

MINUTES OF PLANNING BOARD CONT. PUBLIC HEARING OF APRIL 25, 2011
Proposed Zoning Amendments for Spring Annual Town Meeting
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 9:28 p.m. the continued public hearing¹ concerning three proposed zoning articles which would amend the Dartmouth Zoning By-Laws. The first zoning article would revise Section 11.506 of the General Business District of the Zoning By-Laws, by allowing directional signs in excess of the current maximum number of signs, with each sign no larger than 16 square feet in area. The purpose of directional signs would be to provide directions to businesses and roads. The second zoning article would create a new Section 37 of the Zoning By-Laws entitled "Large-Scale Ground-Mounted Solar Photovoltaic Installations" which would provide standards and procedures for developing 250kW or greater solar energy installations throughout the Town. The third zoning article would amend Section 11, General Business Districts by allowing single family dwellings in areas that have Smart Growth Overlay Districts approved under M.G.L., Chapter 40R.

All Planning Board members and Planning staff were present.

The following article proponents were also present for this continued public hearing:

Deborah Melino-Wender, Director of Development
Roger Race, Chairman of the Alternate Energy Commission
Attorney John Williams, Midway Realty, Inc.
Joseph Delgado, Midway Realty, Inc.

The Planning Director stated this hearing was continued from April 4th in order to receive a letter of withdrawal for one article and also receive bylaw revisions. Mr. Perry noted that a letter has been received from Attorney John Williams, the sponsor of the third article, asking that it be withdrawn from the public hearing and Town Meeting warrant. He further noted that the directional sign bylaw has been updated by Deborah Wender as discussed at the previous hearing and it is in order.

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

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Discussion focused on the suggested revisions to the proposed solar farm bylaw and the letter from Attorney Anthony Savastano, Town Counsel, dated April 19, 2011 which raised concern with certain wording.

Roger Race stated that he agreed with all of Town Counsel's suggested revisions, pointing out that the new language would further protect the Town.

There was brief dialogue on Section 37.601 Removal Requirements and Section 37.404 Buffers. As a result, Ms. Wender was to restructure the second sentence in Section 37.404.

The Chairman asked if there were any further comments. There were none.

A motion was made by Mrs. Miller, duly seconded by Mr. Larrivee, and unanimously voted (5-0) to close the public hearing on the proposed zoning amendments at 9:38 p.m. and return to the Planning Board's regular meeting.

Respectfully submitted,
Mrs. Joyce J. Couture
Planning Aide