

**FALMOUTH PLANNING BOARD
TUESDAY, NOVEMBER 1, 2016, 6:30 P.M.
MINUTES**

MEMBERS PRESENT: J. Chace (Chair); T. McKeon (Vice-Chair); J. Cole; B. Kaplan; C. Hickey; R. Israel

STAFF PRESENT: Ethan Croce, Senior Planner; Lisa Sangillo, Recording Secretary

Chair Chace brought the meeting to order at 6:31 p.m. and asked for a roll call. He informed Mr. Kaplan that he would be a voting member until Jason Cole arrived.

MINUTES:

Item 1 Approval of minutes from the October 4, 2016 Planning Board meeting.

Mr. Hickey moved that the October 4, 2016 minutes be approved as written. Mr. Israel seconded. Mr. Chace abstained. Motion passed 4-0.

ADMINISTRATIVE ACTIONS:

Item 2 - Libby Construction Inc. – Cavendish Road – Request for a subdivision amendment to the Cavendish Subdivision. Tax Sheet 130, Map-lot R03-006-A/-6G/-6H/-6J, Zoned FF & RCZO.

Item 3 - David & Susan Robaczewski – 28 Waterview Way – Request for Shoreland Zone Permit for a shore access stairway and seasonal dock system. Tax Sheet 320/362, Map-lot R02-009-C/E, Zoned RA, LR&RP (Shoreland), RCZO.

No members of the public nor the Board wished to have these items removed from Administrative Action. Mr. Hickey moved to approve these items as presented. Mr. Israel seconded. Motion passed 5-0

PUBLIC HEARING:

Item 4 - Proposed amendments to the Zoning and Site Plan Review Ordinance to clarify the Net Residential Area required for residential development.

Mr. Croce provided an overview of this item for the Board and Public.

PUBLIC COMMENTS: No public comments.

No comments or questions from the Board. Mr. McKeon motioned to recommend the amendment be approved without changes. Mr. Israel seconded. Motion passed 5-0.

AGENDA ITEMS:

Item 5 - TideSmart Realty LLC – 91 Johnson Road & 380 U.S. Rt.1 – Request for Pre-Application Sketch Plan Review for a driveway connection. Map-lot U62-002, Zoned BP.

Mr. Croce gave the Board a zoning context overview of the application.

Tom Greer, Pinkham & Greer, presented the application to the Board. He explained that this project requires a DEP amendment and that a two-part DEP application has been submitted to DEP. They expect their DEP permit for the connector driveway by the end of November or middle of December 2016. The second phase of their DEP permit request is for a future office building on the site. They are trying to get pre-permitting from DEP for that building now even though they are not asking the Planning Board for approval for that building at this time. They are proposing to add a 24' wide connector road as well as an underground soil filter for storm drainage. They are presenting a sketch plan to get the Board's input so they can come back with an application for approval.

PUBLIC COMMENT: No public comments.

Mr. Israel asked if a pedestrian sidewalk was included with this application. Mr. Greer stated there would be no sidewalk unless the Board directs them differently. Mr. McKeon asked if they planned to do anything with the width of the driveway that enters Johnson Road. Mr. Greer stated the current width is more than adequate. Mr. McKeon asked about the number of employees that would use the connector road. Mr. Greer stated they could do an employee address survey.

Mr. Hickey stated, after reviewing previous meetings, it seems as though the applicant is now looking to install an internal connector road up to ordinance standards as suggested previously by the Board. He suggested making the road an extra one foot wide to 25' to make the waiver request unnecessary. Mr. Croce confirmed with Mr. Greer that the driveway would be paved. Mr. Greer stated it would. Mr. McKeon then asked Mr. Greer to point out Route One buffering and the location of the proposed drainage pipe. Mr. McKeon asked if the new drainage pipe was being proposed due to requirements for the driveway. Mr. Greer stated it was. Chair Chace asked how Mr. Greer came to a 24' width and suggested they look at the width and what they need when asking for a waiver. Chair Chace also suggested they look at lighting to make sure there is adequate lighting for pedestrians if employees and customers will be using this area after dark. Mr. Greer stated they may propose a 20' driveway width and stripe 5' of it for pedestrians.

Mr. Chace asked Mr. Greer about how short term the road would be in light of the previously mentioned future office building. Mr. Greer thought that the office building might be built within the next two years.

Item 6

Discussion – Scheduling for July 2017 Planning Board Meeting which falls on July 4, 2017.

Staff explained to the Board what the policy is for Planning Board meetings which fall on a holiday. By default, the meeting is held the following Tuesday unless the Board votes to move the meeting to a different time. This would mean the July 2016 meeting would fall on July 11th. The Board all agreed to keep the meeting on July 11th for the time being.

The meeting adjourned at 6:58 p.m.

Recording Secretary,
Lisa Sangillo