

MINUTES OF REGULAR PLANNING BOARD MEETING OF OCTOBER 17, 2011
Planning Board's Meeting Room #315, Town Office Building
400 Slocum Road, Dartmouth, MA

Planning Board

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

Planning Staff

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

The Chairman called the meeting to order at 7:00 p.m. with all Planning Board members and Planning Staff present.

Administrative Items

(1) Approval of Minutes

Regular Meeting of September 26, 2011

A motion was made by Mrs. Miller, duly seconded by Mr. Haran for discussion, and unanimously voted (4-0) to approve the minutes of the Regular Meeting of September 26, 2011 as written.

Public Hearing of September 26, 2011 "Scenic Road – Rock O'Dundee Road"

A motion was made by Mr. Sousa, and duly seconded by Mr. Haran for discussion, and unanimously voted (4-0) to approve the minutes of the Public Hearing of September 26, 2011 "Scenic Road Request – Rock O'Dundee Road" as written.

(2) Correspondence

Letter from David Cressman dated Sept. 29, 2011 re: Planning Board vacancy

Brief discussion ensued on the letter from David Cressman inviting the Planning Board to join the Select Board in a joint meeting on November 7th in accordance with Article 3 of the Town Charter to select a replacement to fill the Planning Board vacancy upon the recent resignation of Planning Board member, Arthur Larrivee. Mr. Perry informed the Board that the Planning Office has received one letter of interest from a former Board member, Joel Avila.

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Legal Notices from City of Fall River
Legal Notices from Town of Westport
Legal Notices from Board of Appeals
Legal Notices from Conservation Commission

A motion was made by Mr. Sousa, duly seconded by Mr. Haran, and unanimously voted (4-0) to acknowledge and file the above referenced legal notices.

(3) Appointment of Planning Board member to Technical Resource Group to replace Arthur Larrivee

Discussion ensued on appointing a Planning Board representative to the Technical Research Group. Arthur Larrivee was the Planning Board's representative on this committee and with his resignation as a Board member, another Board member will need to take his place. The next meeting of the TRG is scheduled for Wednesday, October 26th at 7:45 a.m.

As a result of this discussion, a motion was made by Mr. Sousa, duly seconded by Mr. Haran, and unanimously voted (4-0) to appoint Joseph E. Toomey, Jr. as the Planning Board's representative on the Technical Research Group.

Appointments

(4) 7:15 P.M. – APPOINTMENT - Daniel Gioiosa, SITEC, Inc.: Review of paving plan for Hilltop Plaza

Present: Daniel Gioiosa, representing Mr. Kopaczewski

Daniel Gioiosa, SITEC, Inc., was present this evening to discuss a proposed paving plan for Hilltop Plaza which is located adjacent to the recently built Walgreen's on State Road. It was noted that Mr. Kopaczewski would like to pave the loading area at the rear of his building in St. Anne's Plaza on State Road. Mr. Kopaczewski had met with the Planning Board previously and the Board requested engineered plans showing the proposal.

Discussion ensued.

A motion was made by Mr. Sousa, duly seconded by Mr. Haran, and unanimously voted (4-0) to approve the paving plan for St. Anne's Plaza under Section 16.207A of the Zoning Bylaws in accordance with the following conditions:

1. Provide a stamped asphalt crosswalk, painted brick red, where the sidewalk from Walgreen's crosses the loading area access drive. This should be shown on the plan.

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2. Add the following note on the plan: "Sidewalks on this plan are for pedestrian use only. Sidewalks are not to be blocked by ice machines or outdoor sales items."
3. The existing ice machine on the sidewalk on the east side of the building shall be removed and a new location not on a sidewalk, shown on the plan.

The Planning Board determined pedestrian and vehicular patterns remained generally the same and the proposed paving will also bring the existing area into greater compliance with Section 16. The Planning Board approved the paving in accordance with the plan entitled "Pavement Modification Plan" dated August 9, 2011 as modified by the above three conditions.

(5) 7:30 P.M. – APPOINTMENT - Richard Rheume, Prime Engineering Inc.: Review of parking modification for Dartmouth Fire Station #2

Present: Richard Rheume, Prime Engineering, Inc.

Rich Rheume, engineer for Dartmouth Fire Station #2, briefed the Board on a proposed addition to the existing fire station on Russells Mills Road.

Mr. Perry made mention that he met on-site with the District's engineer and the Fire Chief and found the proposed plan to be appropriate for the fire station use and site visibility.

Discussion ensued.

A motion was made by Mr. Sousa, duly seconded by Mr. Haran, and unanimously voted (4-0) to approve the plan for the Fire District #2 addition under Section 16.207A of the Zoning Bylaws. The Planning Board determined pedestrian and vehicular patterns remained generally the same and the proposed plan will also bring the existing area into greater compliance with Section 16. The Planning Board approved the plan in accordance with the plan entitled "Dartmouth Fire District 2 – Russells Mills Station Addition" dated August 1, 2011.

(6) 7:45 P.M. – APPOINTMENT - Thomas Hardman, Site Design Engineering, LLC: Discussion on proposed reconfiguration of Estate Lot ANR plan of David & Leslie McKinley, Horseneck Road

Present: Thomas Hardman, representing David & Leslie McKinley

Mr. Hardman discussed with the Board the possibility of reconfiguring an Estate Lot ANR plan for property located off Horseneck Road and approved by the Planning Board in 2001.

The Planning Director pointed out that in the past, Board members have been advised by Town Counsel that Estate Lot ANR plans cannot be modified. This proposal would create no new buildable lots. However, he said the Conservation Commission in a similar circumstance is working to purchase some land along the Paskamansett River which is part of an Estate Lot ANR plan which would also need to be modified.

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Mr. Perry noted that in that case, it appears the Town would go to the Board of Appeals to receive a variance from the Estate Lot Bylaw and then the Planning Board would have to modify the Open Space Covenant.

After a general discussion, it was the consensus of the Planning Board that the Board could go along with this plan reconfiguration provided the applicant receives a variance from the Board of Appeals with the condition that no new buildable lots are created now or in the future. The Planning Board would then vote on a new Estate Lot Covenant to run with the land.

Administrative Items

(7) Planner's Report

- Bike Committee Meeting

The Planning Director briefed the Board on the recent group meeting of the Bike Committee. He said the group is working on identifying suitable paths for bike routes, and how to incorporate bike paths into road reconstruction. Mr. Perry recommended the Committee develop a plan and the Planning Board could work with them on implementation.

- Dartmouth Community Park

Mr. Perry stated work on the new Dartmouth Community Park located on Dartmouth Street is mostly finishing up and the park looks great. He noted that he had spent a significant amount of time with tree plantings.

(8) For Your Information/New Business

- Reviewer's Meeting update

The reviewers discussed sidewalks in Padanaram and it was mentioned brick would be preferred. Dave Hickox was going to look into a standard that would prevent heaving of bricks. The Committee also discussed flowcharts and timelines for permits in order to coordinate and streamline the permit process.

- Letters to Board of Appeals from Planning Director
- Board of Appeals decisions
- Subcommittee Reports
- Planning staff timesheets

It was noted that the Planning Board did not have a meeting scheduled on November 7th, the night the Planning Board was to meet with the Select Board to select a replacement for Arthur Larrivee. It was the consensus of the Board to revise the

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Planning Board's meeting schedule to meet on November 7th and cancel the November 14th meeting. Planning Staff would provide an updated meeting schedule at the next Board meeting.

(9) Long Range Planning – Discussion of Dartmouth Street/Bliss Corner zoning

The Planning Director began this evening's discussion by focusing on the draft proposed map of the Dartmouth Street/Bliss Corner area which defines the area along Dartmouth Street and Bliss Corner proposed to be developed for mixed use zoning. Mr. Perry pointed out the area currently is a mixture of General Business and General Residence zoning. Mr. Perry noted he is looking for policy guidance to develop a draft map.

The Planning Board agreed lot lines or streets should be followed when boundaries are drawn. Lots should not be divided by two zones. The Board also agreed areas along Russells Mills Road near moonshine corner should be zoned residential and other neighborhoods that are currently zoned business should be residential. In drawing the boundaries of the new district, it would be helpful to have a map showing what lots have businesses and what lots have residences.

As a result, the Board suggested Mr. Perry look at the uses and see where the map should follow the lot lines. The Board also pointed out that although it could use the Village Business District as a model, Bliss Corner/Dartmouth Street is different enough from Padanaram to warrant its own zoning district with different standards.

Mr. Toomey noted that the next Planning Board meeting is scheduled for October 31, 2011, in room #315, Town Office Building, 400 Slocum Road. He then called for a motion to adjourn.

A motion was made by Mrs. Miller, duly seconded by Mr. Haran, and unanimously voted (4-0), to adjourn this evening's regular meeting at 9:16 p.m.

Respectfully submitted,
Mrs. Joyce J. Couture
Planning Aide