



MINUTES OF REGULAR PLANNING BOARD MEETING
February 23, 2015
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. John Hansen, Jr., 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.

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DARTMOUTH TOWN CLERK

Administrative Items

(1) Approval of Minutes

Regular Meeting of February 9, 2015

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

(3) Appointment of Planning Board Member as Representative to the Lincoln Park Smart Growth Overlay District Plan Approval Authority (P.A.A.)

Kevin Melo resigned as the Board's representative at the last meeting due to a conflict of interest. Since a member was absent, this appointment was postponed to this meeting. Chairman Avila asked if any member was interested in this appointment. John Sousa volunteered.

A motion was made by Lorri-Ann Miller to appoint John Sousa, which was duly seconded by Joseph Toomey, and unanimously voted (5-0).



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Chairman Avila requested agenda item (10) be discussed until time for the scheduled public hearing.

(10) For Your Information/New Business

- Planner's Report
 - Planning Aide/Medical Leave

The Planning Director informed the Board that the Planning Aide is scheduled for medical leave from March 16th until at least May 4th, 2015. The Town Administrator was made aware of this upcoming medical leave in February, and assured the Planning Director that temporary office coverage will be provided.

Public Hearing

(4) 7:05 P.M. Definitive (OSRD) Subdivision Plan entitled "Stone Wall Acres"

Present: Richard Rheaume, P.E., Prime Engineering
John & Pamela Skammels

Chairman Avila asked for a motion to recess the Board's regular meeting in order to open the public hearing¹ for a Definitive (OSRD) Subdivision Plan entitled "Stone Wall Acres", which proposes to carve a four acre parcel from an 18.4 acre tract of land to create an OSRD subdivision on the four acre parcel only.

The 18.4 acre tract of land is located at 440 Fisher Road and is identified on Assessor's Map 37 as Lot 18. The four acre parcel will be divided into two (2) buildable lots (each lot less than one acre) accessible by a common driveway (no frontage) with 2.2 acres set aside as open space.

A motion was made by Joseph Toomey, duly seconded by Kevin Melo, and unanimously voted (5-0) to recess the public hearing in order to open the public hearing for "Stone Wall Acres".

The regular meeting resumed at 7:19 p.m.

¹ For more information, see public hearing minutes for "Definitive OSRD Subdivision Plan entitled "Stone Wall Acres"



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(5) Action on Definitive (OSRD) Subdivision Plan entitled "Stone Wall Acres"

The Planning Director reviewed the draft Certificates of Action, requested waivers and modifications, and findings and conditions with the Board.

The Planning Director reminded the Board that this action requires two votes; one to approve the Special Permit and one to approve the Definitive Subdivision Plan.

A motion was made by John Sousa, duly seconded by Kevin Melo, and unanimously voted (5-0) to approve the Special Permit for "Stone Wall Acres".

Roll Call Vote: Kevin Melo-yes; John Sousa-yes; Lorri-Ann Miller-yes; Joseph Toomey-yes; Joel Avila-yes

A motion was made by John Sousa, duly seconded by Kevin Melo, and unanimously voted (5-0) to approve the Definitive (OSRD) Subdivision Plan.

The Planning Board granted the Special Permit for an OSRD development because it found that the plan met the following purposes Section 6.100:

- The plan encourages a more efficient form of development that consumes less open land and conforms to existing topography and natural features better than a conventional subdivision since a common driveway is proposed.
- The plan encourages the preservation of open space, forestry land, and plant and wildlife habitat by only developing 1.8 acres and leaving 2.2 acres in its natural state as opposed to developing all 4 acres under a conventional plan.
- The plan preserves and enhances Dartmouth's traditional New England Landscape by preserving 2.2 acres of forested land.
- The plan protects scenic vistas along Fisher Road as the developed areas will be setback approximately 200'.
- The plan eliminates the construction cost and maintenance of streets, utilities and public services in a more economical and efficient manner in harmony with the site and neighborhood since no road is proposed.
- The plan minimizes the total amount of disturbance on the site.
- The plan preserves open space areas for passive recreational use.



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In accordance with Section 6.500, the Planning Board modified the following requirements of the Dartmouth Zoning By-Laws for lots shown on the plan:

Section 4B.401 - Lot Area: to allow the minimum lot requirement in the Single Residence A District to be 25,000 square feet and the minimum upland requirement to be 25,000 square feet.

Section 4B.402 - Lot Shape: to allow the lot shape as shown on the plan for all lots.

Section 4B.403 - Lot Frontage: to allow 0 feet of frontage.

Section 4B.404 - Building Setbacks: to allow a 15-foot minimum building setback from the common driveway and a 10-foot minimum building setback from the side and rear yards.

Section 4B.406 – Percentage of Lot Coverage: to allow 70% lot coverage

The Planning Board grants the Special Permit for "Stone Wall Acres" with the following conditions and restrictions:

1. The Planning Board grants the Special Permit for an Open Space Residential Development in substantial conformance with the following plans:

<u>Title</u>	<u>Sheet</u>	<u>Date</u>
Cover Sheet	-	December 19, 2014
Definitive Subdivision Plan	1	December 19, 2014
Existing Conditions & Site Context Plan	2	December 19, 2014
Proposed Site Context Plan	3	December 19, 2014
Site Plan	4	December 19, 2014

2. The Planning Board grants the Special Permit in conformance with the Certificate of Action for a Definitive (OSRD) Subdivision Plan dated February 25, 2015 for "Stone Wall Acres".
3. The Special Permit is only approved for two (2) buildable lots.
4. A Trust Document satisfying the requirements of Section 6.801 and 6.802 of the Dartmouth Zoning By-Laws shall be approved by the Planning Board prior to endorsement of the subdivision plan.



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5. In accordance with Section 6.802, a conservation restriction, meeting the requirements of Section 6.802, shall be approved prior to endorsement of the subdivision plan.
6. Where lots abut open space boundaries, the corners of the lots along the boundary shall be marked with concrete bounds and one (1) sign a minimum of 1' x 1' shall be provided in the middle of the open space boundary between the corners. The sign shall state "Open Space Boundary". The boundary delineation markers and signs defining the boundary between the buildable lots and the open space parcel shall not be removed and must be maintained as boundary delineation markers. The markers and signs shall be maintained in good condition, and this requirement noted in the Trust Document.
7. The OSRD Trust Document shall include provisions for maintenance of the common driveway, boundary delineation markers, and signs.
8. The Open Space Trust Document, as well as the Subdivision Plan, and any covenants and restrictions associated with the Subdivision Plan, shall be duly executed and recorded at the Bristol County (S.D.) Registry of Deeds.

All conditions of approval shall be met within two (2) years from the date of filing of the Planning Board decision in the Office of the Town Clerk. A reasonable extension of said time shall be granted by the Planning Board in the case of an appeal to the Superior Court under Massachusetts General Laws (M.G.L.), Chapter 40A, Section 17 or if good cause is shown to the Planning Board for an extension.

Appeals, if any, shall be made pursuant to M.G.L., Section 17, Chapter 40A, and shall be filed within twenty (20) days after date of filing of such notice in the Office of the Town Clerk.

The Special Permit does not become effective until the Town Clerk certifies that no appeal of the decision has been filed in Superior Court within the 20-day statutory appeal period; or that if an appeal has been filed, it has been dismissed or denied and a certified copy of the decision is recorded in the Bristol County Registry of Deeds and indexed in the grantor index under the name of the owner of record or is recorded and noted on the owner's certificate of title.

The applicant or petitioner is responsible for filing the certified decision in the Registry of Deeds and for paying the recording fees.

A copy of the recorded decision certified by the Registry of Deeds is necessary before a Building Permit, dependent on the Planning Board's decision, can be issued by the Director of Inspectional Services. Copies of the approved plans and this decision are on file in the Town Clerk and Planning Board offices. Copies of the complete minutes of



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the public hearing are available upon request at the office of the Planning Board.

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

The approved Definitive (OSRD) Subdivision Plan consists of the following:

<u>Title</u>	<u>Sheet</u>	<u>Date</u>
Cover Sheet	-	December 19, 2014
Definitive Subdivision Plan	1	December 19, 2014
Existing Conditions & Site Context Plan	2	December 19, 2014
Proposed Site Context Plan	3	December 19, 2014
Site Plan	4	December 19, 2014

The conditions of approval are listed below:

1. This Definitive Plan is subject to an Open Space Residential Design Special Permit dated February 25, 2015.
2. The Director of Inspectional Services shall not issue a building permit for Stone Wall Acres until a lot release signed by the Planning Board is delivered to the Building Department.
3. The following notes shall be added to the General Notes:
 - a. All construction and materials shall comply with the Town of Dartmouth Department of Public Works Construction Specifications latest revision.
 - b. A pre-construction meeting shall be set up with the Department of Public Works prior to any construction.
 - c. Prior to any work commencing, Engineering Inspection Fees are required to be paid at the Dartmouth Department of Public Works.
 - d. Any work within the public Right of Way, shall be done by contractors licensed with the Town of Dartmouth Department of Public Works.
4. Show detailed cross section of common driveway apron located within the public way.



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In accordance with M.G.L., Chapter 41, Section 81-R, and as part of the Board's approval of said plan, the following waivers from its Subdivision Regulations were granted:

1. Section 3.106: Drainage Calculations; Not submitted since no roadway is proposed.
2. Section 3.110: Maintenance Documents of Drainage Facilities; Same as above
3. Section 3.207: Street & Utilities Plan: Same as above

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

Appointment

(6) 7:45 P.M. Joint Meeting with the Select Board

The Select Board was not ready at 7:45 p.m., so the Planning Board continued with its regular meeting in Room #315 while waiting for the Select Board to be available.

(7) Subdivision Improvement Timeline Extension Request

RE: Cedar Dell Way

The applicant and/or representative were not present at this meeting. A letter from Attorney Gregory J. Koldys dated February 2, 2015 was received requesting this timeline extension, with attached assents from 3 of the 4 owners of the previously sold lots. The letter indicated that the 4th assent will be forwarded to the Planning Board.

Discussion ensued. The Board determined that this matter should be tabled until the fourth assent is received.

A motion was made by Kevin Melo, duly seconded by John Sousa, and unanimously voted (5-0) to table this agenda item until the 4th assent is received.

(8) Clarendon Estates Lot Release Request

Present: Matthew Antonio, Palmer River Development
Eric S. Brainsky, Esq.

Attorney Brainsky submitted a letter dated February 13, 2015 to the Planning Board requesting the release of Lot 1 of the Clarendon Estates subdivision. The Planning Board had stressed at a previous meeting in December 2014 that Lot 1 would not be released until all subdivision improvements have been completed.



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Attorney Brainsky reviewed the request for the Board, stating that Mr. Antonio found a buyer for the home and would provide the Town with cash and other financial security in the amount of \$293,172 for the duration of the project, and warrants that the construction improvements will be completed by the end of June.

Lengthy discussion ensued. Ultimately, Attorney Brainsky suggested that he had spoken with Paul Murphy, Director of Inspectional Services/Zoning Enforcement Officer prior to this meeting, and Mr. Murphy was agreeable to the issuance of a Temporary Occupancy Permit if the Planning Board determined it was an appropriate course of action. Attorney Brainsky requested that the Board consider authorizing the issuance of a Temporary Certificate of Occupancy.

The Planning Board was agreeable with the issuance of a Temporary Certificate of Occupancy, but cautioned the potential buyers that it is at their own risk to move in prior to the lot being released and that it could be an issue with their bank. The attorney for the buyers spoke at this meeting and stated that he had advised his clients of the risks but didn't foresee a problem.

The Planning Director will communicate with Mr. Murphy and inform him that the Planning Board authorized the issuance of a Temporary Certificate of Occupancy for Lot 1 if he agreed.

A motion was made by Lorri-Ann Miller authorizing the issuance of a Temporary Occupancy Permit for Lot 1 of Clarendon Estates Subdivision, which was seconded by John Sousa, and voted (4-yes; 1-no). Joseph Toomey voted no because he thought it was a bad idea.

(9) Spring 2015 Town Meeting Zoning Articles

The Planning Director reviewed the first proposed article, which would delete language in Section 10B.410.D of the Bliss Corner Mixed Use District to eliminate an inconsistency with the recently approved bicycle parking standards added to Section 16 of the Zoning Bylaws.

The Planning Director reviewed the second proposed article, which would amend the zoning map to change commercially used lots in the Village Business District from General Residence to Village Business. Discussion ensued. Some members would like to see the Village Business District expanded to Prospect Street. The general consensus of the Board was to keep the expansion simple and hold the public hearing.

The Board suggested that the Planning Director reach out to the Padanaram



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Village Review Committee for input prior to the public hearing.

The public hearing for both zoning articles will be held on April 6, 2015.

A motion was made by Lorri-Ann Miller to forward the zoning articles to the Select Board to be placed on the warrant, which was seconded by Kevin Melo, and unanimously voted (5-0).

The Planning Director noted that letters were sent to property owners regarding potentially rezoning approximately 20 general business lots to general residence on Reed Road. He received feedback from four property owners; two were for rezoning and two were against rezoning.

(10) For Your Information/New Business

- Planner's Report
 - Village at Lincoln Park/Minor Design Change

The Planning Director was seeking Planning Board direction in terms of whether or not he should send recommendations to the Plan Approval Authority for the Village at Lincoln Park since the Planning Board has a representative on the P.A.A. The general consensus of the Board was that recommendation letters should be sent.

Discussion ensued regarding the minor design change. The applicant for this project is seeking to modify the 48 unit age-restricted apartment building by adding 4 more units, with a total of 52 age-restricted apartment units. John Sousa is the Planning Board's representative to this project and will attend the upcoming meeting.

At 8:07 p.m. the Select Board was available to host the joint meeting with the Planning Board.

A motion was made by Joseph Toomey to recess the Planning Board's regular meeting in Room #315 and reconvene in Room #304 for the joint meeting. This motion was seconded by Lorri-Ann Miller, and unanimously voted (5-0).



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Appointment

- (6) **8:10 p.m. Joint Meeting with the Select Board (Room #304)**
RE: Town Hall Office Realignment of Land Use/Development Services Functions
(Special Town Meeting – March 2, 2015)

Select Board

Michael Watson, Chairman
Shawn McDonald
Stanley Mickelson

Lara Stone, Vice-Chairman
John George, Jr.

Select Board Chairman Michael Watson welcomed the Planning Board to the meeting and stated that the Select Board is seeking to resolve potential issues and answer any questions the Planning Board might have prior to Special Town Meeting.

Planning Board Chairman Joel Avila stated that the Planning Board has not taken a position on this topic yet, so questions and opinions expressed at this joint meeting will be as individuals. He further explained that the Planning Board will likely take a position at its regular meeting, following this joint meeting.

Chairman Watson suggested that the Planning Board provide questions and comments at this time.

Joseph Toomey questioned how many years this plan would be functional based on the building's age and condition, and the cost per year for maintaining this building. Chairman Watson answered that the plan should last at least 10 years. Mr. Toomey also questioned if anyone had a real figure for constructing a new building since \$40 million dollars seemed excessive. Chairman Watson stated that it would be \$450 s.f. for a new building. Mr. Toomey asked if a preliminary report has been provided regarding the police station. Chairman Watson stated that the Select Board is not expecting a report or figures regarding the police station until late spring. Mr. Toomey questioned if the proposed construction for Town Hall was the fiscally responsible thing to do, and expressed concern for the future of this building since it already has issues. Chairman Watson stated that nothing has been done to this building in a long time and that it's only a one-time expense.

Kevin Melo noted that the conceptual plans for the third floor have been completed and a cost estimate given, but no plans or cost estimate has been provided for the first and second floor. David Cressman, Town Administrator responded that the first floor is simply paint and carpeting and changing a space into a meeting room, with a minimal expense of around 4 or 5 thousand dollars.



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Mr. Cressman further stated that the second floor would include painting and the addition of walls. He estimated another \$10,000 would be needed to complete the first and second floors.

Lorri-Ann Miller felt strongly that any money expended should be disclosed at Special Town Meeting if the Select Board's goal was to be clear and transparent; even money coming out of the operational budget. She felt that Town Meeting members should be shown all the details. She questioned the cost of moving the files. Mr. Cressman stated that it would be around \$100 per hour, or \$800 per day. Mrs. Miller again stressed that these costs needed to be shown at Town Meeting. Vice-Chairman Lara Stone stated that the Select Board could provide an actual breakdown at Special Town Meeting.

John Sousa noted that none of the money spent would increase the longevity of the Town Hall building. He suggested that the Select Board be transparent at the Special Town Meeting and felt that this is a big-ticket item that will not add to the building's longevity. Chairman Watson stated that it is a cosmetic upgrade for service improvements to residents and considered it a capital improvement. Mr. Sousa questioned if this capital improvement is needed, noting that the Police Station or a new roof on the library would be more important.

Shawn McDonald explained that the capital plan goes before a committee and that spending money had to be prioritized. He stated that the hope is that this will provide better services.

Chairman Avila expressed disappointment in the Design Committee process, and felt that the Select Board had a valuable opportunity to explore many ways to improve efficiencies but limited the Design Committee to come up with a plan similar to the Select Board's original proposal. He felt that different alternatives to creating efficiencies in Town Hall were not explored, and the Select Board wasted a valuable opportunity by not reaching out to the community and other stakeholders.

Stanley Mickelson argued that the Select Board did not get involved with the Design Committee process and that Department Heads came up with a terrific plan.

Chairman Watson was insulted by Chairman Avila's comments and noted that the previous Boards the Select Board met with were happy with the project design.

Joseph Toomey also believed that spending money on this project now would be a waste of money due to the need for a new Police Department building and issues with the DPW building.



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Chairman Watson stated that the Police Station funding could not be a capital improvement project but would have to be a debt exclusion due to the projected cost.

John Sousa also expressed disappointment with the design process for this proposal and felt that other communities should have been looked at for feedback. He noted that the Design Committee was given a narrow directive to consolidate development offices and they came up with a design. He reminded the Select Board that the original estimate for this project was \$150,000 and now it is \$350,000 +/-, and believed the end result is spending close to a half a million dollars to create a horseshoe-shaped counter on the third floor. He also questioned how the Town will be saving money.

Chairman Watson stated that the focus is on customer service.

Lorri-Ann Miller agreed that there should be a return on the money spent and that savings needed to be identified. She felt that the Town needed to look at the whole picture with a plan for the Town in 5-years, 10-years, etc.

John George, Jr. agreed that the Town needed to have a plan for the future and felt that the money should be used to just maintain the existing buildings.

Lara Stone stated that the Design Committee's assignment was to co-locate development offices and the architect worked with the committee. She saw the design as a viable engine for growth and support for community development.

Stanley Mickelson reminded the Planning Board that they've always been against this plan and felt the reality is that it is a one-time investment that would result in providing better service.

The Select Board thanked the Planning Board for attending. Chairman Watson stated that he was disappointed, but appreciated the Planning Board's input.

9:21 p.m. Appointment ended.

Planning Board reconvened in Room #315 to continue its regular meeting.

Continued Discussion:

RE: Town Hall Office Realignment of Land Use/Development Services Functions
(Special Town Meeting – March 2, 2015)

Chairman Avila asked the Board if it would like to take a position on the above-referenced topic.



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A motion was made by John Sousa to not support Article 4 at Special Town Meeting, which was duly seconded by Joseph Toomey for discussion.

Discussion ensued.

The Board's consensus:

- No clear set of objectives for redesigning the third floor
- Lack of proper study for this proposal
- No analysis done to show a return on the investment

Points brought up during this discussion:

- The Design Committee should have investigated other Towns with similar designs to hear the pros/cons
- No proper cost analysis has been done to show where the money will be saved or a projected timeline for savings
- Unwarranted sense of urgency with this proposal when there are more pressing Town issues such as the police station and library
- The Police Station is a huge expense that will impact taxpayers. Irresponsible to spend frivolously
- Town Hall constructed in 1927. Unrealistic that design is cost-effective

Chairman Avila asked for a vote on Mr. Sousa's motion. The Board unanimously voted (5-0) to not support Article 4 at Special Town Meeting to be held on March 2, 2015.

(10) For Your Information/New Business

- Planner's Report
 - Smith Neck Road Proposed Improvements

The Planning Director explained that he received an email from Jordan Hitch, which contained ideas for improving the harbor section of Smith Neck Road with bike/walking lane, designated parking and/or a path, and connecting West Smith Neck Road to Smith Neck.

Discussion ensued. The Planning Board was intrigued by the suggestions and asked the Planning Director to continue exploring this topic and suggested he check into the paper street, check with Conservation for potential issues, and bring this to a future Reviewer's meeting. The Planning Board would like to discuss this at a joint meeting with the Select Board if it comes to fruition.



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- **New Business**

A Board member suggested that if a casino is approved in New Bedford, it could potentially create funding for Dartmouth.

(11) Long Range Planning – Site Plan Review


Due to the late hour, Chairman Avila suggested this agenda item be tabled until the next Planning Board meeting.

He then called for a motion to adjourn.

A motion was made by John Sousa, duly seconded by Lorri-Ann Miller, and unanimously voted (5-0) to adjourn this evening's regular meeting at 9:53 p.m.

The next Planning Board meeting is scheduled for March 9, 2015, in Room #315, Town Office Building, 400 Slocum Road.

APPROVED BY:
The Dartmouth Planning Board



Respectfully submitted,
Jane Kirby
Planning Aide



MINUTES OF PLANNING BOARD PUBLIC HEARING
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Definitive (OSRD) Subdivision Plan
entitled "Stone Wall Acres"
Meeting Room #315
Town Office Building, 400 Slocum Road, Dartmouth, MA

Planning Board Members

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

Planning Staff

Mr. John P. Hansen, Jr., Planning Director
Ms. Jane Kirby, Planning Aide

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The Chairman opened the public hearing¹ at 7:05 p.m. concerning a Definitive Open Space Residential Design Subdivision Plan entitled, "Stone Wall Acres", which proposes to carve a four acre parcel from an 18.4 acre tract of land to create a two lot OSRD subdivision on the four acre parcel only, with 2.2 acres set aside as open space. The subject property is located at 440 Fisher Road, identified on Town Assessor's Map 37 as Lot 18, and owned by John and Pamela Skammels. The application and plan were submitted to the Planning Office on December 30, 2014.

All Planning Board members and Planning staff were present.

Also Present: Richard Rheume, P.E., Prime Engineering
John and Pamela Skammels

Chairman Avila reviewed public hearing procedure for the general public.

Lorri-Ann Miller motioned to waive the reading of the legal notice into the record, which was seconded by Joseph Toomey, and unanimously voted (5-0).

The Planning Director read into the record the DPW letter dated February 3, 2015 listing their general comments. No other correspondence was received.

Richard Rheume addressed the Board at this time, reviewing the subject property locus and proposed layout. He explained that the site consists of 4 acres of wooded vacant land. He stated that old field stone walls that line both sides of the road will be preserved except from the driveway opening and that field stone walls perpendicular to the road will also be preserved. He described the neighborhood as a blend of old fields, mature woodlands and single family homes.

¹ For more information, see minutes of the Planning Board's regular meeting of February 23, 2015



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Mr. Rheume reviewed how the subject property could be developed into a conventional subdivision, which would meet all of the zoning and subdivision standards but would not result in any open space. He noted that the open space portion of the development is scenic, has important wildlife value, and provides a valuable passive recreation area with a depth of 200 feet of preserved woodland along Fisher Road that will screen the proposed dwellings from Fisher Road.

Mr. Rheume stated that the proposed lots are less than an acre and will be accessed by a sixteen foot wide gravel driveway and serviced by on-site water and on-site sewage disposal systems.

The Planning Director mentioned that Mr. Rheume had indicated that in the future, a four lot OSRD subdivision accessed from the other side of the property will be proposed.

Chairman Avila asked if anyone present at this public hearing wished to address the Board. No comment was received.

Chairman Avila asked if the Board had any questions or comments at this time.

No Board comments were received.


Chairman Avila asked Mr. Rheume what would happen with the stones removed to create the driveway opening. Mr. Rheume responded that the stones would be utilized to frame the driveway opening.

No further questions or comments were received.

Chairman Avila asked for a motion to close the public hearing.

A motion was made by John Sousa, duly seconded by Lorri-Ann Miller, and unanimously voted (5-0) to close the public hearing at 7:18 p.m. and resume the regular meeting of the Planning Board.

APPROVED BY:
The Dartmouth Planning Board



Respectfully submitted,
Jane Kirby
Planning Aide