

MINUTES OF PLANNING BOARD PUBLIC HEARING OF APRIL 25, 2011
Amendment to Definitive Subdivision Plan entitled "Sunrise Cove"
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 7:21 p.m. the public hearing¹ concerning an amendment to the Definitive Subdivision Plan entitled "Sunrise Cove" formerly "The Cloisters at Padanaram," regarding Lots 28-28 & 28-29, Assessor's Map 129, located off Spinnaker Lane and owned by Sullivan Children's Nominee Trust and Stephen F. Sullivan Nominee Trust, 9 Rockland Farm Drive, Dartmouth, MA 02748. The amendment proposes to alter the location of Jib Court located off Spinnaker Lane which modifies lots 28-28 and 28-29. Jib Court would be more westerly and abut lot 28-31 on Assessor's Map 129.

All Planning Board members and Planning staff were present.

A motion was made by Mrs. Miller, seconded by Mr. Larrivee for discussion, and unanimously voted (5-0), to waive the reading of the legal notice, which appeared in The Chronicle on Wednesday, March 30, 2011, and again on Wednesday, April 6, 2011.

The Planning Director stated the amendment application was officially time stamped in the Town Clerk's office on March 23, 2011, which begins the timeline for action by the Planning Board. He proceeded to read the following correspondence into the record:

- Waiver request from SITEC, Inc. dated January 24, 2011
- Planning Staff's Review
- Memo from the Director of Inspectional Services dated March 24, 2011
- Letter from the Department of Public Works dated April 5, 2011
- E-mail from the Historical Commission dated April 4, 2011

The Chairman asked if the applicant or his representative wished to provide comment.

¹ For more information, see minutes of the Planning Board's regular meeting of April 25, 2011

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Steven Gioiosa, SITEC, Inc., spoke on behalf of the Sullivan family. He described the proposed amendment and addressed the frontage requirement issue raised by Paul Murphy, the Director of Inspectional Services. Mr. Gioiosa stated that the objective of this request is to shift lot lines so more of the buildable area of the lot is out of the V zone of the newly adopted floodplain maps by FEMA.

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

In response to a request from Christopher Cheney, 6 Spinnaker Lane, discussion ensued on moving the roadway pavement to be offset in the right-of-way so that there is a minimum 10 foot offset from the west property line. Such a change would create a larger buffer for the abutter. Mr. Gioiosa also responded to a drainage question raised by Christopher Cheney.

Hearing no more comments, the Chairman asked for the Planning Director's recommendation.

Mr. Perry recommended the public hearing be closed and the Planning Board vote on this amendment this evening.

A motion was made by Mr. Larrivee, duly seconded by Mrs. Miller, and unanimously voted (5-0) to close this evening's public hearing at 7:42 p.m. and return to the regular meeting.

Respectfully submitted,
Mrs. Joyce J. Couture
Planning Aide