

MINUTES OF REGULAR PLANNING BOARD MEETING OF DECEMBER 5, 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
Mr. Joel Avila

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 November 21, 2011

A motion was made by Mrs. Miller, duly seconded by Mr. Haran for discussion, and unanimously voted (5-0) to approve the minutes of the regular meeting of November 21, 2011 as written.

(2) Correspondence

Legal Notices from City of Fall River
Legal Notices from Conservation Commission

A motion was made by Mr. Sousa , duly seconded by Mr. Haran, and unanimously voted (5-0) to acknowledge and file the above referenced legal notices.

(3) Planner's Report

- Colonial Honda

The Planning Director reported on the recent site inspection he conducted at Colonial Honda on State Road for its occupancy permit. He noted the auto dealership had a parking plan approval violation, citing the customer parking spaces being used for display of new cars. The problem was mentioned to Paul Murphy who will withhold the occupancy permit until the facility is in compliance.

(4) For Your Information/New Business

MINUTES OF REGULAR PLANNING BOARD MEETING OF DECEMBER 5, 2011

- Reviewer's Meeting update

Mr. Perry provided details on various topics discussed at last week's reviewer's meeting. He updated the Board on the improvements at the Russells Mills Library regarding the underground propane tank.

The Planning Director stated the Tech Built property on Route 6 was also discussed. He said a proposed auto dealership with repair was hypothetically debated for the Tech Built site and whether a transfer of auto repair use from another site should be allowed at the Tech Built site. It was the consensus of the reviewers that the transfer should not be allowed and auto repair be prohibited for the Tech Built site (as the Aquifer Bylaw specifies).

The SRPEDD grant for a Housing Production Plan was mentioned and the Planning Board must co-approve the plan with the Select Board.

Mr. Perry was instructed to check with SRPEDD on whether they can do the update to the Master Plan at the same time as the Housing Production Plan using the Town's allotted SRPEDD municipal assistance. If not, how much it would cost.

- Subcommittee Reports

Mr. Toomey reported that the Technical Research Group will be meeting on December 20th at 6:00 p.m. to make their recommendation on the proposed wind turbine on Smith Neck Road.

He also provided details on a field trip of the Municipal Facilities Committee, touring the Gidley School on Tucker Road and the Smith Neck School on Smith Neck Road.

- Planning staff timesheets

Public Hearing

- (5) 7:15 P.M. – PUBLIC HEARING – Definitive (OSRD) Subdivision Plan entitled “The Preserve at High Hill” which proposes to create a 3-lot subdivision with 1 open space parcel from a 6.06-acre tract of land (Assessor's Map 77, Lot 9-1) located on the west side of Faunce Corner Road just north of Flagg Swamp Road**

In a roll call vote, a motion was made by Mr. Avila, seconded by Mr. Haran and unanimously voted (5-0), to recess the Planning Board's regular meeting at 7:17 p.m. in order to go into a public hearing¹ concerning a Definitive (OSRD) Subdivision Plan entitled “The Preserve at High Hill”.

¹ For more information, see minutes of Planning Board's Public Hearing of Dec. 5, 2011 “The Preserve at High Hill”

MINUTES OF REGULAR PLANNING BOARD MEETING OF DECEMBER 5, 2011

Joel Avila – yes; John Sousa – yes; Lorri-Ann Miller – yes; John Haran – yes; Joseph Toomey, Jr. – yes.

The regular meeting resumed at 7:55 p.m.

Discussion ensued on the Planning Board's procedural requirement of having the applicant provide the certified abutter's list from the Assessor's Office on plan submittals. In quoting the applicable section of State Law which discusses "Parties in Interest" notification, it was unclear on exactly what the responsibilities of the Assessor's office certification are. The Planning Director was asked to speak to Paul Bergman in the Assessor's office and find out his opinion in this matter.

Administrative Items

(6) Initial review of Definitive (OSRD) Subdivision Plan entitled "The Preserve at High Hill"

Since this evening's public hearing was continued to December 19, 2011 at 7:15 p.m. in room #315 of the Town Office Building, this item was deferred.

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

Board members discussed the newly revised map showing areas for the possible Mixed Use zone in the Dartmouth Street/Bliss Corner section of Town. It was noted by the Planning Director that the revised map provides some areas for future growth while at the same time, limits the new district to existing developed business, which should be the properties targeted for relaxed parking standards. Various ideas and opinions were expressed. It was established that before proceeding too far with this concept, a public participation session should be held with the landowners who would be affected with this zoning change. For the next meeting, Mr. Perry was asked to prepare 3 maps for the Board to ponder. One with the existing zoning, one just showing all the existing businesses in the zone, and the other with the existing zone following lot lines and 2 lots back from the major roads. Staff should also identify the cost to notify all lot owners who would be affected by the zoning change.

Prior to adjourning, Mr. Toomey noted that the next Planning Board meeting is scheduled for December 19, 2011, in room #315, Town Office Building, 400 Slocum Road. He then called for a motion to adjourn.

A motion was made by Mr. Sousa, duly seconded by Mr. Haran, and unanimously voted (5-0), to adjourn this evening's regular meeting at 9:26 p.m.

Respectfully submitted,
Mrs. Joyce J. Couture
Planning Aide