

**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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TOWN CLERK

**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

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Hurrie – We do like to see the affordable units dispersed throughout a development.

Dugan – Unit 5 seems to be retaining a 2-car garage, pull that back to a 1- car garage, and all the units would have a single car garage. If they do that, then I would condition that the extra space they would be left, and not get converted to additional square footage. Units 1 and 3 which are the affordable units have only 1.5 bathrooms, all the other units have more. If you can put that many in the others, the affordable units should have at least 2 full baths. If you have 3 bedrooms, it is usually expected that there would be at least 2 full baths.

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Dugan – There was a comment made early in the hearing that the caliper of the trees was small, and asked if that could be changed. They decided to go with the original proposal; I think a larger tree could go in. I think it would be a better set up because of the sizes of the buildings.

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Hurrie – There would have to be drywells installed too.

Dugan – The Clerk of the Works is needed to check the work as it's being done. It would be hard to change anything where this isn't being phased. Maybe require an As-built after each building.

Van Keuren – I agree with getting a Clerk of the Works; it would also be an incentive for the developer to complete the project faster.

Barry – Does anyone else share a concern over the Historic structure being renovated?

Hurrie – You won't know what's there until you get into it.

Barry – I meant more of hazardous type material and how to dispose of it properly.

Dugan – There should be some tests that are done – lead paint, asbestos. If any are found, they need to be dealt with properly.

Stockman – Usually the Board of Health gets involved with hazardous material.

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

Barry – I have concerns about working in the summer months and peak traffic time where all construction is being done at once.

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 – They will have to keep all equipment / material on site. Sidewalks can't be blocked.

Stockman – Workers could carpool to the site to avoid having multiple vehicles.

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Hurrie – That can be appropriately conditioned.

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Dugan – Dark sky compliant lighting; no light spillage onto abutter's property.

Dugan read the requested list of waivers into the record.

Dugan – Are we looking for 3- or 4-bedroom units? We will have to decide on that before voting. From all of the comments, 4-bedrooms is overkill. If we change the units, they should be the same bedroom count.

Hurrie – We could choose 1 affordable to be 3 bedrooms and the other to be a 4-bedroom.

Barry – I would suggest the Affordable Housing Coordinator do an analysis, she may have a suggestion.

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

Dugan – Many of the units are 4 bedrooms; there are 5 x 4-bedroom units and 3 x 3-bedrooms units.

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?

Stockman – Yes.

Dugan – Most of the units are around 2,200s/f – 2,600s/f, the smallest market rate is 2,300s/f. The affordables seem a lot smaller than the others. 2,600s/f on 3 units is a big density size wise. I would like to have seen more 3-bedroom units. The Town wants 1-2 bedrooms.

Hurrie – I am ok with a little disparity between affordables and market rate units. I would like to see the units be more similar in size if there's going to be a disparity.

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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.

Van Keuren – It's not a desirable location for solar panels.

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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 23<sup>rd</sup> 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.



Application # 078-19	Applicant Name: Buzzards Bay Dev LLC	Address: 40 Shore St. Fall
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Document (s) Submitted	Date Submitted:	Submitted By:
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CPA application		M. Galasso
letter from MATHUSING		M. Galasso
Quitclaim Deed		}
(8) Copies - site plan		
(8) Copies Arch. drawings		
(8) Aerial Renderings		
(8) Copies - landscape plans		
Request cert. abutter list	11/13/19	AM
Email to M. Galasso <sup>Re: date</sup>	11/13/19	AM
Request re: kmls	11/14/19	AM
<sup>list of</sup> Waivers - M. Galasso	11/18/19	AM
Cert. abutter list	11/18/19	AM
Email from C. Pacheco	11/18/19	AM
Rec'd Stormwater Curb	11/22/19	AM
Re kml - Engineering	11/22/19	AM
Re kml - water	12/3/19	AM
2) Pre'd - abutter Notice	12/3/19	AM
Off. Housing Referral	12/6/19	AM
Referral - Historical	12/10/19	AM
letter re: Eng. Comment	1/6/20	AM
k Authorization letter	12/12/19	AM
(5) <del>copy</del> letters - support	12/12/19	AM
Review #2	1/17/20	AM
Revised site plans	1/23/20	AM
Letter off. housing	1/23/20	AM