

MINUTES OF REGULAR PLANNING BOARD MEETING OF JULY 1, 2013
Planning Board's Meeting Room #315, Town Office Building
400 Slocum Road, Dartmouth, MA

Planning Board

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 called the meeting to order at 7:00 p.m. with four Planning Board members and Planning staff present. Mr. Sousa was unable to attend. At the start of the Planning Board meeting, the Chairman and Board members recognized their retiring staff member, Joyce Couture, for her 28 years of service with the Town and wished her well in her approaching retirement.

Administrative Items

(1) Approval of Minutes

Regular Meeting of June 17, 2013
Public Hearing of June 17, 2013 Repetitive Petition for No Fossil Fuel

A motion was made by Mr. Mickelson, duly seconded by Mr. Toomey for discussion, and unanimously voted (4-0) to approve the above referenced minutes as written.

(2) Correspondence

Legal Notices from Town of Freetown
Legal Notices from Dartmouth Board of Appeals
Legal Notices from Dartmouth Conservation Commission

A motion was made by Mr. Toomey, duly seconded by Mr. Mickelson for discussion, and unanimously voted (4-0) to acknowledge and file the above referenced correspondence.

(3) Release of lots in the Definitive Subdivision Plan entitled "Clarendon Estates"

The Planning Director noted the Treasurer's Office has confirmed that surety in the amount of \$268,005. as determined by the Department of Public Works has been posted with the Town. He stated the recorded legal paperwork is in order and the lots can be released.

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A motion was made by Mrs. Miller, duly seconded by Mr. Toomey, and unanimously voted (4-0) to release lots 1, 5, 6, 7, 10, 11, 12, and 13 for a total of 8 lots in the Definitive Subdivision Plan entitled "Clarendon Estates".

(4) Initial review of Off-Street Parking Plan for Hawthorn Medical, 585 Faunce Corner Road

Present Steven Gioiosa, SITEC, Inc.
Sean Roberts, Summit Smith Healthcare Facilities
Maureen Chlebek, McMahon Associates

Steven Gioiosa, SITEC, Inc. spoke at length on the proposed expansion to the Hawthorn Medical facility located on Faunce Corner Road. He noted the parking plan has been modified as suggested by the Planning Board in a previous review. He described the locations of employee parking, the parking areas for patients, the emergency/ambulance entrance, and the visual landscape breaks in the parking lot. Mr. Gioiosa also made mention that the applicant is working with the Fire Chief to address his concerns; as well as, addressing all the comments from the Department of Public Works.

Maureen Chlebek, transportation engineer for McMahon Associates and traffic study consultant for this proposal, provided an in depth explanation on the traffic data contained in the Traffic Impact Study. In response to SRPEDD'S comments on this proposal by their transportation staff, Ms. Chlebek submitted a comprehensive response letter.

The Planning Board was not completely satisfied with internal traffic circulation but recognized the restraints of the wetlands and previously approved building and parking lot locations.

Lengthy discussion ensued with each Board member providing comment.

After extensive discussion, and with a favorable recommendation from the Planning Director to conditionally approve, a motion was made by Mr. Mickelson, duly seconded by Mrs. Miller, and unanimously voted (4-0) to approve the Off-Street Parking Plan entitled "Hawthorn Medical Associates Specialty Building" prepared for Summit South Healthcare Facilities, 6737 West Washington Street, Suite 3245, Milwaukee, WI 53214. The Parking Plan is for property located off Faunce Corner Road and was submitted to the Planning Office on June 6, 2013.

The Plans referred to in this action are listed below:

<u>Title</u>	<u>Sheet</u>	<u>Date</u>
Site Layout, Hawthorn Medical Specialty Building	1 of 13	June 3, 2013

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<u>Title</u>	<u>Sheet</u>	<u>Date</u>
Site Layout, Hawthorn Medical Specialty Building	2 of 13	June 3, 2013
Site Grading, Hawthorn Medical Specialty Building	3 of 13	June 3, 2013
Site Grading, Hawthorn Medical Specialty Building	4 of 13	June 3, 2013
Site Utilities, Hawthorn Medical Specialty Building	5 of 13	June 3, 2013
Site Lighting & Directional Signage, Hawthorn Medical Specialty Building	6 of 13	June 3, 2013
Landscaping Plan, Hawthorn Medical Specialty Building	7 of 13	June 3, 2013
Landscaping Plan, Hawthorn Medical Specialty Building	8 of 13	June 3, 2013
Overall Existing Conditions – Key Map, Hawthorn Medical Specialty Building	9 of 13	June 3, 2013
Existing Conditions, Hawthorn Medical Specialty Building	10 of 13	June 3, 2013
Existing Conditions, Hawthorn Medical Specialty Building	11 of 13	June 3, 2013
Detail Sheet #1, Hawthorn Medical Specialty Building	12 of 13	June 3, 2013
Detail Sheet #2, Hawthorn Medical Specialty Building	13 of 13	June 3, 2013

Conditions of approval are listed below:

1. The employee entrance/exit should have two lanes for exiting the facility for left and right turns out with adequate stacking capacity in each exit lane.
2. The plan should clarify by note that the controlled access gates shall limit access at all times except for employee and emergency access. The Fire/Police Departments shall be provided emergency access ability. All gates positioned in the access way used by emergency vehicles must be on generator backup power or have battery backup that will immediately position the gates in the open position upon primary power loss and be equipped with fire department key override. Gated access that does not meet these requirements will be considered an obstruction to Fire Department Access, CMR527 25.00. A detail of the gates and gated area shall be shown on the plans for approval by the Fire Chief of District #3.
3. The sprinkler system fire department connection shall be near the east side main entrance of the building and the fire hydrant shown on the east side of the building shall be positioned on the west side of the main entrance just north or south of the

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fire department connection. The additional fire hydrant on the southwest corner of the building must be accessible within fifteen feet (15) from the paved roadway, 780 CMR 912 & 917.

4. The entire east entrance on the building and island side curbing shall be labeled on the ground and signed appropriately as a "Fire Lane No Parking". Only loading and unloading is acceptable in this location, CMR 527 10.03(10).
5. Two long, linear island breaks are needed in two of the three new parking blocks. The parking block to the south of Building 1 and Building 2 shall have larger width islands along the access aisle south of Building 1 and Building 2.
6. Each building should be given a color and name or logo to more visually direct patients and visitors by additional signage. The employee entrance drive on Faunce Corner Road needs a sign which includes "Ambulance Entrance".
7. A sidewalk shall be provided along the entire Faunce Corner Road frontage.
8. A direct sidewalk connection from Faunce Corner Road to the new building shall be provided particularly along the widened end islands south of Building 1 and Building 2.
9. An outdoor direct sidewalk (crosswalk) connection is needed between Building 1 and 2 to Building 4.
10. The Landscape Plan needs the following modifications:
 - A. The Ginkgo trees need to be reduced by half and another species used such as Platanus.
 - B. More evergreen trees such as *Picea abies* and *Pinus strobus* need to be added to lawn areas, the larger islands and in the new long linear island breaks.
 - C. The *Pieris japonica* need to be reduced by at least two thirds and replaced with more durable evergreens such as *Taxus densiformis*.
 - D. Additional trees such as narrow evergreens (*Pinus strobus fastigiata* or *Picea pungens*) need to be added along the main access drive between Building 3 and Building 4 to enhance the "boulevard effect".
 - E. Planning Staff is available to explain these items in more detail.
11. Provide eight (8) additional handicapped parking spaces south of and adjacent to Building 4.

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12. The following comments from the Department of Public Works shall be addressed:

- A. Benchmark location for project.
- B. The proposed drainage and proposed grades/contours are not shown on the site utilities plan, sheet SU-1, and would be beneficial to the review of these plan and project. The proposed grades and proposed drain shown on sheet SG-1 should be added onto sheet SU-1, to reflect proposed condition. The sheet SU-1 should also address clearances at all water/sewer, water/drain crossing, sewer drain crossings.
- C. Detail of the sewer pump station is not included on the plans and should be.
- D. Size of domestic water service to Medical Office building not specified.
- E. Sewer inverts not specified on gravity service to utility building garage. It should also reflect cleanouts required per 100lf.
- F. A main line gate valve should be installed every 1000lf, and hydrants should be installed every 500lf.
- G. Detail of force main trench to reflect enveloped in sand and proposed depth.
- H. Proposed utility inverts should be shown at all (drain/water/sewer) crossings to ensure no conflict at crossings during the review of these plans.

13. With regard to the traffic study:

- A. Since MassDOT's data does not include 2011-2012 vehicle crash data, the proponent shall consult with the Dartmouth and Massachusetts State Police to inquire as to safety issues along the corridor in more recent years. That analysis should also include the Faunce Corner Road/Old Fall River Road intersection.
- B. The analysis should use the ITE Trip Generation rate of 3.57 to calculate traffic increases. Comparison of the two trip rates results in a difference of 194 trips during the PM Peak Hour.
- C. In Appendix D, the land-use calculations table defining land use code 720 with AM and PM trips show Weekday AM Peak trips as 239 (entry) and 64 (exit) and Weekday trips are 126 (entry) and 327 (exit). In table 2 on the same page, the Weekday PM trips are 239 (in) and 64 (out) which is identical to the AM trips in the previous table. This appears to be an error which questions the validity of the trip generation calculations used in the analysis.

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14. Access to dumpsters shall be adequate for servicing and the area adequate in size to accommodate the mandatory separation and collection of recyclable wastes in addition to trash. The Board of Health shall confirm this.

Four sets of plans shall be submitted to the Planning Office.

The Director of Inspectional Services shall not issue a building permit until a letter is received from Planning Staff and an approved plan is forwarded with the letter.

Approval of this plan does not imply compliance with other Town ordinances, standards, and/or requirements administered by other Town agencies.

(5) Planner's Report

- South Wharf proposed meeting

The Planning Director mentioned that the developer of South Wharf was supposed to meet with the Planning Board in July but as yet no information has been received. Mr. Perry was uncertain whether the developer would make the deadline for the next meeting.

- Baycoast Bank sign/trees

Mr. Perry mentioned there will be some tree trimming and removals of the existing trees at the proposed Baycoast Bank at the corner of State Road and Old Westport Road. He noted the work will be done to improve visibility to the sign and because a driveway is being relocated.

(6) For Your Information/New Business

- Planning Board letters to others
- Subcommittee Reports
- Board of Appeals decisions
- Planning staff timesheets

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

The Planning Director referenced the very preliminary sketch map of the Bliss Corner/Dartmouth Street General Business zone he had prepared for this evening's discussion. The map indicated which lots should be rezoned from General Business to General Residence and which lots should be rezoned from General Residence to General Business.

The Planning Board discussed the map section by section with the Planning Director providing comment on his rationale in delineating the map.

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Discussion also involved creating a higher density residential housing zone for the areas behind the Benny's/Big Value Outlet that has existing high density development.

As a result of this discussion, the Planning Director will prepare a more detailed map showing the proposed zoning for each specific lot.

The Planning Board also indicated when the map is available they would like an informational mailing sent to all the individuals who spoke at the public participation meeting. Additionally, the Board mentioned they would like the proposed map put on the Town's website and sent to The Chronicle.

With no further business, a motion was made by Mr. Mickelson, duly seconded by Mrs. Miller, and unanimously voted (4-0) to adjourn this evening's regular meeting at 8:58 p.m.

Respectfully submitted,
Joyce J. Couture
Planning Aide

APPROVED BY:
The Dartmouth Planning Board



