
Planning Board Minutes 01-15-2014

**Mashpee Planning Board
Minutes of Meeting
January 15, 2014 at 7:00 p.m.**
Waquoit Meeting Room, Mashpee Town Hall
Approved 2/5/14

Planning Board Members Present: Chairman George Petersen, Mary Waygan, Dennis Balzarini

Also Present: Tom Fudala-Town Planner, Charles Rowley-Consultant Engineer

Absent: David Kooharian, Joe Cummings, Joe Mullin

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 Petersen at 7:00 p.m. on Wednesday, January 15, 2014 and the Pledge of Allegiance was recited.

APPROVAL OF MINUTES—December 18, 2013

MOTION: Mr. Balzarini made a motion to accept the minutes as written. Ms. Waygan seconded the motion out of necessity. All voted unanimously.

PUBLIC HEARING

7:10 Applicant: Federal National Mortgage Association c/o Cotuit Solar LLC

Location: 36 Savanna's Path / Trinity Place

Request: Approval of 1-lot definitive subdivision plan and road designs (Continued from 12/18)

The appointed time having arrived, the Chair read the request and opened the public meeting. Mr. Fudala reported that Mr. Geysler had requested to schedule a meeting with Mr. Fudala, Mr. Rowley and Cotuit Solar's engineers due to concerns expressed by the engineers. Mr. Fudala recommended that they attend tonight's meeting. Mr. Geysler indicated that neither the surveyor nor the engineers could attend this evening's Planning Board meeting and proposed meeting with Mr. Rowley the following morning to discuss the details of the plan. Ms. Waygan stated that Mr. Rowley's plan reviews were based on Mashpee's bylaws, rules and regulations, and conducted on behalf of the Planning Board. Mr. Geysler indicated that he had been privy to limited information from his engineers but noted that they felt they had responded to two letters requesting more information but that each letter received continued to request additional details. The engineers have expressed their desire to receive the entire scope of the review in the first round. Chairman Petersen stated that Mr. Geysler's consultants should address their concerns in letter form to the Planning Board and additionally recommended that the consultants draft an agenda and notes be taken at tomorrow morning's meeting in order to maintain a record for the Planning Board. Mr. Geysler agreed to ensure that notes would be taken.

Mr. Rowley stated that he conducted his initial review of the plan on November 14th but did not receive a written response until December 20, along with PDFs of the plan. Mr. Rowley immediately requested a paper copy of the plan, which was received and reviewed. Mr. Rowley followed up with a request for additional information regarding page 3 of the plans and never received a reply to his request. Mr. Rowley indicated that he has not requested anything new, but had asked for clarification regarding issues with no response, but that he very much wanted to work out the details of the plan. Mr. Rowley has repeatedly requested the layout plan of the proposed turn around. Mr. Geysler offered his apologies. Mr. Rowley also recommended that letters for extension be dated for the record.

MOTION: Mr. Balzarini made a motion to continue the public hearing to February 5, 2014 at 7:45 p.m. Ms. Waygan seconded the motion. All voted unanimously.

BOARD ITEMS

Old Business

Discussion of Greenways Proposal and Surrounding Commercial Property-Ms.

Waygan reported that she booked additional meetings, 1-2:30 in the Mashpee Library Conference Room on February 15, March 15 and April 19. Mr. Fudala will draft and post agendas for each of the meetings. Ms. Waygan also announced that the Compact, made up of Cape Cod Conservations Trusts, would be having a Convocation on Saturday, February 1, 8:30 a.m. to 12 p.m. at the Canal Club Facility in Bourne. Ms. Waygan will invite Mr. Kooharian to attend with her. Mr. Fudala and Mr. Kooharian met with Mashpee Commons and more information was being sought regarding trail liability. Ms. Waygan referenced a hope to complete the first trail located between Mashpee Commons and the high school, by the end of the summer. Mr. Fudala will again be meeting with Mashpee Commons on Friday regarding E. Steeple Street and Trout Pond.

MMR Military Civilian Community Council-Update of MMR Joint Land Use

Study-No update

Environmental Oversight Committee-A brief meeting was held and minutes were approved.

Design Review Committee-No update

Community Preservation Committee-The next CPC meeting will take place on January 26. Mashpee Youth Baseball submitted an application for field improvements and lighting on Field 3 at Heritage Park in order to qualify for the Cal Ripkin League. Mr. Balzarini inquired about payment for the electricity. Mr. Fudala inquired why the organization would make the request for town land and Ms. Waygan responded that the DPW would be co-applicants for the request.

Charter Review-No update

Historic District Commission-No update

New Business

C. Rowley Expense Vouchers-No invoice at this time.

Planning Board Annual Report-Chairman Petersen indicated that he would be finishing up the report which was due January 7.

Receipts for Summary of the Conflict of Interest Law for Municipal Employee-Signed acknowledgement forms were received from members.

CORRESPONDENCE

-WhiteWater, Inc.- SouthCape Village November, 2013 WWTP discharge report – N=7.3

-Falmouth Engineering—Notice of Waterways License Application: Colony Villa, 90 Shore Dr. West for seasonal access stairs and platform

-Bridges of Mashpee--Applications for Approval of Definitive Plan and Special Permit were received and distributed to Planning Board members.

ADJOURNMENT

MOTION: Mr. Balzarini made a motion to adjourn. Ms. Waygan seconded the motion. All voted unanimously. The meeting adjourned at 7:35 p.m.

Respectfully submitted,

Jennifer M. Clifford
Board Secretary

LIST OF DOCUMENTS

-Summary of the Conflict of Interest Law

-National Development- Applications for Approval of Definitive Plan and Special Permit

-Town of Mashpee Public Notice for May Town Meeting Articles

