Public Comment – none

#078-19 Buzzards Bay Development, LLC – 40 Shore Street, Falmouth – Comprehensive permit to renovate existing dwelling, construct 7 single family dwelling units; 2 to be affordable

Voting members: Hurrie, Dugan, Van Keuren, Barry

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Dugan – Units 4 – 8 have shared parking, we need to make sure there would be enough space.

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Stockman – Summer is an ideal time for construction, are you looking to limit the work during the summer?

Barry – I don’t know if there would be anyway to alleviate that?

Dugan – It might be better if it was phased.

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Dugan read the requested list of waivers into the record.

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Van Keuren – All units should have 1-car garages.

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Stockman – Unit 1 is 1,700s/f, and unit 3 is 2,300s/f; both are proposed to be affordable.

Dugan – Unit 1 is the smallest?

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Van Keuren – The front unit is 1,700s/f and would be better for someone up in age with no kids. I would vote to put the affordables back and off the street. The Housing Production Plan keeps mentioning smaller units, but the developers don’t want to listen.

Dugan – Was there talk about solar?

Stockman – I don’t think there was anything further other than the comment from the Town Planner about solar panels.

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Zoning Board of Appeals  
Meeting held via Zoom  
Minutes of July 2, 2020 at 6:30 PM  
Zoning Administrator: Noreen Stockman  
Present: Hurrie, Dugan, Van Keuren, Barry, Morse, Foreman, Zylinski

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Dugan – I think that unit 6 should be affordable, and unit 1 should be a market rate. That would be one affordable unit between market rate units, and it would be dispersed well throughout; the square footage would work better too.

There are references in the Housing Production Plan, so we can refer to that. Regarding timelines, are we ok to continue and review a draft at another hearing date?

Stockman - All deadlines have been extended so you have the flexibility, but you still want to make sure you are efficient. You would be looking at July 23rd to review a draft.

Foreman – You have a draft, if people have comments, they should send them to the Zoning Administrator, and she can add them in.

Dugan made a motion to continue to July 23, 2020 to review a draft decision with updated comments. Van Keuren seconded the motion. Motion carried 4-0.

Roll Call Vote – Hurrie – Aye, Dugan – Aye, Van Keuren – Aye, Barry - Aye

All in favor.
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<th>Date Submitted</th>
<th>Submitted By</th>
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