

**MINUTES OF PLANNING BOARD PUBLIC HEARING OF FEBRUARY 19, 2013  
"Amendment to the Definitive Subdivision Plan of Sherman Street/Carreiro Lane"  
Room #315, Town Office Building, 400 Slocum Road**

**Planning Board Members**

Mr. Joel Avila, Chairman  
Mr. Joseph E. Toomey, Jr., Vice Chairman  
Mrs. Lorri-Ann Miller, Clerk  
Mr. John V. Sousa  
Mr. Stanley M. Mickelson

**Planning Staff**

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

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DARTMOUTH TOWN CLERK

The Chairman opened at 7:16 p.m. the public hearing concerning a plan dated December 3, 2012 entitled "Amendment to the Definitive Subdivision Plan of Sherman Street/Carreiro Lane" prepared for the Perry Family Realty Trust, Henry D. Perry, Trustee. The amendment proposes to create one new buildable lot with frontage on Carreiro Lane which is located at the end of West Sherman Street. Carreiro Lane is proposed to be widened from 12 feet to 16 feet.

All Planning Board members and Planning staff were present.

The Chairman provided procedural information for the general public.

A motion was made by Mrs. Miller, seconded by Mr. Toomey for discussion, and unanimously voted (5-0), to waive the reading of the legal notice, which appeared in The Chronicle on Wednesday, January 23, 2013, and again on Wednesday, January 30, 2013.

The Planning Director stated the amendment application was officially time stamped in the Town Clerk's office on January 11, 2013 which begins the timeline for action by the Planning Board on this proposal. Mr. Perry then proceeded to read the following documentation into the record:

- Form E (Application for Approval of an Amendment to an Approved Definitive Subdivision Plan) Sherman Street/Carreiro Lane
- Planning Staff Review
- Letter from the Director of Inspectional Services dated January 15, 2013
- Letter from the Chief of Fire District #1 dated January 30, 2013
- Memo from the Environmental Affairs Officer dated February 7, 2013

The Chairman asked proponents to speak.

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Fred Hanack, Hanack Associates, P.C., provided an overview of the proposal. He noted the additional lot will be serviced by Town water and sewer. In referencing the reviewer's comments, Mr. Hanack stated that a recent accident has kept him from attending to business and he only became aware of the reviewer's concerns this evening. He further confirmed that he will address all of them.

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

Scott McNeil, 16 Algonquin Drive, expressed concern for the safety of children who currently play in the street stub from Algonquin Drive, and was concerned if the stub would be used for access to the new lot. Mr. McNeil was informed that access was proposed from West Sherman Street. He also requested that the drainage and wetlands issues be addressed.

Brief discussion ensued with Mr. Hanack responding to several questions from the Planning Board members.

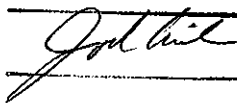
Since there were outstanding zoning issues identified by the Director of Inspectional Services regarding frontage and a setback which still needed to be addressed, it was determined that the public hearing should be continued.

A motion was made by Mr. Sousa, duly seconded by Mr. Toomey, and unanimously voted (5-0) to continue this public hearing to Monday, March 25, 2013 at 7:15 p.m.

Tonight's public hearing was closed at 7:32 p.m.

Respectfully submitted,  
Joyce J. Couture  
Planning Aide

**APPROVED BY:**  
The Dartmouth Planning Board

  
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