to open lands in the Town, but at present BCT does not have the funds to purchase it. however, BCT would be very pleased to hold the Conservation Restriction on the land on behalf of the Town. Mr. Ballentine has also been unable to reach anyone representing the Animal Rescue League, current owners of the parcel, to determine what part of their property might be for sale. It was, nevertheless, his impression that Animal Rescue was in a process of evaluating all their properties in order to make decisions about their disposition.

B. Andrews moved and R. Anderson seconded the motion that the Committee authorize B. Johnson to continue conversations with the Animal Rescue League in reference to this parcel.

The roll call vote was as follows:

| | |
|---------------------|------------------|
| R. Anderson - yes | B. Andrews - yes |
| A. Cooney - yes | B. Johnson - yes |
| M. Mauney - yes | P. Myers - yes |
| R. Rheinhardt - yes | C. Robin - yes |
| P. Sweeney - yes | |

14. 9 Saguaro Lane

Earlier deliberations on this parcel were reviewed.

B. Andrews moved and P. Sweeney seconded the motion that the Committee remove this parcel from further consideration.

The roll call vote was as follows:

| | |
|---------------------|------------------|
| R. Anderson - yes | B. Andrews - yes |
| A. Cooney - yes | B. Johnson - yes |
| M. Mauney - yes | P. Myers - yes |
| R. Rheinhardt - yes | C. Robin - yes |
| P. Sweeney - yes | |

15. 451 Scenic Highway

B. Andrews moved and R. Anderson seconded the motion that the Committee remove this parcel from further consideration.

The roll call vote was as follows:

| | |
|---------------------|------------------|
| R. Anderson - yes | B. Andrews - yes |
| A. Cooney - yes | B. Johnson - yes |
| M. Mauney - yes | P. Myers - yes |
| R. Rheinhardt - yes | C. Robin - yes |
| P. Sweeney - yes | |

16. 30 Old Bridge Road

A. Cooney moved and P. Sweeney seconded the motion that the Committee remove this parcel from further consideration.

The roll call vote was as follows:

| | |
|---------------------|------------------|
| R. Anderson - yes | B. Andrews - yes |
| A. Cooney - yes | B. Johnson - yes |
| M. Mauney - yes | P. Myers - yes |
| R. Rheinhardt - yes | C. Robin - yes |
| P. Sweeney - yes | |

17. Mashnee Island

B. Johnson reviewed with the Committee the latest letter (dated 2/14/2012) from Attorney Gene Guimond, representing the Mashnee Island LLC group. The letter reiterated that the Board of Mashnee Island LLC remained unwilling to consider a sale to the Town.

B. Johnson moved and A. Cooney seconded the motion that, although the OSC continues to be interested in purchasing land held by Mashnee Island LLC, based on the correspondence received from their representative dated 2/14/2012, the Committee remove this land from consideration to purchase at this time. The Committee further recommends that Article 16 of the October 26, 2009 Special Town Meeting, in the amount of \$ 3.2 million, be rescinded.

The roll call vote was as follows:

R. Anderson - yes
A. Cooney - yes
M. Mauney - yes
R. Rheinhardt - yes
P. Sweeney - yes

B. Andrews - yes
B. Johnson - yes
P. Myers - yes
C. Robin - yes

B. Johnson reminded Committee members that with this motion being approved, the next step was to release the span of correspondence between the Mashnee Island LLC and the OSC, as well as Executive Session minutes that are currently encumbered because of discussions of Mashnee Island parcel(s).

He and other Committee members feel it is important at this point to provide Town residents with a time line of OSC efforts and demonstrate the level of due diligence applied to this matter. This work should be on the agenda for the OSC when next in Executive Session.

18. 85 Monument Neck Road

It was the sense of the Committee that B. Johnson could continue his exploration of any possible land acquisition opportunities currently owned by various members of the Spilhaus family.

19. At the conclusion of this review, the Committee turned to the task of prioritizing parcels so that we can present our proposals to Town Meeting.

A. Priorities were assigned to the following properties, along with Committee recommendations on procedures:

1st - 10 Aptuxet Road

Offer \$ 500,000 to seller, understanding that there would be further expense to the Committee to demolish the house on the property.

2nd - 683 County Road

The seller seems not entirely clear about what might be offered for sale. It was the sense of the Committee that she should be encouraged to seek her own appraisal for the property and determine with her realtor how the parcel might be subdivided before the Committee makes any offer. The Committee is prepared to offer \$ 20,000 per acre, understanding that the seller could keep whatever portion of the parcel she wanted.

3rd - 295 Head of the Bay Road

The Committee would be prepared to offer \$100,000 for the parcel and will convey that figure to the realtor.

B. In addition, the Committee is still gathering information on 3 other parcels of interest. These parcels could be added to the priority list as information becomes available

710 County Road – B. Johnson is working with the realtor and the seller to determine the boundaries of the parcel that might be available to the OSC.

0 Sandwich Road – B. Johnson is still in conversation with owners as to their long-range plans for this parcel.

200 Main Street – B. Johnson is continuing his conversation with the owner about a possible division of this parcel, with the portion contiguous with OSC Canal Crossing considered for possible acquisition.

Note: C. Robin excused himself from the meeting at 8:45 pm.

P. Sweeney moved and P. Myers seconded the motion to adopt all the above deliberations (Item 19 A & B).

The roll call vote was as follows:

| | |
|---------------------|------------------|
| R. Anderson – yes | B. Andrews – yes |
| A. Cooney – yes | B. Johnson – yes |
| M. Mauney – yes | P. Myers – yes |
| R. Rheinhardt – yes | P. Sweeney – yes |

Deliberation continued on further parcels, with Richard Anderson and Rick Rheinhardt recusing themselves from the discussion, as indicated.

21. 0 County Road (R. Anderson recused)

This property is of particular interest to the Bourne Conservation Trust and as such would be a good addition to Town open spaces. Committee members noted that this property has not been appraised; this must happen before we can consider this parcel further.

R. Rheinhardt moved and A. Cooney seconded the motion to authorize B. Johnson to request an appraisal on this parcel from Joseph M. Clancy.

The roll call vote was as follows:

| | |
|---------------------|-----------------------|
| B. Andrews – yes | A. Cooney – yes |
| P. Myers – yes | B. Johnson – yes |
| M. Mauney – yes | P. Sweeney – yes |
| R. Rheinhardt – yes | R. Anderson - recused |

This parcel needs to be included in the priority list begun in Item 19 (above).

22. 0 County Road: Carlson property (R. Rheinhardt recused) In reviewing the map of the 0 County Road at Hersey Lane property, it was noted that a small triangle of land on the edge of the property was marked "to be conveyed to Carlson estate." It is not clear if that triangle is included in the property already offered for sale to the OSC.

A. Cooney moved and P. Sweeney seconded the motion to authorize B. Johnson to speak with the seller's attorney, Kate Mitchell, to determine if that parcel is already included. If not, B. Johnson should advise Ms. Mitchell that the OSC would be interested in purchasing that triangle as well.

The roll call vote was as follows:

| | |
|-------------------------|------------------|
| R. Anderson - yes | B. Andrews - yes |
| A. Cooney - yes | B. Johnson - yes |
| M. Mauney - yes | P. Myers - yes |
| R. Rheinhardt - recused | P. Sweeney - yes |

B. Andrews moved and P. Myers seconded the motion to adjourn.

The roll call vote was as follows:

| | |
|---------------------|------------------|
| R. Anderson - yes | B. Andrews - yes |
| A. Cooney - yes | B. Johnson - yes |
| M. Mauney - yes | P. Myers - yes |
| R. Rheinhardt - yes | C. Robin - yes |
| P. Sweeney - yes | |

The meeting was adjourned at 9:22 pm.

Respectfully submitted,
Mardi J. Mauney, Clerk

Documents included with these minutes:

Letter of 2/14/2012 from Attorney Gene Guimond to Town Counsel Robert Troy

Open Space Committee
Open Session
February 22, 2012

Present: Barry Johnson, Patrick Sweeney, Rick Rheinhardt, Penny Myers, Brian Andrews, Andrew Cooney, Richard Anderson, Colin Robin, Mardi Mauney

Absent: James Sullivan

2012 MAR 16 AM 9 16

TOWN CLERK'S OFFICE
BOURNE, MASS

The meeting was called to order by Chairman pro-tem Barry Johnson at 6:14 pm.

1. The minutes of the Open Session of 2/8/12 were reviewed.

A. Coney moved and R. Rheinhardt seconded the motion to approve the minutes as presented.

The vote in favor was unanimous, with C. Robin abstaining.

2. Discussion turned to the development plans for the OSC Canal Crossing parcel and to the revised proposal sent to committee members from Eugene Bolinger of Weston and Sampson Engineering Consultants. The revised proposal, in the amount of \$ 3000. was for a compiled base plan, field reconnaissance, tree inventory and a vegetation management plan.

R. Anderson moved and A. Cooney seconded the motion to authorize Chairman B. Johnson to sign the revised letter proposal from Weston and Sampson, dated 2/18/2012, to authorize them to proceed with their work as outlined.

The vote in favor of the motion was unanimous.

3. B. Johnson then reviewed the recent history of various Town Meeting articles which allocated funds to Open Space work. Article 9 of the 2003 Special Town Meeting holds a balance of \$ 2025 for signage on Open Space parcels. Monk's Park and Canal Crossing both have signs, the Harding parcel in Bournedale is a watershed preservation parcel so is intentionally not sign posted.

As these funds are not needed for further signage at this point, it was suggested that they be returned to the Open Space portion of the Community Preservation Fund.

A. Cooney moved and R. Rheinhardt seconded the motion that the \$ 2025 balance from Article 9 of the 2003 Special Town Meeting be transferred to the Open Space portion of the Community Preservation Fund.

The vote in favor of the motion was unanimous.

4. B. Johnson reminded Committee members that the May 2008 Town Meeting authorized the amount of \$ 73,008 for improvements on Open Space Parcels.

5. In addition, B. Johnson reported that there is a balance of \$ 17,561.47 (Article 3, May 12, 2003 Special Town Meeting) for the improvement of the Canal Crossing parcel. The previously approved contract between the Open Space Committee and Weston and Sampson in the amount of \$ 3,000 will now be charged to the balance of the Article.

6. B. Johnson reminded the Committee members that at the Town Meeting in May 2012 all the OSC parcels for purchase will be listed together in the Article. Townspeople attending the meeting will be able to raise questions about individual parcels as they wish for clarification before a vote is taken.

Depending on the amount of OSC funding requested and approved by Town Meeting, funds may be transferred from Community Preservation Committee reserves or the Town may find it more advantageous to borrow the funds for approved OSC land purchases.

7. B. Johnson requested that Committee members plan to attend the Finance Committee Meeting on April 2nd at 7 pm, when expenditures on behalf of the OSC will be discussed. He hopes that Brian Andrews and Town Planner Coreen Moore will be able to add a PowerPoint component to the discussion.

8. The next meeting of the Open Space Committee will be on Wednesday, March 14 at 6 pm at the Bourne Middle School.

9. A. Cooney requested a few minutes to speak about remaining work on the Little Buttermilk Bay Woods observation deck. While the deck project is finished, access to the deck needs to be improved with stairs on the slopes above and below the deck. It was the sense of the Committee that Mr. Cooney should seek bids for this project and move forward. He can accept a bid of \$ 5000 or below without presenting 3 bids to the Committee.

Committee members suggested that he start with Robert Bilodeau and Danny Wing, who contributed so much of their time on the deck project. If they are not interested in bidding on the project themselves, we hope they can recommend another contractor.

It is also suggested that Brendan Mullaney of the Conservation Department be consulted before any construction is undertaken.

10. The Open Session was adjourned at 7:00 pm.

Chairman B. Johnson stated "I will now entertain a motion to go in to Executive Session for the purpose of considering the purchase, exchange, lease or value of real property and the Chair declares that having this discussion in open session may be detrimental to the Open Space Committee's negotiating position; and will not re-open in public session."

B. Andrews moved and A. Cooney seconded the motion that the Committee move in to Executive Session.

The roll call vote was as follows:

R. Anderson - yes
A. Cooney - yes
M. Mauney - yes
R. Rheinhardt - yes
P. Sweeney - yes

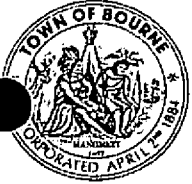
B. Andrews - yes
B. Johnson - yes
P. Myers - yes
C. Robin - yes

Respectfully submitted,

Mardi J. Mauney, Clerk

Documents filed with minutes:

Conceptual Planning and Design Services, revised proposal (3 pages), dated 2/18/12



TOWN OF BOURNE
Open Space Committee

Bourne Town Hall

24 Perry Avenue

2012 MAR 9 PM 1 54 Buzzards Bay, MA 02532

Phone: (508) 759-0600

TOWN CLERK'S OFFICE
BOURNE, MASS

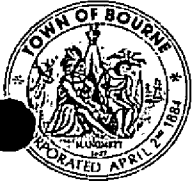


MEETING AGENDA

Date: Wednesday, March 14, 2012
Time: 6:30 pm
Place: Community Building, 239 Main St., Buzzards Bay , MA

1. Minutes
2. Next Meeting Date
3. Executive Session for the purpose of discussing potential land acquisitions – not to re-open in public.

Barry Johnson,
Chairman pro-tem



TOWN OF BOURNE
Open Space Committee

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

2012 MAR 23 PM 1 06
TOWN CLERK'S OFFICE
BOURNE, MASS



MEETING AGENDA

Date: Wednesday, March 28, 2012
Time: 4:30 pm
Place: Bourne Middle School, Conference Room, 77 Waterhouse Rd., Bourne

1. Joint Executive Session with the Open Space Committee for the purpose of discussing possible Land Acquisitions for presentation at the 2012 Annual Town Meeting.

2012 MAR 29 AM 11 24

TOWN CLERK'S OFFICE
BOURNE, MASS

MEETING NOTICE

Open Space Committee

When: Monday, April 2, 2012

Where: Lobby of the Community Building

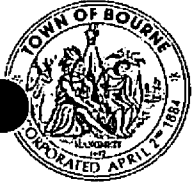
Time: 7pm.

AGENDA

- 1.) To review certain parcels of land that might be acquired for Open Space purposes (an Executive Session is possible for this item).

- 2.) To meet with the Finance Committee to review the Open Space portion of the Community Preservation Committee article that has been filed for the May 7, 2012 Annual Town Meeting.

Barry H. Johnson, Chairman



TOWN OF BOURNE
Open Space Committee

Bourne Town Hall

2012 APR 9 PM 2 46 24 Perry Avenue
Buzzards Bay, MA 02532

TOWN CLERK'S OFFICE Phone: (508) 759-0600
BOURNE, MASS



MEETING AGENDA

Date: Wednesday, April 11, 2012
Time: 6:00 pm
Place: Bourne Middle School, Media Center, 77 Waterhouse Rd., Bourne

1. Executive Session for the purpose of discussing possible Land Acquisitions for presentation at the 2012 Annual Town Meeting.



2012 APR 10 PM 3 07
TOWN CLERK'S OFFICE
BOURNE, MASS

TOWN OF BOURNE
Open Space Committee

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



**AMENDED
MEETING AGENDA**

Date: Wednesday, April 11, 2012
Time: 6:00 pm
Place: Bourne Middle School, Media Center, 77 Waterhouse Rd., Bourne

1. Update on Main St. improvement project
2. Executive Session minutes
3. Executive Session for the purpose of discussing possible Land Acquisitions for presentation at the 2012 Annual Town Meeting.

Open Space Committee
Open Session

2012 APR 27 AM 11 04

Wednesday, April 11, 2012

Present: Richard Anderson, Brian Andrews, Andrew Cooney, Barry Johnson, Mardi Mauney, Benny Myers, Rick Rheinhardt, Colin Robin and Patrick Sweeney

Absent: James Sullivan

Chairman B. Johnson called the meeting to order at 6:46 pm.

1. There was brief discussion about the Canal Crossing renderings submitted by Gene Bollinger of Weston and Sampson. It was decided that the Committee should invite Mr. Bollinger back for further discussion on the design as we prepare for the Annual Town Meeting.

B. Johnson will contact Mr. Bollinger to see if he can meet with us once more before Town Meeting.

2. The Committee agreed to meet again on Wednesday, April 25 to review the Canal Crossing design, to discuss any further developments on proposed land purchases to come before the Town Meeting, and to review any comments or questions arising at the Finance Committee meeting on Monday, April 23.

A. Cooney moved and P. Sweeney seconded the motion to adjourn.

The vote in favor of the motion was unanimous.

The meeting was adjourned at 6:57 pm.

Respectfully submitted,

Mardi J. Mauney, Clerk

Open Space Committee
Executive Session
Wednesday, April 11, 2012
Bourne Middle School Media Center, 77 Waterhouse Road, Bourne

2015 JUL 16 AM 11 51

TOWN CLERK'S OFFICE
BOURNE, MASS

Present: Richard Anderson, Brian Andrews, Andrew Cooney, Barry Johnson, ~~Mardi Mauney~~,
Penny Myers, Rick Rheinhardt, Colin Robin and Patrick Sweeney

Absent: James Sullivan

Chairman B. Johnson stated "I will now entertain a motion to go in to Executive Session for the purpose of considering the purchase, exchange, lease or value of real property and the Chair declares that having this discussion in open session may be detrimental to the Open Space Committee's negotiating position; the Open Space Committee will then re-open in public session."

P. Sweeney moved and A. Cooney seconded the motion that the joint committee go in to executive session for the purposes stated above.

The roll call vote was as follows:

| | |
|---------------------|------------------|
| R. Anderson - yes | B. Andrews - yes |
| A. Cooney - yes | B. Johnson - yes |
| M. Mauney - yes | P. Myers - yes |
| R. Rheinhardt - yes | C. Robin - yes |
| P. Sweeney - yes | |

The Executive Session was called to order at 6:05 pm.

The parcels currently under consideration for purchase by the Open Space Committee were reviewed and updated for the purpose of establishing the amount of the Open Space request to come before the Annual Town Meeting in May, 2012.

1. 0 County Road at Hersey Lane

The purchase price of \$ 155,000 has been agreed upon. B. Johnson reported that he had met with Mr. Donnie Bracken for an informal conversation about the possible engineering costs associated with this parcel. A figure of between \$ 5000 and \$ 8000 was suggested. In addition, there will be other associated expenses - title insurance, legal fees, and "all other costs incidental thereto".

A. Cooney moved and R. Anderson seconded the motion to include a total expenditure of \$ 200,000 for this parcel in the Article to go before Town Meeting.

The roll call vote was as follows:

| | |
|---------------------|------------------|
| R. Anderson - yes | B. Andrews - yes |
| A. Cooney - yes | B. Johnson - yes |
| M. Mauney - yes | P. Myers - yes |
| R. Rheinhardt - yes | C. Robin - yes |
| P. Sweeney - yes | |

2. 12 Thom Avenue

B. Johnson advised that the seller is holding firm for a purchase price of \$ 100,000; the Open Space Committee's final offer is \$ 90,000. B. Johnson will return to the seller to confirm this offer once more. It was the sense of the Committee that we should consider a total allocation of \$ 115,000 for this parcel in the Article, should the seller change his mind. No further action is needed at this time.

3. 10 Aptucxet Road

The home inspector's report was reviewed briefly. B. Johnson reminded the Committee that Mr. Ricky Tellier of the Department of Public Works had estimated the demolition of the building on the property at about \$ 35,000. There will be other expenses associated with the purchase of this parcel.

R. Anderson moved and B. Andrews seconded the motion to include a total expenditure of \$ 750,000 for this parcel in the Article to go before Town Meeting.

The roll call vote was as follows:

R. Anderson - yes
A. Cooney - yes
M. Mauney - yes
R. Rheinhardt - yes
P. Sweeney - yes

B. Andrews - yes
B. Johnson - yes
P. Myers - yes
C. Robin - yes

4. 200 Main Street

B. Johnson reported that the seller has agreed to a purchase price of \$ 30,000 for a parcel of approximately 2 acres. An informal estimate of \$ 5,000 - 8,000 for engineering fees was considered, as well as other "costs incidental thereto"

D. Anderson suggested that the Committee might want to look into the possible additional purchase of abutting lots on Summer Street, also adjacent to the Canal Crossing OSC parcel. (Map 23.2, Lot 131; possibly Lot 132 also)

P. Sweeney moved and C. Robin seconded the motion to include a total expenditure of \$ 60,000 for this parcel in the Article to go before Town Meeting.

The roll call vote was as follows:

R. Anderson - yes
A. Cooney - yes
M. Mauney - yes
R. Rheinhardt - yes
P. Sweeney - yes

B. Andrews - yes
B. Johnson - yes
P. Myers - yes
C. Robin - yes

5. 0 County Road (R. Anderson recused)

The purchase price of \$ 115,000 has been agreed on. Additional fees and expenses of \$ 35,000 were considered by the Committee.

R. Rheinhardt moved and P. Myers seconded the motion to include a total expenditure of \$ 150,000 for this parcel in the Article to go before Town Meeting.

The roll call vote was as follows:

| | |
|-------------------------|------------------|
| R. Anderson - (recused) | B. Andrews - yes |
| A. Cooney - yes | B. Johnson - yes |
| M. Mauney - yes | P. Myers - yes |
| R. Rheinhardt - yes | C. Robin - yes |
| P. Sweeney - yes | |

6. Informal calculations by Committee members indicated a total request, for the above parcels and for improvements of the Canal Crossing parcel in Buzzard's Bay, of \$ 1,385,000.

This falls somewhat under the total funding potentially available for Open Space purchases. It was the sense of the Committee that we would not request a change in the total amount available as other unexpected expenses could arise with the various parcels we are proposing to purchase

7. Due to the limited time available for this meeting, the Committee did not take any action on un-encumbering Executive Session minutes relating to Mashneee Island.

8. B. Andrews moved and R. Rheinhardt seconded the motion to adjourn and re-open in public session.

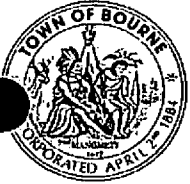
The roll call was as follows:

| | |
|---------------------|------------------|
| R. Anderson - yes | B. Andrews - yes |
| A. Cooney - yes | B. Johnson - yes |
| M. Mauney - yes | P. Myers - yes |
| R. Rheinhardt - yes | C. Robin - yes |
| P. Sweeney - yes | |

The meeting was adjourned at 6:45 pm.

Respectfully submitted,

Mardi J. Mauney, Clerk



TOWN OF BOURNE
Open Space Committee

2012 APR 19 PM 2 45
Bourne Town Hall
24 Perry Avenue
Buzzards Bay, MA 02532
TOWN CLERK'S OFFICE Phone: (508) 759-0600
BOURNE, MASS

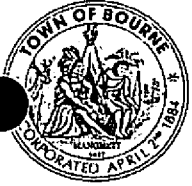


MEETING AGENDA

Date: Monday, April 23, 2012
Time: 7:00 pm
Place: Community Building, 239 Main St., Buzzards Bay

1. To attend the meeting of the Finance Committee. Purpose: to provide background information on the sundry Fiscal Year 2013 Projects that have been recommended by the Community Preservation Committee for action(s) at the May 7, 2012 Annual Town Meeting.

Barry Johnson, Chairman (pro-tem)



TOWN OF BOURNE
Open Space Committee

Bourne Town Hall
24 Perry Avenue
Buzzards Bay, MA 02532
TOWN CLERK'S OFFICE Phone: (508) 759-0600
BOURNE, MASS



MEETING AGENDA

Date: Wednesday, April 25, 2012
Time: 6:30 pm
Place: Middle School, conference room, 77 Waterhouse Rd, Bourne

1. Minutes of 4/1/12
2. Continued review and discussion of proposed improvements to the Town-Owned Parcel (next to the Post Office) on Main Street.
3. Results of FinCom meeting 4/23/12
4. Discussion of potential land acquisitions (Executive Session possible).

Barry Johnson, Chairman (pro-tem)

Open Space Committee
Open Session
Wednesday, April 25, 2012

2012 AUG 3 PM 2:46 Middle School Conference Room, 77 Waterhouse Road, Bourne

TOWN CLERK'S OFFICE

Present: Richard Anderson, Andrew Cooney, Barry Johnson, Mardi Mauney, Penny Myers, Rick Rheinhardt, Colin Robin and Patrick Sweeney

Absent: James Sullivan, Brian Andrews

Also present: Gene Bollinger of Weston and Sampson engineering

Chairman B. Johnson called the meeting to order at 6:32 pm.

1. Both sets of minutes from the April 11 meeting were reviewed briefly.

P. Myers moved and C. Robin seconded the motion to accept the minutes as submitted.

The vote in favor of the motion was unanimous.

2. B. Johnson welcomed Mr. Gene Bollinger of Weston and Sampson engineering for further discussion of the design proposal for the Canal Crossing parcel in Buzzard's Bay. He had prepared several artist's renderings of possible improvements to the parcel, including paths and gathering places.

a. He was advised by B. Johnson that the area to be developed may change if the Annual Town Meeting approves the Committee's request for funding to purchase approximately 2.0 acres of adjoining land.

Mr. Bollinger suggested that he add dotted lines on the rendering to be presented to Town Meeting so that voters could readily see the possible future shape of the OSC parcel.

b. A question was raised about the feasibility of a design that would allow for fund-raising walks/runs/rides to loop through Canal Crossing from the Canal or Main Street. Though there was agreement that a multi-use park was desirable, no decision was reached on that question.

c. There was considerable discussion about how "open" the space should be. It was suggested that there might be a "main avenue" along an edge of the property that would allow people on Main Street to see boat traffic on the Canal from that distance. Such a "main avenue" might be as much as 50 feet wide. The mid-story of the trees could be limbed up throughout the property to allow for views of the Canal from a considerable distance, leaving an understory of low shrubs.

d. A viewing platform was suggested but discarded as duplicating the nearby Three Mile Overlook.

e. The possibility of moving the parking area further in to the parcel was discussed, but on further reflection it did not seem feasible or desirable.

f. Mr. Bollinger made the following cautionary observations:

- wholesale clearing of this parcel would quickly become very expensive
- an understory/ high canopy parcel would require substantial maintenance or it would soon revert to the present scrub forest look
- we are proposing adding wetlands to the parcel with the possible additional purchase; this could require an application to the Conservation Commission and could have an impact of plans for the parcel

g. Returning to the rendering, committee members discussed the proposed pavilion/shed/gazebo which is presently centered roughly in the middle of the parcel. It was felt that placing it closer to the Canal service road would alert people on the Canal road that there was an interesting area just off the road and invite them in to the space.

h. B. Johnson suggested that the OSC might want to hold an open meeting on the design for townspeople. Such a meeting would possibly include Town Planner, Coreen Moore, Selectmen, and Brendan Mullaney of the Conservation Department.

i. Discussion turned to preparations for Town Meeting. Mr. Bollinger agreed to provide color handouts for participants in the meeting on Monday, May 7.

3. B. Johnson advised Committee members that the Article with OSC requests of \$ 1,500,00 will appear in the Handbook to be distributed at the Town Meeting.

4. Rick Rheinhardt moved and P. Sweeney seconded the motion to adjourn.

The vote in favor was unanimous.

The meeting was adjourned at 7:22 pm.

Respectfully submitted,

Mardi J. Mauney, Clerk

2012 MAY 3 PM 3 41

TOWN CLERK'S OFFICE
BOURNE, MASS

MEETING NOTICE

Agency: Open Space Committee

When: May 7, 2012

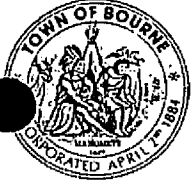
Where: Lobby of the High School Auditorium

Time: 6:30pm.

AGENDA

1. For the purpose of reviewing any items that are included in Article(s) that the Committee has submitted for consideration prior to the start of the Annual & Special Town Meetings.
2. The Committee will be available to answer questions throughout the May 7, 2012 Annual & Special Town Meetings.

Barry H. Johnson, Chair Pro-Tem



TOWN OF BOURNE

Open Space Committee

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



AMENDED MEETING AGENDA

2012 JUL 11 PM 1 43
TOWN CLERK'S OFFICE
BOURNE, MASS

Date: Monday, July 16, 2012
Time: 6:00 pm
Place: Community Building, 239 Main St., Buzzards Bay

1. Approval of Minutes.
2. Approval of ENGINEERING Services:
 - a). Weston & Sampson for the Town Owned Parcel on Main Street; and
 - b). Bracken Engineering for acquiring acreage from the Ryan parcel on Main Street.
3. Status of Acquiring parcels approved at the May, 2012 Annual Town Meeting.
4. Re-Organization of the committee officers (Chm.; V. Chm.; Clerk).
5. Next meeting date.

Barry Johnson, Chairman

Open Space Committee
Open Session
July 16, 2012

2012 AUG 3 PM 2 46 Community Building, 239 Main Street, Buzzards Bay

TOWN CLERK'S OFFICE

BOURNE, MASS
Present: Richard Anderson, Brian Andrews, Barry Johnson, Mardi Mauney, Penny Myers,
Rick Rheinhardt, Colin Robin

Absent: James Sullivan, Patrick Sweeney, Andrew Cooney

Chairman B. Johnson called the meeting to order at 6:05 pm.

1. Proposal from Bracken Engineering, Inc. for 200 Main Street, Buzzards Bay

B. Johnson reviewed the revised proposal from Bracken Engineering (dated 7/16/2012) describing the scope of their work on the 200 Main Street parcel.

He also mentioned that Town Engineer Michael Leitzel had recently located earlier surveys of the parcel in question, dated October 11, 1954. There is also a more recent Warwick survey from about 2003. It is hoped that these earlier studies of the site may reduce the scope of the work proposed by Bracken and the cost of the project. He noted further that the Town Conservation Officer, Brendan Mullaney, will also be involved in delineating the wetlands area in the parcel.

B. Johnson moved and C. Robin seconded the motion to accept the revised plan from Bracken Engineering and allocate \$ 8500 for the proposal.

The vote in favor was unanimous.

In further discussion, B. Johnson noted that he had kept in touch with the seller, Mr. James Ryan throughout the process of determining the scope of the engineering project, in order to avoid undertaking multiple surveys of boundaries. B. Andrews noted that it would only be the uppermost (northern) boundary that would be likely to change as the Open Space Committee determines the precise boundaries of the 2-acre parcel the Town has purchased.

2. Revised proposal from Weston and Sampson, dated July 16, 2012

Discussion turned to the renderings that Weston and Sampson prepared for the May Town Meeting. The Committee hopes that work may begin on the Canal Crossing project this Fall. To meet that goal, discussions with Eugene Bolinger, representative for Weston and Sampson, need to get underway quickly. While the renderings prepared in May are helpful, there are many details awaiting the Committee's deliberations.

In an e-mail dated July 16, 2012, Mr. Bolinger advised the Committee that the revised proposal has a somewhat higher cost to cover a limited permitting application to the Conservation Commission. The fee for completing the Design Services phase of the Canal Crossing project is now \$ 14,000.

R. Anderson moved and R. Rheinhardt seconded the motion to accept the proposal from Weston and Sampson in the amount of \$ 14,000.

The vote in favor of the motion was unanimous.

3. Status of approved purchases

B. Johnson advised the Committee that draft purchase and sales agreements have been presented to the sellers of the four parcels approved at the May Town Meeting.

He will forward copies by e-mail to Committee members.

4. R. Anderson asked if there were plans yet in place for a dedication ceremony of some sort for Little Buttermilk Bay Woods. It was the sense of the Committee that a date should be set when A. Cooney is present at a committee meeting.

C. Robin reiterated to the Committee that despite multiple efforts, he has never been able to obtain a bill from the contractors who did the lettering for the boulder at Little Buttermilk Bay Woods. It appears that the company may have gone out of business.

5. Re-organization of Committee Officers

After brief discussion, R. Anderson moved and P. Myers seconded the motion to maintain the present list of officers.

The vote in favor of the motion was unanimous.

6. B. Johnson requested that the Clerk send out copies of all outstanding minutes to Committee members so that we can approve them at the next meeting.

7. There was brief discussion of the new state requirement that all Committee minutes be posted online. The logistics of the requirement are not yet clear. B. Johnson suggested looking at the Town of Chatham's online minutes for some guidance.

8. Next meeting

The next meeting was set for Monday, July 30 at 6 pm. There will be only two agenda items: an in-depth conversation with Mr. Bolinger about the design of the Canal Crossing parcel improvements and approval of the minutes circulated to committee members in late July.

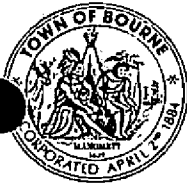
The meeting was adjourned at 6:54 pm.

Respectfully submitted,

Mardi J. Mauney, Clerk

Documents filed with Minutes:

7/16/2012 revision of Weston and Sampson Final Design Services proposal
7/16/2012 revision of Bracken Engineering proposal for 200 Main Street parcel



TOWN OF BOURNE
Open Space Committee

2012 JUL 26 PM 12 16

TOWN CLERK'S OFFICE
BOURNE, MASS

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

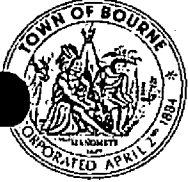


MEETING AGENDA

Date: Monday, July 30, 2012
Time: 6:00 pm
Place: Town Hall, lower conference room, 24 Perry Ave, Buzzards Bay

1. Workshop: discussion of the design for improving the town-owned parcel on Main Street (next to the Post Office).
2. Approval of Minutes.
3. Next meeting date.
4. Update of purchasing certain parcels (possible executive session).

Barry Johnson, Chairman pro-tem



TOWN OF BOURNE

Open Space Committee

2012 AUG 23 PM 12 28

TOWN CLERK'S OFFICE
BOURNE, MASS

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

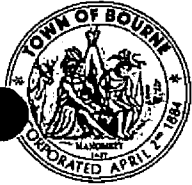


MEETING AGENDA

Date: Monday, August 27, 2012
Time: 5:00 pm
Place: Main St. parcel behind post office, Buzzards Bay

1. The committee will be meeting at the Town-Owned parcel on Main Street (behind the Post Office) for the purpose of walking the property as part of the overall design plan for the improvement plan for the property as approved at the May,2012 Annual Town Meeting.
2. Buttermilk Bay Woods Project.
3. Minutes.

Barry Johnson, Chairman pro-tem



TOWN OF BOURNE
Open Space Committee
Little Buttermilk Bay Woods Sub-Committee

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



MEETING AGENDA

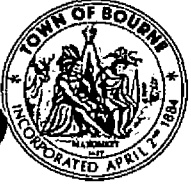
Date: Thursday, October 11
Time: 6:30 pm
Place: Lower Conference Room, Town Hall

2012 OCT 9 PM 4 14
TOWN CLERK'S OFFICE
BOURNE, MASS

1. Planning discussion for Little Buttermilk Bay Woods Opening Celebration on October 27, 2012

Respectfully submitted,

Andrew Cooney
Vice-Chair, Bourne Open Space Committee



TOWN OF BOURNE
Open Space Committee

Bourne Town Hall
24 Perry Avenue
Buzzards Bay, MA 02532
TOWN CLERK'S OFFICE Phone: (508) 759-0600
BOURNE, MASS



MEETING AGENDA

Date: Monday, October 22
Time: 6:30 pm
Place: Lower Conference Room, Town Hall

1. Review and approve preparations for Opening Celebration of Little Buttermilk Bay Woods parcel.
2. Review plans for Canal Crossways parcel.

Respectfully submitted,

Andrew Cooney
Vice-Chair, Bourne Open Space Committee

OPEN SPACE COMMITTEE
LITTLE BUTTERMILK BAY WOODS BROCHURE SUB-COMMITTEE

OPEN MEETING
2013 JAN 22 AM 11 34
Lower Conference Room, Town Hall
October 22, 2012 TOWN CLERK'S OFFICE

BOURNE, MASS

Present: Andrew Cooney, Penny Myers, Brian Andrews, Rick Rheinhardt, Barry Johnson

Absent: Mardi Mauney, Patrick Sweeney, Richard Anderson, Colin Robin

The Meeting was called to order by A. Cooney at 6:35 PM

The main objectives of this meeting were to plan the upcoming dedication ceremony for Little Buttermilk Bay (LBB) Woods, and review wording for appreciative plaque to be installed on/near the observation deck, and determine if there would be enough money in the LBBB Woods budget to construct steps from the beach to the observation deck and across a berm to the beach. The following details were addressed, based on a punch list provided by M. Mauney:

- **Confirmation of a date and time of ceremony:** November 10, 2012, 1 PM, rain or shine
- **Confirmation of a budget and funding source for ceremony and deck step construction:** The subcommittee determined that there was about \$7,000 remaining in budget for construction, trail signs, plaques, etc. It was unclear whether the funds could be used for paying for food, cider, and water for the dedication ceremony. B. Johnson volunteered to check on this. The subcommittee decide to follow up on Eastern Mountain Sport's offer to provide assistance to see if they would be willing to provide foods and liquids. Otherwise, some subcommittee members volunteered to donate their own money for this cause.
- **Sign off on language on dedication plaque for deck:** Wording was discussed relative to a draft plaque made by the Shirt Shack for P. Myers. R. Rheinhardt volunteered to work on wording some more and circulate drafts among the sub-committee for final approval.
- **Order plaque (subject to budget determination above):** The cost of the plaque was estimated to cost \$80-100, well within our budget.
- **Confirm date for delivery of plaque:** Plaque will probably take about a week for Shirt Shack to prepare, and so subcommittee will try to order it this week.

- **Confirm delivery date for trail signs:** P. Myers said that trails, to replace vandalized ones, should be available within the week. R. Rheinhardt volunteered to hang the signs before the ceremony date.
- **Correct street address on trail map/brochure:** Done.
- **Print 25-50 copies of brochure in color for ceremony:** Sub-committee discussed whether the color copies could be produced in Selectman's office. B. Johnson will check on this.
- **Prepare certificate of thanks for Tinmaitchiaq, including Selectmen's signatures, and for others:** B. Johnson said that he could take the lead on producing certificates of appreciation for Eastern Mountain Sports (Plymouth store), Danny Wing, Scout Troops 44 and 79, Jim Mulvey, and Bob Bilodeau.
- **Frame certificate and ship to Tinmaitchiaq:** This will be done, A. Cooney will ask Tin's uncle Steve to accept the framed certificate on his behalf.
- **Finalize the guest list for invitations:** Guest list and contact information were reviewed and updated.
- **Confirm with Upper Cape Tech (UCT) work crew what site cleanup (mostly weeding of the parking lot) can be completed before the celebration date:** A. Cooney will continue to follow up on this, since UTC had not met several completion dates that they had agreed upon. The subcommittee decided that as a backup, we might be able to solicit help from BLAST volunteers from the Bourne Middle School. Otherwise, subcommittee members would do the site cleanup themselves.
- **Determine if UCT shuttle bus (from Town Hall to site, for instance) is available:** The subcommittee decided not to pursue this unless there is overwhelming feedback from the invitees and the press release. Depending on feedback, B. Johnson said that a town bus could be used to shuttle participants from the Town Hall lot or from the Eastern Mountain Sports lot.
- **Design, sign-off on and order a sign for the trail head at the edge of the parking lot, subject to budget constraints:** The subcommittee was in favor of a trail head sign, but since it could take a while to produce, we would not make this a priority until after the ceremony. Also, several options were discussed, an 10"x 18" bronze sign that would cost about \$900 or \$1,200 for a 14" x 20." A larger aluminum on vinyl sign (which could accommodate a picture) that would cost \$700-900.
- **Replace trailhead kiosk with one that is collecting moisture inside:** R. Rheinhardt will replace the current kiosk with one provided to the OSC by

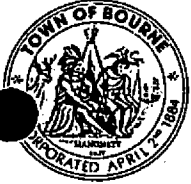
Bourne Trust. A. Cooney printed a new map to fit the kiosk and R. Rheinhardt will have it laminated and installed before the ceremony date.

- **Determine the format of the ceremony – who, when, how, where, etc.** The subcommittee decided that A. Cooney would give a brief welcome speech at the trailhead and that the dedication and plaques would be given at the deck. The Selectmen would pass out the certificates of appreciation at the deck. Snacks, cider and water would be served there as well.
- **Prepare a press release and send it to Diana Barth, Paul Gately and Heather Wysocki by the appropriate deadlines:** M. Mauney prepared a draft press release, which was discussed. R. Rheinhardt agreed to revise it slightly based on subcommittee input and send out drafts ASAP.
- **Sign off on the text for the invitation:** The subcommittee discussed the wording of a draft invitation, and A. Cooney said he would prepare another draft, based on the discussion, and send the revised draft to subcommittee.
- **E-mail or snail mail said invitation:** We decided to send an e-invitation to most invitees and ask for an RSVP for an accurate head count. We thought that it would be best for Ann Gratis to receive the RSVPs and record responses. For invitees without email addresses, we decided to hand deliver or mail those.
- **Complete phone calls as needed:** A. Cooney volunteered to follow up with phone calls to contact recipients of certificates that had no e-mail address.
- **Decide on “catering” – do we want cider and cookies? With what funds? Tables, napkins, cups?** The committee decided that A. Cooney would check with the Upper Cape Tech Food Services Dept. to see if they could donate a snack for the event. Alternatively, since Eastern Mountain Sports volunteered to support the ceremony in some way, A. Cooney would ask them for assistance. As a last resort, OSC members volunteered to donate out-of-pocket for snacks and cider.

The subcommittee decided that we would probably need to meet at least one more time to finalize plans for the dedication ceremony. We also want to meet to discuss progress on the Canal Crossways project. A. Cooney and B. Johnson will try to determine when we can meet with the planners on that project. The meeting was adjourned at 8:24 PM.

Respectfully submitted,

Rick Rheinhardt
Filling in for the Clerk of the Open Space Committee



TOWN OF BOURNE
Open Space Committee

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



MEETING NOTICE

Agency: open Space Committee

When: December 12, 2012

Place: Basement; Town Hall

Time: 5:00pm.

2012 DEC 10 PM 12 32
TOWN CLERK'S OFFICE
BOURNE, MASS

AGENDA

Meeting with Gene Bolinger, V.P. of Weston&Sampson for progress report on the project for improving the town-owned parcel on Main Street (behind the Post Office):

Status of drawings; Final Scope of Site Improvements; Permitting Requirements; Cost Analysis; Bid & Construction Schedule.

Update on the status open space parcel(s) acquisition(s).

Discussion of upcoming meeting dates.

Barry H. Johnson, Chair, Pro-Tem

Open Space Committee
Open Session
December 12, 2012
Lower Conference Room, Power Hall 8 AM 11 39

TOWN CLERK'S OFFICE

Present: Andrew Cooney, Brian Andrews, Barry Johnson, Mardie Mullaney, Penny Myers, Rick Rheinhardt, Colin Robin,

Absent: Richard Anderson

Also present: Eugene Bolinger of Weston & Sampson Engineering

Chairman B. Johnson called the meeting to order at 5:05 pm.

Discussion turned immediately to Mr. Bolinger's preliminary design plans for the Canal Crossways parcel. He said he was surprised, as he imagined Committee members were, to find the extent of the wetlands marked out by Bracken Engineering. He has been in contact with Brendan Mullaney, of the Conservation Commission about permitting requirements. He reported that Mr. Mullaney was comfortable that the preliminary plan will be enough to file a Notice of Intent with the Commission in early January.

The Committee studied the preliminary plan with Mr. Bolinger. It is evident that there is limited space for improvements, given the constraints of the wetlands boundaries. There may also be constraints on how far into the buffer zone trees and other vegetation may be removed.

It was pointed out that there is also a paper road on the eastern edge of the property which will further limit the scope of improvements. This paper road will presumably be the secondary egress for a planned housing project under consideration on Perry Avenue.

Mr. Bolinger estimated that the \$100,000 in funds presently approved for Canal Crossways would cover required clearing on the 2½ acre site, 1 stone dust path and a boardwalk structure to the Canal.

A second boardwalk along the western boundary of the property could be added in a second phase. The question was raised whether possible Phase Two improvements should appear on the designs going before the Conservation Commission in the upcoming permitting process.

The following action items were identified:

- Maintain contact with Brendan Mullaney
- Refine documents needed for the permitting and bidding processes
- Provide a cost estimate
- Determine where Committee members can be helpful to the project, particularly in deciding on the scope of clearing on the property

Several further items were discussed briefly.

- Committee members might be able to identify significant trees and shrubs by GPS coordinates for the contractor.
- The tree clearing will result in woodchips which could be used in mulching areas at some distance from the path. It was noted that woodchips become very difficult to maintain once weeds return. Several members noted that grasses could be a low maintenance alternative along the path. Mr. Bolinger suggested wood chips could be used around significant trees remaining on the property.
- There were questions about the status of the Ryan property, which does not presently appear on Mr. Bolinger's plans since the transfer of that property has not yet been finalized.

A. Cooney moved and R. Rheinhardt second the motion to adjourn. The vote in favor of the motion was unanimous.

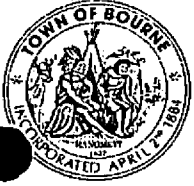
The meeting was adjourned at 6:10 pm.

Respectfully submitted,

Mardi J. Mauney, Clerk

Document included with minutes:

Outline of Discussions from Eugène Bolinger, dated December 12, 2012



TOWN OF BOURNE

Planning Board

Bourne Town Hall
24 Perry Avenue
Buzzards Bay, MA 02532
Phone: (508) 759-0615 Fax: (508) 759-0611



AMENDED MEETING AGENDA

DATE: Thursday, January 12, 2012
PLACE: Bourne Veteran's Community Building, 239 Main St., Buzzards Bay
TIME: 7:00PM

2012 JAN 10 AM 11 32
TOWN CLERK'S OFFICE
BOURNE, MASS

Minutes of 12/08/11

1. Enforcement: 124 Waterhouse Rd. Atlantic Subaru. Landscape compliance.
2. Public Hearing for Site Plan Review #478: 150 Clark Rd. Sagamore Beach Colony Club. For a 14'x30' clubhouse and a 20'x50' open pavilion.
3. Public Hearing for Amendment of Special Permit #55: The Villages at Brookside. Installation of Speed Tables and stop signs.



TOWN OF BOURNE

Planning Board

Bourne Town Hall
24 Perry Avenue
Buzzards Bay, MA 02532

Phone: (508) 759-0615 Fax: (508) 759-0611



2012 JAN 5 PM 4 09
TOWN CLERK'S OFFICE
BOURNE, MASS

MEETING AGENDA

DATE: Thursday, January 12, 2012

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

TIME: 7:00PM

Minutes of 12/08/11

1. Enforcement: 124 Waterhouse Rd. Atlantic Subaru. Landscape compliance.
2. Public Hearing for Amendment of Special Permit #55: The Villages at Brookside. Installation of Speed Tables and stop signs.

PLANNING BOARD MEETING MINUTES
January 12, 2012

PRESENT: Christopher Farrell, Daniel Doucette, Doug Shearer, John Howarth,
Dudley Jensen, Daniel Doucette, Gerald Carney, Louis Gallo, Jon Nelson

ABSENT: Donald DuBerger

ALSO PRESENT: Diana Barth, Jim Mulvey, Levon Semerjian, Bill Flynn, Wendell Morgan, Richard Covell, Mike Connelly and other members of the public

Ann Gratis, Recording Secretary

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

Mr. Howarth made a MOTION to approve the minutes of 12/08/11. The MOTION was seconded by Mr. Shearer with all in favor.

Enforcement: 124 Waterhouse Rd. Atlantic Subaru. Landscape compliance.

Levon Semerjian, owner explained the situation. Subaru corporate came in and failed his site for landscaping. He had a customer of his, who is a landscaper, clean up the interior islands. They were supposed to meet to discuss cleaning up the road frontage. They never met and the man went ahead and cleared everything. Removed trees, etc. He had the owner from Bayview Campground help him clean it up. Then sent letters from Building Inspector and Planning Board. Met with Coreen and Ann.

Chairman Farrell stated there were conditions by the CCC. Thinks it looks better. Don't think any business should go on a main road and then have to screen so you can't see it.

Coreen: Spoke to Andrea Adams at the CCC. There was no final approved landscaping plan so we contacted the Cape Cod Commission and received the plans. The CCC is leaving it up to the Town to handle. Suggest submitting a new plan that meets our bylaw plus some to meet CCC needs. Put a plan together and we'll sit down. Do groupings and not total across the front. Before and after pictures were submitted.

Mr. Shearer would what the CCC made them do is ridiculous. It's a highway, no residences, needs to be seen from the street. Don't think our bylaw is fair to any business owner on that strip. Will be better for the town. Would like to see minimal to meet our bylaw. Will work with applicant and Coreen. Would argue looking at the CCC decision that they don't have jurisdiction anymore (only good for 7 years).

Chairman Farrell agrees. Our bylaw needs tweaking so that businesses can be seen. Get a plan together. Can't really do anything until April. Approved plan to us by March 1st then we'll put you on the March 8th meeting.

Public Hearing for Site Plan Review #478: 150 Clark Rd. Sagamore Beach Colony Club. For a 14'x30' clubhouse and a 20'x50' open pavilion.

Due to a procedural error, this needs to be continued. Open and continue to 1/26/12. Legally can't proceed

Mr. Shearer made a MOTION to continue. The MOTION was seconded by Mr. Doucette with 6 in favor, 1 opposed.

Public Hearing for Amendment of Special Permit #55: The Villages at Brookside. Installation of Speed Tables and stop signs.

Bill Flynn from the Board of Trustees.

Coreen did not write up a recommendation as she deferred to the FD and PD chiefs. Originally, DPW stated they do not plow those roads so no comment. PD didn't have an objections, FD deferred to PD and DPW. Have heard nothing since formally filing amendment. Coreen drove out and they are really humps, not bumps. Wide and not that high. Does get your attention.

Mr. Doucette spoke to Fire Chief in Sept. and questioned him on his opinion. He stated he would not make a formal opinion. As of this morning, there was nothing. Past practice from this Board is to not allow speed bumps – Scraggy Neck and Mashnee Rd as examples. Made them remove. They increase response time and repair cost to apparatus. The Town is trying to extend the life of vehicles. Don't need anything to be detrimental to response time to the residents. Would stand firmly against any installation of speed bumps anywhere in the Town of Bourne.

Mr. Carney: Doesn't seem to be a detriment but was unaware of any FD or PD reviews. Brookside are the only ones harmed by this. Was going to agree and now hearing two different opinions.

Bill: Met last August and the Fire Chief was not against speed tables.

Original emails not available today. Bill will bring to office.

Bill stated DPW said did not go against speed bumps same with PD and FD.

Mr. Doucette: Fire Chief was away and his response would be in favor of whatever PD and DPW stated. He did not know the DPW did not go in there. Would have a formal response but he was out sick today. Historically against speed tables for reasons stated previously.

Chairman Farrell would like to continue until we receive official letters.

Applications were submitted to PD and Fire for their review.

Bill: the speed tables are MA DOT compliance.

Mr. Doucette: having responded in Brookside, those speed tables are not gentle on the equipment at all. MOTION to continue to until we get letters from DPW, FD Chief and PD Chief.

Chairman Farrell wants everything on file before making a decision.

Bill: We have done this in good faith. Since we don't have sidewalks, this has been a great help for safety.

Chairman Farrell: we understand you thought you were doing the right thing. What was originally approved with Brookside has to be complied with.

Mike Conelly, Prestwick Road: Many speeders in the evening. The bumps are spread out 7-8 feet.

Richard Covell, Applewood Ct: Small community. You can go over the speed bumps at 10mph. Would put public safety over the equipment. Elderly, people

walking dogs, etc. We pay for the equipment, I understand but safety should come first.

Mr. Doucette made a MOTION to continue to Feb. 9, 2012. The MOTION was seconded by Mr. Shearer with all in favor.

Mr. Farrell would like the Board to look at the bylaw for screening on MacArthur Blvd. Mr. Doucette would like to review the bylaw for hotel/motel town wide. Copies of the Plymouth bylaw for boat storage – look at for future meeting/bylaw.

Complaint received today by Pocasset Woods about two drainage areas just off the road with no permission. The rest of the Board didn't know about it until after. The catch basins weren't doing the job. Chairman Farrell said to send an enforcement letter. Will have Rick Tellier go take a look.

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

With no further business before the Board, the meeting was adjourned at 7:48 PM.

Respectfully submitted,
Ann T. Gratis

2011 DEC 16 AM 11 57

TOWN CLERK'S OFFICE
BOURNE, MASS

TOWN OF BOURNE
PLANNING BOARD
PUBLIC HEARING NOTICE

APPLICANT: The Villages at Brookside Condominium

LOCATION: All roads at Brookside Condominium
Assessors Map 27 Parcel 54 Zoning District - R-40

PROPOSAL: Application to Amend existing special permit under Sec.
2220 and 4600 for the installation of signage and speed
tables.

DATE & TIME: Thursday, January 12, 2012 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 Enterprise Publishing Dates:
Dec. 22, 2011
Dec. 29, 2011

TOWN OF BOURNE
PLANNING BOARD
PUBLIC HEARING NOTICE

2011 DEC 16 AM 11 57

TOWN CLERK'S OFFICE

BOURNE, MASS
APPLICANT:

Sagamore Beach Colony Club

LOCATION:

150 Clark Rd
Map 4.1 Parcel 183 Zoning District – R-40

PROPOSAL:

Application for Site Plan Review #478 for a 14'x30'
clubhouse and for a 20'x50' open pavilion.

DATE & TIME:

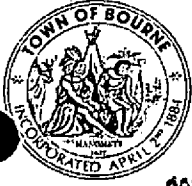
Thursday, January 12, 2012 at 7:00 P.M.

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 Enterprise Publishing Dates:
December 29, 2011



TOWN OF BOURNE

Planning Board

Bourne Town Hall

24 Perry Avenue

Buzzards Bay, MA 02532

Phone: (508) 759-0615

Fax: (508) 759-0611



2012 JAN 23 AM 9 01

TOWN CLERK'S OFFICE,
BOURNE, MASS

MEETING AGENDA

DATE: Thursday, January 26, 2012

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

TIME: 7:00PM

Minutes of 1/12/12

1. **Public Hearing for Site Plan Review #478:** Cont'd from 1/12/12. 150 Clark Rd. Sagamore Beach Colony Club. For a 14'x30' clubhouse and a 20'x50' open pavilion.
2. **Public Hearing for Site Plan Review/Special Permit #08-2011:** Cont'd from 11/10/11. 80 Cranberry Hwy. For a gas station with convenience store.
3. **Design Review:** Discussion.

DRAFT

PLANNING BOARD MEETING MINUTES
January 26, 2012

2/23/12
APPROVED

PRESENT: Christopher Farrell, Doug Shearer, Donald DuBerger, John Howarth, Dudley Jensen, Daniel Doucette, Gerald Carney, Louis Gallo, Jon Nelson

ABSENT: Daniel Doucette

STAFF: Coreen Moore - Town Planner, Dody Adkins-Perry - Engineering Tech.

ALSO PRESENT: Diana Barth, Jim Mulvey, Tim Bennett, Michael Ford, Meredith Chacs, Bill Chase, Sallie Riggs, Jenn Maier, Rich Tabaezynski Randy Hart and other members of the public

2012 MAR
TOWN CLERK'S OFFICE
BOURNE, MASS
MAR 29 4:42

Ann Gratis, Recording Secretary

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

Mr. Howarth made a MOTION to approve the minutes of 1/12/12. The MOTION was seconded by Mr. Carney with six in favor, one abstention.

Mr. Shearer made a MOTION to take business out of order and hear Design Review first. The MOTION was seconded by Mr. Carney with all in favor.

Design Review: Discussion.

Coreen Moore, Town Planner. When we adopted the downtown zoning bylaw, we had some design guidelines that weren't adopted, but that we refer to. It's time to adopt some design guidelines so we get the downtown that we want. There are pictures in the back showing what we want and don't want. With form based zoning, it's easier to win in court if you have pictures showing that. Would like you to read the bylaw and sign bylaw and if you see anything you want changed, please email me soon because changes other than grammatical can't be made after the hearing. We would like to do a 5 member board consisting of an architect, , local business person, member from the Main St. steering committee, and members at large. Signs for example: the access board would review a permit prior to getting a building permit to make sure it's consistent with the bylaw. We will work on a town-wide sign bylaw for the fall or 2013 spring town meeting. Public hearing set for 2/23/12.

Public Hearing for Site Plan Review #478: Cont'd from 1/12/12. 150 Clark Rd.

Sagamore Beach Colony Club. For a 14'x30' clubhouse and a 20'x50' open pavilion. Tim Bennett presented the plan. Background: started in 1909 as a day camp, family nights, and tennis club. We want to provide bathrooms and a shaded area for spectators of the tennis games. The clubhouse will have two bathrooms and a storage area for balls, nets, maintenance equipment, etc. The pavilion is open-air with seating for spectators. We are not changing any parking – still along Clark Road and other parking areas. Many people walk to the site. A new septic system will be installed designed for 450 members. We are not proposing a neighborhood gathering place. They have a Club for that a couple blocks over.

Public Hearing for Site Plan Review #478 cont'd:

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

- An ANR plan to combine the two lots must be approved by the Board
- Gazebo B&C as shown on the plan are not included in this decision
- Possible future notation regarding erosion/drainage control

Tim stated the ANR is in the process of being drawn up.

Mr. Gallo asked if they can make the gravel drive wider for parking?

Tim stated it opens up at the end and we provided 4 handicap spaces.

Mr. Howarth stated that they police themselves and there is no real parking problems.

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

Public Hearing for Site Plan Review/Special Permit #08-2011: Cont'd from 11/10/11.
80 Cranberry Hwy. For a gas station with convenience store.

Atty..Michael.Ford presented the plan and gave a brief-history of the project: Originally approved 3 gas pumps and a 2900sf store/restaurant/drive-thru; our original proposal was 5 pumps and a kiosk with a phased 1,000sf store. We have reduced the number of pumps to 4 and increased the convenience store to 1500sf and centered it on the back of the lot. The wall was changed from 23' to 8'. Internal circulation and parking has also been improved. The landscaping has been increased. We tried to be consistent with what you asked for. Traffic has adequate site distance.

Randy Hart passed out the traffic changes since the last proposal showing substantially different numbers due to no drive-thru. More than one point of access we feel is important. We don't want to have a back up on the highway from RV's, boats, etc using the site. We don't want people doing a lot of maneuvers to get out of the lot. 24' driveways, will be striped so people know where to enter and exit. Cranberry Hwy has many wide curb cuts and no restricted movements to anyone else on the road. MA Dot will have the final say. Mr. DuBerger said that the old number of 165 to the new 17 trips can't be good for business.

Randy said the higher number is based on the drive-thru. It's industry standard.

Mr. Carney has concerns about the fuel tank filling. If a car is exiting and a truck is entering, they are going to squeeze. What was the reason not to make one side entrance and the other exit?

Mr. Howarth asked what the business projections were. Getting most of the traffic off the highway or from the Sandwich direction?

Randy: There is heavy pass-by traffic. Mainly west bound.

Mr. Gallo stated this is a good plan but why didn't you pick the grade up a bit?

Taylor Dowdy: The store was further back and we had more room to grade up. With this layout, we couldn't because of ADA compliance. The building is 40' closer to the road now.

Mr. Howarth reviewed the project. It will be one of the largest filling stations in Bourne. They tried to incorporate what we said. The Configuration is good. The neighbors above should be happy with the landscaping.

Public Hearing for Site Plan Review/Special Permit #08-2011: cont'd

Mr. Howarth made a MOTION to approve with the following granting of waivers and conditions:

WAIVERS

The following alternatives (waivers) to Section 3340 were requested and granted.

- Required 50' Minimum Curb Radius – Alternative Granted. 30' radius for new and 10' radius for existing.
- Precluding of left turn onto a 3+ lane road, waived.
- Acceleration/deceleration lanes on State Numbered Highways, waived.

CONDITIONS

- All rules and regulations of the Bourne Fire Department will be met including the installation of a Knox box.
- An as-built site plan must be submitted depicting final locations of all structures and site-related appurtenances, per Section 1238.B.8 of the Zoning Bylaw before the issuance of an occupancy permit.
- The occupancy permits for the operation of the gas pumps and convenience store shall not be issued separately.
- Hours of operation will be limited to 5am – 11pm.
- Fuel deliveries are to be made during off-peak hours.
- The height of the dumpster enclosure must be at least the height of the dumpster.
- Stormwater/erosion control Inspection/Maintenance Checklists in the Stormwater proposal must be signed by the responsible parties.

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

Mr. Gallo – yes Mr. Howarth – yes Mr. Jensen – yes
Mr. DuBerger – yes Mr. Shearer – yes Mr. Carney – yes
Mr. Nelson – yes

Chairman Farrell asked when they plan to start construction.
During the summer. There is no tenant yet and a telephone pole has to be relocated.

Mr. Jensen made a MOTION to adjourn. The MOTION was seconded by Mr. Carney with all in favor.

With no further business before the Board, the meeting was adjourned at 8:20 PM.

Respectfully submitted,
Ann T. Gratis



TOWN OF BOURNE

Planning Board

Bourne Town Hall

24 Perry Avenue

Buzzards Bay, MA 02532

Phone: (508) 759-0615 Fax: (508) 759-0611



2012 FEB 8 PM 4 27
TOWN CLERK'S OFFICE
BOURNE, MASS

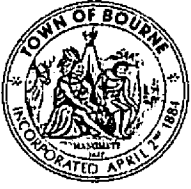
MEETING AGENDA

DATE: Thursday, February 9, 2012

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

TIME: 7:00PM

THIS MEETING HAS BEEN CANCELLED



TOWN OF BOURNE

Planning Board



2012 FEB 3 AM 10 25

Bourne Town Hall

24 Perry Avenue

TOWN CLERK'S OFFICE Buzzards Bay, MA 02532

BOURNE, MA Phone: (508) 759-0615 Fax: (508) 759-0611

MEETING AGENDA

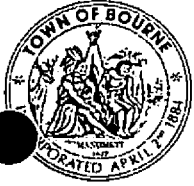
DATE: Thursday, February 9, 2012

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

TIME: 7:00PM

Minutes of 1/26/12

1. **Discussion:** 171 Clay Pond Rd. For storage sheds to sell.
2. **Public Hearing for Amendment of Special Permit #55:** The Villages at Brookside. Installation of Speed Tables and stop signs.



TOWN OF BOURNE

Planning Board

Bourne Town Hall
24 Perry Avenue
Buzzards Bay, MA 02532
Phone: (508) 759-0615 Fax: (508) 759-0611



2012 FEB 17 AM 10 34

TOWN CLERK'S OFFICE
BOURNE, MASS

MEETING AGENDA

DATE: Thursday, February 23, 2012

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

TIME: 7:00PM

Minutes of 2/9/12

1. **Public Hearing for a Change to the Zoning Bylaws:** To see if the Town will vote to amend the Bourne Zoning Bylaw as follows, or take any other action in relation thereto.

Delete Section 3530 in its' entirety and replace with the following

3530. Screening. Exposed storage areas, machinery, garbage "dumpsters," service areas, the storage of vehicles including boats, recreational vehicles, trucks, utility trailers, utility buildings or structures, contractor's yards, open storage and loading or service yards shall be screened from view of abutting properties by a wall, stockade fence, or densely planted trees, or be equivalently obscured by natural vegetation, and shall not be located within any required front yard.

2. **Public Hearing for a Change to the Zoning Bylaws:** To see if the town will vote to amend the Bourne Zoning Bylaws by deleting Section 2880 Signs, in its entirety and add a new Section 2880 Downtown Sign Regulations, for the purposes of advancing the revitalization of the Downtown; by adding the following, or take any other action relative thereto.

2880. DOWNTOWN (DTD) SIGN REGULATIONS

2881. General DTD Sign Regulations.

- a) No person shall erect, modify or move any signs within the DTD without first obtaining a permit from the Inspector of Buildings. The Inspector of Buildings shall not issue a sign permit without first receiving the approval of the Design Review Committee.
- b) Permit Applications shall be accompanied by six (6) copies of a site plan showing the location of the sign, sign elevation drawings showing the proposed size, supporting structure, materials, and color.
- c) Upon receipt of an application for a sign permit the Inspector of Buildings shall immediately forward all materials to the Design Review Committee. (See §2815)
- d) No signs shall be located in any public right of way, except for awnings or projecting signs with the approval of the Board of Selectmen; after receiving a recommendation from the Design review Committee.
- e) No sign shall be attached to a tree or utility pole whether on public or private property.
- f) Signs shall not flash, blink or fluctuate.
- g) This sign bylaw shall be used in conjunction with the Architectural Design Standards and Guidelines incorporated herein as Appendix I.

2882. Non-Conforming Signs

- a) When a business with a nonconforming sign is replaced with a new business, the nonconforming sign shall be removed and replaced with a permitted conforming sign.
- b) Any sign that is erected, modified or moved must conform to these regulations; non-conforming signs must be removed and replaced upon the occupancy of a new business.
- c) If any nonconforming sign or portion thereof that is damaged or destroyed by any means shall not be reconstructed except in conformity with this bylaw.

2883. Sign Construction and Maintenance

- a) All permanent signs shall be professionally constructed of high quality durable materials.
- b) Sign switches, conduits and panel boxes shall be concealed from view.
- c) Signs shall be designed to be vandal and weather resistant.
- d) Signs shall be properly maintained so that they are in proper working order and do not endanger the public.
- e) Signs must be removed within 30 days of a business or tenant vacating the premises. The sign shall be removed to the satisfaction of the Inspector of Buildings.
- f) When a sign is removed due to replacement or termination of the lease, the tenant or owner shall fill and paint any holes caused by the removal of the sign.

2884. Multi-Tenant Projects

- a) Multi-tenant structures or multiple structures which display more than one exterior sign shall implement an exterior sign program. Sign programs serve to create a coordinated project theme of uniform design elements including: color, lettering style, material, and placement. Each business should have a consistent palette of signs designed in a similar character and style.
- b) The sign program shall be initially approved by the Design Review Committee.

Once a sign program is approved, the Inspector of Buildings may issue

3. Public Hearing for a Change to the Zoning Bylaws: To see if the town will vote to amend the Bourne Zoning Bylaw Section 2814 - Relationship to Other Bylaws, by deleting 3200 – Sign Regulations and add a new subsection “e)” as shown in the following, or take any other action relative thereto.

2814. Relationship to Other Bylaws

Due to the critical importance of the revitalization of the Downtown District this section of the Zoning Bylaw shall be used and interpreted primarily on its own. Certain other general sections of the Bylaw shall continue to apply to this District including the following:

- 1230 – Site Plan Review
- 2600 – Development scheduling
- 3100 – Lowland regulations
- ~~3200 – Sign Regulations~~
- 3400 – Environmental controls
- 4400 – Earth removal
- 4500 – Motor vehicle services
- 4900 – Seasonal Conversions
- Section V – Definitions

Where there are differences between this and other sections of the Bylaw, and where expressly identified or described herein, this section shall control.

Applicability of this Section

- a) Building Expansion/Repair on Non-Conforming Lot: The expansion, repair, alteration or replacement of any legally conforming building or structure in existence before the adoption of this bylaw shall not require a variance or special permit solely on the basis that the lot is rendered dimensionally non-conforming by the minimum or maximum lot area or lot frontage and/or maximum building façade length provisions established in this bylaw, provided that the expansion complies with current setback requirements.
- b) Building Expansion/Repair Exceeding Lot Coverage:
- e) **The Planning Board shall refer all development applications in the DTD to the Design Review Committee for review of the proposal in accordance with §2815. The findings of the Design Review Committee shall be available to the Planning Board at the scheduled public hearing on the application for site plan review.**

4. **Public Hearing for a Change to the Zoning Bylaws:** To see if the town will vote to add to the Bourne Zoning Bylaw a new Section 2815- Design Review Committee under Section 2800 – Downtown District, for the purposes of advancing the revitalization of the Downtown, by adding the following, or take any other action relative thereto.

ZONING BYLAW SECTION 2800 – DOWNTOWN DISTRICT

1. **New Section 2815** – Design Review Committee (DRC)

- a. A Design Review Committee is hereby established to review development and sign applications in the Downtown District. The Design Review Committee shall make recommendations to the Planning Board, Zoning Board of Appeals, and Board of Selectmen on matters of architectural and design concerns in the review of applications for special permits/site plan review within the Downtown District. Architectural and design concerns shall include but not be limited to site design, building size and placement, design compatibility, exterior appearance, construction materials, finishes, landscaping, sign design and placement. The Design Review Committee shall also review and approve all sign applications and forward their recommendation to the Inspector of Buildings before a sign permit is issued.
- b. Committee Composition:
 - i. The DRC membership shall consist of five members and one alternate, preference shall be given so that the membership of the committee will include an architect, a landscape or civil engineer, a Downtown District property or business owner, a member of the Main Street Steering Committee, and a citizen at large.
 - ii. The term of all members of the Design Review Committee shall be three years, except that when the Committee is established, the Board of Selectmen shall make two of their appointments for a two year term and the remaining appointments shall be for a one year term.
- c. Applicability:
 - i. The DRC shall be an advisory to the Planning Board, Zoning Board of Appeals, and Board of Selectmen for the purposes of site development.
 - ii. The DRC shall approve all sign applications before a sign permit is issued by the Inspector of Buildings.
- d. Procedure:
 - i. Development applications in the Downtown District shall be submitted to the Design Review Committee simultaneously with any application submitted to the Planning Board, Zoning Board of Appeals, or Board of Selectmen. Within 20 days of the receipt of the application the DRC shall hold a public meeting. The DRC shall transmit its recommendations in writing to the Applicant and the appropriate reviewing Board within 40 days of the receipt of the application.

Failure by the Design Review Committee to transmit its recommendations within the 40 day period allocated shall be considered a recommendation of approval of the

application submitted, unless the applicant has granted an extension in a public meeting or in writing.

- ii. Upon receipt of an application for a sign permit, the Inspector of Buildings shall immediately forward a copy thereof to the DRC. Within fourteen (14) days the DRC shall hold a public meeting. Within seven (7) days of the public meeting, the DRC shall notify the Inspector of Buildings, in writing, of its determination. Upon receipt of such notice, or upon the expiration of seven (7) days from the date of the public meeting, without having received any notification from the DRC, the Building Inspector may, subject to the requirements of the DTD sign regulations, issue the sign permit.

e. Design Standards and Guidelines:

The Architectural Design Standards and Guidelines are hereby incorporated into this Bylaw as Appendix 1. These standards and guidelines are intended to guide the applicant and the DRC in the development of site and building design. The purpose and intent of the Design Guidelines are to conserve the value of the land and buildings and for the prevention of slum and blight. The Design Guidelines are not to be regarded as inflexible requirements and they are not intended to discourage creativity, invention or innovation. Strict compliance with the Design guidelines is not required unless so noted as a "Standard".

5. **Public Hearing for a Change to the Zoning Bylaws:** To see if the town will vote to add to the Bourne Zoning Bylaw Appendix 1 Architectural Design Standards and Guidelines to be used in union with Section 2815- Design Review Committee under Section 2800 –Downtown District, for the purposes of advancing the revitalization of the Downtown, by adding the following, or take any other action relative thereto.

Failure by the Design Review Committee to transmit its recommendations within the 40 day period allocated shall be considered a recommendation of approval of the application submitted, unless the applicant has granted an extension in a public meeting or in writing.

- ii. Upon receipt of an application for a sign permit, the Inspector of Buildings shall immediately forward a copy thereof to the DRC. Within fourteen (14) days the DRC shall hold a public meeting. Within seven (7) days of the public meeting, the DRC shall notify the Inspector of Buildings, in writing, of its determination. Upon receipt of such notice, or upon the expiration of seven (7) days from the date of the public meeting, without having received any notification from the DRC, the Building Inspector may, subject to the requirements of the DTD sign regulations, issue the sign permit.

e. Design Standards and Guidelines:

The Architectural Design Standards and Guidelines are hereby incorporated into this Bylaw as Appendix 1. These standards and guidelines are intended to guide the applicant and the DRC in the development of site and building design. The purpose and intent of the Design Guidelines are to conserve the value of the land and buildings and for the prevention of slum and blight. The Design Guidelines are not to be regarded as inflexible requirements and they are not intended to discourage creativity, invention or innovation. Strict compliance with the Design guidelines is not required unless so noted as a "Standard".

DATE & TIME: Thursday, February 23, 2012 at 7:00 P.M.

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

Bourne Enterprise Publishing Dates:
Feb. 9, 2012
Feb. 16, 2012

PLANNING BOARD MEETING MINUTES
February 23, 2012

PRESENT: Christopher Farrell, Daniel Doucette, Donald DuBerger, John Howarth, Dudley Jensen, Gerald Carney, Louis Gallo, Jon Nelson

COPIED 9 AM 9 46

ABSENT: Doug Shearer

TOWN CLERK'S OFFICE
BOURNE, MASS

STAFF: Dody Adkins-Perry - Engineering Tech.

ALSO PRESENT: Diana Barth, Jim Mulvey, Sallie Riggs, David O'Connor

Ann Gratis, Recording Secretary

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

Mr. Howarth made a MOTION to approve the minutes of 1/26/12. The MOTION was seconded by Mr. Carney with six in favor, one abstention.

1. **Public Hearing for a Change to the Zoning Bylaws:** To see if the Town will vote to amend the Bourne Zoning Bylaw as follows, or take any other action in relation thereto.
Delete Section 3530 in its' entirety and replace with the following
Mr. Doucette made a MOTION to approve. The MOTION was seconded by Mr. Howarth with all in favor.
2. **Public Hearing for a Change to the Zoning Bylaws:** To see if the town will vote to amend the Bourne Zoning Bylaws by deleting Section 2880 Signs, in its entirety and add a new Section 2880 Downtown Sign Regulations, for the purposes of advancing the revitalization of the Downtown.
Mr. Doucette made a MOTION to approve stating these bylaws were well researched. The MOTION was seconded by Mr. Howarth.
Mr. Jensen stated these bylaws are very technical and we should approve all in general and wait for specific issues to be brought to us case by case. A great deal of effort went in to the writing of these bylaws.
Mr. Howarth asked how this bylaw will affect the current signs.
Mr. Doucette stated they are grandfathered until they need to replace it for any reason then it needs to conform to the new bylaw. See how this bylaw works then adopt for the rest of the town.
All in favor of the MOTION.
3. **Public Hearing for a Change to the Zoning Bylaws:** To see if the town will vote to amend the Bourne Zoning Bylaw Section 2814 - Relationship to Other Bylaws, by deleting 3200 - Sign Regulations and add a new subsection "e)"
Mr. Doucette made a MOTION to approve. The MOTON was seconded by Mr. Carney with five in favor, 1 abstention.

4. **Public Hearing for a change to the Zoning Bylaws:** To see if the town will vote to add to the Bourne Zoning Bylaw a new Section 2815- Design Review Committee under Section 2800 –Downtown District, for the purposes of advancing the revitalization of the Downtown

Mr. Howarth asked who will make all the appointments? It looks like initially it will be the Selectmen.

Chairman Farrell stated other towns have had design review committees and they have worked. It's important that any commercial project is a special permit as it gives this Board more teeth for conditions.

Mr. Howarth made a MOTION to approve. The MOTION was seconded by Mr. Carney.

Jim Mulvey stated they DRC reviews and recommends, this says they approve also.

Sallie Riggs: the intent is to separate the signs from the rest of a project. They would approve based on the new guidelines so the Planning Board wouldn't have to review all the sign applications. If you have a review committee, it will save the Board time without usurping their authority.

Mr. Doucette would like to delete "and approve".

Mr. Doucette made a MOTION to continue to the next meeting and work on wording for the signage and appointments. The MOTION was seconded by Mr. Howarth with all in favor.

5. **Public Hearing for a Change to the Zoning Bylaws:** To see if the town will vote to add to the Bourne Zoning Bylaw Appendix 1 Architectural Design Standards and Guidelines to be used in union with Section 2815- Design Review Committee under Section 2800 –Downtown District, for the purposes of advancing the revitalization of the Downtown

Sallie: the Main St. Steering Committee started with a document we had written when the downtown bylaw was done. A lot of thought and effort went into it. Coreen was assisted by someone who has done similar work in other towns. These guidelines provide a context for developers on how they should put a project together.

Mr. Doucette made a MOTION to approve. The MOTION was seconded by Mr. Howarth.

The committee worked very hard and the document is well written.

Standard design criteria fits with form based zoning that we adopted a couple years ago. Makes decisions very defensible.

All in favor of the MOTION.

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

With no further business before the Board, the meeting was adjourned at 7:40 PM.

Respectfully submitted,
Ann T. Gratis

TOWN OF BOURNE
PLANNING BOARD
PUBLIC HEARING NOTICE

2012 FEB 6 AM 10 34
TOWN CLERK'S OFFICE
BOURNE, MASS

APPLICANT: Town of Bourne

PROPOSAL: **ARTICLE _____**: To see if the town will vote to add to the Bourne Zoning Bylaw a new Section 2815- Design Review Committee under Section 2800 –Downtown District, for the purposes of advancing the revitalization of the Downtown, by adding the following, or take any other action relative thereto.

ZONING BYLAW SECTION 2800 – DOWNTOWN DISTRICT

1. New Section 2815 – Design Review Committee (DRC)

- a. A Design Review Committee is hereby established to review development and sign applications in the Downtown District. The Design Review Committee shall make recommendations to the Planning Board, Zoning Board of Appeals, and Board of Selectmen on matters of architectural and design concerns in the review of applications for special permits/site plan review within the Downtown District. Architectural and design concerns shall include but not be limited to site design, building size and placement, design compatibility, exterior appearance, construction materials, finishes, landscaping, sign design and placement. The Design Review Committee shall also review and approve all sign applications and forward their recommendation to the Inspector of Buildings before a sign permit is issued.
- b. Committee Composition:
 - i. The DRC membership shall consist of five members and one alternate, preference shall be given so that the membership of the committee will include an architect, a landscape or civil engineer, a Downtown District property or business owner, a member of the Main Street Steering Committee, and a citizen at large.
 - ii. The term of all members of the Design Review Committee shall be three years, except that when the Committee is established, the Board of Selectmen shall make two of their appointments for a two year term and the remaining appointments shall be for a one year term.
- c. Applicability:
 - i. The DRC shall be an advisory to the Planning Board, Zoning Board of Appeals, and Board of Selectmen for the purposes of site development.
 - ii. The DRC shall approve all sign applications before a sign permit is issued by the Inspector of Buildings.
- d. Procedure:
 - i. Development applications in the Downtown District shall be submitted to the Design Review Committee simultaneously with any application submitted to the Planning Board, Zoning Board of Appeals, or Board of Selectmen. Within 20 days of the receipt of the application the DRC shall hold a public meeting. The DRC shall transmit its recommendations in writing to the Applicant and the appropriate reviewing Board within 40 days of the receipt of the application.

TOWN OF BOURNE
PLANNING BOARD
PUBLIC HEARING NOTICE

2012 FEB 6 AM 10 33

TOWN CLERK'S OFFICE
BOURNE, MASS

APPLICANT: Town of Bourne

PROPOSAL: **ARTICLE _____**: To see if the town will vote to amend the Bourne Zoning Bylaws by deleting Section 2880 Signs, in its entirety and add a new Section 2880 Downtown Sign Regulations, for the purposes of advancing the revitalization of the Downtown; by adding the following, or take any other action relative thereto.

2880. DOWNTOWN (DTD) SIGN REGULATIONS

- 2881. General DTD Sign Regulations.
- 2882. Non-Conforming Signs
- 2883. Sign Construction and Maintenance
- 2884. Multi-Tenant Projects
- 2885. Permanent Signs
- 2886. Special Signage
- 2887. Temporary Signs.
- 2888. Signs Not Permitted
- 2889. Exemptions
- 2890. Appeal.

Full text available at the Town Clerk's office or the Planning Board office

DATE & TIME: Thursday, February 23, 2012 at 7:00 P.M.

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

Bourne Enterprise Publishing Dates:
Feb. 9, 2012
Feb. 16, 2012

TOWN OF BOURNE
PLANNING BOARD
PUBLIC HEARING NOTICE

2012 FEB 6 AM 10 32
TOWN CLERK'S OFFICE
BOURNE, MASS

APPLICANT: Town of Bourne

PROPOSAL: **ARTICLE _____**: To see if the town will vote to add to the Bourne Zoning Bylaw Appendix 1 Architectural Design Standards and Guidelines to be used in union with Section 2815- Design Review Committee under Section 2800 –Downtown District, for the purposes of advancing the revitalization of the Downtown, by adding the following, or take any other action relative thereto

Full text available at the Town Clerk's office or the Planning Board office

DATE & TIME: Thursday, February 23, 2012 at 7:00 P.M.

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

Bourne Enterprise Publishing Dates:
Feb. 9, 2012
Feb. 16, 2012

TOWN OF BOURNE
PLANNING BOARD
PUBLIC HEARING NOTICE

APPLICANT: Town of Bourne

PROPOSAL: **ARTICLE _____**: To see if the town will vote to amend the Bourne Zoning Bylaw Section 2814 - Relationship to Other Bylaws, by deleting 3200 – Sign Regulations and add a new subsection “e)” as shown in the following, or take any other action relative thereto.

~~3200 – Sign Regulations~~

- e) The Planning Board shall refer all development applications in the DTD to the Design Review Committee for review of the proposal in accordance with §2815. The findings of the Design Review Committee shall be available to the Planning Board at the scheduled public hearing on the application for site plan review.

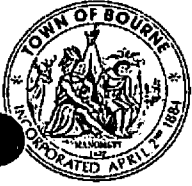
Full text available at the Town Clerk's office or the Planning Board office

DATE & TIME: Thursday, February 23, 2012 at 7:00 P.M.

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

Bourne Enterprise Publishing Dates:
Feb. 9, 2012
Feb. 16, 2012

2012 FEB 9 AM 10 37
TOWN CLERK'S OFFICE
BOURNE, MASS



TOWN OF BOURNE

Planning Board



2012 MAR 5 PM 2 53 Bourne Town Hall
24 Perry Avenue
Bourne, MA 02532
TOWN CLERK'S OFFICE Buzzards Bay, MA 02532
Phone: (508) 759-0615 Fax: (508) 759-0611
BOURNE, MASS

AMENDED MEETING AGENDA

DATE: Thursday, March 8, 2012
PLACE: Bourne Veteran's Community Building, 239 Main St., Buzzards Bay
TIME: 7:00PM

Minutes of 2/23/12

1. **Informal Discussion:** My Generation for a solar array. Off MacArthur Blvd.
2. **81P:**
3. **81P:** Quiet Cove Road. One lot.
4. **Determination of Adequate Access:** Quiet Cove Road.
5. **Presentation:** Modifications to the GIZ (Growth Incentive Zone).
6. **Public Hearing for a Change to the Zoning Bylaws:** Cont'd from 2/23/12. To see if the town will vote to add to the Bourne Zoning Bylaw a new Section 2815- Design Review Committee under Section 2800 --Downtown District, for the purposes of advancing the revitalization of the Downtown.



2012 MAR 1 PM 2 41

TOWN CLERK'S OFFICE
BOURNE, MASS

TOWN OF BOURNE

Planning Board

Bourne Town Hall
24 Perry Avenue
Buzzards Bay, MA 02532

Phone: (508) 759-0615 Fax: (508) 759-0611



MEETING AGENDA

DATE: Thursday, March 8, 2012

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

TIME: 7:00PM

Minutes of 2/23/12

1. **Informal Discussion:** My Generation for a solar array. Off MacArthur Blvd.
2. **81P:** Quiet Cove Road. One lot.
3. **Determination of Adequate Access:** Quiet Cove Road.
4. **Public Hearing for a Change to the Zoning Bylaws:** Cont'd from 2/23/12. To see if the town will vote to add to the Bourne Zoning Bylaw a new Section 2815- Design Review Committee under Section 2800 -Downtown District, for the purposes of advancing the revitalization of the Downtown.

DRAFT

PLANNING BOARD MEETING MINUTES
March 8, 2012

APPROVED
4.12.12

PRESENT: Christopher Farrell, Daniel Doucette, Doug Shearer, Donald DuBerger,
John Howarth, Dudley Jensen, Louis Gallo, Jon Nelson (7:15pm)

ABSENT: TOWN CLERK'S OFFICE
Gerald Carney
BOURNE, MASS

STAFF: Coreen Moore, Town Planner, Dody Adkins-Perry - Engineering Tech.

ALSO PRESENT: Diana Barth, Jim Mulvey, Ed Simpson, Craig Field, Robert Parady,
Don Bracken, Zac Basinski, Mark Deccico, Gary Labrie, Don Shulman, Chris Bailey,
Luke Houkle

Ann Gratis, Recording Secretary

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

Mr. Howarth made a MOTION to approve the minutes of 2/23/12. The MOTION was seconded by Mr. Howarth with five in favor, one abstention.

Informal Discussion: My Generation for a solar array. Off MacArthur Blvd.

Chris Bailey, Luke Houkle presented a plan to get the Board's feedback. This project would be third party ownership – land owner, equipment owner and the people buying into the grid (through a non-profit). The credits go to the people who are participating, they share the benefits. They just completed a solar community garden project in Brewster. It was turned on 2/3/12 and has generated enough energy to power 3 houses for one year. This project would be located at the back of Ed Simpson's property on Rt. 28 at the rotary, abutting the MMR. This area has the best topo – flat, cleared. They can access an NSTAR pole on the base as it's in the easement. The site is 9+ acres and it's going to be just under 2MW project to serve around 400 homes. Access is off an old cart path which might have to be improved. We are hoping to use the access from the MMR. We will be applying for a limited access curb cut off MacArthur Blvd. from MA DOT. We will be looking for a letter of support from the Board.

Don Bracken stated we may need a de-cell lane but once built, it would be restricted to monitoring only. The majority of traffic would be temporary – construction only. The site will be monitored by cameras and will pretty much run itself.

Chris stated they are in the process of putting together the financing.

Mr. Gallo asked how it's taxed in Brewster?

Chris: the land and panels are taxed as commercial.

Consensus of the Board is to support this project.

81P: Mashnee Island. One lot.

Combining five lots into one.

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

81P: Quiet Cove Road. One lot.

Mr. Doucette made a MOTION to approve. The MOTION was seconded by Mr. Howarth with six in favor, one abstention.

Determination of Adequate Access: Quiet Cove Road.

Mr. Doucette stated they meet the access and as long as the cutbacks are maintained for access he has no problem with it.

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

Presentation: Modifications to the GIZ (Growth Incentive Zone)

Coreen gave a brief history of the GIZ. It was approved in Oct. 2009 where five phases were created. We had a problem locking in certain areas so we changed the boundaries. The GIZ is smaller with a cumulative threshold. First come first serve, no phasing. Getting the offsets is why it has taken so long. We can go back 5 years for open space purchases. The more sensitive the land, the more credits we get. We are now in negotiations with some property owners for purchases. Would like to change some areas of town that are zoned business but are built out as residential – a section of Sagamore Beach, a section off Bournedale Road, and the site of the flyover where the hotel/restaurant were. With the cumulative threshold, we can keep track of projects and wastewater. Chairman Farrell asked how much work it was for Coreen to comply with the Commission?

Coreen: Can't tell you how many hours. The developer can provide open space and it doesn't have to be in Bourne. We are looking at approval by the CCC at the end of May. There is a movement to change the CCC regulations again for offsets as land on Cape Cod is becoming scarce.

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

Mr. DuBerger stated this can really help the town and it's great for investors. Coreen and staff did great work!

Public Hearing for a change to the Zoning Bylaws: Cont'd from 2/23/12. To see if the town will vote to add to the Bourne Zoning Bylaw a new Section 2815- Design Review Committee under Section 2800 –Downtown District, for the purposes of advancing the revitalization of the Downtown.

Coreen made the changes that were suggested at the last meeting. With regards to Site Plan/Special Permits the DRC makes a recommendation to the Board.

With regards to sign permits, they made a decision and forward that to the Building Inspector to either issue or deny the permit.

Diana Barth suggested changing "hear and decide" to hear and issue a decision". Mr. Howarth made a MOTION to approve with the suggested changes. The MOTION was seconded by Mr. Doucette with all in favor.

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

With no further business before the Board, the meeting was adjourned at 8:00 PM.

Respectfully submitted,
Ann T. Gratis

DRAFT

PLANNING BOARD MEETING MINUTES
March 8, 2012

APPROVED
4-12-12

PRESENT: Christopher Farrell, Daniel Doucette, Doug Shearer, Donald DuBerger, John Howarth, Dudley Jensen, Louis Gallo, Jon Nelson (7:15pm)

ABSENT: Gerald Carney

STAFF: Coreen Moore, Town Planner, Dody Adkins-Perry - Engineering Tech.

ALSO PRESENT: Diana Barth, Jim Mulvey, Ed Simpson, Craig Field, Robert Parady, Don Bracken, Zac Basinski, Mark Deccico, Gary Labrie, Don Shulman, Chris Bailey, Luke Houkle

Ann Gratis, Recording Secretary

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

Mr. Howarth made a MOTION to approve the minutes of 2/23/12. The MOTION was seconded by Mr. Howarth with five in favor, one abstention.

Informal Discussion: My Generation for a solar array. Off MacArthur Blvd.

Chris Bailey, Luke Houkle presented a plan to get the Board's feedback. This project would be third party ownership – land owner, equipment owner and the people buying into the grid (through a non-profit). The credits go to the people who are participating, they share the benefits. They just completed a solar community garden project in Brewster. It was turned on 2/3/12 and has generated enough energy to power 3 houses for one year. This project would be located at the back of Ed Simpson's property on Rt. 28 at the rotary, abutting the MMR. This area has the best topo – flat, cleared. They can access an NSTAR pole on the base as it's in the easement. The site is 9+ acres and it's going to be just under 2MW project to serve around 400 homes. Access is off an old cart path which might have to be improved. We are hoping to use the access from the MMR. We will be applying for a limited access curb cut off MacArthur Blvd. from MA DOT. We will be looking for a letter of support from the Board.

Don Bracken stated we may need a de-cell lane but once built, it would be restricted to monitoring only. The majority of traffic would be temporary – construction only. The site will be monitored by cameras and will pretty much run itself.

Chris stated they are in the process of putting together the financing.

Mr. Gallo asked how it's taxed in Brewster?

Chris: the land and panels are taxed as commercial.

Consensus of the Board is to support this project.

BOURNE, MASS
TOWN CLERK'S OFFICE
2012 APR 23 AM 10 36

81P: Mashnee Island. One lot.

Combining five lots into one.

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

81P: Quiet Cove Road. One lot.

Mr. Doucette made a MOTION to approve. The MOTION was seconded by Mr. Howarth with six in favor, one abstention.

Determination of Adequate Access: Quiet Cove Road.

Mr. Doucette stated they meet the access and as long as the cutbacks are maintained for access he has no problem with it.

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

Presentation: Modifications to the GIZ (Growth Incentive Zone)

Coreen gave a brief history of the GIZ. It was approved in Oct. 2009 where five phases were created. We had a problem locking in certain areas so we changed the boundaries. The GIZ is smaller with a cumulative threshold. First come first serve, no phasing. Getting the offsets is why it has taken so long. We can go back 5 years for open space purchases. The more sensitive the land, the more credits we get. We are now in negotiations with some property owners for purchases. Would like to change some areas of town that are zoned business but are built out as residential – a section of Sagamore Beach, a section off Bournedale Road, and the site of the flyover where the hotel/restaurant were. With the cumulative threshold, we can keep track of projects and wastewater. Chairman Farrell asked how much work it was for Coreen to comply with the Commission?

Coreen: Can't tell you how many hours. The developer can provide open space and it doesn't have to be in Bourne. We are looking at approval by the CCC at the end of May. There is a movement to change the CCC regulations again for offsets as land on Cape Cod is becoming scarce.

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

Mr. DuBerger stated this can really help the town and it's great for investors. Coreen and staff did great work!

Public Hearing for a change to the Zoning Bylaws: Cont'd from 2/23/12. To see if the town will vote to add to the Bourne Zoning Bylaw a new Section 2815- Design Review Committee under Section 2800 –Downtown District, for the purposes of advancing the revitalization of the Downtown.

Coreen made the changes that were suggested at the last meeting. With regards to Site Plan/Special Permits the DRC makes a recommendation to the Board.

With regards to sign permits, they made a decision and forward that to the Building Inspector to either issue or deny the permit.

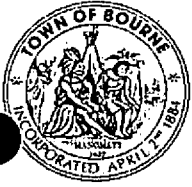
Diana Barth suggested changing "hear and decide" to hear and issue a decision".

Mr. Howarth made a MOTION to approve with the suggested changes. The MOTION was seconded by Mr. Doucette with all in favor.

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

With no further business before the Board, the meeting was adjourned at 8:00 PM.

Respectfully submitted,
Ann T. Gratis



TOWN OF BOURNE

2012 APR 6 AM 11 01

Planning Board

TOWN CLERK'S OFFICE
BOURNE, MASS

Bourne Town Hall
24 Perry Avenue
Buzzards Bay, MA 02532

Phone: (508) 759-0615 Fax: (508) 759-0611

MEETING AGENDA

DATE: Thursday, April 12, 2012

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

TIME: 7:00PM

Minutes of 03/08/12

1. **Informal Discussion:** Cataumet Gardens
2. **Discussion:** Thomas Ave. Condos to apartments
3. **Enforcement:** Subaru landscape plan.
4. **Public Hearing for a Change to the Zoning Map:** Trowbridge Rd. from R-40 to VB.
5. **Public Hearing for Site Plan Review/Special Permit #09-2011:** 56 Meetinghouse Lane. Office building.

TOWN OF BOURNE
PLANNING BOARD
PUBLIC HEARING NOTICE
TOWN CLERK'S OFFICE
BOURNE, MASS

2012 MAR 8 PM 3 26

APPLICANT: Vincent Michienzi

PROPOSAL: **Article _____**: To see if the Town will vote to amend the Bourne Zoning Map as follows, or take any other action in relation thereto.
To include map 24.3 parcels 15, 16 and 23 in the VB district.

DATE & TIME: Thursday, April 12, 2012 at 7:00 P.M.

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

Bourne Enterprise Publishing Dates:
March 15, 2012
March 22, 2012

DRAFT

**PLANNING BOARD MEETING MINUTES
April 12, 2012**

APPROVED
4/26/12

PRESENT: Christopher Farrell, Doug Shearer, Donald DuBerger, John Howarth, Dudley Jensen, Louis Gallo, Gerry Carney (7:05), Jon Nelson

ABSENT: Daniel Doucette

STAFF: Coreen Moore, Town Planner, Dody Adkins-Perry - Engineering Tech.

ALSO-PRESENT: Diana Barth, Jim Mulvey, Don Bracken, Lorraine Young, David Dimmick, Don & Beth Ellis, Roberta Barss, Deborah Burgess, Judith Riordan, Jean Gleason, Carol Wynne, Franco Raponi, Vincent & Noreen Michienzi, Joan Odom Daris, Connie Dodm Sopor, Blanche Cody, Judith McAlister, Jane Dalton, Mary Ellis, Avis Glasheen, Jean Gleason, Jane Nam, Edward Ellis, Danielle Medeiros, Annette Parece, Sandy Cortese, Ford O'Connor

Ann Gratis, Recording Secretary

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

Mr. Howarth made a MOTION to approve the minutes of 2/23/12. The MOTION was seconded by Mr. Howarth with five in favor, one abstention.

Informal Discussion: Cataumet Gardens

Ford O'Connor represented the applicant. He presented a plan of mixed use with offices and apartments. Looking for comments and suggestions. The site is 1 acre and we meet all the lot coverage rules. We may be doing some more reconfiguring.

Mr. DuBerger stated the design is nice but seems very dense for the site. 13 apartments can potentially have 2 cars each.

Chairman Farrell stated they have 13 extra parking spaces than required.

Coreen stated it still needs some work. It's 51% commercial but have to look to see if that has to be above or total.

Ford stated we will work with Coreen. Bourne Conservation Trust has to review the plans as well.

Discussion: Thomas Ave. Condos to apartments

Ford O'Connor stated there are four buildings that used to be apartments and were changed into condos. They aren't selling and prospective owners would like to buy the buildings and change them back to apartments. There will be multiple owners of the buildings. Buildings 1-3 meet the bylaws, building 4 will need a special permit and a waiver of the lot area as it's 3,000' short. Or we can steal sections from building 3's lot. We would rather get the special permit and waiver. The use won't change, it will just go back to what it was previously.

2012 MAY 18
TOWN ENGINEER
OFFICE

Enforcement: Subaru landscape plan.

Levon submitted a new plan after getting guidance from Coreen and Mr. Shearer. Mr. Shearer stated the plan meets the requirements for the disturbed area and there is more than enough frontage. The Commission gave us copies of the plan they have but they couldn't find their approved plan. Part of Bayview Campground landscaping falls onto the Subaru lot. He has more than enough trees. In 1997 the town approved plan showed no additional plantings. Mr. Shearer made a MOTION to accept this plan to add 38 shrubs and to not add any trees. The MOTION was seconded by Mr. Howarth with all in favor.

Public Hearing for a Change to the Zoning Map: To change a portion of Trowbridge Rd. and Shore Rd. from R-40 to VB.

Vincent Michienzi stated he is trying to rezone the Raponi parcel next to his property and 2 parcels across the street from his building, one is to be used for parking. He would keep the structure, fix it up and use it as a deli. The Raponi parcel would be used for an addition to the building.

Mr. Jensen stated that area is a strong village concept. The LCP action items under Section 13, Cultural Heritage.

Mr. Howarth stated the building is falling down and something should be done with it. Personally, I would remove it but if he wants to preserve it and make it a coffee shop, more power to him.

Mr. Shearer stated he lives in a village business zone and there are parking issues and businesses can't operate to full capacity. The medical building, library and historic buildings are there and this is no different. There isn't adequate parking anywhere. The building can be preserved and the parking benefits everyone. This may be the only chance to save the building.

Leah Benson, Chamber of Commerce, stated the Michienzi's buildings have helped the community. A gift/coffee shop is great and we have no problem with the plan.

Donald Ellis, Historic Commission Chairman gave the Board a letter and read it into the record. The Commission supports lot 23 only (11 Trowbridge Rd). We oppose 1 and 9 Sandwich Road, and we acknowledge the need for parking.

Beth Ellis stated the zoning change will set up that property forever. Many people use the medical center and love it, it's an asset to the village. Against the change to the Sandwich Road properties.

David Dimmick read a letter into the record from the Historic Society stating this is essentially spot zoning and sited the Cultural Heritage section of the LCP. They voted not to support this change.

Noreen Michienzi stated she wished the Historic Society would have approached them. The wound center at Falmouth Hospital is getting angry with them because of the lack of parking. We are looking at doing underground parking. We want to maintain the building at 9 Sandwich Rd. We would like people to walk and go do things. A coffee shop would allow the kids from high school to bring their laptops and hang out or do historic things. We feel we got off on the wrong foot. The interior is dilapidated and lots of work needs to be done to the house. Would love help to preserve it. Willing to work with the Historic groups.

Public Hearing for a Change to the Zoning Map: cont'd.

Don Pickard stated the Planning Board is better to determine safety than Historic. Have seen people parking at 1 Trowbridge and walking over to the library. Think everyone benefits with more parking and it will help keep jobs.

Coreen stated under Sec. 3300 we do allow parking across the street within 350' of the building under a special permit.

Joe Agrillo Sr. Everyone knows I'm pro-business and also a member of the historic society. Looking at both sides. The man made a major investment and it has outgrown the site. Need to give more parking for safety of citizens. We have options:

Jane Dalton, Briggs McDermott house stated the Keene house can be restored. Why the parking wasn't considered when it was built... This was Bourne's center. What brings business to towns on Cape Cod? The historic resources.

Don Ellis: the issue is not the Michienzi's. It is a change to the land to rezone 3 parcels. It doesn't matter who owns it. Would like to remind the audience that Ch. 13 of the LCP goal is to protect and preserve structures and landscape.

Joe Agrillo Jr. drives by the medical center daily. People park and walk to the library. The speed limit is 20mph on Sandwich Rd. A crosswalk would help. There is an option with the house. The parking would be a good benefit. There is a lot of business in that area that isn't zoned business – the post office, school admin. Building, the library, the ball field. Don't see an impact on residences or the village character. Any project would still have to go to the Planning Board for a review.

Beth Ellis stated she supports business, it's about the right business in the right place.

Mr. Shearer stated there needs to be a balance in what we do. Sec. 17 of the LCP Economic Development priorities bringing business to town as it's good for the community as a whole. Keeping doctors, the library wants to expand, are they going to fight them on parking? Do you want another empty building? That's what's happening in the other villages. If a building can be preserved it's better. If nothing is done to it, that building won't be standing in 4-5 years. The decision comes down to town meeting vote.

Mr. DuBerger stated the medical complex initially required 144 spaces and provided 109. What was approved to what's there now would have to compare. Public safety and common sense, would like to see the Raponi property as parking, not building expansion. Sometimes businesses outgrow sites, a zoning change will be permanent.

Mr. Howarth stated many people spoke against the building when it was originally before us. I bet they are using it now. Everyone needs doctors and this center benefits the town greatly. I was part of the LCP. Balance between historic and business so people can benefit.

Chairman Farrell stated the LCP is a guideline. Sec. 6 Growth Management says to preserve and expand village centers. 6.3 states revise the bylaw to strengthen centers. 7.2 land use – strengthen centers.

Villages are the core of this town, not just for the people who live there, it's for everyone. Where do you park in Monument Beach? Pocasset?

Public Hearing for a Change to the Zoning Map: cont'd.

The Historical Society has many events at the Briggs-McDermott house area and where do people park? At the library and they cross the street, at the medical center and walk over. The land at 9 Sandwich Rd. dips down behind the house and the parking lot won't be seen. It's going to be gravel, not paved. This rezoning will bring the library and Manomet building (1 Sandwich Rd) into compliance with zoning. They have evolved over the years, this helps the village.

Mr. Shearer made a MOTION that the Board support this at Town Meeting. The MOTION was seconded by Mr. Howarth. 4 in favor, 4 opposed,

Chairman Farrell stated the Board's report at Town Meeting will state the split vote.

Public Hearing for Site Plan Review/Special Permit #09-2011: 56 Meetinghouse Lane. Office building.

Don Bracken presented the plan. They received ZBA approval. The south end of the lot is R-40. The proposed office use will be low impact and a good transition from KAM to the residential area. There will only be 5'8" from the parking lot to the street, but actually is 30' from the pavement as the street is 80' wide in that area. It's not near any other driveways and will have a catch basin in the lot. It's designed for one occupant at this time.

Mr. Shearer reviewed this project. Outstanding issues: erosion control at the south east corner, light fixtures.

Don stated the lights are on the plan and will be 16' above finish grade. They would like a couple of trash barrels enclosed. Don't want a dumpster.

Dody stated the handicap is fine for one tenant.

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

- The erosion be addressed/controlled
- Trash be enclosed – if a dumpster goes in, it must be fenced with the height 2' above the dumpster, Fire Dept. rules & regulations must be met, any future expanded use must meet ADA requirements.

The MOTION was seconded by G. Carney. Roll call vote as follows:

| | | |
|--------------------|------------------|-------------------|
| Mr. Nelson – yes | Mr. Carney – yes | Mr. Shearer – yes |
| Mr. DuBerger – yes | Mr. Jensen – yes | Mr. Howarth – yes |
| Mr. Gallo - yes | | |

Mr. Carney made a MOTION to adjourn. The MOTION was seconded by Mr. Shearer with all in favor.

With no further business before the Board, the meeting was adjourned at 8:47 PM.

Respectfully submitted,
Ann T. Gratis

Attachments: Letters read into the record.

Submitted 4/12/12 mshg
lead into record



Bourne Historical Society, Inc.
Box 3095, Bourne, Massachusetts 02532-0795

(508) 759-8167

Aptuxcut Trading Post • Gray Gables Train Station • Windmill Gift Shop • Museum Rooms, Jonathan Bourne Historical Center

2 April 2012

Honorable Board of Selectmen
Town of Bourne
24 Perry Avenue
Bourne, MA 02532

Town of Bourne Planning Board
24 Perry Avenue
Bourne, MA 02532

RE: Purposed Zoning Change Bourne Village

Honorable Boards:

The Bourne Historic Society is a group of several hundred area residents committed to the preservation, presentation and conservation of significant events, times and places. The Society has officially been active in the community for nearly a century. At our recent Bourne Historical Society Annual Meeting a discussion came forward regarding proposed zoning changes affecting historic land and buildings in Bourne Village. The thrust of the changes would re-zone certain parcels from residential to business or commercial. The membership present voted unanimously to have their concerns forwarded to the responsible boards and commissions before Bourne's Annual Town Meeting.

On its face these particular changes appear to be spot zoning for a specific entity with limited benefit to the community in general. The primary concerns center around the Town of Bourne's Local Comprehensive Plan (LCP). We reference to:

Section 6. Growth Management states:

"Bourne needs to diligently control growth to protect and preserve the town's cultural and historic character."

Section 13.0 Cultural Heritage:

"Bourne has the means to not only protect its cultural heritage, but also assure that future development builds on the best traditions of the community, further strengthening that heritage for future generations."

"Firstly, historic sites and buildings need to be protected from destruction."

13.1 Cultural Heritage Goal:

"The goal is to protect and preserve the important historic and cultural features of the town's landscape, structures and community activities."

13.2 Cultural Heritage Policies:

"Encourage recognition and preservation of historic buildings".

Email: info@bournehistoricalsoc.org
WEBSITE: www.bournehistoricalsoc.org

13.3 Highest Priority Actions for Cultural Heritage:

"Responsibility: Board of Selectmen, Planning Board, and Historic Commission."

This is just a sampling of issues discussed which do not appear to have been addressed by the appropriate boards in a timely fashion.

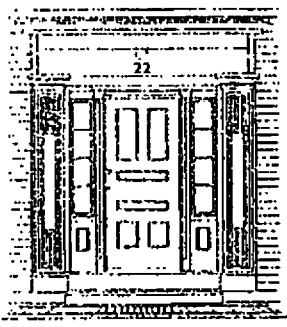
The body of the Annual Meeting of The Bourne Historical Society voted unanimously not to support these zoning changes as proposed.

Respectfully,


Galon "Skip" Barlow
President Bourne Historic Society


Judith McAlister
Executive Director

Submitted 4/12/12 meeting
read into record



Bourne Society for Historic Preservation

Post Office Box 125, Pocasset, Massachusetts 02559

2012 APR 12 PM 12 28

TOWN CLERK'S OFFICE
BOURNE, MASS

Chairman Christopher Farrell and members of the Bourne Planning Board

Subject:- Annual Town Meeting Warrant Article Rezoning request for 1 and 9 Sandwich Road, Bourne Village, Assessors map 24.3, parcels 15 and 16

The Bourne Society for Historic Preservation (BSHP) respectfully requests that the Bourne Planning Board recommend Indefinite postponement to the subject matter of the warrant article on the 2012 Annual town Meeting to rezone the properties located at 1 and 9 Sandwich Road from R-40 to a commercial zone.

The reasons for our request are safety, historic preservation, apparent spot zoning and change to historic village character. The stated reason for the zoning request is to provide parking for the office building across Sandwich Road.

To expand our concerns listed in the previous paragraph -

Safety. Pedestrians would have to cross a State Road from the subject property to reach the office building. This crossing would be within 80 yards of a dangerous intersection ("five corners") and a traffic light approximately 300 yards to the north. Many of the clients are visiting medical offices; crossing a busy state road is potentially dangerous.

Historic Preservation. The house located at 9 Sandwich Road is perhaps the oldest house in existence in the town, dating from 1690 and tied to names including Keene, Perry and Ellis. The property is listed on the Massachusetts Historic Commission's MACRIS database under BOU07. The house is not currently protected by an Historic Preservation Restriction or any other legal restriction that could provide protection beyond likely "Demo Delay." The BSHP has been given the opportunity to observe the interior of the home. While in need of extensive restoration and preservation, the home retains most of the original seventeenth century features, including a four-fireplaced arched center chimney.

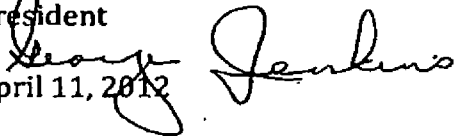
The apartment building located at 1 Sandwich Road is, likewise, historically important. Known as the Manomet House, it for years served as a stagecoach stop. Together with 9 Sandwich Road, the abutting property, these two buildings are significant to the history of the Town of Bourne and, more specifically, to the village of Bourne which was the center of the town until the construction of the Canal.

Apparent Spot Zoning. If the Planning Board wishes to consider rezoning of these parcels, the BSHP respectfully requests the Board consider the long-term future of the immediate Bourne Village area before making any changes to these parcels. Several important changes to the "village scene" are being discussed or "in the works" - including possible Library expansion, possible construction of new public safety facility or other town use of the approximately five acres behind the library and adjacent to the old bridge abutment, and Coady School restoration and reuse. The 2008 Local Comprehensive Plan speaks to the importance of land use planning for the long-term attractiveness of the Town, and to the value of protecting our cultural heritage. Permitting the sprawl of VB zoning in Bourne Village seems to be trying to push the Planning Board's thoughtful work in a most undesirable direction.

Bourne Village. Our town is a collection of villages. The road going by 1 and 9 Sandwich Road was the main road connecting the homes in the village of Bourne. Bourne retains one of the most historic appearances, including many homes listed on several town surveys of historic properties. In addition, the area contains the old town library (now the location of the Town Archives and Historic Center), Coady School (which is being saved and converted to new use), Briggs McDermott House and Alonzo Booth Blacksmith Shop, Bourne Methodist Church and the old grammar school now carefully converted into the Bourne Public Library. Changing the zoning of the corner two properties would destroy the character of this area.

Respectfully,
George Jenkins
President

April 11, 2012



*Submitted @ meeting 4/12/12
By Donald Ellis*

read in to record

Bourne Historical Commission

Bourne Historic Center

30 Keene Street 2012 APR 12 PM 12 27

Bourne, MA 02532

TOWN CLERK'S OFFICE

BOURNE, MASS

April 10, 2012

Members, Bourne Planning Board
Bourne Town Hall
Perry Avenue
Buzzards Bay, MA 02532

Dear Members of the Bourne Planning Board:

I respectfully request that this letter be read into the minutes of the Planning Board meeting on April 12, 2012 when it holds its public hearing relative to the private petition for a zoning change from Residential to Village Business in Bourne Village including map 24.3 parcels 15, 16, and 23.

At its regularly scheduled meeting on Tuesday, March 20, 2012, the members of the Bourne Historical Commission voted unanimously to support that part of the petition that requests said zoning change for Lot 23 only, Map 24.3 (11 Trowbridge Rd.). The members also voted unanimously to oppose that part of the petitioner's request which asks for the same zoning change from Residential to Village Business at Lots 15 & 16, Map 24.3 (1 and 9 Sandwich Rd.).

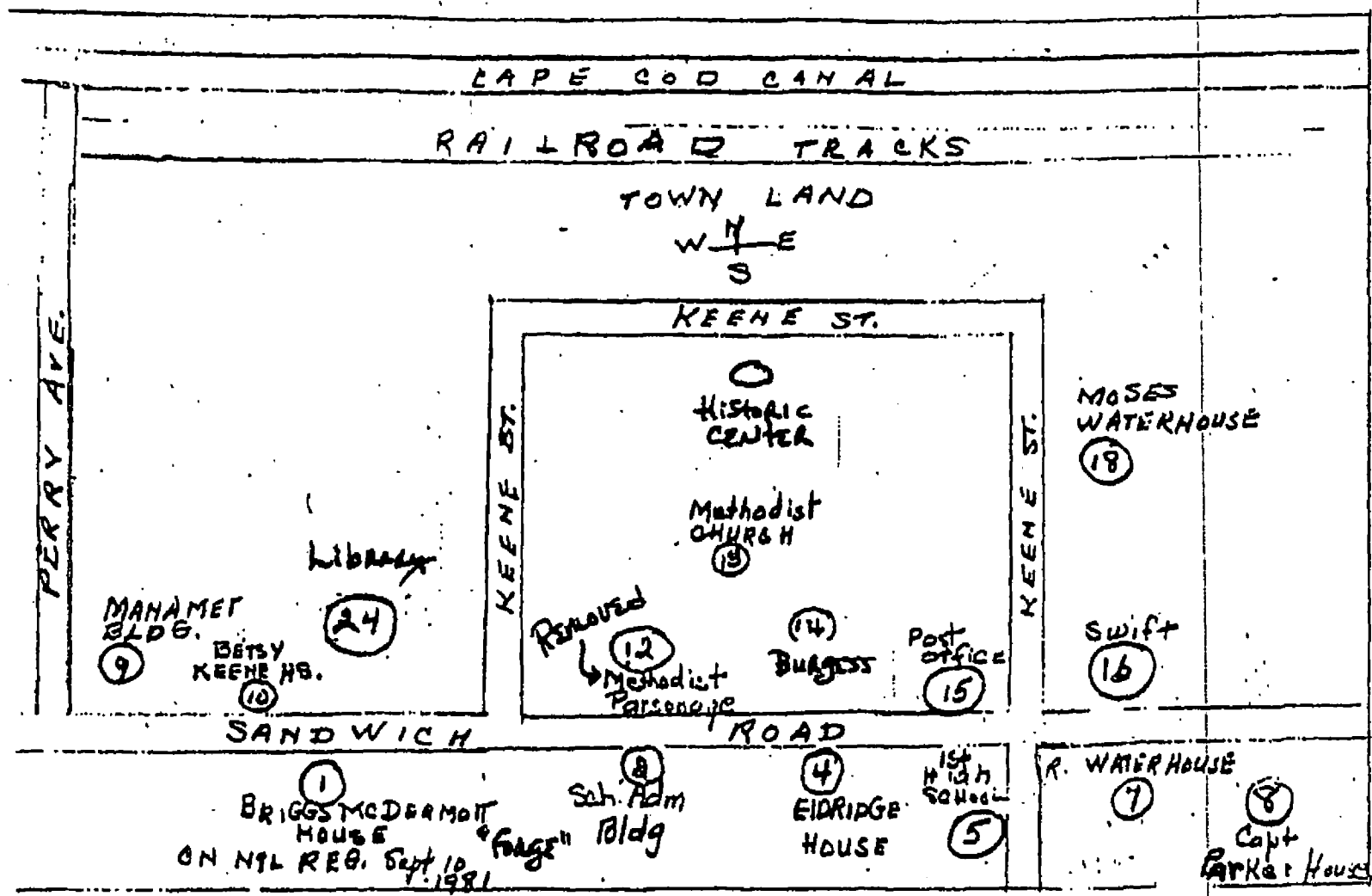
The members of the Historical Commission acknowledge the need for more parking at the medical/business complex at the locally known "five corners" intersection in Bourne Village. They acknowledge the success of the businesses located here but respectfully request that the Planning Board investigate what may have been illegally expanded uses on the site and also dangerous and possibly illegal expansion of the parking lot (4 spaces) at the Sandwich Rd. corner of the site.

After discussion of the proposed zoning change, the Historical Commission concluded and so voted that Lot # 23 on Trowbridge Rd. is an appropriate and desirable location to expand the Village Business zone because the structure on the parcel has no historic significance and expansion of the parking lot here would have little or no impact on neighboring properties. The additional parking would be adjacent to the current parking lot.

A change in zoning for Lots 15 & 16 (1 and 9 Sandwich Rd.), Map 24.3, is strongly opposed. While such a zoning change would be immensely beneficial to one person, applicant Vincent Michienzi, it would not be in the best interest of neighbors and the citizens of Bourne for many reasons.

The Historical Commission respectfully reminds the Planning Board members that this Bourne Village center is one of the most historically important parts of the town of Bourne. It

1970's



" THIS AREA IS SIGNIFICANT AS THE ONLY EXAMPLE OF A LATE 19th Century CIVIC CENTER ON THE CAPE "

Julie P. JOHNSON
PRESERVATION PLANNER STATE

Submitted 4/12/12 C meeting

April 12, 2012

Vincent and Noreen Michienzi

76 Mashnee Road

Bourne, MA 02532

Dear Town of Bourne Planning Board,

I would like to address some of the concerns for the property located at 9 Sandwich Road, Bourne, MA.

- The home located at 9 Sandwich Road is a one family dwelling that is in need of repair. The roof, floors, septic, walls, staircases all are in a dilapidated state. The owner has lived in this home with limited resources to fix these major and costly repairs. Unfortunately, the historic aspect of the home has become unsafe.
- The owner will be selling the property for a great price which will not require a bank to inspect the property or bring the current issues up to standards. We are buying the property "as is" which is rare in this economy.
- The need for employee parking for One Trowbridge Road will help the community that uses the medical and retail facilities. No longer will you have to drive around the building looking for a space since the employees will be parking across the street leaving spaces for the customers and patients.
- Falmouth Hospital Urgent Care, Falmouth Hospital Wound Center, Dr. Harris, Bourne Eye Health Care, Stop & Shop Pharmacy, Dr. Lynne Marshall, Falmouth OBGYN, Salon B'Lor, Engineering Firm Weston & Sampson, Falmouth Rehabilitation and many more Falmouth Hospital doctors will have the ability to allow their patients and customers the ease to park

without hassle. This in turn helps the community of Bourne be successful with jobs and business. It also creates more tax money for the town.

- The library will have access to use the parking also for events such as the Easter Egg Hunt, Christmas Stroll and Fourth of July which typically overflows to One Trowbridge Road parking. We will continue to work closely with them for their special days and meetings.
- We will try to work with The Bourne Historic Society to decide if the building can be rehabilitated in an economical way. We would like to explore the idea of putting a business in the building. They will benefit from the parking as they can use it for their Special Events.

We would just like to point out that the location of the building is located in the area known as Trading Post Corners. At one time, this is where the business of Bourne was conducted. Currently, there is the town library located to the right and a tenement building with over 9 apartments to the left. A few years ago, the building two parcels to the left was an insurance agency. The building across the street is One Trowbridge Road Medical and Retail Building. Also, there is a bar, hairdresser, dentist, real estate agency and another doctor office located around the corner on Trowbridge Road. This area flourishes as a business area already.

Also, it has been in the local paper that the Town of Bourne is considering moving the Police Station behind this property for the new Station which certainly will add to Business type atmosphere.

It is our request that you approve to change the zoning for this piece of property. We will continue to work with the Town in order to keep the integrity and charm of the area with both business and residences co-existing in quiet harmony.

Thank you for your time,

Vinny and Noreen Michienzi

TOWN OF BOURNE
PLANNING BOARD
PUBLIC HEARING NOTICE

2012 MAR 14 AM 11 47

TOWN CLERK'S OFFICE
BOURNE, MASS

APPLICANT: Meetinghouse Lane Realty Trust

LOCATION: 0 Meetinghouse Lane
Assessors Map 12.1, Parcel 2.02
Zoning District - B-2

PROPOSAL: Application for Site Plan Review/Special Permit for a
professional office building.

DATE & TIME: Thursday, April 12, 2012 at 7:00 P.M.

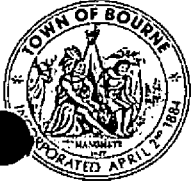
PLACE: Bourne Community Building
239 Main Street
Buzzards Bay, MA 02532

Plans may be viewed at the Planning Board office from
8:30-4:30, Monday - Friday. 508-759-0615 ex. 22

Bourne Enterprise Publishing Dates:

March 15, 2012

March 22, 2012



TOWN OF BOURNE

Planning Board

2012 APR 20 PM 12 48
Bourne Town Hall
24 Perry Avenue
Buzzards Bay, MA 02532
TOWN CLERK'S OFFICE
BOURNE, MASS
Phone: (508) 759-0615 Fax: (508) 759-0611

MEETING AGENDA

DATE: Thursday, April 26, 2012
PLACE: Bourne Veteran's Community Building, 239 Main St., Buzzards Bay
TIME: 7:00PM

Minutes of 04/12/12

1. **81P:**
2. **Enforcement:** Brookside. Speed tables and stop signs.
Continued to May 24, 2012
3. **Public Hearing for Special Permit #02-2012:** James Fennell. 340 MacArthur Blvd. For a hot dog cart.
4. **Public Hearing for Special Permit #03-2012:** Robert & Judith Tubbs. 7 Bourne Bridge Approach. For outside seating.
5. **Public Hearing for Amendment to a Definitive Subdivision:** Heritage Park II. Henry Drive. To shorten the approved layout and combine three lots into one.
6. **Public Hearing for Site Plan/Special Permit #01-2012:** Lot 10 Henry Drive. Hydroid, Inc. for a multi-level building of not more than 40,000sf to be used for manufacturing.

TOWN OF BOURNE
PLANNING BOARD
PUBLIC HEARING ~~2012~~ ~~MAR~~ 20 AM 10 10

TOWN CLERK'S OFFICE
BOURNE, MASS

APPLICANT: CC Ventures Inc

LOCATION: Henry Drive, Pocasset
Book 9430 Page 214

PROPOSAL: Application for amendment of a definitive subdivision to shorten the approved layout of Henry drive and combine three lots into one.

DATE & TIME: Thursday, April 26, 2012 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 Enterprise Publishing Dates:
March 29, 2012
April 5, 2012

TOWN OF BOURNE
PLANNING BOARD
PUBLIC HEARING NOTICE

2012 MAR 20 AM 10 10

TOWN CLERK'S OFFICE
BOURNE, MASS

APPLICANT: Hydroid LLC

LOCATION: Lot 10 Henry Drive
Assessors Map 35, Parcels 145, 146, 147
Zoning District – B-4, R-40

PROPOSAL: Application for Site Plan Review/Special Permit for a
multi-level manufacturing business.

DATE & TIME: Thursday, April 26, 2012 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 Enterprise Publishing Dates:
March 29, 2012
April 5, 2012

TOWN OF BOURNE
PLANNING BOARD
PUBLIC HEARING NOTICE

2012 MAR 27 PM 12 25

TOWN CLERK'S OFFICE
BOURNE, MASS

APPLICANT: Robert & Judith Tubbs

LOCATION: 7 Bourne Bridge Approach
Assessors Map 20.3, Parcel 65
Zoning District – DTG

PROPOSAL: Application for outside seating.

DATE & TIME: Thursday, April 26, 2012 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 Enterprise Publishing Dates:
April 5, 2012
April 12, 2012

TOWN OF BOURNE
PLANNING BOARD
PUBLIC HEARING NOTICE

2012 MAR 26 PM 2 57

TOWN CLERK'S OFFICE
BOURNE, MASS

APPLICANT: James Fennell

LOCATION: 340 MacArthur Blvd
Assessors Map31.4, Parcels 15, 16
Zoning District – B-4

PROPOSAL: Application for a seasonal hot dog cart.

DATE & TIME: Thursday, April 26, 2012 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:

April 5, 2012

April 12, 2012

PLANNING BOARD MEETING MINUTES
April 26, 2012

APPROVED

PRESENT: Christopher Farrell, Daniel Doucette, Doug Shearer, John Howarth,
Dudley Jensen, Louis Gallo, Gerry Carney, Vincent Michienzi, Ann Gratis

ABSENT: Jon Nelson, Donald DuBerger

TOWN CLERK'S OFFICE
BOURNE, MASS

STAFF: Dody Adkins-Perry - Engineering Tech.

ALSO PRESENT: Diana Barth, Jim Mulvey, Michael McGrath, Greg Siroonian, Andrew
Campbell, Thomas Donovan, Henry Donovan, Chris Von Alt, Judy Tubbs, James
Fennell, Mike Leitzel

Ann Gratis, Recording Secretary

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

Mr. Howarth made a MOTION to approve the minutes of 4/12/12. The MOTION was
seconded by Mr. Carney with six in favor, one abstention.

81P: 2 lots

Mike Leitzel, Town Engineer, presented the plan to separate the ball field from
Cody school as voted at the 2011 Town Meeting.

Mr. Howarth asked if this is passed, will the busses still park there?

Mike: No. the parking lot is going with the school building.

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

Enforcement: Brookside. Speed tables and stop signs.

Continued to May 24, 2012

Public Hearing for Special Permit #02-2012: James Fennell. 340 MacArthur Blvd. For
a hot dog cart.

Mr. Jensen made a MOTION to approve.

Dody referred to the letter from the Fire Dept. with outstanding issues of the
property. Chairman Farrell read the letter into the record.

James Fennell stated there are no egress points near where the cart is going to
be placed.

Mr. Doucette stated the Fire Dept. is looking at this as an extension of
cartwheels.

Lou Fennell, owner of Cartwheels, stated all those issues will be addressed.

Mr. Jensen made a MOTION to approve subject to the requirements of the Fire
Dept. being met. The MOTION was seconded by Mr. Carney. Roll call vote as
follows:

Mr. Carney – yes

Mr. Shearer – yes

Mr. Doucette – yes

Mr. Jensen – yes

Mr. Howarth – yes

Mr. Gallo – yes

Mr. Michienzi - yes

Public Hearing for Special Permit #03-2012: Robert & Judith Tubbs. 7 Bourne Bridge Approach. For outside seating.

Judy Tubbs stated they are going to rope off the seating area. Parking spaces from the front will be moved to the side including one handicap space. There are 69 spaces on the lot. The curb cut will be closed on the far end. During the season. Tables and chairs will be stored to the fenced area in back off-season.

Mr. Shearer has concerns about the rope. Is that enough of a barrier?

Chairman Farrell stated it's not the traffic of 30 years ago, not concerned.

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

- The eastern curb cut must be closed provided that the outside seating is in use.
- The outside seating area must be delineated by rope or other means.
- All debris must be removed daily at the close of business
- Must meet the rules and regulations of the Fire Dept.

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

Mr. Carney – yes

Mr. Shearer – yes

Mr. Doucette – yes

Mr. Jensen – yes

Mr. Howarth – yes

Mr. Gallo – yes

Mr. Michienzi - yes

Public Hearing for Amendment to a Definitive Subdivision: Heritage Park II. Henry Drive. To shorten the approved layout and combine three lots into one.

Mike McGrath of Homes and McGrath presented the plan. The cul-de-sac will be moved back to create one large lot for Hydroid. The road is not constructed. A modified T instead of the cul-de-sac is proposed. A waiver request for no street lights is requested. Also a waiver request for no preliminary plan is requested.

Mr. Shearer stated this is very straight forward and made a MOTION to approve with all waivers granted and to retract the dead end street waiver, subject to the following conditions:

- This plan is subject to all Rules, Regulations and Bylaws of the Town of Bourne.
- All such installation and construction shall be completed within 24 months of this date: failure to do so shall automatically rescind this approval of the plan unless prior to that time this provision has been amended following a public hearing.
- Drainage and Slope Easements as shown on said Plan(s) are to be conveyed in accordance thereto.
- Deeds to the lots containing drainage easements must contain language defining the drainage easements and protecting them in perpetuity from filling or other uses, to ensure the maximum life of the drainage areas and structures.
- All grades and slopes shall satisfy the minimum requirements of Section 323 of the Regulations.
- Water service must meet the requirements of the Bourne Water District.
- All ISO guidelines and requirements of the Bourne Fire Department must be observed.
- The said Definitive Plan and construction pursuant thereto is subject to all applicable Rules, Regulations and Laws of the Town of Bourne.
- All drainage shall be recharged on site.
- Sidewalks are required on one side of the street to be determined by applicant.
- Restrictions of Section 4700 Water Resource District of the Bourne Zoning Bylaw are applicable and must be shown on all site plans and reflected in all deeds.
- Street names must be approved by the Board of Selectmen prior to signing of the Definitive Plan.
- Street numbers must be obtained from the Engineering Dept. and noted on the plan prior to signing of the Definitive Plan.

- Exterior Lines of the way, with sufficient data to determine their location, direction and length are required by Sec. 263(a) and must be noted on the plan.
- Erosion Controls – the following must be added to the plan:
- Construction Entrance: A Stabilized construction entrance shall be installed to prevent debris from entering existing roadways.
- Silt Fence and Hay bale detail
- Catchbasin Protection: Existing catchbasins shall be shielded by silt fence and hay bales.
- Inspection and Maintenance Plan for the stormwater system must be submitted and signed by the responsible party.
- Post-Construction erosion control: All disturbed areas not otherwise landscaped should be loamed and seeded with indigenous non-invasive planting mix that will require minimal fertilization and water, and this should be noted on the plan.
- Measures need to be taken with the large stormwater detention basin so unacceptable levels of risk of mosquito-borne disease near a residential neighborhood are prevented.

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

Public Hearing for Site Plan/Special Permit #01-2012: Lot 10 Henry Drive. Hydroid, Inc. for a multi-level building of not more than 40,000sf to be used for manufacturing.

Mike McGrath presented the plan, Greg Siroonian of Rescom and Chris Van Alt of Hydroid accompanied.

Chris: Hydroid makes underwater vehicles. They are happy to be in Bourne and we worked well with the Cape Cod Commission. We are very environmentally responsible.

Mike: The site is 5.24 acres and is best sited for utilities, parking and drainage. There is a separate drive for the loading zone. There is also a separate shed for the lithium batteries. We have added to the buffer against the residential area. Inkberry will grow very dense. A way was needed for vehicles to get all around the building, we have reinforced grass 15' wide. We are providing 120 spaces but can fit 167. We ask the Board to waive the paving requirement as it reduces runoff. All utilities will be underground. The maintenance plan will be signed by the contractor then the owner once built.

Greg: the sign will be a 40sf pylon and a couple on the building – over the entrance and on the second floor. Plans are not final yet.

Mr. Gallo asked if the battery building was secure?

Chris: the batteries carry a minimum charge, we kept separate with a fire suppression system and a separate alarm.

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

- Project must comply with all rules and regulations of the Bourne Fire Dept.
- Before issuing a building permit, the stormwater inspection/maintenance agreement and erosion/siltation control must be signed by current owner of the property, CC Ventures, Inc. Once the project is completed Hydroid Inc. must sign the afore-mentioned agreement.
- Any changes to the signs as presented during the hearing, must first be reviewed by the Planning Board.
- Grass pavers are only to be used under the emergency access road and not in the overflow parking area.
- A parking waiver has been granted for the 47 spaces proposed on grass pavers. Future parking expansion to this area or any other area must come back before the Planning Board for review.
- A special permit for greater than 40% impervious surface coverage in a Water Resource District is granted.

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

Mr. Carney – yes
Mr. Jensen – yes
Mr. Michienzi - yes

Mr. Shearer – yes
Mr. Howarth – yes

Mr. Doucette – yes
Mr. Gallo – yes

Chairman Farrell announced the Cape Cod Commission approved our application for a GIZ (Growth Incentive Zone) today.

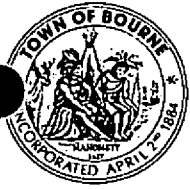
Coreen stated she learned a lot about the process and planning for growth. Through this process, the CCC amended their regulations and will be doing it again.

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

With no further business before the Board, the meeting was adjourned at 7:45 PM.

Respectfully submitted,
Ann T. Gratis

Attachments: Henry Drive & Hydroid site plans.



TOWN OF BOURNE

2012 APR 30 AM 10:00 *Planning Board*

TOWN CLERK'S OFFICE
BOURNE, MASS

Bourne Town Hall

24 Perry Avenue

Buzzards Bay, MA 02532

Phone: (508) 759-0615

Fax: (508) 759-0611

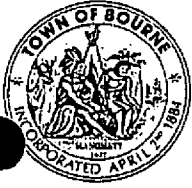
MEETING AGENDA

DATE: Monday, May 7, 2012

PLACE: Bourne High School auditorium, 75 Waterhouse Rd., Bourne

TIME: 7:00PM

For the purpose and duration of the Special and Annual Town Meetings.



TOWN OF BOURNE
Planning Board

Bourne Town Hall
24 Perry Avenue
Buzzards Bay, MA 02532
Phone: (508) 759-0615 Fax: (508) 759-0611



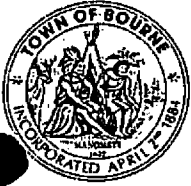
2012 MAY 17 PM 3 00

TOWN CLERK'S OFFICE
BOURNE, MASS

MEETING AGENDA

DATE: Tuesday, May 22, 2012
PLACE: Factory Outlet Road, Sagamore, MA
TIME: 10:00AM

Site visit for Factory Outlet Mall occupancy



TOWN OF BOURNE

Planning Board



2012 MAY 22 PM 1 02

TOWN CLERK'S OFFICE
BOURNE, MASS

Bourne Town Hall
24 Perry Avenue
Buzzards Bay, MA 02532

Phone: (508) 759-0615 Fax: (508) 759-0611

AMENDED MEETING AGENDA

DATE: Thursday, May 24, 2012

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

TIME: 7:00PM

Minutes of 04/26/12

1. **81P:** 2 lots
2. **Occupancy Permit:** Compass Bourne LLC. 1 Factory Outlet Rd.
3. **Discussion:** 80 Cranberry Hwy. Request by applicant for clarification of decision.
4. **Public Hearing for Site Plan Review #480:** 199 MacArthur Blvd. Monument Beach Sportsman's Club. To extend the outdoor range.
5. **Public Hearing for Amendment to Special Permit #55:** Cont'd from 4/26/12. Brookside. Speed tables and signage.
6. **Public Hearing for Special Permit #05-2012:** 15 Beach St. Riverbend Holdings. To transform an existing warehouse with office to a mixed use with one retail office and two one-bedroom dwelling units.
7. **Public Hearing for Site Plan Review/Special Permit #04-2012:** Volta Oil. 48 MacArthur Blvd. To add a convenience store to existing gasoline sales.
8. **Public Hearing for Site Plan Review/Special Permit #06-2012:** 1356 Rt. 28A. Convert building from office/residential to retail, office and commercial recreation.
9. **Discussion** of Design Review Committee
10. **Committee assignment:** Joint Land Use Committee



TOWN OF BOURNE

Planning Board



2012 MAY 17 PM 3 00

TOWN CLERK'S OFFICE
BOURNE, MASS

Bourne Town Hall
24 Perry Avenue
Buzzards Bay, MA 02532
Phone: (508) 759-0615 Fax: (508) 759-0611

MEETING AGENDA

DATE: Thursday, May 24, 2012
PLACE: Bourne Veteran's Community Building, 239 Main St., Buzzards Bay
TIME: 7:00PM

Minutes of 04/26/12

1. **81P:** 2 lots
2. **Occupancy Permit:** Compass Bourne LLC. 1 Factory Outlet Rd.
3. **Discussion:** 80 Cranberry Hwy. Request by applicant for clarification of decision:
4. **Public Hearing for Site Plan Review #480:** 199 MacArthur Blvd. Monument Beach Sportsman's Club. To extend the outdoor range.
5. **Public Hearing for Amendment to Special Permit #55:** Cont'd from 4/26/12. Brookside. Speed tables and signage.
6. **Public Hearing for Special Permit #05-2012:** 15 Beach St. Riverbend Holdings. To transform an existing warehouse with office to a mixed use with one retail office and two one-bedroom dwelling units.
7. **Public Hearing for Site Plan Review/Special Permit #04-2012:** Volta Oil. 48 MacArthur Blvd. To add a convenience store to existing gasoline sales.
8. **Public Hearing for Site Plan Review/Special Permit #06-2012:** 1356 Rt. 28A. Convert building from office/residential to retail, office and commercial recreation.

TOWN OF BOURNE
PLANNING BOARD
PUBLIC HEARING NOTICE

2012 MAY 1 AM 11 47

TOWN CLERK'S OFFICE
BOURNE, MASS.

APPLICANT: Riverbend Holdings, LLC

LOCATION: 15 Beach Street
Assessors Map 30.4, Parcel 111
Zoning District – VB

PROPOSAL: Application for Special Permit to transform existing
warehouse and office to retail and two apartments.

DATE & TIME: Thursday, May 24, 2012 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 Enterprise Publishing Dates:

May 3, 2012

May 10, 2012

TOWN OF BOURNE 2012 MAY 1 AM 11 47
PLANNING BOARD
PUBLIC HEARING NOTICE TOWN CLERK'S OFFICE
BOURNE, MASS

APPLICANT: Monument Beach Sportsman's Club

LOCATION: 199 MacArthur Blvd
Assessors Map 28 Parcels 11, 12
Zoning District – B-3

PROPOSAL: Application for Site Plan Review to extend the range.

DATE & TIME: Thursday, May 24, 2012 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 Enterprise Publishing Dates:
May 10, 2012

TOWN OF BOURNE
PLANNING BOARD
PUBLIC HEARING NOTICE

2012 MAY 1 AM 11 47

APPLICANT: Silver Beach Realty, LLC TOWN CLERK'S OFFICE
BOURNE, MASS

LOCATION: 1356 Rt. 28A
Assessors Map 51 Parcel 43
Zoning District – B-2

PROPOSAL: Application for Site Plan Review/Special Permit to convert
existing commercial/residential use to retail, office and a
demonstration kitchen for commercial recreation.

DATE & TIME: Thursday, May 24, 2012 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 Enterprise Publishing Dates:
May 3, 2012
May 10, 2012

TOWN OF BOURNE
PLANNING BOARD
PUBLIC HEARING NOTICE
2012 MAY 1 AM 11 47

TOWN CLERK'S OFFICE
BOURNE, MASS

APPLICANT: Bridge Realty Trust

LOCATION: 48 MacArthur Blvd
Assessors Map 24 Parcel 18-I-R
Zoning District – B-2

PROPOSAL: Application for Site Plan Review/Special Permit for the
addition of a 2,940sf convenience store to an existing
gasoline service station.

DATE & TIME: Thursday, May 24, 2012 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 Enterprise Publishing Dates:
May 3, 2012
May 10, 2012

TOWN OF BOURNE
PLANNING BOARD
PUBLIC HEARING NOTICE

2 AM 10 58
TOWN CLERK'S OFFICE
BOURNE, MASS

APPLICANT: Jean Maier

LOCATION: 80 Cranberry Highway, Sagamore
Assessors Map 11.4, Parcel 128 Zoning District - B-2

PROPOSAL: Request by applicant for clarification of decision

DATE & TIME: Thursday, May 24, 2012 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 Enterprise Publishing Dates:
May 10, 2012

PLANNING BOARD MEETING MINUTES
May 24, 2012

PRESENT: Christopher Farrell, Daniel Doucette, Doug Shearer, John Howarth, Dudley Jensen, Louis Gallo, Gerry Carney, Jon Nelson, Donald DuBerger, Vincent Michienzi (alternate)

MAY 24 9 46 AM '12
TOWN CLERK'S OFFICE
BOURNE, MASS

ABSENT: Louis Gallo

STAFF: Dody Adkins-Perry - Engineering Tech.

ALSO PRESENT: Jim Mulvey, Brian Yugatian, Alec Joyce, Don Bracken, Trish Hines, Gary Seidelman, Richard Shock, Thomas Hal, Andrew Campbell, Mike Ford, Bill Flynn, Wendell Morgan, Henry Donovan, Stacy Kehos, Donna Blanchard, Dale Richter, Penny Davis, Jon Fitch, James Downing, John Sanna and other members of the public

Ann Gratis, Recording Secretary

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

Mr. Howarth made a MOTION to approve the minutes of 4/26/12 with the correction of the approval of the last minutes. The MOTION was seconded by Mr. Carney with all in favor.

81P: 2 lots

Brian Yugatian, BSC Group stated Lots D1 and E1 Leeward Rd were being combined. The lots meet all zoning requirements and we believe there is adequate access.

Chairman Farrell stated Leeward Rd. should be extended and paved.

Mr. Doucette stated the current access off Mashnee Rd will be abandoned and there is 13' of access for the second lot.

Brian stated that 13' is adequate for a driveway, any future development, we would extend to 20'-25'.

Mr. Doucette made a MOTION that here is adequate access. The MOTION was seconded by Mr. Carney.

Chairman Farrell stated it's a paper road and doesn't see adequate access. If we allow, it opens a can of worms with the other lots.

VOTE: 1 yes, 5 no

Chairman Farrell stated bring Leeward Rd up to subdivision standards and do a hammerhead or other turn around as it's a dead-end road.

Occupancy Permit: Compass Bourne LLC. 1 Factory Outlet Rd.

Mike Cahill stated the additional internal traffic signs were installed today. We are waiting for dry weather to repair the wash out area. Dumpster screening will go in next week and the scheduled opening is June 19th. Hours will be 7am-9pm.

Chairman Farrell stated they did a great job and the town's people are excited!

Mr. Howarth made a MOTION to sign off on the occupancy permit. The MOTION was seconded by Mr. Doucette with all in favor.

Discussion: 80 Cranberry Hwy. Request by applicant for clarification of decision.

Atty. Michael Ford stated the Board approved the convenience store with gas pumps and the occupancy permit for the pumps wouldn't be given without the occupancy permit for the store. We want clarification from the Board if the store needs a tenant? We didn't think we needed a tenant to operate.

Mr. Howarth stated we made it clear that the store is to be up and running.

Chairman Farrell stated the intent is to have a tenant to operate.

Public Hearing for Site Plan Review #480: 199 MacArthur Blvd. Monument Beach Sportsman's Club. To extend the outdoor range.

Peter Valeri represented the applicant. They want to extend the outdoor range to 300 yards. It's 200 yards now. There will still be 350' to the end of the property line. It's going into a hill. As for re-vegetation, you don't re-vegetate a rifle range. Erosion will be in house with all our existing properties.

Mr. Carney visited the site and has no serious issues. There are some minor plan requests. Mr. Carney made a MOTION to approve subject to the following conditions: erosion control on the south side, re-vegetation and MESA filing. The MOTION was seconded by Mr. Doucette with all in favor.

Public Hearing for Amendment to Special Permit #55: Cont'd from 4/26/12. Brookside. Speed tables and signage.

BillFlynn, Gary Seidelman represented the residents. They stated the speed humps are from the MA DOT traffic calming regulations. There is little discomfort to trucks/drivers when going the intended speed. Studies show the delay in emergency response time is 3 seconds for an unoccupied ambulance. We request the Board to approve.

Gary: There is a serious issue with cut through traffic. Met with Chief green and presented our evidence. He came and inspected the area. There are more apparatus going over now.

Mr. Doucette stated he went in an engine. Read the paragraph from MA DOT, when we hit the mump the truck bounced and took a good rock. 20mph. These are not built to that level or we wouldn't be here.

Mr. Doucette: in the past this Board has consistently opposed speed bumps in other areas of town. Think it's an enforcement issue. And it's always been a response time issue. All roads are local; County Rd., Shore Rd. don't have sidewalks. If we start putting these in to slow traffic down we are opening Pandora's box.

Gary: MA DOT distinct to local roads from private development roads. We have 200+ residences. Chicago and Plymouth make it work. Difference of view.

Mr. Doucette stated the developer didn't want to put in sidewalks and we wanted them.

Mr. Howarth: the main focus is to slow down traffic. Not in favor of all over town, but a closed community, they can live with the inconvenience. They are in, leave there and adjust the height.

Mr. Nelson stated they would have to be ripped out to adjust height.

Mr. Carney: Appreciate the safety issue: for those walking on the road. It's hard to go against. The Town doesn't provide trash or snow removal.

Public Hearing for Amendment to Special Permit #55:

Mr. Jensen goes through often. Doesn't like them but understand why they are there.

Mr. DuBerger: Brookside is overdeveloped and it's almost unsafe at 20mph. Buyer beware. That's why the problem exists.

Mr. Nelson: if this were in front of the Board today we wouldn't approve. A teen wouldn't slow for a speed table.

Gary: didn't know Mr. Johnson, a resident, had a problem until the email. Chairman Farrell stated people are more in favor of the gates.

Gary: people want both but speed tables won out, cost benefits, etc. Cost \$14,000 and gates would be \$30,000 and there are many issues with them. WE still have issues but want to do the best thing for our residences.

Ron Pucci, resident, is a retired Deputy Chief from the Brookline FD. Like the give and take between the Board and the people. We had tables in the 70's and never had a maintenance issue. Supposed to slow down more than the speed limit. We had more damage from dirt roads and icy roads. Almost got hit waking walking in Brookside before the speed tables were installed. We have the best situation for them.

Michael O'malley, resident, was on the study committee. Wife's care was sideswiped because someone ran a stop sign and took the corner to fast. Can't put a value on life. Just want a safe community.

Dale Richter, resident, concerned with response time. There was a house on situate harbor that burned quickly because there were speed bumps and it slowed the response time of the FD.

Perry Davis, resident, has a disability and needs to walk. Was taking life in my hands and fully support. By slowing, they see you.

Terry Ruggles, abutter, had near misses prior to them being installed.

Mr. Howarth made a MOTION to approve. The MOTION was seconded by Mr. Carney. Roll call vote as follows:

Mr. Nelson – no

Mr. Carney – yes

Mr. Shearer – yes

Mr. Doucette – no

Mr. DuBerger – yes

Mr. Jensen – yes

Mr. Howarth – yes

Mr. Farrell – no

Chairman Farrell: the reason I voted no is I'm going on a history of what was done in the past. Ask Brookside how to resolve the situation.

Public Hearing for Special Permit #05-2012: 15 Beach St. Riverbend Holdings. To transform an existing warehouse with office to a mixed use with one retail office and two one-bedroom dwelling units.

Mr. Shearer recused himself.

Alec Joyce represented the applicant. The warehouse is from 1900 and used to be a Canada Dry bottling plant. We received a variance to vary the dimensional and area requirements and for less than 51% commercial. The building is 2300sf. Would like to have 2 one-bedroom apartments in the back 950sf each and the front will be retail commercial. There is off-street parking across the street, parking near the fire dept and post office.

Mr. Doucette reviewed the project. This use can be allowed in a VB district. The ZBA variances granted frontage of 60' and a side setback of 1 foot. The parking decision determined 6 parking spaces but left the final determination to the Planning Board. The application had hand drawn plans, undated showing existing and proposed floor plans and proposed site parking configuration.

1. Under the request for a special permit I find the pedestrian flow and vehicular flow and safety to be inadequate.
2. Adequacy of utilities and other public services are adequate. Impact on natural environment is to be adequate.
3. Impact on nearby developed premises to have an impact with the dirt road.
4. Visual compatibility with the surroundings, no changes or improvement to the building. This would be detrimental.
5. Has no impact to a Water Resource district, not located within that district.

Public Hearing for Special Permit #05-2012: Cont'd

6. Impact on Town's need for year round housing available for persons of all income levels, it adds two one bedroom units available for year round housing.

I would request from the applicant a landscaping plan. I would like to have the applicant pave the access to the rear of the building along Rock Ave up to the end of his parking and to include the parking spaces. I would like to have the spaces lined. To prohibit parking to the front of the building due to the road layout unless the DPW has plans to make it a safer passage. I would also like to limit the parking along Rock Ave and to have a loading and unloading zone area designated. I would propose the special permit to last for two years and then the applicant would have to come before the board to have it extended.

Mr. Doucette made a MOTION to continue to a date specific so the applicant can get the information requested. The MOTION was seconded by Mr. Carney with all in favor.

Alec requested September 13, 2012 and submitted a waiver of time constraints.

**Public Hearing for Site Plan Review/Special Permit #04-2012: Volta Oil. 48
MacArthur Blvd. To add a convenience store to existing gasoline sales.**

Jon Fitch represented the applicant. A convenience store was originally approved but never built. This is a different design.

Mark Bartlett stated there are 3 gas islands with a kiosk. A diesel tank will be installed and one pump designated for it. The kiosk will be removed and it will go from full service to self serve.

James Dowling, Norfolk Ram, stated the store will be 60'x50' and located at the rear of the property.

Chairman Farrell stated on the plan shows a speed bump in the driveway going to the abutting property which needs to be stricken from the plan.

James stated there is one there now – a cape cod berm.

Mark stated people are using it as a shortcut to the dealership.

Mr. Doucette stated it's a calming effect for the residential property behind it with the building there.

Chairman Farrell would like any non-parking areas marked as Fire Lanes.

Mr. DuBerger stated this is not controversial. The type 3 lighting over spills a little but not concerned. Would like to see grading done just off the site as well for the future so we can see the affect. Looks like the abutters may have encroached a little. Great job satisfying our requirements.

Mark stated all bushes are coming out.

Mr. DuBerger: deliveries are in front of the building, the property in the rear drops off dramatically.

Jon: there is a stockade fence that will be left as is as it helps the transition. The fence is there permissibly (stops adverse possession).

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

- Fire Dept. rules and regulations
- Non- parking areas marked as fire lanes
- Removal of speed bump/berm

The MOTION was seconded by Mr. Carney.

Andrew Campbell, Bourne Water District, asked about the vegetation in front and what is being put back?

James: Low growing plants and grassed is what will be going in.

Donna Blanchard, abutter behind has concerns: Currently there are 83 trips per hour as full serve. We have no problem with the way it is now. There will be a greater impact with self serve and 283 trips/hour, with additional noise. What will be the hours of operation? Lighting concerns, noise concerns with the refrigeration units and generators running all night. It will impact our lives and we are against it. Why do we need a convenience store in that area?

The owner of the store said it will be 24 hours to start then will adjust accordingly. Probably 5am – midnight.

Mr. DuBerger stated the building will be a big buffer from the trips. They met all the conditions, we can't deny. Sympathize with the abutter but they did buy next to a commercial use.

Public Hearing for Site Plan Review/Special Permit #04-2012:

Roll call vote as follows:

| | | |
|---------------------|--------------------|-------------------|
| Mr. Michienzi – yes | Mr. Howarth – yes | Mr. Jensen – yes |
| Mr. DuBerger – yes | Mr. Doucette – yes | Mr. Shearer – yes |
| Mr. Carney – yes | Mr. Nelson - yes | |

Public Hearing for Site Plan Review/Special Permit #06-2012: 1356 Rt. 28A.

Convert building from office/residential to retail, office and commercial recreation.

Don Bracken represented the applicant. The building is office and an apartment now with unmarked parking in the front and gravel parking in the rear. The lot is nonconforming. She wants to put retail in the front with storage in back. Will have a demo kitchen to show people how the products work and to give lessons at night only; 6pm on. Retail will be 8am – 6pm. Parking: will put a finish coat and expand the left side. There will be a one way lane to the rear. Screened dumpster. We will request a curb cut from MA Hwy. the Board of Health comments are easily addressed.

Mr. Jensen reviewed the project. In 1993 a special permit was given for living space, in 2007 a permit for a change of use was given.

Mr. Jensen made a MOTION that the use is not more detrimental to the neighborhood. The MOTION was seconded by Mr. Doucette with all in favor.

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

- Fire Dept. rules and regulations
- Board of Health regulations
- Curb cut by MA Hwy
- Sign information to be submitted

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

| | | |
|---------------------|--------------------|-------------------|
| Mr. Michienzi – yes | Mr. Howarth – yes | Mr. Jensen – yes |
| Mr. DuBerger – yes | Mr. Doucette – yes | Mr. Shearer – yes |
| Mr. Carney – yes | Mr. Nelson - yes | |

Discussion of Design Review Committee

Coreen would like to advertise for the Downtown Review Committee and put what we are looking for.

Board – ok.

Committee assignment: Joint Land Use Committee

Coreen sated this is different than the old committee. This is about shared services with the MMR. More valuable and could be the key to wastewater.

Coreen is on the technical committee, we need a Planning Board member for the policy committee. Daniel Doucette has been appointed.

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

With no further business before the Board, the meeting was adjourned at 9:15 PM.

Respectfully submitted,
Ann T. Gratis



TOWN OF BOURNE

Planning Board

Bourne Town Hall

24 Perry Avenue

Buzzards Bay, MA 02532

Phone: (508) 759-0615

Fax: (508) 759-0611



MEETING AGENDA

DATE: Thursday, June 28, 2012

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

TIME: 7:00PM

Minutes of 05/24/12

1. **Discussion:** Factory Outlet Rt. 6 landscaping
2. **Discussion:** Downtown signage – public comment
3. **Public Hearing for Rescission of a Definitive Subdivision:** MacArthur Blvd. Business Center. Robert Miskinis requests a formal vote of the rescission as it lost its zoning protection.
4. **Public Hearing for Special Permit #08-2012:** 12 Holt Rd., 9, 21, 25 Thomas Ave. To convert from condominium ownership to apartments.
5. **81P:** Holt Rd & Thomas Ave. 4 lots.

2012 JUN 22 PM 1 34
TOWN CLERK'S OFFICE
BOURNE, MASS

emailed 6.7.12

TOWN OF BOURNE
PLANNING BOARD
PUBLIC HEARING NOTICE 2012 JUN 12 AM 9 34

TOWN CLERK'S OFFICE
BOURNE, MASS

APPLICANT: Robert Miskinis

LOCATION: 316 & 320 MacArthur Blvd.
Assessors Map 31, Parcels 31, 32

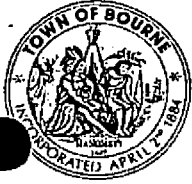
PROPOSAL: Applicant requests the rescission of the 9 lot commercial
subdivision and would like the property restored to one lot.

DATE & TIME: Thursday, June 28, 2012 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:
June 13, 2012
June 20, 2012



TOWN OF BOURNE
Planning Board

Bourne Town Hall
24 Perry Avenue
Buzzards Bay, MA 02532
Phone: (508) 759-0615 Fax: (508) 759-0611

2012 JUN



TOWN CLERK'S OFFICE
BOURNE, MASS

Amended
MEETING AGENDA

DATE: Thursday, June 28, 2012
PLACE: Bourne Veteran's Community Building, 239 Main St., Buzzards Bay
TIME: 7:00PM

Minutes of 05/24/12

1. **81P:** 2 lots
2. **Discussion:** Factory Outlet Rt. 6 landscaping
3. **Discussion:** Downtown signage – public comment
4. **Public Hearing for Rescission of a Definitive Subdivision:** MacArthur Blvd. Business Center. Robert Miskinis requests a formal vote of the rescission as it lost its zoning protection.
5. **Public Hearing for Special Permit #08-2012:** 12 Holt Rd., 9, 21, 25 Thomas Ave. To convert from condominium ownership to apartments.
6. **81P:** Holt Rd & Thomas Ave. 4 lots.

emailed 6.7.12

TOWN OF BOURNE
PLANNING BOARD
PUBLIC HEARING NOTICE

2012 JUN 12 AM 9 34
TOWN CLERK'S OFFICE
BOURNE, MASS

APPLICANT: Good Builders

LOCATION: 12 Holt Road; 9, 21, 25 Thomas Ave, Buzzards Bay
Assessors Map 23.2, Parcel 151
Zoning District - DTC

PROPOSAL: Application for Special Permit to remove the existing
apartment buildings from condominium form and locate
them on separate lots and dimensional waivers requested to
accomplish this.

DATE & TIME: Thursday, June 28, 2012 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:
June 13, 2012
June 20, 2012

PLANNING BOARD MEETING MINUTES
June 28, 2012

PRESENT: Christopher Farrell, Doug Shearer, John Howarth, Dudley Jensen, Louis Gallo, Gerry Carney, Jon Nelson, Donald DuBerger, Louis Gallo, Vincent Michienzi (alternate)

JUN 29 AM 9 46
TOWN CLERK'S OFFICE
BOURNE, MASS

ABSENT: Daniel Doucette

STAFF: Dody Adkins-Perry - Engineering Tech.

ALSO PRESENT: Jim Mulvey, Ford O'Connor, Gary Maloney, Don Shulman, Brian Yergatian

Ann Gratis, Recording Secretary

Chairman Farrell called the meeting to order at 7:08 P.M.

Mr. Howarth made a MOTION to approve the minutes of 5/24/12. The MOTION was seconded by Mr. Carney with all in favor.

81P: 2 lots

Brian Yergatian of BSC group presented the revision. They have provided access easements with a 40' turning radius. The easements will be recorded with the lots.

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

Discussion: Factory Outlet Rt. 6 landscaping

Chairman Farrell stated the owners of the property are looking for letters from various Boards and local Chambers in support of the proposed landscaping facing Rt. 6. They will be presenting the plan to MA Dot soon. I feel it's a good plan, as it is now, it's a tunnel effect once you come over the bridge. This will open it up and make it lighter.

Mr. Howarth stated we originally approved this but MA Hwy said it was a safety hazard.

Mr. Howarth made a MOTION to write a letter of support. The MOTION was seconded by Mr. Carney will all in favor.

The letter will be sent to Market Basket and MA DOT.

Discussion: Downtown signage – public comment

Gary Maloney forwarded a letter to the Board about signage on the west end of Main St. Banners, hand drawn signs in the windows, etc. Do we just enforce Buzzards Bay or town wide?

Chairman Farrell: we will write a letter to the Building Inspector about it. We will be updating the sign bylaw for the rest of the town too.

Public Hearing for Rescission of a Definitive Subdivision: MacArthur Blvd. Business Center. Robert Miskinis requests a formal vote of the rescission as it lost its zoning protection.

Mr. Howarth made a MOTION to rescind the subdivision. The MOTION was seconded by Mr. Shearer with all in favor.

Public Hearing for Special Permit #08-2012: 12 Holt Rd., 9, 21, 25 Thomas Ave. To convert from condominium ownership to apartments.

Ford O'Connor represented the owners. There is no change in units or the buildings. They were converted from apartments to condos and never sold. They want to make them apartments again with rents from \$900-\$1100. The Board can waive the dimensional requirements.

Mr. Shearer stated it looks in good order. He made a MOTION to approved subject to the following conditions:

- All buildings need Knox boxes at the front and rear doors with a master key, and all units and the utility room are keyed to the master
- A landscape plan must be submitted and all plantings must be maintained. The plan shall show a much denser planting with 25 Thomas Avenue due to the decreased lot size
- The sidewalk to the rear of 25 Thomas Ave. is to be installed from the side parking lot to the rear entrance
- The limbs on the property must be trimmed to accommodate trucks – both in the parking lot and the roads they overhang

The Waivers requested under Sec. 2800 are to be granted.

The MOTION was seconded by Mr. Howarth.

Ford agrees to all conditions. The closing is July 23rd and everything will be completed by then.

Roll call vote as follows:

Mr. Gallo – yes

Mr. Howarth – yes

Mr. Jensen – yes

Mr. DuBerger – yes

Mr. Shearer – yes

Mr. Michienzi – yes

Mr. Carney – ye

Mr. Nelson - yes

81P: Holt Rd & Thomas Ave. 4 lots.

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

Chairman Farrell read the letter from the Town Clerk's office regarding video taping the meetings of various Boards effective immediately.

Mr. Carney made a MOTION to adjourn. The MOTION was seconded by Mr. Shearer with all in favor.

With no further business before the Board, the meeting was adjourned at 7:36 PM.

Respectfully submitted,
Ann T. Gratis

PLANNING BOARD MEETING MINUTES
June 28, 2012

PRESENT: Christopher Farrell, Doug Shearer, John Howarth, Dudley Jensen, Louis Gallo, Gerry Carney, Jon Nelson, Donald DuBerger, Louis Gallo, Vincent Michienzi (alternate)

ABSENT: Daniel Doucette

STAFF: Dody Adkins-Perry - Engineering Tech.

ALSO PRESENT: Jim Mulvey, Ford O'Connor, Gary Maloney, Don Shulman, Brian Yergatian

Ann Gratis, Recording Secretary

Chairman Farrell called the meeting to order at 7:08 P.M.

Mr. Howarth made a MOTION to approve the minutes of 5/24/12. The MOTION was seconded by Mr. Carney with all in favor.

81P: 2 lots

Brian Yergatian of BSC group presented the revision. They have provided access easements with a 40' turning radius. The easements will be recorded with the lots.

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

Discussion: Factory Outlet Rt. 6 landscaping

Chairman Farrell stated the owners of the property are looking for letters from various Boards and local Chambers in support of the proposed landscaping facing Rt. 6. They will be presenting the plan to MA Dot soon. I feel it's a good plan, as it is now, it's a tunnel effect once you come over the bridge. This will open it up and make it lighter.

Mr. Howarth stated we originally approved this but MA Hwy said it was a safety hazard.

Mr. Howarth made a MOTION to write a letter of support. The MOTION was seconded by Mr. Carney with all in favor.

The letter will be sent to Market Basket and MA DOT.

Discussion: Downtown signage – public comment

Gary Maloney forwarded a letter to the Board about signage on the west end of Main St. Banners, hand drawn signs in the windows, etc. Do we just enforce Buzzards Bay or town wide?

Chairman Farrell: we will write a letter to the Building Inspector about it. We will be updating the sign bylaw for the rest of the town too.

Public Hearing for Rescission of a Definitive Subdivision: MacArthur Blvd. Business Center. Robert Miskinis requests a formal vote of the rescission as it lost its zoning protection.

Mr. Howarth made a MOTION to rescind the subdivision. The MOTION was seconded by Mr. Shearer with all in favor.

Public Hearing for Special Permit #08-2012: 12 Holt Rd., 9, 21, 25 Thomas Ave. To convert from condominium ownership to apartments.

Ford O'Connor represented the owners. There is no change in units or the buildings. They were converted from apartments to condos and never sold. They want to make them apartments again with rents from \$900-\$1100. The Board can waive the dimensional requirements.

Mr. Shearer stated it looks in good order. He made a MOTION to approved subject to the following conditions:

- All buildings need Knox boxes at the front and rear doors with a master key, and all units and the utility room are keyed to the master
- A landscape plan must be submitted and all plantings must be maintained. The plan shall show a much denser planting with 25 Thomas Avenue due to the decreased lot size
- The sidewalk to the rear of 25 Thomas Ave. is to be installed from the side parking lot to the rear entrance
- The limbs on the property must be trimmed to accommodate trucks – both in the parking lot and the roads they overhang

The Waivers requested under Sec. 2800 are to be granted.

The MOTION was seconded by Mr. Howarth.

Ford agrees to all conditions. The closing is July 23rd and everything will be completed by then.

Roll call vote as follows:

Mr. Gallo – yes

Mr. Howarth – yes

Mr. Jensen – yes

Mr. DuBerger – yes

Mr. Shearer – yes

Mr. Michienzi – yes

Mr. Carney – ye

Mr. Nelson - yes

81P: Holt Rd & Thomas Ave. 4 lots.

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

Chairman Farrell read the letter from the Town Clerk's office regarding video taping the meetings of various Boards effective immediately.

Mr. Carney made a MOTION to adjourn. The MOTION was seconded by Mr. Shearer with all in favor.

With no further business before the Board, the meeting was adjourned at 7:36 PM.

Respectfully submitted,
Ann T. Gratis



TOWN OF BOURNE

Planning Board

2012 JUL 5 PM 3 38

Bourne Town Hall

24 Perry Avenue

Buzzards Bay, MA 02532

TOWN CLERK'S OFFICE

BOURNE, MASS

Phone: (508) 759-0615

Fax: (508) 759-0611



MEETING AGENDA

DATE: Tuesday, July 10, 2012

PLACE: Bourne Middle School, Media Center, 77 Waterhouse Rd., Bourne

TIME: 6:30PM

1. Joint meeting to hear reports from the Wastewater Advisory Committee.



TOWN OF BOURNE

Planning Board



2012 JUL 9 AM 11 27 Bourne Town Hall
24 Perry Avenue
TOWN CLERK'S OFFICE Buzzards Bay, MA 02532
BOURNE Phone: (508) 759-0615 Fax: (508) 759-0611

AMENDED MEETING AGENDA

DATE: Thursday, July 12, 2012
PLACE: Bourne Veteran's Community Building, 239 Main St., Buzzards Bay
TIME: 7:00PM

Minutes of 06/28/12

1. Public Hearing for Extension of Special Permit #12-2010: 8 & 10 Tanager Lane, Tudor Ingersoll, Samuel Lorusso. For a 2-year extension to keep up the MET tower.
2. Public Hearing for Special Permit #07-2012: 1379 Rt. 28A, Warren Dalton. To develop a mixed-use of office/retail with 12 one-bedroom apartments above.
3. Design Review Committee Appointments
4. Election of Officers



TOWN OF BOURNE

Planning Board

Bourne Town Hall

24 Perry Avenue

Buzzards Bay, MA 02532

Phone: (508) 759-0615 Fax: (508) 759-0611



2012 JUL 5 PM 3 38

TOWN CLERK'S OFFICE
BOURNE, MASS

MEETING AGENDA

DATE: Thursday, July 12, 2012

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

TIME: 7:00PM

Minutes of 06/28/12

1. **Public Hearing for Extension of Special Permit #12-2010:** 8 & 10 Tanager Lane. Tudor Ingersoll, Samuel Lorusso. For a 2-year extension to keep up the MET tower.
2. **Public Hearing for Special Permit #07-2012:** 1379 Rt. 28A. Warren Dalton. To develop a mixed-use of office/retail with 12 one-bedroom apartments above.
3. **Election of Officers**

2012 JUN 15 PM 3 36 TOWN OF BOURNE
PLANNING BOARD
PUBLIC HEARING NOTICE

TOWN CLERK'S OFFICE
BOURNE, MASS

APPLICANT:

Tudor Ingersoll, Tr. of Panhandle Trust
Samuel Lorusso

LOCATION:

0 Bournedale Rd, 6-8, 10, 12 Tanager Lane
Zoning District - R-80

PROPOSAL:

Application for a Extension of special permit #12-2010 for
a temporary meteorological tower

DATE & TIME:

Thursday, July 12, 2012 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 Enterprise Publishing Dates:

June 21, 2012

June 28, 2012

TOWN OF BOURNE
PLANNING BOARD
PUBLIC NOTICE

PROPOSAL: We are accepting letters of interest to become a member of the Design Review Committee for the Downtown district. This committee will make recommendations to the Planning Board, Zoning Board of Appeals, and Board of Selectmen on matters of architectural and design concerns in the review of applications for special permits/site plan review within the Downtown District. Architectural and design concerns shall include but not be limited to site design, building size and placement, design compatibility, exterior appearance, construction materials, finishes, landscaping, sign design and placement. The Design Review Committee shall also review and approve all sign applications and forward their recommendation to the Inspector of Buildings before a sign permit is issued.

The DRC membership shall consist of five members and one alternate, preference shall be given so that the membership of the committee will include an architect, a landscape or civil engineer, a Downtown District property or business owner, a member of the Main Street Steering Committee, and a citizen at large.

Please send letters of interest and a resume (for the professional positions) to the Bourne Planning Board, 24 Perry Ave., Buzzards Bay MA 02532

DATE & TIME: Thursday, July 12, 2012 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 Enterprise Publishing Dates:
June 21, 2012
June 28, 2012

BOURNE, MASS
TOWN CLERK'S OFFICE
2012 JUN 13 PM 12 32

emailed 6-20-12

TOWN OF BOURNE
PLANNING BOARD
PUBLIC HEARING NOTICE

2012 JUN 22 PM 1 34
TOWN CLERK'S OFFICE
BOURNE, MASS

APPLICANT: Warren Dalton

LOCATION: 1379 Rt. 28A
Assessors Map 54 Parcel 56.1
Zoning District – B-2/R-40

PROPOSAL: Application for Site Plan Review/Special Permit to develop
a mixed-use of office/retail and 12 one-bedroom
apartments above.

DATE & TIME: Thursday, July 12, 2012 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 Enterprise Publishing Dates:
June 21, 2012
June 28, 2012

PLANNING BOARD MEETING MINUTES
July 12, 2012

2014 DEC 9 AM 9 46
TOWN CLERK'S OFFICE
BOURNE, MASS

PRESENT: Christopher Farrell, Daniel Doucette, Doug Shearer, John Howarth,
Dudley Jensen, Louis Gallo, Jon Nelson, Donald DuBerger, David Gallo

ABSENT: Gerry Carney

STAFF: Dody Adkins-Perry - Engineering Tech.

ALSO PRESENT: Jim Mulvey, Ford O'Connor, Mike Borselli, Diana Barth, David Ariagno, Gail Larsen, David Watring, Tudor Ingersoll and other members of the public

Ann Gratis, Recording Secretary

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

Mr. Howarth made a MOTION to approve the minutes of 6/28/12. The MOTION was seconded by Mr. Doucette with all in favor.

Public Hearing for Extension of Special Permit #12-2010: 8 & 10 Tanager Lane.

Tudor Ingersoll, Samuel Lorusso. For a 2-year extension to keep up the MET tower.

Mr. Gallo made a MOTION to extend for another two years. The MOTION was seconded by Mr. Howarth.

Roll call vote as follows:

| | | |
|--------------------|-------------------|--------------------|
| Mr. Nelson – yes | Mr. Shearer – yes | Mr. Doucette – yes |
| Mr. DuBerger – yes | Mr. Jensen – yes | Mr. Howarth – yes |
| Mr. Gallo - yes | | |

Public Hearing for Special Permit #07-2012: 1379 Rt. 28A. Warren Dalton. To develop a mixed-use of office/retail with 12 one-bedroom apartments above.

Ford O'Connor represented the applicant. We just want to present the plan to the Board tonight, get your feedback then continue to a future date. We do need an extra 6 parking spaces. The impervious coverage needs to be worked out as well. The land around this project is open space in perpetuity. We are still waiting for final architectural plans and review from the Water Dept. These apartments will be about \$1200 a month. The use is extended into the residential zone by 30' and that's why we are doing a carriage house look.

J. Nelson reviewed the project and stated there are a number of outstanding issues:

- Lacks required rear and side setbacks to proposed 8 x 10 sheds.
- Very high percentage of impervious surface proposed in Water Resource Dist.
- Lacks 6 required parking spaces. Written waiver request is required, or site must be redesigned.
- Lacks street planting area
- Lacks sideline planting area on north.
- Lacks a tree required as part of south sideline planting area.
- Proposed landscaping plants are smaller than required.
- Lacks district boundary planting area.

1379 Rt. 28A. Cont'd:

- Proposed new "landscape island" does not meet requirements for parking area plantings.
- curb radius (30') is less than required 50'.

Dody stated if the commercial aspect is all office then egress standards won't be triggered. With retail it might.

Chairman Farrell stated it looks like 10lbs of stuff in a 5lb bag. It's very tight.

Using the land to the north as an offset probably won't fly.

Dody doesn't think it's even legal.

Ford: will look at that. We can do 95% of the issues. The parking and impervious coverage are the major challenges.

Chairman Farrell said to try and tweak as best you can and try lining up the driveways.

Mr. DuBerger asked why they were trying to put so much there. When you put real cars in the spaces, and there will be more than one car per apartment with visitors, maybe a couple, then it's not enough.

Warren Dalton, developer, stated building B will be my office. There are other similar commercial projects in the area and they make it work.

Mr. DuBerger stated we can't look at it as feasible or not money wise for you. We take each one and determine if it will work in the Town. We are dealing with similar developments done over the years that are having issues.

Mr. Howarth made a MOTION to continue to 8/23/12 due to lack of members on 8/9/12. The MOTION was seconded by Mr. Shearer with all in favor.

Design Review Committee Appointments

Chairman Farrell stated we are going to continue this to a date uncertain as the Attorney General hasn't given a decision on the Town Meeting article. This will be re-advertised and we will keep the applications we already have on file.

Election of Officers

Mr. Howarth made a MOTION to keep the current slate of officers. The MOTION was seconded by Mr. Gallo with all in favor.

Chairman – Christopher Farrell

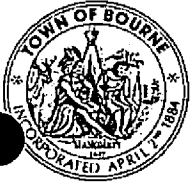
Vice-Chairman – Daniel Doucette

Clerk – Douglas Shearer

Mr. Howarth made a MOTION to adjourn. The MOTION was seconded by Mr. Shearer with all in favor.

With no further business before the Board, the meeting was adjourned at 7:40 PM.

Respectfully submitted,
Ann T. Gratis



TOWN OF BOURNE

Planning Board

Bourne Town Hall

24 Perry Avenue

Buzzards Bay, MA 02532

2012 JUL 24 PM 1 29

TOWN CLERK'S OFFICE

BOURNE, MASS Phone: (508) 759-0615 Fax: (508) 759-0611

MEETING AGENDA

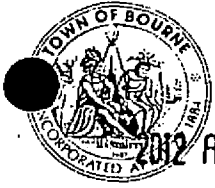
DATE: Thursday, July 26, 2012

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

TIME: 7:00PM

Minutes of 07/12/12

1. **Public Hearing for Waiver Request:** 49 Herring Pond Road. Don Bracken. For an addition on existing foundation to replace existing attached shed.



2012 AUG 6 PM 4 20

TOWN CLERK'S OFFICE
BOURNE, MASS

TOWN OF BOURNE

Planning Board

Bourne Town Hall
24 Perry Avenue
Buzzards Bay, MA 02532

Phone: (508) 759-0615 Fax: (508) 759-0611



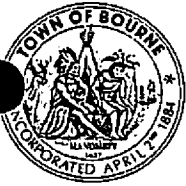
MEETING AGENDA

DATE: Tuesday, August 7, 2012
PLACE: Veteran's Community Building, 239 Main St., Buzzards Bay
TIME: 5:30PM

Joint meeting with the Board of Selectmen and Conservation Commission for the purpose of discussing tax title properties.

2012 AUG 3 PM 2 11
TOWN CLERK'S OFFICE
BOURNE, MASS

CANCELLED



TOWN OF BOURNE

Planning Board



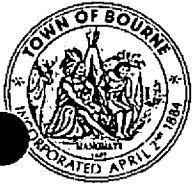
Bourne Town Hall
24 Perry Avenue
Buzzards Bay, MA 02532
Phone: (508) 759-0615 Fax: (508) 759-0611

MEETING AGENDA

DATE: Tuesday, August 7, 2012
PLACE: Veteran's Community Building, 239 Main St., Buzzards Bay
TIME: 5:30PM

Joint meeting with the Board of Selectmen and Conservation Commission for the purpose of discussing tax title properties.

2012 AUG 3 PM 2 51
TOWN CLERK'S OFFICE
BOURNE, MASS



TOWN OF BOURNE

Planning Board



Bourne Town Hall 2012 AUG 21 PM 3 38
24 Perry Avenue
Buzzards Bay, MA 02532 TOWN CLERK'S OFFICE
Phone: (508) 759-0615 Fax: (508) 759-0611 E. MASS

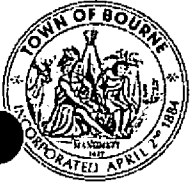
AMENDED

MEETING AGENDA

DATE: Thursday, August 23, 2012
PLACE: Bourne Veteran's Community Building, 239 Main St., Buzzards Bay
TIME: 7:00PM

Minutes of 07/26/12

1. **Public Hearing for Site Plan/Special Permit #07-2012:** Cont'd from 7/12/12: 1379 Rt. 28A. Warren Dalton. To develop a mixed-use of office/retail with 12 one-bedroom apartments above..
2. **Public Hearing for Site Plan/Special Permit #10-2012:** 1 & 11 Trowbridge Rd. One Trowbridge Rd. LLC. To remove existing residential structure and construct gravel parking area.
3. **Determination for Building Permit:** Hydroid. Issue building permit prior to road being paved.
4. **Discussion:** 825 Scenic Hwy. Highest and best use of the property.



TOWN OF BOURNE

Planning Board



2012 AUG 16 AM 11 17

Bourne Town Hall
24 Perry Avenue

Buzzards Bay, MA 02532
TOWN CLERK'S OFFICE
BOURNE, MASS
Phone: (508) 759-0615 Fax: (508) 759-0611

MEETING AGENDA

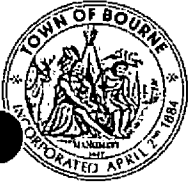
DATE: Thursday, August 23, 2012

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

TIME: 7:00PM

Minutes of 07/26/12

1. **Public Hearing for Site Plan/Special Permit #07-2012:** Cont'd from 7/12/12: 1379 Rt. 28A. Warren Dalton: To develop a mixed-use of office/retail with 12 one-bedroom apartments above.
2. **Public Hearing for Site Plan/Special Permit #10-2012:** 1 & 11 Trowbridge Rd. One Trowbridge Rd. LLC. To remove existing residential structure and construct gravel parking area.
3. **Discussion:** 825 Scenic Hwy. Highest and best use of the property.



TOWN OF BOURNE
Planning Board



2012 AUG 16 AM 11 17

Bourne Town Hall
24 Perry Avenue

TOWN CLERK'S OFFICE Buzzards Bay, MA 02532
BOURNE, MASS Phone: (508) 759-0615 Fax: (508) 759-0611

MEETING AGENDA

DATE: Thursday, August 23, 2012

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

TIME: 6:30PM

Executive Session with Town Counsel to discuss pending litigation.

Emailed 8-6-12

TOWN OF BOURNE
PLANNING BOARD
PUBLIC HEARING NOTICE

APPLICANT: One Trowbridge Rd. LLC.

LOCATION: 1 & 11 Trowbridge Rd
Assessors Map 24.3, Parcels 21, 22, 23
Zoning District – VB

PROPOSAL: Application for Site Plan Review/Special Permit to remove
the existing house and construct a new gravel parking area.

DATE & TIME: Thursday, August 23, 2012 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 Enterprise Publishing Dates:
August 9, 2012
August 16, 2012

2012 AUG 6 PM 12 16
TOWN CLERK'S OFFICE
BOURNE, MASS

PLANNING BOARD MEETING MINUTES
August 23, 2012

PRESENT: Christopher Farrell, Daniel Doucette, John Howarth, Dudley Jensen, Louis Gallo, Louis Gallo, Doug Shearer, Jon Nelson, Donald DuBerger, Vincent Michienzi (alternate)

DEC 9 AM 9 46

ABSENT: Gerry Carney

TOWN CLERK'S OFFICE
BOURNE, MASS

STAFF: Coreen Moore, Town Planner

ALSO PRESENT: James Mulvey, Ford O'Connor, David Ariagno, Raul Lizardi, Mark Bugucy, Joe Novakowski, Joe Agrillo Sr.

Ann Gratis, Recording Secretary

Chairman Farrell called the meeting to order at 7:03 P.M.

Mr. Doucette made a MOTION to approve the minutes of 7/26/12. The MOTION was seconded by Mr. Shearer with all in favor.

Public Hearing for Site Plan/Special Permit #07-2012: Cont'd from 7/12/12: 1379 Rt. 28A. Warren Dalton. To develop a mixed-use of office/retail with 12 one-bedroom apartments above.

Ford O'Connor represented the applicant. They met with Bourne Conservation Trust (BCT) and have picked up a parcel in the back of the lot which will be used as gravel parking. They gave an emergency access easement to the north and the sheds have been removed from the plan. The easement will be impervious and will be kept hard, gravel if needed. More street and side planting have been added. The loading zone has been striped and the traffic islands modified as per the Fire Dept concerns.

Mr. Nelson is reviewing the project. He read through the memo from the Planning office stating the concerns. The plantings near the street are better, but may still need more. The dumpster doesn't meet the 12' setback.

Mr. DuBerger things it's still too dense. Too much is being asked of the acre. David Ariagno, abutter, owns the lot across the street with the Parrot, mini golf and Daily Brew.

Public Hearing for Site Plan/Special Permit #10-2012: 1 & 11 Trowbridge Rd. One Trowbridge Rd. LLC. To remove existing residential structure and construct gravel parking area.

Determination for Building Permit: Hydroid. Issue building permit prior to road being paved.

Chairman Farrell spoke to Hydroid and Tom Donovan. The parent company wants to see a building permit before releasing the funds to construct. A bond in the amount of the road construction plus 25% will be posted and held with the applicant's attorney with 20% to be held for 3 years after completion of the project.

Mr. Howarth made a MOTION to approve of issuing a building permit prior to construction of the road but not to issue an occupancy permit until the road is complete to the satisfaction of the Town. The MOTION was seconded by Mr. Doucette with all in favor.

Discussion: 825 Scenic Hwy. Highest and best use of the property.

Coreen stated this is the Herring Run Motel property. They have 2.8 acres and are looking to sell the property to a hotel chain. It won't make the density. SDD needs 10,000sf per unit. We need to look at motel density more closely in other areas of town. There are big constraints in that area: herring run, burial ground, title V.

Dan Doucette will work with Coreen.

D. Doucette made a MOTION to have Coreen write a letter to the property owners with the decision that density not be increased in that area. The MOTION was seconded by Mr. Howarth with all in favor.

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

With no further business before the Board, the meeting was adjourned at 8:20 PM.

Respectfully submitted,
Ann T. Gratis

ATTENTION

2012 AUG 8 AM 11 11

TOWN CLERK'S OFFICE
BOURNE, MASS



Paving to Begin on Main Street Starting the week of August 13, 2012

The milling and paving of Main Street is slated to begin on the eve of Monday August 13, 2012. Paving crews will begin to mobilize starting at **7:00 pm.**, actual work on the road will begin at 8:00 pm, crews will work through the night concluding at 7:00 am. The entire paving project will take place for approximately 4 days. The contractor has assured the Town that they will make every effort to complete the paving as quickly as possible.

8:00 pm until 10:00 pm through traffic will be restricted to one lane, after 10:00 pm access will be restricted to local and emergency vehicles only.

The milling of existing pavement will take place on day 1 and 2, actual paving will take place on day 3.
All times and dates are weather permitting.

*If you have any questions please call Coreen Moore 508-759-0615 x4 or
Rickie Tellier 508-759-0640*



TOWN OF BOURNE

Planning Board



2012 OCT 2 AM 10 56
TOWN CLERK'S OFFICE
BOURNE, MASS
Phone: (508) 759-0615

Bourne Town Hall
24 Perry Avenue
Buzzards Bay, MA 02532
Fax: (508) 759-0611

MEETING AGENDA

DATE: Thursday, October 11, 2012

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

TIME: 7:00PM

Minutes of 08/23/12

1. **Public Hearing for Waiver Request:** The Villages at Brookside. For the installation of 6 speed bumps.
2. **Public Hearing for Site Plan/Special Permit #07-2012:** Cont'd from 8/23/12: 1379 Rt. 28A. Warren Dalton. To develop a mixed-use of office/retail with 12 one-bedroom apartments above.
3. **Public Hearing for Special Permit #11-2012:** 85 Main Street – Applicant Ed DeChambeau for Selling Art & Antiques (second hand store)
4. **Public Hearing for Site Plan/Special Permit: #10-2012:** Continued from 8/23/12: 1 & 11 Trowbridge Road – Applicant One Trowbridge Rd LLC to remove existing dwelling and construct a transitional parking lot with alternative surfacing.

TOWN OF BOURNE
PLANNING BOARD
PUBLIC HEARING NOTICE

2012 SEP 18 AM 11 56

TOWN CLERK'S OFFICE
BOURNE, MASS

APPLICANT: Ed DeChambeau
LOCATION: 85 Main St.
Assessors Map 23.2, Parcel 67 Zoning District – DTC
PROPOSAL: Application for a Special Permit for a second hand store.
DATE & TIME: Thursday, October 11, 2012 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:
Sept. 26, 2012
October 3, 2012

APPROVED

10-25-12

DRAFT

2012 NOV 9

Planning Board
Minutes of October 11, 2012
Bourne Community Building
Bourne, MA 02532

TOWN CLERK'S OFFICE

BOURNE, MASS

Planning Board members: Christopher Farrell, Douglas Shearer, Dudley Jensen, John Howarth, Donald DuBerger, Louis Gallo, Jonathan Nelson and Vincent Michienzi.

Members excused: Daniel Doucette and Gerald Carney

Staff present: Dody Adkins-Perry, Engineering and Planning Technician

Members of the Press: Diana Barth, Bourne Enterprise and Paul Gately, Bourne Courier

Meeting called to order

7:00 pm by Chm. Farrell

Howarth MOTIONED and Shearer SECONDED to approve minutes of 8/23/12 as submitted.
VOTE: UNANIMOUS.

Public Hearing for Waiver Request: The Villages at Brookside - Installation of 6 speed bumps.

Atty. Leonard Bellard, representative for Brookside, filed the petition for a waiver under Section 1235.

Instead of hearing the waiver request Mr. Farrell MOTIONED and Jenson SECONDED to reconsider the previous decision; to deny the amendment to the Special Permit for speed bumps. VOTE: UNANIMOUS.

Farrell – stated that it is in best interest for Brookside for the Board to reconsider the Special Permit decision rather than going forward with the waiver per the advice of Town Counsel.

Atty. Bellard asked who the members are sitting on this hearing tonight. Farrell answered Howarth, Jensen, DuBerger, Shearer and himself, tonight's vote would have to be unanimous. He explained Doucette was not able to attend, Michienzi was not included in the previous hearing, and Gallo is recused.

Atty. Bellard – stated he wished to move forward with the waiver as it is a new petition.

The Board moved forward with the reconsideration of the special permit amendment:
Farrell – suggested an advanced sign "Speed Bump Ahead" before the actual speed bump. He drove through the development both at night and during the day. By the time he saw the sign there was abrupt speed bump. He also suggested a sidewalk around so a bicycle or wheel chair

can maneuver around rather than cross the table. Lastly, he suggested leveling out the speed bump and having less of a pitch so it is less abrupt.

Atty. Bellard – stated he was comfortable with the advance warning sign, however did feel a sidewalk was not necessary. Farrell said the liability would be on Brookside.

Atty. Bellard – gave an overview of how they used MassDOT standards to determine the size of the speed humps. Upon review of testimony and comments from the previous meeting they have found a speed limit of 25 mph is reasonable, and according to MassDOT standards, the speed hump installed is designed to maintain a speed of 20 miles or less. MassDOT recommended the existing placement of the sign as to prevent cars from going around the speed table. If the Board desires the sign to be moved prior to the speed hump by 5 to 10 ft, he doesn't see it as an issue. Although Attorney Bellard would request not to move signage so far ahead of the speed hump that a car would be tempted to swerve around and drive on the grass area.

Farrell – apologized by admitting he made a mistake with his original vote and that it has been the past practice of the Board to not approve speed bumps, humps or tables. He also expressed his regret that the Board hasn't incorporated speed bumps, humps or tables into their regulations. If both parties agree on the advance warning of signs, he feels issue could be resolved tonight.

Atty. Bellard – appreciated and accepted Farrell's apologies. With regard to sidewalks, Brookside accepts the responsibility.

Mr. Mulvey – suggested that before the Board approve the speed humps, that they get a signed agreement which includes the liability issue in writing and that there be a road plan to show a section of road included, location of bumps, the bike/walk way, cross section of the bumps and the signage/language before agreeing to the waiver.

Farrell – stated that the testimony has been considered and updated. The Board is in receipt of a site plan showing speed tables. As far as liability, it all falls on Brookside. It is not public road it is within a private community. He has reviewed this as well with Town Counsel.

Howarth MOTIONED and Jensen SECONDED; upon the reconsideration of the denial of the amendment to the special permit now approve the installation of 6 speed humps according to the submitted plan with the addition of advance warning signs "Speed Bump Ahead" no less than 20 feet before the hump in both directions. Roll Call: Jensen – yes; Shearer – yes; Duburger – yes; Dudley – yes; and Farrell – yes.

Public Hearing for Site Plan/Special Permit #07-2012 Con't from 8/23/12: 1379 Rt. 28A. Warren Dalton. To develop a mixed-use of office/retail with 12 one-bedroom apartments above.

Chm. Farrell – explained this is an amended Special Permit which has been filed through through Mr. Balentine.

Atty. Ford O'Connor:

Parking area plantings. There no interior islands to put any plantings, but plantings would be everywhere else. He recognizes the curb radius from the State.

Definition of non-residential uses. No one has signed a lease at this time. Parking is for retail.

The specification of lawn depth and provide erosion. New plans provided showing unit layout with elevations of the buildings – it will have the same style with clapboard and shingles. The dumpster will be lowered. 10 spaces will be picked up which is the same number as previous plan. Plans are reconfigured with the residential outback.

Building permits. Built to code and garage is underneath. There is more adequate utility access per the town bylaw. All uses may be retail mixed in the front. All signage will be placed. Plans have been architecturally stamped when submitted. Section 403 has been triggered and doesn't need a need waiver.

Proposed emergency egress. There will be emergency access and will loom and seed the area as well.

In summary, Atty. O'Connor feels all conditions have been met.

Dody Adkins-Perry – the same floor plans and elevations of a typical apartment has been submitted. Not all floor plans and elevations.

Farrell – the board does not approve any permit until they have seen all materials necessary for a vote.

Atty. O'Connor – believed submitting plans of a typical apartment was sufficient.

Dody Adkins-Perry – the shape and size of some of the other apartments vary.

Jon Nelson – recommends applicant resubmit and include elevation plans in the package plan. He would like to see a full submission, updated set of plans with revisions and time to review.

Howarth MOVED and SECONDED by Dudley to continue hearing to 10/25/12 with all requirements requested are submitted under a 72-hour deadline. UNANIMOUS VOTE.

Nelson - will review plans for adequacy and get back to Atty. O'Connor.

At this time, Farrell acknowledged Jon Nelson as Bourne's First Facility Manager.

Public Hearing for Special Permit #11-2012 85 Main Street – Applicant Ed Chambeau for Selling Art & Antiques.

Applicant present. He is in the building at 85 Main and wants to sell antiques – not junk.

Jensen – in keeping with the downtown revitalization, applicant seems to have met conditions. He is personally concerned with the limited Main Street parking. If off street parking is made accessible, it would benefit all involved. Applicant will be the only employee. Wants customers to know there is easily accessible parking. Dudley recommended to approve contingent on "Additional Parking in Back" signs.

Dody Adkins-Perry – applicant has obtained his business license. He doesn't know about the display of sidewalk issue.

Farrell - erected signs are required to be reviewed by the new Sign Bylaw Committee bylaw at the Town Planner's office. Artifacts on the sidewalk is limited to 12 feet from the curbing.

Howarth – "junk" is the board's pet peeve and the town doesn't need any displayed on Main Street. The town needs nice quality items; if there aren't, there will be issues.

Dudley MOVED and SECONDED by Howarth to approve Special Permit #11-2012 contingent upon signage stating "Additional Parking in Back", all additional signage approved by the Sign Bylaw Committee and Town Planner and with the condition of applicant to return in two (2) years to obtain a Special permit for compliance. Roll call vote as follows:

| | | | |
|---------------|----------------|-----------------|-------------|
| Shearer – yes | Jensen – yes | Nelson – yes | Gallo – yes |
| Howarth – yes | DuBerger – yes | Michienzi - yes | |

Public Hearing for Site Plan/Special Permit #10-2012: Con't from 8/23/12: 1&11 Trowbridge Road – Applicant One Trowbridge Rd LLC to remove existing dwelling and construct a transitional parking lot with alternative surfacing.

Michienzi recused himself from discussion and vote as he is applicant.

Raul Lizardi-Rivera, for applicant, with revised plans which proposes 20 parking spaces. Gravel surfaces on plans reviewed. The village is zoned with commercial and residential properties. This revision brings back setbacks and has no zoning requirement. Revised plans were presented before the Conservation Commission and approved with conditions.

For the record, abutter Mr. Buguey present tonight. Applicant met with abutter for proposed project designed with 20 parking spaces. Applicant's concern is with his view with regarding to the retaining wall and plantings. Applicant is agreeable to the proposed fencing - a privacy wooden fence.

Proposing plans meet the zoning bylaws.

Farrell – asked applicant to over conditions from the Conservation Commission.

Mr. Lizardi-Rivera:

Conservation Commission special conditions

1. Permitting required if surface needs to be changed as parking lot is presented as gravel.
2. Silt and debris accumulated from the adjacent roadway drainage can be removed by applicant.
3. Area closest to the parking lot and the wetlands are fully vegetated; replanting required in any bare areas to comply with a minimum of 20 feet of natural vegetation for a buffer zone between the embankment and altered area.

Jensen – feels applicant has intension for future projects with the medical facility which are still in progress.

Farrell – any extension would have to come back to the board, including alternative surface for the parking lot.

Gallo – discussed on the gravel area there will be numbered bumpers. No detail, cross section, or composition list of the retaining wall. He is worried about construction due to its proximity to the property line.

Farrell – asked about the drive sheathing. Mr. Michienzie said he may not build wall, but the Building Inspector suggested building a black wall; he is currently reviewing with the architect.

Mark Buguey – abutter is concerned with the integrity of the retaining wall.

Mr. Lizardi-Rivera explained plantings are between fence and the property line, not on top of the retaining wall.

Gallo – asked if applicant has State approval of the curb cut in front of the property. Applicant does have approval and will be cut per Mass. Highway. Permit application includes a guard rail and will require information on draining onto the State highway. Grading is also required and the State will receive revised plan along with forms they require.

Farrell – grading will prevent any run off from property and contained on this site.

Dody Adkins-Perry - draining treats half of the runoff. The remainder goes into the lower parking lot.

Mr. Lizardi-Rivera – did review, and included in the analysis is the draining system. Discharge to existing facility will not increase discharge or flow into that system.

Gallo – there is no emergency vehicle access. Mr. Lizardi-Rivera called the Fire Department and was told there is emergency vehicle access around the medical facility from the existing drive and highway to reach any potential hazard from this parking lot.

Don DuBerger – several concerns.

1. Transitional parking when existing condition is a 35-space parking lot. Applicant approached the town to help himself be relieved of parking shortage.

The Intent of the voters at Town Meeting was to help property owner solve a portion of the parking problem. Transitional parking for a potential building will further hurt the parking issue.

2. Why isn't retaining wall moved?
3. When was the last time the board approved gravel?
4. This past weekend (Saturday), trees were cut down - which could have been a potential buffer between the commercial and residential - without a permit. He is very upset about this decision will make the public look at this board unfavorably and this proposal is even being considered. He feels this will set a precedent and urges this board to consider before approving and this is not what the voters voted at the Town Meeting.

Shearer – proposal is adding 20 additional parking spots. Alternative surface will be in front of another building. He believes the town is in favor of more parking in this area and doesn't see an issue.

Jon Nelson – would like to see a cross section of the retaining wall.

Gallo – applicant needs to accommodate the slope.

Howarth – doesn't feel there are alternative motives involved in this application. He is in favor of increased parking which is what Bourne needs.

DuBerger – believes this property has been an issue from the beginning and continues to do so. No further board comment.

Mr. Mulvey – ConCom was concerned with water runoff to the wetlands. He worries about establishing something that has not been covered by town bylaws.

Dody – how applicant chose to phrase.

Mr. Lizardi-Rivera - alternative surface is gravel. Any proposed addition to the parking will have to be back before this board. It is not a given that this parking lot authorizes expansion to the building. With the addition of an ADA parking site, the area uses 18 spaces with 2 handicapped spaces.

Mr. Buguey - not sure how the retaining wall will affect his property as there is a possibility it could collapse and part of his property could come down.

Farrell – applicant will have to restore abutter's property which is between abutter and the applicant. If while constructing retaining wall it collapses, it is his applicant's responsibility.

Diana Barth – asked the difference between transitional and temporary. Farrell – the timeframe in terms of whether the parking lot stays gravel.

Dody Adkins-Perry – believes there will be more silt coming off the parking lot than existed before.

Farrell – asked Mr. Lizardi-Rivera if this can be changed. Mr. Lizardi-Rivera said the proposed elevations are driven by the existing elevation of the current parking lot of medical facility. Applicant is keeping 4% from the paved driveway to the retaining wall; if make flatter, it will require a higher retaining wall.

Mr. Lizardi-Rivera – the amount of flow is cleaner coming from paved surface. Once a year applicant will clean silts from existing drainage. If there is an issue with erosion and silt, he has the option to pave. He doesn't want this parking lot to be a problem for the existing facility. If paving will be a better solution, applicant will pave the parking lot.

Mr. Buguey – for clarification, the retaining wall is something he has to work out with Mr. Michienzi.

Howarth – requires the construction of the retaining wall go through an engineer, stamped and approved. Mr. Michienze will further discuss with the abutter.

Gallo – silt is going into adjacent parking lot, not into the wetlands. Paving causes water issues.

Mr. Mulvey – in the ConCom meeting, there were discussions of another building and setbacks. He suggests the word "transition" be defined.

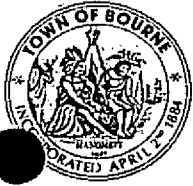
Howarth – any changes have to come back to this board. Town Counsel did not have issue with term "transition".

Gallo MOVED and SECONDED by Howarth to approve the additional 20 parking spaces with the condition that the board receives a copy of the letter from the State with regard to the curb cut, retaining wall composition with drawings, applicant following conditions set forth by the Conservation Commission and the Planning Board, a letter from the Fire Department with regard to emergency vehicle access and the approval of the term "alternative surface for parking lot." Roll call: Nelson – yes; Shearer – yes; DuBerger – no; Howarth – yes; and Gallo – yes. Motion carries.

Adjournment

Howarth MOVED and SECONDED by Jensen to adjourn meeting. Meeting adjourned at 8:30 pm. UNANIMOUS VOTE.

Respectfully submitted,
Lisa Groezinger, sec.



TOWN OF BOURNE

Planning Board



Bourne Town Hall
24 Perry Avenue
Buzzards Bay, MA 02532
Phone: (508) 759-0615 Fax: (508) 759-0611
TOWN CLERK'S OFFICE
BOURNE, MASS

2012 OCT 22 PM 12 57

MEETING AGENDA

DATE: Thursday, October 25, 2012
PLACE: Bourne Veteran's Community Building, 239 Main St., Buzzards Bay
TIME: 7:00PM

Minutes of 10/11/12

1. **Port of Call II:** Bounds, top coat, bond status
2. **81P:** 1379 Rt. 28A
3. **Public Hearing for Site Plan/Special Permit #07-2012:** Cont'd from 10/11/12: 1379 Rt. 28A. Warren Dalton. To develop a mixed-use of office/retail with 12 one-bedroom apartments above.
4. **Bond Posting:** Jillian Drive.
5. **Design Review Committee Appointments**
6. **Fee Schedule Update:** Add subdivision modification fee of \$200 plus \$50 for advertising and \$5 per abutter for mailing.

PLANNING BOARD MEETING MINUTES
October 25, 2012

PRESENT: Christopher Farrell, Daniel Doucette, Doug Shearer, John Howarth, Louis Gallo, Louis Gallo, Jon Nelson, Donald DuBerger

11:00 AM 9 46

ABSENT: Gerry Carney, Dudley Jensen

TOWN CLERK'S OFFICE
BOURNE, MASS

STAFF: Dody Adkins-Perry, Eng. Tech.

ALSO PRESENT: James Mulvey, Ford O'Connor, Ken Sundman

Ann Gratis, Recording Secretary

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

Mr. Howarth made a MOTION to approve the minutes of 10/11/12. The MOTION was seconded by Mr. Gallo with six in favor, one abstention.

Port of Call II: Bounds, top coat, bond status

Ken Sundman, developer, stated the bounds will be done by the end of November. Due to the economy, I'm short on money and can't complete the roads until the spring.

Mr. Howarth stated it seems like another year extension every time you come to us. How long do you expect us to go on with this?

Ken stated he is upside down on this development.

Mr. Doucette stated that due to the economy and he's putting in the bounds in November lets give him until May. Mr. Doucette made a MOTION to continue to the first meeting in June. The MOTION was seconded by Mr. Nelson with all in favor.

81P: 1379 Rt. 28A

Ford O'Connor stated this is for the additional land they conveyed in the back of the property.

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

Public Hearing for Site Plan/Special Permit #07-2012: Cont'd from 10/11/12: 1379 Rt. 28A. Warren Dalton. To develop a mixed-use of office/retail with 12 one-bedroom apartments above.

Ford O'Connor requested a continuance to 11/8/12 as there are only 7 members present.

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

Bond Posting: Jillian Drive.

The buyer of the lot on the hill has posted a bond to finish paving the road. Just need a vote by the Board to approve it.

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

Design Review Committee Appointments

There were only two letters of interest. Marie Oliva and David O'Connor, landscape architect.

Mr. Doucette made a MOTION to appoint both to the DRC. The MOTION was seconded by Mr. Shearer with all in favor.

Fee Schedule Update: Add subdivision modification fee of \$200 plus \$50 for advertising and \$5 per abutter for mailing.

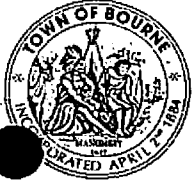
Mr. Howarth made a MOTION to approve. The MOTION was seconded by Mr. Doucette with all in favor.

Status of Chase Estates (Sandwich Road): They need to tie into the light at the UCT. If that ever happens or they can't do the project.

Mr. Howarth 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 7:10 PM.

Respectfully submitted,
Ann T. Gratis



TOWN OF BOURNE
Planning Board



Bourne Town Hall
24 Perry Avenue
Buzzards Bay, MA 02532
Phone: (508) 759-0615 Fax: (508) 759-0611

MEETING AGENDA

DATE: Thursday, November 8, 2012
PLACE: Bourne Veteran's Community Building, 239 Main St., Buzzards Bay
TIME: 7:00PM

Minutes of 10/25/12

1. Public Hearing for Site Plan/Special Permit #07-2012: Cont'd from 10/25/12: 1379 Rt. 28A. Warren Dalton. To develop a mixed-use of office/retail with one-bedroom apartments above.

2012 OCT 31 AM 11 51
TOWN CLERK'S OFFICE
BOURNE, MASS

DRAFT

**PLANNING BOARD MEETING MINUTES
November 8, 2012**

APPROVED

11.29.12

PRESENT: Daniel Doucette, Doug Shearer, John Howarth, Louis Gallo, Jon Nelson,
Donald DuBerger

ABSENT: Christopher Farrell, Gerry Carney, Dudley Jensen

STAFF: Dody Adkins-Perry, Eng. Tech.

ALSO PRESENT: James Mulvey, Ford O'Connor, Mike Borselli, Warren Dalton, Andy
Campbell

Ann Gratis, Recording Secretary

Vice-Chairman Doucette called the meeting to order at 7:13P.M.

Mr. Howarth made a MOTION to approve the minutes of 10/25/12. The MOTION was
seconded by Mr. Shearer with all in favor.

Public Hearing for Site Plan/Special Permit #07-2012: Cont'd from 10/11/12: 1379
Rt. 28A. Warren Dalton. To develop a mixed-use of office/retail with 12 one-bedroom
apartments above.

Ford O'Connor requested a continuance to 11/29/12 as there are only 6
members present.

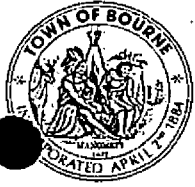
Mr. Howarth made a MOTION to continue. The MOTION was seconded by Mr.
Nelson with all in favor.

Mr. Howarth 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 7:19 PM.

Respectfully submitted,
Ann T. Gratis

BOURNE, MASS
TOWN CLERK'S OFFICE
2012 DEC 4 PM 11 58



TOWN OF BOURNE

Planning Board

Bourne Town Hall
24 Perry Avenue
Buzzards Bay, MA 02532
Phone: (508) 759-0615 Fax: (508) 759-0611

MEETING AGENDA

DATE: Thursday, November 29, 2012
PLACE: Bourne Veteran's Community Building, 239 Main St., Buzzards Bay
TIME: 7:00PM

Minutes of 11/08/12

1. **81P:** 2 lots off Main St.
2. **Public Hearing for Site Plan/Special Permit #07-2012:** Cont'd from 11/08/12: 1379 Rt. 28A. Warren Dalton. To develop a mixed-use of office/retail with one-bedroom apartments above.

2012 NOV 19 AM 8 47
TOWN CLERK'S OFFICE
BOURNE, MASS.

PLANNING BOARD MEETING MINUTES
November 29, 2012

1-10-13
APPROVED

PRESENT: Christopher Farrell, Daniel Doucette, Doug Shearer, John Howarth, Louis Gallo, Jon Nelson, Donald DuBerger, Dudley Jensen, Vincent Michienzi

TOWN CLERK'S OFFICE
(Alternate)

STAFF: Dody Adkins-Perry, Eng. Tech.

ALSO PRESENT: James Mulvey, Ford O'Connor, Mike Borselli, Warren Dalton, Andy Campbell, Gail McNamara

Ann Gratis, Recording Secretary

Chairman Farrell called the meeting to order at 7:02P.M.

Mr. Howarth made a MOTION to approve the minutes of 11/08/12. The MOTION was seconded by Mr. Doucette with all in favor.

81P: Main St. 2 lots

This is the parcel behind Ryan's Family Amusements to be combined with the existing Open Space parcel for the Town.

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

Public Hearing for Site Plan/Special Permit #07-2012: Cont'd from 10/11/12: 1379 Rt. 28A. Warren Dalton. To develop a mixed-use of office/retail with 12 one-bedroom apartments above.

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

- 8 1-bedroom apartments are allowed with the allowance the applicant can come back to the board, to amend to add up to 4 more, if they prove there hasn't been any traffic or parking issues with the site;
- Must meet Board of Health rules and regs;
- Must meet the Fire Dept. rules and regs;
- An engineered site As-built must be submitted prior to an occupancy permit being issued;
- A copy of the curb cut from MA Hwy must be submitted to the Board;
- Retail is limited to 2,000 square feet

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

| | | |
|--------------------|---------------------|-------------------|
| Mr. Nelson – yes | Mr. Michienzi – yes | Mr. Shearer – yes |
| Mr. Doucette – yes | Mr. DuBerger – no | Mr. Jensen – no |
| Mr. Howarth – yes | Mr. Gallo – yes | Mr. Farrell – yes |

Mr. Howarth 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 7:35PM

Respectfully submitted,
Ann T. Gratis

2013 JAN 11 PM 3 34
TOWN CLERK'S OFFICE
BOURNE, MASS



TOWN OF BOURNE
Planning Board



2012 DEC 12 PM 4 17

Bourne Town Hall

24 Perry Avenue

Buzzards Bay, MA 02532

TOWN CLERK'S OFFICE
BOURNE, MASS

Phone: (508) 759-0615

Fax: (508) 759-0611

THIS MEETING HAS BEEN CANCELLED

MEETING AGENDA

DATE: Thursday, December 13, 2012

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

TIME: 7:00PM

Minutes of 11/29/12

1. **Approval Not Required Plan (M.G.L. 41A c.81P):** Scraggy Neck Dev. Corp., 360 Scraggy Neck Road – 2 unbuildable lots.
2. **Housing Partnership Committee:** Community Development Strategy
3. **Public Hearing for Definitive Subdivision:** John & Cynthia Sheldon. 526 Scraggy Neck Rd. 2 lots.
4. **Public Hearing for Special Permit #09-2012:** Laurie Kelly. 111 Main St. For an antique store with special event tent.
5. **Committee Assignment:** Appointment to the Bylaw Committee.



TOWN OF BOURNE

Planning Board



2012 DEC 10 AM 8 57

TOWN CLERK'S OFFICE
BOURNE, MASS

Bourne Town Hall
24 Perry Avenue
Buzzards Bay, MA 02532

Phone: (508) 759-0615 Fax: (508) 759-0611

MEETING AGENDA

DATE: Thursday, December 13, 2012

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

TIME: 7:00PM

Minutes of 11/29/12

1. **Approval Not Required Plan (M.G.L. 41A c.81P):** Scraggy Neck Dev. Corp., 360 Scraggy Neck Road – 2 unbuildable lots.
2. **Housing Partnership Committee:** Community Development Strategy
3. **Public Hearing for Definitive Subdivision:** John & Cynthia Sheldon. 526 Scraggy Neck Rd. 2 lots.
4. **Public Hearing for Special Permit #09-2012:** Laurie Kelly. 111 Main St. For an antique store with special event tent.
5. **Committee Assignment:** Appointment to the Bylaw Committee.

TOWN OF BOURNE
PLANNING BOARD
PUBLIC HEARING NOTICE

APPLICANT: Laurie Kelly for Herbert Martin

LOCATION: 111 Main St.
Assessors Map 23.2, Parcel 77 Zoning District – DTC

PROPOSAL: Application for a Special Permit for an antique store.

DATE & TIME: Thursday, December 13, 2012 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:
Nov. 21, 2012
Nov. 28, 2012

2012 NOV 19 AM 8 47
TOWN CLERK'S OFFICE
BOURNE, MASS

TOWN OF BOURNE
PLANNING BOARD
PUBLIC HEARING NOTICE

APPLICANT: John & Cynthia Sheldon

LOCATION: 526 Scraggy Neck Road
Assessors Map 23.2, Parcel 77 Zoning District – DTC

PROPOSAL: Application for a Definitive Subdivision for two lots.

DATE & TIME: Thursday, December 13, 2012 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:
Nov. 28, 2012
Dec. 5, 2012

2012 NOV 19 AM 8 47
TOWN CLERK'S OFFICE
BOURNE, MASS



TOWN OF BOURNE

2012 DEC 14 PM 4 '06 *Planning Board*

TOWN CLERK'S OFFICE Bourne Town Hall
24 Perry Avenue
BOURNE, MASS Buzzards Bay, MA 02532
Phone: (508) 759-0615 Fax: (508) 759-0611



MEETING AGENDA

DATE: Tuesday, December 18, 2012
PLACE: Veteran's Community Building, 239 Main St., Buzzards Bay
TIME: 7:15PM

Joint meeting with the Board of Selectmen to appoint a Planning Board member to fill a vacancy.