

PLANNING BOARD
Meeting Minutes
Thursday, August 27, 2020
6:00 P.M.

PB Members Present: Paul Graves, Jeffrey Mulliken, Monica Stubner, Paul Kelly, Steven Azar, and Marianne Clements.

Members Absent: Brandon Quesnell (excused) and Ross Zachs (excused).

Staff: Thaddeus Soulé (Town Planner).

Mr. Soulé introduced the virtual hearing, explaining the reason the Public Hearing was being held virtually. He then called the roll.

Vice Chair Paul Graves called the Planning Board Public Hearing to order at 6:01 P.M. and turned the meeting back over to Mr. Soulé, who then explained how the Board, the applicants and the public could participate remotely, and reviewed the meeting protocol.

1. **Public Comment:** None.
2. **Consent Agenda:** Approval without objection required for the following item: None.
3. **Public Hearings:**

PLN 20-34 (*request to postpone to the meeting of October 22nd*)

Application by **Keith LeBlanc**, of **LeBlanc Jones Landscape Architects**, seeking a Site Plan Review pursuant to Article 2, Section 2320(A), High Elevation Protection District (A), of the Zoning By-Laws for changes to parking, stairs, and walkways, and adding a wood deck, and installing a pre-fabricated swim spa, an outdoor shower, retaining walls, and native plantings on the property located at **14 Thistlemore Road**. *There was a motion by Jeffrey Mulliken to postpone PLN 20-34 to the Public Hearing of October 22, 2020 at 6:00 P.M. Monica Stubner seconded. VOTE: Unanimous by roll call.*

PLN 20-2005

Application by **Doug Dolezal**, of **Design Matters, LLC**, on behalf of **Miriam Gallardo & Courtney Spitz**, requesting Site Plan Review pursuant to Article 2, Section 2320(A), High Elevation Protection District (A), of the Zoning By-Laws to add a new 96 sq. ft. shed to an existing terrace on the property located at **62 Mayflower Avenue**. Paul Graves, Jeffrey Mulliken, Monica Stubner, Paul Kelly, and Steven Azar sat on the case.

Presentation: Doug Dolezal was in the meeting to present the application. He reviewed the request, which is part of the landscape aspect of a larger project that involved the renovation of the main house on the property. He reviewed the slides in a PowerPoint presentation and noted the location of the shed on a site plan. He argued that the benefits of the shed include providing space and storage for summer outdoor activities, providing winter storage for summer items and providing space for cultivating plants, potting and seed growth. He reviewed what the shed would look like in relation to all sides of the main house and how it will integrate into the landscape. The shed will measure 9' by 13' as

allowed by the Zoning By-Laws. It will not be visible from any viewscapes or from a public way, will not be located on the crest of a hill, will not require the removal of any vegetation, and will not require cutting into an abutting dune. The siding will be a natural white cedar and will weather and blend into the landscape. All rainwater will be contained on the site and no plumbing, exterior lighting or electricity for the shed will be required.

Public Comment: None.

Board Discussion: The Board briefly questioned Mr. Dolezal.

There was a motion by Jeffrey Mulliken to approve the Site Plan pursuant to Article 2, Section 2320(A), High Elevation Protection District (A), of the Zoning By-Laws to add a new 96 sq. ft. shed to an existing terrace on the property located at 62 Mayflower Avenue. Marianne Clements seconded. VOTE: 5-0.

4. Work Session:

- a) **Minutes of April 23, 2015, March 24, April 28, 2016, and August 13, 2020.**

March 24, 2016 *There was a motion by Monica Stubner to approve the minutes of March 24, 2016 as written. Marianne Clements seconded. VOTE: 6-0 by roll call.*

April 28, 2016 *There was a motion by Jeffrey Mulliken to approve the minutes of April 28, 2016 as written. Paul Kelly seconded. VOTE: 6-0 by roll call.*

August 13 2020: *There was a motion by Monica Stubner to approve the minutes of August 13, 2020 as written. Marianne Clements seconded. VOTE: 6-0 by roll call.*

b) **Any other business that may properly come before the Board:** Mr. Kelly asked if there had been any new material submitted regarding 14 Thistlemore Road. Mr. Soulé said that the project is going to the Conservation Commission and if there are any changes, new plans will be submitted to the Board. Mr. Kelly also reminded the Board that he would like to have a discussion of the Inclusionary and Incentive By-Law. Mr. Soulé said that a street tree discussion will be included in the next meeting. Mr. Kelly asked if relevant Board information could be distributed to the Tree Warden in advance of meetings. Mr. Soulé asked the Board to send him questions ahead of time for the tree discussion. Mr. Mulliken asked why Board decisions were so lengthy. Mr. Soulé said that the decisions are modeled on those written by Town Counsel. The length is necessary in order to cover the issues involved in the case, adequately refer to relevant law, and enable the decision to be defensible if appealed.

There was a motion by Jeffrey Muliken to adjourn the meeting at 6:30 P.M. Monica Stubner seconded. VOTE: unanimous by roll call.

Respectfully submitted,

Ellen C. Battaglini

Approved by _____ on _____, 2020
Thaddeus Soulé, Town Planner,
on behalf of the Planning Board