Falmouth Planning Board  
Selectmen’s Meeting Room – May 28, 2019  
Regular Meeting - 6:30 pm  
MINUTES  

Present: Jim Fox, Chairman, Pat Kerfoot, Vice Chairman, Paul Dreyer, Clerk/Secretary, John Druley, Robert Leary, Charlotte Harris, Pamela Harting-Barrat  
Also Present: Tom Bott, Town Planner, Corey Pacheco, Assistant Town Planner  

Chairman Jim Fox called the meeting to order at 6:30 PM.  

MINUTES: My 14, 2019  
MOTION by P.Dreyer/P.Kerfoot to approve the minutes of May 14, 2019 as corrected.  
Voted 7-0-0  

PUBLIC COMMENT  
Grant Walker - I gave a proposal with the idea of net zero energy. I plan to submit a supplement to this plan that has to do with available funding for solar and energy efficiency.  

BOARD REORGANIZATION  
Motion by P.Harting-Barrat/R.Leary to nominate Pat Kerfoot for Chair.  
Voted 7-0-0  

Motion by R.Leary/P.Kerfoot to retain Paul Dreyer as Secretary  
Voted 7-0-0  

Motion by R.Leary/J.Druley to nominate Charlotte Harris for Vice Chair.  
Voted 7-0-0  

APPROVAL NOT REQUIRED PLANS: received between May 15, 2019 and May 28, 2019:  

**Applicant: Barbara M. Peat – Plan of Land to divide one lot into two lots located at 163 Hayway Road**  
Tom Bunker - This is a five-acre piece of land into a 3 acre and a 1 ½ acre lot. Lot 2 is vacant and is proposed as a building lot. There is a fairly level area at the street level for access.  
J.Fox/P.Harting-Barrat to endorse “Approval under the Subdivision Control Law not required”. The plan does not depict a subdivision by definition. This endorsement is without regard to zoning or buildability and should not be construed as an approval that the lots shown are entitled to a building permit.  
Voted 7-0-0
Applicant: Green Ocean Car Wash, LLC – Site Plan Review application to raze and remove the existing building in order to construct a car wash on the property adding more than 1,000 square feet of gross floor located at 187 Teaticket Highway

J.Fox recused himself.

Attorney Kevin Klauer - This property is on a lot that is 24,200 square feet in the Business 2 zoning district. It holds a 1,900 square foot single story building. The existing lot coverage by structure is 7% and the coverage by structures, paving and parking is 81 per cent. The applicant is proposing to raze existing structure and replace it with a newly built conforming car wash. The proposed lot coverage by structure will be 11 per cent; coverage by structures, paving and parking will be reduced to 70 per cent as well as being compliant with the zoning bylaw. It does require a special permit. Previously we stalled at the Zoning Board of Appeals.

P.Harting-Barrat - Was there any consideration given to apartments above?
K.Klauer - I don’t believe so.

P.Dreyer - Would you explain the water recycling proposed?
K.Klauer - Each car wash requires approximately 83 gallons of water. 62 of those gallons are reclaimed; 6 are lost to evaporation; and 15.4 are discharged. There are reclamation tanks on the property. There is very little discharge from each wash, about 75 per cent is reclaimed.

P.Dreyer - Do the passengers get out or stay in the car?
K.Klauer - They would stay within the car. There is a walkway that goes from the handicap site to the office. They are not offering detailing services.

C.Harris - I have a question about the materials. What are the white panels?
Clint Kendall - The white siding is a vertical vinyl siding. The grey on the bottom is a stone finish.

C.Harris - I prefer the earlier building, but the site plan is definitely an improvement.
Matt Costa - This has a high-end look. There are architectural features.

P.Kerfoot - Something buffered would look better than sheer white.

P.Dreyer - This is a very convoluted site. Will there be signage to help people through this?
K.Klauer - There will have to be signage to make the traffic flow clear & appropriate. We have not responded to Miss Lowell’s inquiry yet. Engineering has been responded to and have revised plans. We have also responded to the Fire Department also.

P.Dreyer - I am very happy to see the solar panels on the roof.
J.Druley - Will there be any signs on the building?
K.Klauer - There will be a street front sign. I don’t know if there have been any discussions on putting a sign on the building itself.

P.Harting-Barrat - I think this is confusing.

Greg Mills, 300 Committee - 300 Committee owns the Teaticket Park. Our concerns regarding this project’s noise, visibility, lighting and wastewater runoff have been submitted via letter to the board. The project does include features that will reduce its impact on these issues.
Virginia Valieila - There have been a lot of improvements to this project. There is one safety concern that has not been addressed; the exit to this property. You have two lanes exiting. I think it should be a single lane exit.

R. Leary - I think an island separating the exit and entrance lanes is a good idea.

P. Harting-Barrat - I think you are spot on.

J. Druley - You can put all the signage up that you want. People will go where they want.

K. Klauer - The curb cut width we are proposing is no different than what is there right now. The traffic layout is similar to McDonald’s. If the space is there people will use it. Limiting it to one lane will have the effect that is sought after but will increase wait time leaving the site.

T. Bott - The Fire Department wanted 14 foot lane widths.

M. Costa - We ended up reworking the lanes and the parking arrangement and were able to do it without going over the 70 per cent lot coverage.

T. Bott - Our Engineering Division has not had a chance to reply back to Cape & Islands Engineering responses.

Grant Walker - I want to express my appreciation of the solar panels.

Board members agreed to recommend a one lane exit.

Continued to June 4, 2019.

**Applicant:** McDonald’s Corp. – Site Plan Review application to reconfigure the existing single lane drive-thru to a side-by-side drive-thru layout at the existing McDonald’s located at 263 Teaticket Highway

Eric Dubrule - Proposing to renovate the existing drive through to improve customer service and stacking. The existing drive through is a single lane currently. The proposed work is inside the existing paved area. The two order points will be separated into an inside lane and an outside lane. It is much more efficient to take orders in and process food. Parking will be moved against the building that will allow ADA stalls closer to the building. The existing landscaping will remain. Parking will be reduced by 11 spaces that we will go before the Zoning Board for a special permit. We are required to bank those 11 spaces. The existing site had 14 stacking spaces and the proposed will maintain those fourteen. The only outstanding comment is from the Town Engineer about some parking spaces were measured. That has been corrected.

R. Leary - The parking spaces, you are backing into the oncoming traffic going into the drive through. Does the drive follow the outside part of the lot?

Eric - That is transverse.

J. Fox - Moving those parking spaces makes it much bigger and gives more room.

P. Dreyer - I think the parking up against the building is an improvement in terms of safety.

Eric - We are reducing the impervious area by 160 square feet. We estimate five cars stacked before they start to impede the parking spaces.

Continued to June 4, 2019
PUBLIC DISCUSSION CONT:

Applicant: Borrego Solar Systems, Inc. – Site Plan Review application to construct a 7,330.500 kW large scale ground mounted solar photovoltaic energy generating system at 0 Blacksmith Shop Road and 0 Locustfield Road – Assessor’s Map Nos. 22 02 009 000 and 22 02 012 003

CONTINUED to June 4, 2019

Applicant: Nature’s Remedy – Special Permit application for a medical marijuana dispensary at 31 Teaticket Highway

TABLED

PLANNING BOARD DECISION:

Applicant: 797 Main Street, LLC – Site Plan Review application to construct a mixed use structure with a 2,700 ± s.f. restaurant on first floor and 3 residential units above located at 797 Main Street

TABLED

PLANNING BOARD DISCUSSION:

Bogosian Development LLC (587 Main Street) – Revisions to site plan/ Request for Administrative Approval

J.Fox recused himself.

Attorney Kevin Klauer - The changes are the walkways around the building, the building is larger and the roofline. The walkways were changed for handicapped access. The building has increased in length by about three feet. This was done by clerical error. The building still meets setbacks and has only affected one sideline. The footprint is 3,324 square feet. The sheds at the rear of the lot were removed to maintain the approved lot coverage. The roofline had structural deficiencies so it has been broken. None of these cages alter the nature of the approved plans. There is fencing and landscaping to be installed this week. We do have a tenant that is waiting for a certificate of occupancy.

T.Bott - An email from Noreen Stockman administratively approved by the ZBA. A room labelled storage was setup as office space. There have been a lot of changes on the site. The engineering department asked for an overlay of the two sites. There are a number of things different on the site.

K.Klauer - The room in the basement is storage for a server. We detailed the changes in the correspondence. I was not aware of the request from the Engineering Department. The pole lighting has been addressed. Changes to the plans were made because of structural deficiencies.

Mark Bogosian - It would have come back to the board if we had been aware of the discrepancy. I have learned that all plans need to be double checked.

R.Leary - My move would be to let the administrative officials hammer this out.

P.Harting-Barrat - I agree.

Motion by R.Leary/P.Harting-Barrat to allow for administrative approval.

Voted 7-0-0
Woods Hole Partners (533-539 Woods Hole Road) – letter to Cape Cod Commission regarding extension

T.Bott - I did not know if the Board wanted to recommend this extension.
Board agreed.

The Cape Club – Lot release request

T.Bott - They have not gotten the paving done, so we don’t have anything to discuss tonight. When they come back they will have the amount of money to request.

J.Fox - I think we need to make a site visit. We should look at it.

COMMITTEE REPORTS

P.Harting-Barrat - The housing conference in October will have two presenters.
P.Dreyer - Coastal Resiliency - Board of Selectmen approved the submittal of a grant and the study being done by the Woods Hole Group is having a meeting on June 4th here. It is a working group meeting.

ANNOUNCEMENTS

None

GENERAL CORRESPONDENCE: May 15, 2019 through May 28, 2019

Cape Cod Commission Extension

FUTURE AGENDA ITEMS:

TDR
Design Review
Ground Mounted Solar

NEXT MEETING: June 4, 2019 & June 18, 2019

MOTION by P.Harting-Barrat to adjourn at 9:17 pm.

Respectfully Submitted,
Paul Dreyer, Clerk/Secretary
Sheri Theroux, Recording Secretary