

MINUTES OF REGULAR PLANNING BOARD MEETING OF OCTOBER 21, 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
Ms. Jane Kirby, 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 October 7, 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 October 7, 2013.

(2) Invoice

The Chronicle subscription renewal (1 year) \$36.95

A motion was made by Joseph Toomey, duly seconded by John Sousa for discussion, and unanimously voted (5-0) to approve payment to renew the Chronicle for 1 year.

(3) Correspondence

Legal Notices from Dartmouth Board of Appeals
Legal Notices from Dartmouth Conservation Commission
Legal Notices from Town of Freetown
Legal Notice from Town of Westport
Legal Notice from City of New Bedford

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

RECEIVED
2013 NOV -5 P 2:32
DARTMOUTH TOWN CLERK

Appointment

**(4) 7:05 P.M. Summit Smith Healthcare Facilities Specialty Building (Hawthorn Medical)
RE: Amendment to recently approved parking plan**

Present: Steve Gioiosa, P.E., SITEC, Inc.
Sean Roberts, Summit Smith Healthcare Facilities

Donald Perry, Planning Director, stated that this amendment is for the recently approved Hawthorn Medical Specialty Building Parking Plan. He explained that the amendment proposed a mobile MRI trailer on the south side of the new building, and the end result would be creating a 12' wide access lane for the MRI unit, and rearranging some of the surrounding parking spaces.

Mr. Gioiosa reviewed the amended parking plan in detail for the Board. Pedestrian safety, access to the MRI trailer, handicapped parking, landscaping, and the relocated parking spaces were discussed.

A motion was made by Joseph Toomey, duly seconded by John Sousa for discussion, and unanimously voted (5-0) to approve the amendments to the recently approved off-street parking plan.

Conditions of approval are listed below:

1. The landscape plan shall be revised showing evergreen screening of the mobile MRI Unit, and evergreen tree plantings in the large island opposite the entrance to the loading area.
2. The revised site layout and landscaping plans shall be incorporated into the previously approved set of plans.

Administrative Items

(5) Use Variance Discussion

The Planning Director submitted copies of the actual recommendation letters he wrote to the Board of Appeals for the cases listed in the Use Variance Analysis Chart. In checking the letters, he discovered the analysis chart was inaccurate. He summarized by stating that 7 ZBA Use Variance cases received positive recommendations; and 4 received negative recommendations. The rest of the recommendation letters were just informational. Mr. Perry provided these letters for the Planning Board in advance of the joint meeting scheduled for November 4th with the Select Board and Zoning Board of Appeals in case the Board had any questions.

The Board asked the Planning Director to create a table showing the zoning districts

for the eleven referenced recommendation letters to have available at the joint meeting. The Board also requested that the corrected charts and recommendation letters be forwarded to the Select Board and Zoning Board of Appeals prior to the joint meeting to ensure that all three Boards had the same information.

(6) Goals and Objectives for Sign Bylaw review by SRPEDD

The Planning Director submitted a draft letter describing the proposed project regarding "Signs" that the Town would ask SRPEDD to undertake with the Planning Board and Select Board's Municipal assistance hours.

The Board added language to the draft letter, and the final draft letter will be forwarded to the Select Board for their review and comment.

The Board suggested this item be placed on the November 4th joint meeting agenda to discuss and revise the draft letter after Select Board comments, if necessary.

(7) For Your Information/New Business

- **Planner's Report**

- **Reed Road Work**

- Mr. Perry noted that Reed Road is a scenic road, and informed the Board that road work has commenced in the area near Hanover Court. He pointed out that trees that are being removed received prior approval from the Planning Board.

- **Sustainability Seminar/UMass Dartmouth**

- Mr. Perry attended this seminar regarding payment for eco-services, and found it interesting.

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

(8) Long Range Planning - Draft Medical Marijuana Bylaw

The Planning Director submitted the revised draft bylaw for Board review at this meeting. Minor changes were made to the draft, and the final draft will be forwarded to the Select Board for review and comment. The Planning Board is seeking the Select Board's support, and will request that this item be placed on the agenda for the joint meeting of November 4, 2013 to discuss.

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

The Planning Director submitted the revised draft Bliss Corner Area Mixed Use District bylaw language for Board review at this meeting. The Board reviewed this draft bylaw in detail and made more revisions. The revisions will be made and a new draft submitted at the next meeting.

The Chairman asked if there was any other business this evening. There was none. Chairman Avila noted that the next Planning Board meeting is scheduled for November 4, 2013, in Room #315, Town Office Building, 400 Slocum Road. He then called for a motion to adjourn.

A motion was made by Lorri-Ann Miller, seconded by Joseph Toomey, and unanimously voted (5-0), to adjourn this evening's regular meeting at 9:30 p.m.

Respectfully submitted,
Jane Kirby, Planning Aide

APPROVED BY:
The Dartmouth Planning Board



