

Selectmen Copied

**Mashpee Planning Board
Minutes of Meeting
January 6, 2016 at 7:00 p.m.**
Waquoit Meeting Room, Mashpee Town Hall
Approved 2/3/16

Planning Board Members Present: Chairman Mary Waygan, Dennis Balzarini, Joe Cummings, David Kooharian, Robert (Rob) Hansen
Also Present: Tom Fudala-Town Planner
Absent: George Petersen

CALL TO ORDER

The Town of Mashpee Planning Board meeting was opened with a quorum in the Waquoit Meeting Room at Mashpee Town Hall by Chairman Waygan at 7:00 p.m. on Wednesday, January 6, 2016. The Pledge of Allegiance was recited.

APPROVAL OF MINUTES—December 2, 2015

MOTION: Mr. Balzarini made a motion to accept the minutes as presented. Mr. Cummings seconded the motion. All voted unanimously.

SPECIAL PERMITS

Applicant: SGFS Realty Trust / John Slavinsky et. al. Trustees
Location: 424 Whitings Road (fronts on Falmouth Road), Assessors' Map 87, Block 7
Request: Special Permit signature for 3-lot cluster subdivision (approved on 12-2-15)

DEFINITIVE SUBDIVISION PLAN

Applicant: SGFS Realty Trust / John Slavinsky et. al. Trustees
Location: 424 Whitings Road (845 Falmouth Road), Assessors' Map 87, Block 7
Request: Definitive Plan signature for 3-lot cluster subdivision (approved on 12-2-15)
ALSO: Request for waiver of Review and Inspection fees.

Mr. Fudala stated that signatures were needed for both the permit and the plans, however, only the paper copies of the plan were available as the applicant had not submitted a mylar plan. The applicant will need to return with a mylar copy of the plan but Mr. Fudala noted that the decision was not valid until the open space was transferred.

Plans and the Special Permit were signed by Planning Board members.

BOARD ITEMS

Old Business

Design Review Committee-Mr. Cummings reported that the Northbridge Assisted Living Facility, located at 68 Great Neck Road, had been approved with a small adjustment. Mr. Cummings, as an abutter to the parcel, expressed his concern about seasonal foliage loss with the new tree plantings. The plans were amended by the applicant to replace with evergreen plantings. The Cape Cod Commission will review the plans on January 15 before being reviewed by the Planning Board. Mr. Fudala confirmed that no testimony would be taken on the 15th, likely because more information about the application was needed. Mr. Cummings referenced the applicant's request to clear the buffer by removing native vegetation to install a retaining wall, which would face the facility, and replace

with evergreens. Mr. Cummings confirmed that he had filed his disclosure with the Town Clerk as an abutter to the project.

Community Preservation Committee-Chairman Waygan reported that the Committee had met on December 8. Conservation Agent Drew McManus, Mr. Fudala, Mr. Balzarini and Mr. Cummings were in attendance at the meeting regarding the joint application for the Greenways Footbridge Project. The Committee voted to support the request for funds. A condition had been added that the trail portion on Mashpee Commons land have Town's liability insurance. Mr. Fudala has since convinced the Town's insurance agent that the Mashpee Commons' land be placed on the Town's insurance policy. Mr. Fudala stated that a license would be acquired from Mashpee Commons to be added. A portion of the trail remains open to Whittings Rd. so further information was needed regarding the closing of the road, until that section of the development was built. The Chair emphasized that something in writing was needed and Mr. Fudala stated that it would be the insurance policy. The Chair noted that funding for a disc golf course had also been recommended. The Chair stated that she had the Massachusetts Department of Conservation and Recreation Trails Program that she would draft with input from Mr. Fudala and Mr. McManus. The application deadline is February 1. The Chair indicated that she would be meeting with the County Resource Office to identify additional grant opportunities for the project. Mr. Fudala suggested that the Article be written in such a way that authorizes the Selectmen to apply for additional grants. It was also noted that the Planning Board's Annual Report was also due and the Chair confirmed that she would be drafting that report.

Environmental Oversight Committee-Mr. Cummings indicated that there was a busy meeting discussing a number of topics to include the Truro ban of plastic bags which Mr. Gottlieb will investigate to draft a similar bylaw for Mashpee, Mashpee Environmental Coalition regulation of pesticides, status of Mashpee ponds now in good shape, Mashpee River's highest nitrogen level ever, the hiring of a new Assistant Conservation Agent, Quashnet/Moonakis River approved funding in the amount of \$42,000 along with an IMA between Barnstable and Falmouth to pursue a study and MOU with Falmouth, National Wildlife Refuge and nine other parties to care for conservation lands.

Historic District Commission-Mr. Fudala indicated that a working group had been formed to develop signage for historic sites and planned to request funds from the CPC during their next round of funding.

MMR Military Civilian Community Council-Update of MMR Joint Land Use Study-No meeting

Report on Status of Greenway Project-As discussed with the CPC update. The Chair stated that Carol Sherman had anticipated that the Planning Board would return to the Board of Selectmen regarding the trail. The Chair recommended that the Planning Board attend the BOS meeting when the CPA Articles are considered and be prepared to address any questions or comments.

Status of parking facilities at 168 Industrial Drive-The gravel has not been removed and edging has not yet been installed. It was suggested that the facility may be waiting until spring to complete the work.

New Business

C. Rowley December Billings-Bills were received in the amount of \$385 for December regular services and \$95 for Southport.

MOTION: Mr. Kooharian made a motion to approve payment of \$385 to Mr. Rowley for expenses for the month of December. Mr. Balzarini seconded the motion. All voted unanimously.

MOTION: Mr. Kooharian made a motion to pay Mr. Rowley for services at Southport. Mr. Balzarini seconded the motion. All voted unanimously.

CORRESPONDENCE

- October 2015 Discharge Monitoring Report for South Cape Market Place N=3.8
- November 2015 Discharge Monitoring Report for South Cape Market Place N=4.1
- Cape Cod Commission Hearing Notice for Northbridge Assisted Living on June 15

WATERWAYS

-Jonathan Small, 40 Sturgis Lane to construct and maintain a seasonal ramp and dock in Mashpee Pond

The Chair requested a roll call vote to place a waterway license on the agenda. Motion made by Mr. Kooharian and seconded by Mr. Balzarini. Mr. Hansen-yes; Mr. Cummings-yes; Mr. Balzarini-yes; Chairman Waygan-yes; Mr. Kooharian-yes

-Gary M. Locarno, Locarno Family Residence Trust, 5 Waterline Drive South to relocate float and add second float in Great River

Mr. Fudala indicated that the Planning Board had access to all plans in case of a desire to provide comment to DEP on any waterways license.

ADJOURNMENT

MOTION: Mr. Balzarini made a motion to adjourn. Mr. Kooharian seconded the motion. All voted unanimously. The meeting adjourned at 7:45 p.m.

Respectfully submitted,

Jennifer M. Clifford
Board Secretary

Digital recording was inaudible, video of the meeting available with Channel 18 recordings