

PLANNING BOARD
Meeting Minutes
Thursday, November 10, 2016
Judge Welsh Room
6:30 P.M.

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

Members Absent: John Golden (excused), Steven Baker (excused) and Brandon Quesnell (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. **Public Hearings:**

Cases #FY17-06 & #FY17-07 (postponed to the meeting of December 8th)

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**.

3. **Work Session:**

a) **Pending Decisions:**

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**.

Ms. McPherson read the decision. The Board discussed the decision and made revisions. *There was a motion by Ryan Campbell to approve the decision as amended. Dave Abramson seconded. VOTE: 3-0-0.*

Case #FY17-09 & #FY17-10

Application by **Deborah Paine, Inc.**, on behalf of **Russ G. LaJueunesse**, requesting Site Plan Approval pursuant to Article 2, Section 2320, High Elevation Protection District (A), and a Special Permit pursuant to Article 4, Section 4015, Site Plan Review by Special Permit, of the Zoning By-Laws, for the replacement of retaining walls, landscaping alterations and associated

site work, including earth moving of more than 750 cu. yds. at the property located at **7 Creek Round Hill Road**.

Mr. Abramson read the decision. *There was a motion by Dave Abramson to approve the decision as amended. Grace Ryder-O'Malley seconded. VOTE: 3-0-0.*

b) **Discussion regarding the Complete Streets Policy:** This topic was not discussed.

c) **Discussion regarding the Inclusionary By-Law:** Ms. McPherson said that she had made changes to the fees. The Board discussed the revisions.

The Board discussed the upcoming Town Meeting Forum and reviewed the Draft Inclusionary and Incentive Zoning By-Law information sheet that will be given out at the Forum.

d) **Discussion regarding draft Food Truck Survey:** Ms. McPherson reviewed her revisions. *There was a motion by Ryan Campbell to approve the food truck survey. Dave Abramson seconded. VOTE: 3-0-0.*

e) **Discussion regarding potential Charter revisions to section on Planning Board:** Ms. McPherson suggested that the Board should discuss this when more members were in attendance.

f) **Update on 137 Bradford Street:** Ms. McPherson said she had met with Rich Waldo, Department of Public Works Director, and a project engineer representing Seven Eleven to talk about the existing survey that was done for the site. Mr. Waldo and Ms. McPherson provided feedback to the engineer. They discussed putting bicycle-climbing lanes adjacent to the site on Bradford Street. A site visit was done and it was determined that those lanes would not be feasible. The Board briefly discussed the site. Ms. McPherson will suggest exploring the possibility of no slip lane with or without a right-turn lane at the intersection.

Ms. McPherson added that she had spoken with Attorney E. James Veara, who represents CVS, and told him that the Planning Board may request a traffic and access study for the site and that it would have to involve actual traffic counts for the current underutilized site.

g) **Discussion of planting list (not ready)**

h) **Discussion of proposed standard conditions for telecommunications facilities (not ready)**

i) **Minutes of April 23rd, August 27th and October 22, 2015, January 14th, March 24th, April 28th, June 9th and October 13, 2016 meetings.**

October 13, 2016: *There was a motion by Dave Abramson to approve the minutes of October 13, 2016 as written. Ryan Campbell seconded. VOTE: 3-0-0.*

October 27, 2016: *There was a motion by Dave Abramson to approve the minutes of October 27, 2016 as written. Ryan Campbell seconded. VOTE: 3-0-0.*

j) Any other business that may properly come before the Board:

There was a motion by Dave Abramson to adjourn the Planning Board meeting at 7:30 P.M.

Respectfully submitted,

Ellen C. Battaglini

Approved by _____ on _____, 2016
John Golden, Chair