

MINUTES OF PLANNING BOARD PUBLIC HEARING OF NOVEMBER 1, 2010
Special Permit Request to reduce required parking spaces
Roland Valois, 365 Faunce Corner Road
7:15 p.m., Room #315, Town Office Building, 400 Slocum Road

Planning Board Members

Mr. John V. Sousa, Chairman
Mr. John P. Haran, Vice-Chairman
Mr. Joseph E. Toomey, Jr., Clerk
Mrs. Lorri-Ann Miller
Mr. Arthur C. Larrivee

Planning Staff

Mr. Donald A. Perry, Planning Director
Mrs. Joyce J. Couture, Planning Aide

The Chairman opened at 7:15 p.m. the public hearing¹ concerning a request for a Special Permit under Section 16.201B of the Zoning By-Laws to reduce the number of required parking spaces for a new use at 365 Faunce Corner Road. The applicant would like to open a dance studio without providing the additional parking spaces for the dance studio, based on the dance studio hours being different than the existing uses. The applicant and property owner is Roland Valois, 365 Faunce Corner Road, Dartmouth, MA for property located at 365 Faunce Corner Road, Assessor's Map 63, Lot 17.

All Planning Board members and Planning staff were present.

A motion was made by Mrs. Miller, seconded by Mr. Haran, and unanimously voted (5-0), to waive the reading of the legal notice, which appeared in The Chronicle on Wednesday, October 13, 2010, and again on Wednesday, October 20, 2010.

The Planning Director stated the special permit application was officially time stamped in the Town Clerk's office on October 4, 2010 and the legal notice was sent on October 5, 2010 to all parties in interest, the Planning Board's of Fall River, Westport, Freetown, Gosnold, and New Bedford; and posted in the Town Office Building. He read the letter from the applicant dated September 23, 2010 which describes in detail this request.

The Chairman asked for comments from the applicant or his representative.

Roland Valois, 24 Gulf Hill Drive, spoke on behalf of Joseph Winterhalter (who was present) and his wife, Tara, who will be managing the proposed dance studio. He described the layout of the existing multiple use parking facility.

¹ For more information, see minutes of the Planning Board's regular meeting of November 1, 2010

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The Chairman asked if anyone else wished to comment.

Hearing no one, Mr. Sousa opened the discussion to Board members.

General discussion ensued and several topics were discussed at length; such as traffic flow, existing uses in the facility, the number of parking spaces, landscaping, hours of operation, and student capacity.

Ultimately, the Board members were in agreement with the specific details to grant this special permit request.

Additionally, it was noted by the Chairman that if for any reason the granting of the reduction in parking spaces does not work, there are provisions in the statute to revoke the special permit.

In a roll call vote, a motion was made by Mr. Larrivee, seconded by Mr. Haran, and unanimously voted (5-0), to close the public hearing at 8:03 p.m. and return to the regular meeting.

Arthur Larrivee – yes; Lorri-Ann Miller – yes; Joseph Toomey, Jr. – yes; and John Haran – yes, John Sousa – yes.

Respectfully submitted,
Mrs. Joyce J. Couture
Planning Aide