

PLANNING BOARD
Meeting Minutes
Thursday, August 12, 2021
6:00 P.M.

PB Members Present: Paul Graves, Brandon Quesnell (online), Jeffrey Mulliken, Marianne Clements (online), Steven Azar (online), and Mia Cliggott-Perlt (online).
Members Absent: Monica Stubner (excused) and Paul Kelly (excused).
Staff: Thaddeus Soulé (Town Planner).

Chair Paul Graves called the meeting to order at 6:00 P.M.

Mr. Soulé, called the roll and explained that the meeting was being held in person, however both the public and the Board members can participate either by dialing into the meeting or joining the Microsoft Teams application. Since a quorum was present, the meeting would not be suspended or terminated even if there are technological problems interrupt the broadcast unless required by law. He gave the information that would be needed to call in by phone.

1. **Presentation by Resonant Energy regarding solar:** The representative of Resonant Energy was not present at the meeting.
2. **Public Comment:** Mr. Graves said that public comment was for matters not on the agenda and each person would be given 3 minutes to speak. There was no public comment.
3. **Public Hearings:**

PLN 21-14 *(continued to the meeting of August 26th)*

Application by **Lester J. Murphy, Jr., Esq.**, on behalf of **Dol-Fin Development**, seeks Site Plan Review pursuant to Article 2, Section 2320, High Elevation Protection District (A), of the Zoning By-Laws to construct 7 new residential units on the property located at **50 Nelson Avenue**.

PLN 21-15 *(continued to the meeting of August 26th)*

Application by **Lester J. Murphy, Jr., Esq.**, on behalf of **Dol-Fin Development**, seeks Site Plan Review by Special Permit pursuant to Article 4, Sections 4015, Site Plan Review by Special Permit, a. (1) for an increase in residential units resulting in three or more, and (5, for the excavation, land removal, or earth-moving of more than 750 cu. yds. that will alter the topography from natural grade, and 4180, Inclusionary and Incentive By-Law, of the Zoning By-Laws for the construction of 7 new residential units; 1 of which will be located on the site and deed-restricted as affordable, and 1 for which the Town will receive a payment in lieu on the property located at **50 Nelson Avenue**.

PLN 21-17

Application by **Leif Hamnquist**, of **Hammer Architects**, seeking Site Plan Review pursuant to Article 2, Section 2320(A), High Elevation Protection District (A), of the Zoning By-Laws to demolish an existing structure and construct a new structure with associated site work on the

property located at **25 Pilgrim Heights Road**. Paul Graves, Brandon Quesnell, Jeff Mulliken, Steven Azar, and Marianne Clements sat on the case.

Presentation: Don DiRocco, of Hammer Architects, and Keith LeBlanc, of LeBlanc Jones, appeared to present the application. Mr. DiRocco reviewed the project, describing photographs of the property that were submitted. The land both behind and in front of the two-story structure has been disturbed. The structure will be demolished and rebuilt in a smaller footprint, but farther back from the street. He said the Zoning Board of Appeals has granted a Special Permit to deviate from the neighborhood average building scale for the proposed work. Site work will occur to repair some of the existing disturbed topography. He reviewed the site plan and indicated where the disturbance was located and then reviewed the planting plan, which was created by landscape designers. Native species of vegetation will be planted, and dark sky compliant exterior lighting will be installed. The structure has been split into two parts in order to minimize its appearance and its massing impact when viewed from the road. The structure is not visible from Herring Cove beach or from Province Lands Road and it will not impact the dune scape. He reviewed the elevation drawings, stating that the foundation will be built to follow the topography of the lot and the garage will be tucked into it. Not a lot of concrete will be exposed. Mr. LeBlanc reviewed the planting plan.

Public Comment: None. There was 1 letter from an abutter in support of the project.

Board Discussion: The Board questioned Mr. DiRocco and Mr. LeBlanc and most commented positively on the project. Mr. Quesnell asked a question about the kind of supports that are proposed for the porch on the structure in order to disturb the dune the least and about roof runoff capture mitigation measures. Mr. DiRocco said that helical piles that are driven in will be used and gutters and downspouts will drain to drywells. Mr. Quesnell asked about the location of the propane tank. Mr. DiRocco said it hadn't been sited yet, but it will most likely be located near the driveway for convenience in filling. Mr. Quesnell asked about the location of the HVAC equipment and noted that an abutter's HVAC equipment was noisy. Mr. DiRocco said that the HVAC equipment will be located on the other side of the building from that abutter. He doesn't know if there is going to be a generator on the site.

There was a motion by Brandon Quesnell to grant a Special Permit with the conditions that all stormwater runoff from proposed impervious surfaces will be fully contained and infiltrated within the property, should the property include a generator, routine testing and exercising of such generator shall occur between noon and 4pm on weekdays, and any exterior lighting on the property shall be dark sky compliant, Jeffrey Mulliken seconded. VOTE: 5-0-0 by roll call.

3. Work Session:

- a) Pending Decisions: None.
- b) Minutes of July 8, 2021:

July 8, 2021: There was a motion by Jeffrey Mulliken to approve the minutes of July 8, 2021, as written. Brandon Quesnell seconded. VOTE: Unanimous by roll call.

- c) Any other business that may properly come before the Board: Mr. Soulé gave an update on Inclusionary By-Law revisions. He said he has talked with Mr. Azar and with Ted

Malone who has had experience developing affordable housing in Town. He and Mr. Azar will be meeting again this month. Mr. Azar said he would like to get more people involved in the process and said that the next step was to devise incentives for developers and to find out what hindered them in the process. Mr. Quesnell asked if there were any proposed Zoning By-Law amendments anticipated in case there is a Fall Town Meeting. Mr. Soulé said that there were no By-Laws being contemplated for revision. He did say, however that the ZBA had discussed amending the Sign By-Law based upon the 'Expedition Blue' signage that had been installed around Town. He said that discussion was tabled until more Board members were in attendance, perhaps in September. He added that there was no update on the PB litigation.

Mr. Mulliken commented on 50 Nelson Avenue. Mr. Soulé updated the Board about the on-going process and said that Town was looking for more than a net benefit, such as an additional unit, if the circular driveway was eliminated or a more significant reduction in the impact to the land. He asked what the Board was looking to accomplish. Mr. Mulliken said that the applicant was supposed to schedule a session with staff and a PB member if they had any new ideas. Mr. Soulé said the issue will be on the August 26th agenda.

Mr. Soulé said that Donna Walker had applied for membership on the Board. The PB has the authority to appoint her. Her appointment will be on the next agenda.

There was a motion by Jeffrey Mulliken to adjourn the meeting at 6:34 P.M., Marianne Clements seconded. VOTE: Unanimous by roll call.

Respectfully submitted,

Ellen C. Battaglini

Approved by _____ on _____, 2021
Paul Graves Chair