

MINUTES OF REGULAR PLANNING BOARD MEETING OF AUGUST 26, 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

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2013 SEP 10 A 11:19
DARTMOUTH TOWN CLERK

Planning Staff

Mr. Donald A. Perry, Planning Director
Ms. Jane Kirby, Planning Aide

The Chairman called the meeting to order at 7:02 p.m. with all Planning Board members and Planning staff present.

Administrative Items

(1) Approval of Minutes

Regular Meeting of August 5, 2013

A motion was made by Joseph Toomey, duly seconded by John Sousa for discussion, and unanimously voted (5-0) to approve the minutes of the regular meeting of August 5, 2013 as written.

(2) Correspondence

Legal Notices from City of Fall River
Legal Notice from the Town of Freetown
Legal Notices from Dartmouth Board of Appeals
Legal Notices from Dartmouth Conservation Commission

A motion was made by Joseph Toomey, duly seconded by Stanley Mickelson for discussion, and unanimously voted (5-0) to acknowledge and file the above referenced correspondence.

(3) Endorsement of Approval Not Required (ANR) Plans

Estate of Ronald P. Vieira Milton Street July 29, 2013

The Planning Director stated that this ANR plan creates two lots on the south side of Milton Street. Both lots meet the minimum frontage and area requirements of the General Residence Zoning District. The plan can be endorsed.

A motion was made by Joseph Toomey, duly seconded by John Sousa, and unanimously voted (5-0) to endorse the ANR Plan for the Estate of Ronald P. Vieira for property located at Milton Street.

**North Dartmouth Land
Acquisition 2011, LLC
(Hawthorn Medical)**

Faunce Co. Road

July 31, 2013

The Planning Director stated that this ANR plan creates 3 lots on the east side of Faunce Corner Road. All lots meet the minimum frontage and area requirements of the Office Industrial Zoning District. The plan can be endorsed.

A motion was made by John Sousa, duly seconded by Joseph Toomey, and unanimously voted (5-0) to endorse the ANR Plan for North Dartmouth Land Acquisition 2011, LLC for property located at Faunce Corner Road.

Donna Lucardi

Hixville Road

July 25, 2013

The Planning Director stated that this ANR plan creates five lots on the east side of Hixville Road just north of the Shingle Island River. All lots meet the minimum frontage and area requirements of the Single Residence B Zoning District. The plan can be endorsed.

The Board noted an existing structure (shed) on the lot and the creation of a zoning violation as a result of this ANR plan.

A motion was made by Stanley Mickelson, duly seconded by John Sousa, and unanimously voted (5-0) to endorse the ANR Plan for the Donna Lucardi for property located at Hixville Road.

(4) Update of Planning Board's meeting schedule thru December

Brief discussion ensued on the proposed meeting schedule presented to the Board members for their consideration. The Planning Board agreed with the following meeting schedule.

Planning Board's meeting schedule thru December Planning Board Meeting Room, #315

Monday, September 2, 2013	-	NONE (LABOR DAY)
Monday, September 9, 2013	-	Regular Meeting/Long Range Planning
Monday, September 16, 2013	-	NONE
Monday, September 23, 2013	-	Regular Meeting/Long Range Planning
Monday, September 30, 2013	-	NONE
Monday, October 7, 2013	-	Regular Meeting/Long Range Planning
Monday, October 14, 2013	-	NONE (COLUMBUS DAY)
Tuesday, October 15, 2013	-	FALL TOWN MEETING

Monday, October 21, 2013	-	Regular Meeting/Long Range Planning
Monday, October 28, 2013	-	NONE
Monday, November 4, 2013	-	Regular Meeting/Long Range Planning
Monday, November 11, 2013	-	NONE (VETERAN'S DAY)
Monday, November 18, 2013	-	Regular Meeting/Long Range Planning
Monday, November 25, 2013	-	NONE
Monday, December 2, 2013	-	Regular Meeting/Long Range Planning
Monday, December 9, 2013	-	NONE
Monday, December 16, 2013	-	Regular Meeting/Long Range Planning
Monday, December 23, 2013	-	NONE (CHRISTMAS HOLIDAY)
Monday, December 30, 2013	-	NONE (NEW YEAR'S HOLIDAY)
Monday, January 6, 2014	-	Regular Meeting/Long Range Planning

A motion was made by John Sousa, duly seconded by Stanley Mickelson, and unanimously voted (5-0) to approve the Planning Board's meeting schedule thru December.

(5) Endorsement of "Hixville Estates" Subdivision Plan

The Planning Director stated that this was a 2 lot subdivision plan on Hixville Road, and that the required revisions were made to the plan, and the Town Clerk has certified no appeal. The plan can be endorsed.

A motion was made by John Sousa, duly seconded by Stanley Mickelson, and unanimously voted (5-0) to endorse the Hixville Estates Subdivision Plan.

(6) Initial review of Off-Street Parking plan for Enterprise Rent a Car (former D'Angelos)

Present: Joann Bentley, Architect
Christian Farland, P.E., Thompson Farland Engineering
Christopher Moran, representing Enterprise Rent a Car

The Planning Director explained that this off-street parking plan is for a car rental business at the former D'Angelos Restaurant. As this is a change of use, an off street parking plan is required. The applicant is proposing to keep the parking facility substantially as it exists already, with changes primarily around the building.

The Planning Director noted that the subject property is located in the Aquifer Protection District, and suggested impervious lot coverage reductions.

The Board discussed the project at length, and determined that the off street parking plan could be approved with conditions.

Conditions of approval are listed below:

1. Five employee and four customer parking spaces need to be identified on the plan with signs and a painted "C" and "E" on the ground for each parking space. The customer parking spaces should be closest to the building.
2. Most of the area to the south of the building, including the triangular island, should be returned to landscaped space to reduce impervious coverage. An area for the dumpster, as well as the sidewalk to the rear of the building can remain.
3. Existing trees and shrub locations need to be shown on the plan and noted that they will be preserved.
4. New shrubs need to be provided at the south end of the tree island and along the north property line. Seagreen Junipers are suggested, spaced three (3) feet apart on center. Four evergreen trees need to be evenly spaced along the north property line. White Pine is suggested, spaced thirty (30) feet apart.

It was noted, Planning Staff is available to discuss the above items in detail.

A motion was made by John Sousa, duly seconded by Lorri-Ann Miller, and unanimously voted (5-0) to endorse approve the off-street parking plan for Enterprise Rent a Car (formerly D'Angelos) for property located at 13 Faunce Corner Road, with the above conditions.

(7) Planner's Report

- The Efficiency Study

The Planning Director stated the Town's Efficiency Study has started, and noted that the consultants are seeking ways to primarily reduce costs. The Planning Director stressed that he hopes that in an effort to reduce costs, services to the general public are identified and maintained. The Efficiency Study Group is seeking staff input.

The Board suggested ways in which the general public could be better served, including individual offices having the ability to collect fees rather than sending customers to the collector's office with payments. Also discussed was better employee training so that customers are not sent to the wrong offices, and the addition of informational charts on the Town's website.

- Updating Town Website

The Planning Director explained previously, Planning Staff updated the Planning Board meeting agendas, minutes, etc. to the web site. Planning Staff does not have this ability anymore because of the new procedure in which the Town

Clerk is responsible for all departmental postings.

(8) For Your Information/New Business

- Planning Board letters to others
- Subcommittee Reports

Lorri-Ann Miller updated the Board on the Faunce Corner Road/195 interchange improvement project (SRPEDD).

- Planning Director's review for Board of Appeals
- Planning staff timesheets

- New Business

The Board discussed the Town's interest in hiring a G.I.S. Specialist. The Board suggested that the G.I.S. Specialist would work in conjunction with the Planning Office and wondered if the job description could be like that of an Assistant Town Planner. The Board would like the Planning Director to obtain more information about this position.

(9) Long Range Planning – Discussion of Medical Marijuana Zoning Bylaw

The Planning Director submitted the draft bylaw for Board discussion. The Board reviewed the draft in detail and made some minor changes. The Planning Director will distribute the amended draft bylaw to reviewers, including Town departments, attorneys, and engineers for review and comments to the Board.

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

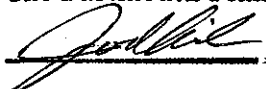
The Planning Director submitted a map illustrating the proposed new zoning for the Bliss Corner/Dartmouth Street area. The proposed new zoning map removed many residential lots located in the general business district, and placed split lots completely in one district, as applicable. Along with the map, a listing of all affected lots and owners was submitted.

The proposed rezoning was discussed in great detail. The general consensus of the Board was that the character of the area should be preserved. The Board discussed preservation techniques, which included potentially removing more lots out of the general business district and/or mixed use zoning language that could better control larger commercial development in the area. The Board's main goal for this area is to preserve the unique blend of residential and business uses, without creating "strip malls" or highly commercial development. The Board's main concern was that residential lots currently zoned in the general business district could be sold in bulk to large commercial companies. The Board would like to continue to see small business growth in the area while preserving the residential neighborhoods, and identified areas on the map that could be removed from the general business district.

The Planning Director will visit the area and detail more residential lots for the Board's next discussion on this topic.

With no further business, a motion was made by Lorri-Ann Miller, duly seconded by John Sousa, and unanimously voted (5-0) to adjourn this evening's regular meeting at 9:10 p.m.

APPROVED BY:
The Dartmouth Planning Board

 9/9/13

Respectfully submitted,
Jane Kirby
Planning Aide