



MINUTES OF REGULAR PLANNING BOARD MEETING
October 6, 2014
Planning Board's Meeting Room #315
Town Office Building, 400 Slocum Road, Dartmouth, MA

Planning Board

Mr. Joel Avila, Chairman
Mr. Joseph Toomey, Vice Chairman
Mrs. Lorri-Ann Miller, Clerk
Mr. John V. Sousa
Mr. Kevin A. Melo

Planning Staff

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

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DARTMOUTH TOWN CLERK

The Chairman called the meeting to order at 6:00 p.m., with all Planning Board members and Planning Staff present.

Chairman Avila requested that Agenda Item 7 be discussed first.

Administrative Items

(7) Discussion: Proposed Realignment of Land Use/Development Services Functions

Chairman Avila had prepared a draft letter to the Select Board for the Planning Board to review and discuss. The Chairman was seeking the Board's input in order to provide feedback to the Select Board this evening.

The Board discussed the draft letter in detail. The Board agreed that an Office Relocation Design Committee should be formed to better define the proposal and ensure that the key stakeholders are actively involved in the planning process to move the development offices closer together. Mr. Toomey stressed that he would prefer to see a combination municipal building-type complex to include a new Town Hall and Police Station, noting that there are plenty of Town-owned open space properties that could be considered.

Article 12 for Fall Town Meeting was discussed. The Select Board will be seeking \$150,000 for Town Hall Office Realignment. The Board felt that a \$25,000 appropriation would be adequate to come up with a design based on the recommendations of the Office Relocation Design Committee. The general consensus was that it is premature to seek funding for construction without an actual design in place or without knowing that moving the development offices closer together would be cost effective.

Other suggestions made were that the Planning Board should limit its support to 6



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months, and the Select Board could place a non-binding question on the ballot asking the public if it would support new construction.

The Board was supportive of the draft letter as written.

A motion was made by Lorri-Ann Miller, duly seconded by John Sousa, and voted (4 yes; 1 no). Mr. Toomey was opposed to spending \$150,000 on design for the existing Town Hall and would prefer to see new construction.

Discussion ensued, with members clarifying that the letter is suggesting a design committee be formed and that Town Meeting only appropriate \$25,000 for design purposes. The Board stressed that the design committee would determine whether actual construction to the existing Town Hall would be feasible. Mr. Toomey requested the opportunity to change his vote.

A motion was made by Lorri-Ann Miller, duly seconded by John Sousa, and unanimously voted (5-0) to finalize the draft letter and forward it to the Select Board.

A motion was made by Kevin Melo, duly seconded by Lorri-Ann Miller, and unanimously voted (5-0) to recess the Planning Board meeting at 6:20 p.m. to allow time for the draft letter to be finalized and forwarded to the Select Board.

6:30 P.M. Planning Board's regular meeting resumed

Chairman Avila requested that agenda item #3 be addressed at this time.

(3) Endorsement of Approval Not Required (ANR) Plan
Dutch Belt Farm Copicut Road & No. Hixville Road dated 9/21/14

The Planning Director explained that this ANR is for property owned by the Town of Dartmouth (Dutch Belt Farm) located on the north and south sides of Hixville Road, south of the Copicut Reservoir. The plan creates three lots and two parcels. The three lots meet frontage and area requirements for the Single Residence B District. The two parcels are labeled non-buildable and will become conservation parcels. Two lots will be preserved for an Agricultural Preservation Restriction, and one lot has the potential for a house. The plan meets the requirements for Approval Not Required, and can be endorsed.

A motion was made by John Sousa, duly seconded by Lorri-Ann Miller for discussion, and unanimously voted (5-0) to endorse the above-referenced ANR plan.



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(1) Approval of Minutes

Regular Meeting of September 22, 2014
Continued Public Hearing of September 22, 2014
Re: Zoning Articles for Fall Town Meeting
(Public hearing held on August 25, 2014)

A motion was made by Lorri-Ann Miller, duly seconded by Joseph Toomey for discussion, and unanimously voted (5-0) to approve the above-referenced Planning Board minutes.

(2) Correspondence

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

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

(4) Updated Meeting Schedule

A motion was made by Joseph Toomey, duly seconded by Kevin Melo, and unanimously voted (5-0) to acknowledge and file the following Planning Board's meeting schedule:

Planning Board's Meeting Schedule thru January 2015
Planning Board Meeting Room #314

Monday, October 13, 2014	NONE
Monday, October 20, 2014	Regular Meeting/Long Range Planning
October 21, 2014	Fall Town Meeting
October 27, 2014	NONE
Monday, November 3, 2014	Regular Meeting/Long Range Planning
Monday, November 10, 2014	NONE
Monday, November 17, 2014	Regular Meeting/Long Range Planning
Monday, November 24, 2014	NONE
Monday, December 1, 2014	Regular Meeting/Long Range Planning
Monday, December 8, 2014	NONE
Monday, December 15, 2014	Regular Meeting/Long Range Planning
Monday, December 22, 2014	Regular Meeting/Long Range Planning
Monday, December 29, 2014	NONE
Monday, January 5, 2015	NONE
Monday, January 12, 2015	Regular Meeting/Long Range Planning
Monday, January 19, 2015	NONE
Monday, January 26, 2015	Regular Meeting/Long Range Planning



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(5) Chapter 91A – Waterways License
802 Rock O'Dundee Road

The Planning Director explained that this waterways license is for a dock in the Slocum River at 802 Rock O'Dundee Road. One Board member requested Planning Staff to follow-up on the licensing process after DEP receives the Board's recommendations.

A motion was made by Lorri-Ann Miller, duly seconded by Joseph Toomey, and unanimously voted (5-0) to forward the Board's recommendation letter to DEP.

(6) 20 North Shore Drive, Architectural Approval (Round Hill Condominiums)

The Planning Director explained that this approval is for a 20' x 20' storage addition to an existing residence at 20 North Shore Drive, Round Hill. The original variance requires that such modifications be approved by the Planning Board and Board of Appeals. The proposed addition is in keeping with the style of the existing houses, and the Round Hill Community Corporation has already approved the plans.

A motion was made by Lorri-Ann Miller, duly seconded by Joseph Toomey, and unanimously voted (5-0) to approve the submitted architectural plans and site layout.

(8) Discussion: Route 6 Low Impact Development Study

The Planning Director explained that SRPEDD forwarded its final draft Route 6 Low Impact Development Study dated July 2014. He reviewed the low impact development strategies outlined in the report for the Board, which included a revised bylaw and Special Permit process. He proceeded to review the three targeted sites where development would be encouraged (Lincoln Park/Caddy Shack, NE Corner of Reed Road/State Road, and Ann & Hope property west of Walmart).

Discussion ensued. The Planning Board determined that the existing Aquifer Protection Zoning Bylaw protects the Town's water supply, while still allowing for reasonable development. It was noted that the existing bylaw is the result of an intense study by a committee consisting of Town officials, residents, and business owners. The regulations were thoroughly studied as to both uses and standards.

The Planning Board also expressed concern with the recommendation to increase development density in the target areas, and felt that it would negatively impact the traffic in these locations and potentially threaten the Town's protected aquifer.



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A motion was made by John Sousa, duly seconded by Lorri-Ann Miller, and unanimously voted (5-0) to forward a letter to the Select Board stating that the Planning Board does not support the report's recommended changes to the Aquifer Protection Zoning to increase development or density in the three targeted areas.

(11) For Your Information/New Business

Planner's Report

- Rock O'Dundee Road/Potomska Road Intersection

Planning Staff has been working with the DPW on a better intersection design. The small island with two trees creates a very awkward intersection and they may have to be removed. Since these are scenic roads, the Planning Board would need to hold a public hearing on any changes and give its approval.

- Middle School Parking Lot

Rick Ferreira from the School Department is shopping for movable concrete bollards to be used to separate the sidewalk and moving vehicles at the Middle School.

- A & A Jewelers (State Road)

This site may be expanding the use of the building and also making parking lot changes. As such, a parking plan will need to be approved by the Planning Board, and Board of Appeals relief may also be needed.

Appointments

- (9) 7:00 P.M. Gregory Koldys, Esq.**
RE: Riverside Woods – Release of Surety Request

The Planning Director explained that Attorney Koldys is representing Gary Bouchard, the developer for Riverside Woods, and is seeking a Release of Surety (\$10,361). It was noted that the DPW has not submitted a letter stating that the conditions and requirements under which surety funds were held have been completed yet. Discussion regarding the conveyance of the open space to DNRT ensued.

Concluding, the Board determined that a Release of Surety would be appropriate after the few remaining conditions are met. Planning Staff will forward notice to



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the Treasurer once confirmation letters are received from both the DNRT and the DPW.

A motion was made by John Sousa, duly seconded by Kevin Melo, and unanimously voted (5-0) to conditionally release the remaining surety.

7:15 P.M. Appointment ended

(10) 7:15 P.M. Richard Rheaume, P.E., Prime Engineering
RE: Faunce Corner Road Medical Building Interconnection

The Planning Director explained that as part of the recently approved parking plan for the new medical building in the Faunce Corner Medical Center on Faunce Corner Road, the Planning Board required an interconnection between the subject property and the abutting property. The Planning Board required the connection to be built to the property line. The developer doesn't want to go to the property line.

Mr. Rheaume is requesting that the interconnection be built to within a few feet of the property line, citing aesthetics. He proposed adding three compact parking spaces in the driveway until the interconnection is required.

Discussion ensued.

Concluding, the Board will require a covenant and a notation on the plan requiring the construction of the driveway to the property line if the abutting property is ever required to build on their side. The three compact parking spaces allowed in this location are considered "temporary" and will not be part of the parking calculation. They are allowed for aesthetic reasons, so that it will not appear to be a "driveway leading to nowhere".

A motion was made by Lorri-Ann Miller, duly seconded by Kevin Melo, and unanimously voted (5-0) to allow an amended parking plan, with stated conditions.

7:26 P.M. Appointment ended

(11) New Business

It was noted that the Select Board will be discussing their use of SRPEDD's Municipal Service this evening. The Planning Board had requested the Select Board use their hours, along with the Planning Board's hours, to have SRPEDD draft a Sign Bylaw for review.



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At this time, Chairman Avila noted the next Planning Board meeting is scheduled for October 20, 2014 in Room #315, Town Office Building, 400 Slocum Road. He then called for a motion to adjourn.

A motion was made by John Sousa, duly seconded by Kevin Melo, and unanimously voted (5-0) to adjourn this evening's regular meeting at 7:30 p.m.

Respectfully submitted,
Jane Kirby
Planning Aide

APPROVED BY:
The Dartmouth Planning Board



