

PLANNING BOARD
Meeting Minutes
Thursday, September 22, 2016
Judge Welsh Room
6:30 P.M.

Members Present: Grace Ryder-O'Malley, Brandon Quesnell, Ryan Campbell, Steven Baker and Dave Abramson.

Members Absent: John Golden (excused).

Staff: Gloria McPherson, Town Planner and Ellen C. Battaglini, Permit Coordinator.

Acting Chair Grace Ryder-O'Malley called the meeting to order at 6:32 P.M.

Meeting Agenda:

1. **Public Comments:** None.
2. **Discussion with Rik Ahlberg, Bike Committee, and Gloria McPherson, Town Planner, regarding Complete Streets Policy:** Mr. Ahlberg submitted a draft of the proposed Complete Streets Policy to the Board and reviewed it. He said that the idea behind the policy is that streets can be better designed to meet the needs of more users. Implementing such a policy is an attempt to reintegrate pedestrians and bicycles, as much as possible, into what have become auto-dominated streetscapes. The draft policy came out of discussions about how to institute best practices in Town and avoid proceeding in an ad hoc manner. The Massachusetts Department of Transportation, with \$12.5 million dollars in grant money, has kicked off a program to incentivize the application of these ideas across the state to help towns and cities integrate pedestrians and bicycles back into streetscapes. He said that the first step in applying for the grant money is to create a Complete Streets Policy for the Town. The current draft has gone through several iterations and has been finalized. In addition to developing a policy, there is a mandate that one Town employee, Ms. McPherson in this case, attend a training provided by the state, which she has done.

Mr. Ahlberg said that the state just announced that a limit of \$400,000 per grant cycle has been placed on how much cities and towns are able to access. Grants have already been awarded to cities and towns in the Boston Metro area. What the Town needs to do now is express interest to the state that it would like to apply for grant money and adopt a Complete Streets Policy, after which the state conducts a review and a scoring process where a minimum threshold has to be met. Mr. Ahlberg has sent the state an application for review and the Town scored well over the threshold. Ms. McPherson said that the policy isn't a mandate that all streets, but that only some streets, should be made more accessible to pedestrians and bicycles. She added that whenever new street projects are proposed, improvements can be made consistent with the policy. It is a way of officially acknowledging that the concept of complete streets is important to the Town and will be implemented whenever it is reasonable to do so.

Mr. Ahlberg reviewed the specifics of the policy, which is based on the state policy, but has been modified to suit the Town. Ms. McPherson reviewed the aspect of implementing such a policy, including the formation of a complete streets advisory committee and possible benchmarks to measure progress. Mr. Ahlberg said that they were interested in getting feedback and input from the Planning Board. Ms. McPherson said that the next steps would be for the Board of Selectmen to adopt the Complete Streets Policy and to prioritize CIP roadway projects, which would require working with the Department of Public Works. She said that the grant funds could be used for anything affiliated with roads, especially projects that can be added onto, such as the Conwell street improvement project. The Board questioned Mr. Ahlberg and Ms. McPherson, who suggested that the Board think about the policy and discuss it at the next meeting, as ultimately, Mr. Ahlberg would like the Board's vote of support.

3. Public Hearings:

a) Cases #FY17-06 & #FY17-07

Application by **Coastal Custom Builders** requesting Site Plan Approval pursuant to Article 2, Section 2320, High Elevation Protection District (B), and a Special Permit pursuant to Article 4, Section 4015, Site Plan Review by Special Permit, of the Zoning By-Laws, for the demolition of an existing single-family house and garage and the construction of a new single family residence with a carport, pool, landscaping, new septic system and associated site work, including earth moving of more than 750 cu. yds. at the property located at **226B Bradford Street**. The applicant requested to postpone the matter until the October 13, 2016. *There was a motion by Ryan Campbell to grant the request to postpone Cases #FY17-06 & #FY17-07 until the October 13, 2016 Public Hearing. Steven Baker seconded. VOTE: 5-0-0.*

b) Case #FY17-08

Application by **Steven H. Cook, of Cotuit Bay Design LLC**, requesting a Special Permit pursuant to Article 4, Section 4015, Site Plan Review by Special Permit, of the Zoning By-Laws for a project consisting of four or more dwelling units, to amend an existing Special Permit to change Building #4 from a single family dwelling to a duplex with two affordable dwelling units at the property located at **44-48 Winslow Street**.

Jim Savko appeared to present the application. He said that since he had withdrawn a similar application to the Board in February, some changes requested by the Board in the site plan have been made, such as adding more detail in regard to the parking and elevations. The proposed units will be for community housing, as the Town's housing specialist is of the opinion that that is where the most demand exists. The units will be two one-bedroom townhouses in one structure.

Mary DeRocco, Patrick Flaherty and Paul Rodrigues spoke in opposition to the application. Rik Ahlberg spoke in support of the application. There were 7 letters from abutters in opposition to the application.

The Board questioned Mr. Savko. Ms. McPherson explained that this project, a multi-family development, has been in Category 3 of the Growth Management queue for a few years waiting

for gallons. Mr. Savko has been working with staff for over a year to revise the project in order to obtain gallons and has decided that it would be prudent for him to make the development one-third affordable in order to move the project forward. He meets the one-third threshold in the Growth Management By-Law as he is taking two of the remaining six units and making them into community housing units. In response to concerns from neighbors who commented on the application at the hearing, she didn't think that there would be any more changes to the project because of the fact that this revision allows Mr. Savko to obtain the requisite gallons and move the project forward to completion.

The Board questioned Mr. Savko. The Board determined that pursuant to Article 5, Section 5330, the social, economic or other benefits of the project to the neighborhood and Town, such as increased tax revenue and making two community housing units available, outweighed any detrimental effects such as hazard, congestion or environmental degradation.

There was a motion by Brandon Quesnell to grant a Special Permit pursuant to Article 4, Section 4015, Site Plan Review by Special Permit, of the Zoning By-Laws for a project consisting of four or more dwelling units, to amend an existing Special Permit to change Building #4 from a single family dwelling to a duplex with two affordable dwelling units at the property located at 44-48 Winslow Street. The motion was seconded by Ryan Campbell. VOTE: 4-1 (GRO opposed). Ms. Ryder-O'Malley said that she was opposed to the decision because the affordable units are not comparable in design or size to the market rate units. Brandon Quesnell will write the decision.

4. Work Session:

a) **Discussion regarding Charter revisions to section on Planning Board:** The Board discussed some changes with Ms. McPherson who will revise the section and bring it back for Board approval at a later date.

b) **Discussion regarding the draft Inclusionary By-Law:** Ms. McPherson reviewed the work she has done on the language based upon the Board's previous discussion. She and Doug Dolezal worked together on the draft and ran some numbers based on the formulas. The Board discussed the results.

Tom Donegan joined the discussion and suggested that gallons be used as currency in the development and re-development of Town properties and should be used for incentivizing the building of affordable units. The Board briefly discussed the idea. The draft By-Law will continue to be discussed at the Board of Selectmen's meeting next week.

c) **Mapping for increased density overly zone for seasonal housing:** This subject was not discussed.

d) **Update on 137 Bradford Street:** Ms. McPherson updated the Board about the property. She read an email that she had sent to Luis Ferreira, the Senior Project Manager for AECOM, whom she has had meetings with about the project. Since she did not get a response from him, she has sent another email today indicating that if she did not hear back from him with a

proposed timeline for the completion and submission of the Planning Board Special Permit application by September 29th, the issue would be turned over to the Building Commissioner for enforcement, the securing of the site and the possible issuance of fines. The Board briefly discussed the site configuration.

e) **Reminder of September 26 Joint Meeting with BOS to discuss potential zoning by-law amendments for Spring Town Meeting:** Ms. McPherson reviewed a list of proposed by-laws to be amended and additions to be made, including Article 4, Section 4120 regarding the density schedule for changes to commercial accommodations, the sign regulations and outside display, a seasonal housing density overlay district, roof configurations and the definition of floor area, story and other related definitions, clarification of the building scale, urban agriculture and food trucks.

f) **Minutes of April 23rd, August 27th and October 22, 2015, January 14th, March 24th, April 28th, June 9th and August 25, 2016 meetings.**

August 25, 2016: There was a motion by Ryan Campbell to approve the minutes of August 25, 2016 as amended. Steven Baker seconded. VOTE: 5-0-0.

g) **Any other business that may properly come before the Board:** Brandon Quesnell reviewed the improvements made at the East End playground, which were funded with Community Preservation Committee funds. When the project was approved, he said, the Committee thought that the playground would be covered with rubberized material, however some sod was installed at the site. The Committee talked about it in terms of its chance for survival in the current drought conditions. Mr. Quesnell will keep the Board apprised of the condition of the sod in the spring. The deadline for applications for funds is December 17th. He added that the Committee has decided that a cap of \$500,000 will be placed on projects that are submitted.

There was a motion by Ryan Campbell to adjourn the Planning Board meeting at 9:00 P.M.

Respectfully submitted,
Ellen C. Battaglini

Approved by _____ on _____, 2016
John Golden, Chair