

FALMOUTH PLANNING BOARD MEETING MINUTES
TUESDAY, FEBRUARY 5, 2008, 6:30 P.M.
FALMOUTH TOWN HALL, COUNCIL CHAMBERS

MEMBERS PRESENT: Bill Lunt (Vice-Chair), Bernard Pender, David Fenderson, Hugh Coxe, Stan Bennett (Associate), Jay Moody (Associate)

ABSENT: Tony Calcagni (Chair)

STAFF PRESENT: Ethan Croce (Assistant Planner)

The meeting was called to order at 6:33 pm.

Bill Lunt served as Chair for the meeting.
Stan Bennett was appointed as a voting member for the meeting.

1. Approval of January meeting minutes

David Fenderson moved to approve the minutes; Bernard Pender seconded. Minutes approved 5-0.

Administrative Actions:

2. Diane K. Dresser – 12 Whispers Way – Request for a private way amendment to add an additional lot to Whispers Way. Tax Sheet 220; Map-Lot R03-064-A; zoned Farm & Forest & RCZO.

3. RTG, Inc. – Falmouth Road - Request for major subdivision & site plan re-approval for the 75-unit Ridgewood Estates Subdivision. Tax Sheet 310; Map-Lot R04-026; zoned Open Space Residential District.

4. Deborah & William Train – Long Creek Way – Request for private way re-approval for Long Creek Way serving two lots. Tax Sheet 70; Map-Lot R03-048 & R03-048-001; zoned Farm & Forest and RCZO.

The administrative items were approved 5-0.

Agenda Items:

7. Falmra, LLC – 33 Depot Rd. – Request for an amendment to the Rite Aid site plan relative to a parking/driveway reconfiguration. Tax Sheet 240, Map-Lot U12-010 & U12-011; zoned SB-1 & Village Center Overlay.

Ethan Croce explained that the applicant is requesting an amendment to the Rite Aid site plan, originally approved in May 2007, to install a connecting driveway between Rite Aid and Leavitt and Sons, the abutting business. The Rite Aid project was approved with the minimum number of allowed parking spaces; removing two spaces to accommodate the driveway requires them to replace those spaces. They propose to acquire two spaces from the adjoining Leavitt and Sons,

details of which are included in the cross easement agreement recorded in the registry of deeds in October 2007. Leavitt and Sons will have 18 spaces remaining after this conveyance, by ordinance they are only required to have 5.

Emile Pieredes of BL Companies, representing Falmra, LLC explained that at the time of the original approval Peter Leavitt did not own the site. Since then Mr. Leavitt has come to Falmra to discuss better access to his store. His access points to Depot Road are being closed off, and all access to his parking lot will be from the Rite Aid parking lot. The plan is to give access to Leavitt's site off the Rite Aid site on the northern side. There are six parking spaces that straddle the two properties. Under the original agreement all six of those were under the control of the Leavitt property. Mr. Leavitt is willing to give two of those to Rite Aid in order for them to give him the driveway access onto his property. Mr. Pieredes agrees with Mr. Leavitt that this arrangement makes more sense.

Bill Lunt asked if their exit will still be out onto Depot Road.
Mr. Pieredes said that yes, the only change is to the internal driveway.

Bernard Pender asked if there would be any traffic control devices to indicate the access to Leavitt and Sons.

Mr. Pieredes said that they hadn't planned anything, but that they could put a sign with an arrow pointing to their store.

Jay Moody asked what the original planned access was, prior to this new cut-through.
Mr. Pieredes said that previously the only planned access was through the front driveway. Once the Rite Aid opens the current access will be closed off.

Bill Lunt asked if there will there be substantial markings to indicate the access on the upper parking lot.

Mr. Pieredes said that the plan is to install a painted arrow similar to others on the lot.

A public comment period was opened.

Peter Leavitt, owner of Leavitt and Sons, 37 Depot Road said that the original plan made it very onerous to get into his store. In looking at the Rite Aid plan, he realized that to drive all the way around seemed hard on his customers as well as dangerous to pedestrians. It seemed to him a better idea to add access at the top part of the parking lot. He is satisfied with this plan.

The public comment period was closed.

Bill Lunt congratulated the two parties on working together on this to make it work out for both.
Mr. Leavitt gave credit to all the folks working on the Rite Aid project.

Stan Bennett moved to approve the application. Bernard Pender seconded.

Motion passed 5-0.

Meeting adjourned 6:51 pm.

Respectfully submitted,
Melissa Tryon
Recording Secretary