

Mashpee Planning Board
Minutes of Meeting
December 2, 2015 at 7:00 p.m.
Waquoit Meeting Room, Mashpee Town Hall
Approved 1/6/16

Planning Board Members Present: Chairman Mary Waygan, Dennis Balzarini, Joe Cummings, David Kooharian, Robert (Rob) Hansen
Also Present: Tom Fudala-Town Planner; Charles Rowley-Consultant Engineer
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, December 2, 2015. The Pledge of Allegiance was recited.

APPROVAL OF MINUTES—November 18, 2015

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

PUBLIC HEARINGS

7:10 Hearing regarding naming an unnamed driveway at Mashpee Commons “Storrs Road”
The appointed time having arrived, the Chair read for the record the public hearing notice. Thomas Ferronti of Mashpee Commons was present to discuss the request naming a driveway on the southern border, “Storrs Road.” Mr. Ferronti indicated that the original plan did not feature structures on the roadway, but the plans had since changed and buildings would require frontage. Mr. Ferronti explained that the road would extend from Green Street to Commerce Street with a piece added to extend the road, at the request of the 911 Coordinator.

MOTION: Mr. Balzarini made a motion to close the public hearing. Mr. Kooharian seconded the motion. All voted unanimously.

MOTION: Mr. Balzarini made a motion to accept the naming of the way “Storrs Road” in Mashpee Commons, as presented to the Board. Mr. Kooharian seconded the motion. All voted unanimously.

7:20 Applicant: SGFS Realty Trust / John Slavinsky et. al. Trustees
Location: 424 Whitings Road (845 Falmouth Road), Assessors’ Map 87, Block 7
Request: Definitive Plan approval for 3-lot cluster subdivision (continued from 11-18-15)
ALSO: Request for waiver of Review and Inspection fees.

7:20 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 approval for 3-lot cluster subdivision (continued from 11-18-15)
The appointed time having arrived, the Chair read for the record the public hearing notice. Mr. Fudala reported that the Board had been awaiting two items, now provided to Board members, and including a draft of easement language for the deeds and the open space designation now changed to the Conservation Commission. Mr. Fudala has drafted a proposed decision. The T driveway has been

endorsed by the police and fire department, pending review and approval by Mr. Rowley. Matt Costa, representing the applicant, reviewed the documentation.

Mr. Fudala read through the draft decision. Regarding #8, wording was removed. There was discussion about de-nitrifying systems. Mr. Hansen inquired about how the applicant would prove compliance of Condition #12. Mr. Fudala responded that it was based on honesty. The Chair suggested that it was typically posted at the worksite. Mr. Costa stated that it was up to the landowner to address the issue. Mr. Fudala inquired whether in the future applicants be required to provide copies to their workers. It was suggested that it be posted at the Building Department. Discussion continued about the matter and there was consensus to keep the wording as is for #12. Mr. Rowley referenced wording for the easement language and pointed out that Section 6 of the Special Permit would require a modification to make changes to the driveway, not just agreement between the property owners. Additional wording will be added.

Mr. Fudala pointed out that despite the various continuations, all five Planning Board members were present for the substantial discussions about the request.

MOTION: Mr. Balzarini made a motion to close the public hearing. Mr. Kooharian seconded the motion. All voted unanimously.

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

MOTION: Mr. Balzarini made a motion to deny the request of a waiver of review and inspection fees. Mr. Kooharian seconded the motion. All voted unanimously.

MOTION: Mr. Balzarini made a motion to accept the one sheet plan submitted to the Planning Board entitled "Plan of Land 424 Whitings Road" in Mashpee, MA prepared by Cape & Islands Engineering, revision date July 29, 2015. Mr. Cummings seconded the motion. All voted unanimously.

Mr. Fudala stated that one member will need to sign the Decision upon completion of the revisions. Mr. Balzarini agreed to sign the Decision.

RELEASE OF ROAD COVENANTS

Applicant: New Seabury Properties LLC

Location: Coastline Drive

Request: Reduction of performance bond for Oceanside subdivision

Mr. Fudala reported Mr. Rowley's recommendation that \$65,148.50 be retained. John Falacci of New Seabury Properties indicated that he was fine with Mr. Rowley's recommendations. Chairman Waygan referenced Mr. Rowley's letter dated December 2 recommending that \$65,148.50 be retained as security for paving of Shore Drive West and the adjustment of a storm drain structure and to complete the as-built plan.

MOTION: Mr. Balzarini made a motion to reduce the security bond to \$65,148.50, with the recommendations from Mr. Rowley's letter dated December 2, 2015. Mr. Cummings seconded the motion. All voted unanimously.

The Release of Road Covenants was signed by Board members. Mr. Fudala reported that the Treasurer and Accountant had agreed to the transfer of funds related to the other security being held.

Applicant: Bill Roberts, Repurpose Properties LLC

Location: Assessors' Map 21, Blocks 33 & 60 (12 Cypress Circle & 35 Fox Hill Road)

Request: Release of Road Covenants, decision on road construction to be required for release

Mr. Fudala reported that no additional word had been received from Mr. Roberts. Mr. Roberts had previously expressed interest in the property at Fox Hill Road. The Chair requested that the item be removed from the agenda.

SPECIAL PERMITS

Discussion on status of parking plan and Special Permit site plan at 168 Industrial Drive

Mr. Fudala reported that there were no additional updates. Mr. Balzarini reported that he had seen multiple cars parked on the street and grass, but also bumpers and stone installed. Mr. Fudala will follow up with the Building Inspector. Mr. Fudala stated that it would be unlikely for landscaping to be completed before spring. Mr. Fudala confirmed that the signage had been installed.

BOARD ITEMS

Old Business

Community Preservation Committee-Chairman Waygan reported that the next meeting would be held on December 8 at 7:00 p.m. The Chair inquired whether Mr. Fudala would be able to assist with a grant and referenced a possible land purchase, half of which could be funded by the State. Mr. Fudala stated that two approved appraisals would be required for the State to reimburse half of the cost. Eligibility would also be based on whether or not Mashpee's Open Space Plan was still certified, which Mr. Fudala will research. The cost of the land purchase would be \$425,000. Mr. Fudala stated that the parcel was not suitable for affordable housing due to flight path, limited access and the fact that it was located in a well water recharge area.

Design Review Committee-Mr. Cummings reported that a request for Echo Road had been considered for a minor modification to the building. In addition, the Committee reviewed Mashpee Commons Market Street extension for Phase 1A.

Environmental Oversight Committee- No meeting

Historic District Commission- No meeting

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

Report on Status of Greenway Project-The proposal for the footbridge will be considered at the CPC meeting on Tuesday, December 8 at 7:00 p.m.

New Business

C. Rowley November billings-Bills received in the amount of \$142.50 for Southport and \$670 for November regular services. Mr. Fudala noted that Mr. Rowley was still awaiting payment submitted previously for Southport.

MOTION: Mr. Balzarini made a motion to pay Mr. Rowley \$670 for services for the month of November. Mr. Kooharian seconded the motion. All voted unanimously.

MOTION: Mr. Balzarini made a motion to submit the bill for \$142.50 for work at Southport. Mr. Kooharian seconded the motion. All voted unanimously.

CORRESPONDENCE

-Cape Cod Commission-Notice of receipt of Northbridge DRI Referral and scheduled hearing date of 1-15-16

ADJOURNMENT

MOTION: Mr. Balzarini made a motion to cancel the December 16 meeting. Mr. Kooharian seconded the motion. All voted unanimously.

MOTION: Mr. Balzarini made a motion to adjourn. Mr. Kooharian seconded the motion. All voted unanimously. The meeting adjourned at 8:10 p.m.

Respectfully submitted,

Jennifer M. Clifford
Board Secretary

LIST OF DOCUMENTS

- Special Permit Decision, SGFS Realty Trust
- Charles Rowley 12/2/15 Letter Regarding SGFS Realty Trust
- SGFS Proposed Language for Shared Driveway Easement