

DENNIS PLANNING BOARD

Minutes of Meeting held

October 2, 2023

The Planning Board meeting, having been duly posted, was called to order at 6:30p.m. by Chairman Paul McCormick Jr. in the Nathan Stone Hearing Room at Dennis Town Hall.

Present: Chairman Paul McCormick Jr., Brad Bishop, Rick Hamlin, John Terrio Jr., (Adam Dunn alternate (via Zoom)
Absent: Elizabeth Patterson, Chris Hedetniemi, Jeffrey Eldredge, Paul Foley (Town Planner),
Staff: Anna Pannell (present); Town Planner was on vacation and not present

Chairman Paul McCormick Jr. opened the meeting, introduced the members and outlined the procedures and process of the meeting.

1) **ADMINISTRATIVE BUSINESS:**

- a) Committee Reports – None
- b) Planning Board Minutes Sept 11, 2023 Draft. Some edits were suggested before a motion was made by Brad Bishop
Motion: To approve September 11th Minutes as amended
Chairman Paul McCormick Jr. 2nds
VOTE: Unanimous 5-0-0
Motion Verdict: Passed and Approved of Minutes
- c) ANR's – None

2) **Public Meetings:**

- a) **Multi-Family Housing Overlay District Zoning Bylaw – Continued public hearing to review the language and district boundaries of a proposed Multi-Family Housing Overlay District Zoning Bylaw. The proposed District is generally south of Route 6, East of Route 134, west of South Gages Way and north of the bike path straddling Theophilus F. Smith Road.**
No Official Vote was made during this time as the general consensus seemed to be to wait for the October 16th meeting when the Town Planner, Paul Foley was present.

3) **Public Hearings:**

- a) None.

4) **CURRENT & LONG-RANGE PLANNING:**

- a) None discussed as Town Planner was away.

5) **OTHER BUSINESS:** Any other business that may properly come before the Board, not reasonably anticipated when posting 48 hours prior to this meeting.

a) **Chandler and Courtney Drive**

No Official vote or decision was made as it was preferred that the Town Planner be present as well as a full Board, for the discussion. Dan Ojala, a land surveyor of Down Cape Engineering spoke about the Subdivision developer's health issues, as well as stating he believed they would be able to get a quote in October. He acknowledged that they missed the deadline set by the Board, however he also noted that the road was in no way unsafe. He asked the Board if they could look at it again in 2 weeks, not only when

the Town Planner was back, but additional other members of the Board as well, adding that by then they should have a written contract for the Board to look at.

Tom Rennell of South Dennis agreed the road was not unsafe, but made clear he wasn't pleased about a 2-week extension. He wanted the Board to make sure that the applicant had a quote, a contract, and a schedule by the time the Board is ready to make their decision, to start on the work. He added that this work, or lack thereof, had been going on for far too long.

Board member Rick Hamlin commended Mr. Rennell on his dedication to the project in question. He then related that he knew Ray Catterino personally and said the person that came in here recently was not the same person that he was before. Hamlin then addressed Ojala agreeing with Rennell that this had to come to end and that it had been before the Board far too long.

B. Bishop also clarifies that by the next meeting they weren't just looking for an update. They were looking for hard written proof that this work was going to be done. A physical contract for the Board to have in hand, and if there ended up being no contract brought to them, then why that was the case.

Chairman McCormick Jr. thanks D. Ojala, adding that he was looking forward to the next meeting. Ojala additionally acknowledged that this was their last chance and that the Town was going to act if the applicant and their team didn't deliver.

6) NEXT MEETING:

- a) Scheduled for Monday October 16, 2023

Meeting ends at 6:56pm

Approved on October 16, 2023