

**MINUTES OF PLANNING BOARD PUBLIC HEARING OF NOVEMBER 15, 2010**  
**Definitive OSRD Subdivision Plan entitled "Daxl Fields"**  
**7:15 p.m., Room #315, Town Office Building, 400 Slocum Road**

**Planning Board Members**

Mr. John V. Sousa, Chairman  
Mr. Joseph E. Toomey, Jr., Vice-Chairman  
Mr. John P. Haran, 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 hearing<sup>1</sup> concerning a Definitive (OSRD) Subdivision Plan entitled "Daxl Fields" which proposes to create a 3-lot subdivision with one 5.7-acre open space parcel created from a 10.5-acre tract of land located on the easterly side of Horseneck Road just north of the Almy Farm. No new roads are proposed. Access to the proposed lots will be by two driveway openings each 16 feet wide for which permission is needed under the Scenic Road General By-Law. The applicant is also requesting a Special Permit for an Open Space Residential Design (OSRD), as provided for in Section 6 of the Zoning By-Laws, to allow waivers regarding lot frontage, lot area, upland area, lot shape, lot coverage, driveway setbacks, and building setback requirements for the proposed house lots.

All Planning Board members and Planning staff were present.

A motion was made by Mrs. Miller, seconded by Mr. Haran for discussion, and unanimously voted (5-0), to waive the reading of the legal notice, which appeared in The Chronicle on Wednesday, October 20, 2010, and again on Wednesday, October 27, 2010.

The Planning Director stated the plans were prepared by Boucher and Heureux, Inc. for Whitmore Boogaerts & Carolyn Almy, 26 Hart Street, Providence, RI 02906 and Barbara Almy, 204 Beach Street, Manchester, MA 01944 for land owned by Carolyn Almy, Katherine Almy, Nicholas Almy and Barbara Almy as shown on Assessor's Map 4, Lot 5-5. Mr. Perry pointed out the application for the Definitive Subdivision Plan and the application for a Special Permit were officially time stamped in the Town Clerk's office on October 14, 2010, which begins the time line for action by the Planning Board on this proposal. The applicant has also requested permission under the scenic road bylaw to remove trees/stonewalls. The application for this request is dated October 12, 2010.

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<sup>1</sup> For more information, see minutes of the Planning Board's regular meeting of November 15, 2010

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Mr. Perry further noted that the legal notice was sent on October 18, 2010 to the parties in interest, the Planning Board's of Fall River, Westport, Freetown, Gosnold, and New Bedford; and posted in the Town Office Building.

The Planning Director then proceeded to read the following correspondence into the record:

- Three-page OSRD project overview by Boucher & Heureux, Inc. submitted with the application dated October 13, 2010.
- Planning Staff's Review

Mr. Sousa asked if the applicant or a representative wished to speak.

Alan Heureux, Boucher & Heureux, Inc., displayed several colored lot layout plans and gave a general overview of the project. Mr. Heureux did note that only lot 1 will be built on in the near future. He mentioned that all three lots are of significant size to meet Title 5 requirements.

Whitmore Boogaerts, the applicant and owner of lot 1, was present for this hearing.

The Chairman called for comments and/or questions from the public.

There were none.

Comments from Board members were entertained.

The Chairman requested the Planning Director's recommendation.

Mr. Perry recommended the Planning Board close this evening's public hearing.

Mr. Sousa mentioned that the Planning Board will be making a decision this evening following the close of the public hearing.

In a roll call vote, a motion was made by Mrs. Miller, seconded by Mr. Toomey, and unanimously voted (5-0), to close the public hearing on the proposed Definitive (OSRD) Subdivision Plan entitled "Daxl Fields" and return to the regular meeting.

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

Tonight's public hearing was closed at 7:35 p.m.

Respectfully submitted,  
Mrs. Joyce J. Couture  
Planning Aide