
Planning Board Minutes 07-01-2015

Mashpee Planning Board

Minutes of Meeting

July 1, 2015 at 7:00 p.m.

Waquoit Meeting Room, Mashpee Town Hall

Approved 8/5/15

Planning Board Members Present: Chairman Mary Waygan, Dennis Balzarini, Joe Cummings, Robert (Rob) Hansen

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

Absent: David Kooharian, 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, July 1, 2015 and the Pledge of Allegiance was recited.

APPROVAL OF MINUTES—June 17, 2015

MOTION: Mr. Balzarini made a motion to accept the minutes of June 17, 2015, including the motion to cancel the July 15th meeting. Mr. Cummings seconded the motion. All voted unanimously.

During the meeting, Mr. Fudala inquired whether the minutes had been approved with all of the changes he proposed in his copy, so Board Members reviewed his edits.

MOTION: Mr. Balzarini made a motion to accept the minutes of June 17, 2015 as amended. Mr. Cummings seconded the motion. All voted unanimously.

PUBLIC HEARINGS

7:10 Applicant: Cape Cod Custom Car Storage

Location: 104 Falmouth Road, Assessors' Map 54, Block 5

Request: Special Permit Modification to allow outdoor storage of Boats and RVs

The appointed time having arrived, the Chair opened the public hearing. A letter had been received requesting a continuance until August 5.

MOTION: Mr. Balzarini made a motion to continue the public hearing for Cape Cod Custom Car Storage to August 5 at 7:10 p.m. Mr. Cummings 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 6-3-15)

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 6-3-15)

The appointed time having arrived, the Chair read for the record the public hearing notices and opened both public hearings. A request to continue the public hearing had been received.

MOTION: Mr. Balzarini made a motion to continue the public hearing to August 5th at 7:20 p.m. Mr. Cummings seconded the motion. All voted unanimously.

APPROVAL-NOT-REQUIRED

Applicant: Marcus Barrow

Location: 23 Pimlico Pond Road, Assessors' Map 3, Block 7

Request: Re-signature of 2 lot ANR plan (Land Court required changes)

The request was read for the record. Rob Sykes was present, on behalf of the applicant, to discuss the Land Court's requested changes, including the addition of bounds and revision date. Mr. Sykes presented the revised and original plans, noting that the land lines remained the same. Mr. Rowley noted that the line appearing between two bounds was not a new lot line but a tie line to provide a reference, which should be added to the plan. Mr. Sykes added the notation to the plan.

MOTION: Mr. Balzarini made a motion to approve the Approval-Not-Required Plan provided the notation of tie line as marked on that line so noted by Mr. Rowley. Mr. Cummings seconded the motion. All voted unanimously.

The plans were signed by Chairman Waygan.

BOARD ITEMS

Old Business

Discussion of Greenways Proposal and Surrounding Commercial Property-No update

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

Design Review Committee-Mr. Cummings reported that a sign located at Echo Road was reviewed and approved. Additionally, a shed located at Cape Drive was also approved. The request to allow outside storage at Cape Cod Custom Car Storage was also considered. Mr. Cummings indicated that the plans requested parking for 35 vehicles outside, but during conversation it was noted that it could be as many as 45 depending upon vehicle size. Only one structure has been built, but construction of the second building was expected to begin soon. The Cape Cod Commission stated that there was to be no exterior parking. Mr. Cummings reported that a letter from Design Review would be forwarded to the Planning Board.

Environmental Oversight Committee-It was noted that the last EOC meeting had no quorum and the next meeting would be on the third Tuesday of the month.

Community Preservation Committee-No update

Historic District Commission-No update

Review of OSID/Commercial Center Bylaw Amendment for October Town Meeting-Board members have reviewed the amendments.

MOTION: Mr. Balzarini made a motion to submit the Article to the Board of Selectmen and recommend they be added to the October Town Meeting Warrant. Mr. Cummings seconded the motion. All voted unanimously.

The public hearing was anticipated for September.

New Business

C Rowley June 2015 invoices-June Board Services \$822.50/Southport \$332.50

MOTION: Mr. Balzarini made a motion to authorize payment of \$822.50 to Mr. Rowley for Board services in the month of June 2015. Mr. Cummings seconded the motion. All voted unanimously.

MOTION: Mr. Balzarini made a motion to authorize the expenditure of \$332.50 to Mr. Rowley for work he has performed at Southport in the month of June. Mr. Cummings seconded the motion. All voted unanimously.

Signature of updated Zoning Map-The updated zoning map was signed by Planning Board members.

CORRESPONDENCE

-SouthCape Village December 2014 WWTP discharge monitoring report N=8.1

-SouthCape Village January 2015 WWTP discharge monitoring report N=10.7

-SouthCape Village February 2015 WWTP discharge monitoring report N=5.8

-SouthCape Village March 2015 WWTP discharge monitoring report N=7.8

-SouthCape Village April 2015 WWTP discharge monitoring report N=5.7

ADJOURNMENT

MOTION: Mr. Balzarini made a motion to adjourn. Mr. Cummings seconded the motion. All voted unanimously. The meeting adjourned at 7:33 p.m.

Respectfully submitted,

Jennifer M. Clifford
Board Secretary

LIST OF DOCUMENTS

-CCC Hearing Notice Mashpee Comprehensive Wastewater & Nitrogen Management Plan