



MINUTES OF REGULAR PLANNING BOARD MEETING
March 23, 2015
Planning Board's Meeting Room #315
Town Office Building, 400 Slocum Road, Dartmouth, MA

Planning Board

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

The Vice Chairman called the meeting to order at 7:00 p.m., with all Planning Board members and Planning Staff present except Mr. Joel Avila, Chairman and Ms. Jane Kirby, Planning Aide, who were absent with cause.

Administrative Items

(1) Approval of Minutes

Regular Meeting of March 9, 2015

A motion was made by Lorri-Ann Miller, duly seconded by Kevin Melo for discussion to approve the above-referenced minutes.

Email correspondence was received from Chairman Avila seeking the following addition to the minutes after the first paragraph on page 7:

"Chairman Avila further asked if this is evidence that there is intent to convert the property out of Chapter 61A. Mr. Farland responded in the affirmative." The Planning Director confirmed these statements upon listening to the recording of the meeting.

A motion was made by John Souza, duly seconded by Kevin Melo, for discussion to approve the above-referenced minutes with the inclusion of Chairman Avila's addition, and it was unanimously voted (4 - 0) to approve the above-referenced minutes.

(2) Invoices

WB Mason – Office Supplies - \$168.18
WB Mason – Office Supplies - \$1,124.31
Wolters Kluwer Law – Bobrowski Handbook - \$195.46

A motion was made by Kevin Melo, duly seconded by John Souza for discussion, and it was unanimously voted (4-0) to approve payment for the above-referenced invoices.

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(3) Correspondence

Legal Notices from Dartmouth Conservation Commission
Legal Notices from Town of Westport

A motion was made by Kevin Melo, and duly seconded by John Souza, and it was unanimously voted (4-0) to acknowledge and file the above-referenced correspondence.

(4) For Your Information/New Business

Nothing was brought up by Board members or Staff under this item.

(5) Long Range Planning – Site Plan Review Bylaw

Board members discussed and recommended the following bolded/strikethrough changes to the draft Site Plan Review Bylaw and italicized research to be done.

Page 1 under 1.C:

Vehicular connections to adjacent properties shall be provided if such connections will reduce congestion in adjacent streets now or in the future, **or provide convenience to the user**, and the Planning Board determines it is practical to provide such a connection.

Page 1 under 1.I:

Access through a residential zoning district to a non-residential zoning district shall be prohibited except by public way, unless in the opinion of the Planning Board such access through a residential district would **be beneficial to the Town** ~~reduce traffic within the residential district.~~

Page 1 under 2.A:

Pedestrian/**Bicycle** circulation shall be provided which:

- Links parking areas to buildings;
- Provides access between multiple buildings on a site;
- Provides access between buildings and the street;
- Provides access along the property frontage;
- Provides access to abutting properties;
- **Provides access to open space**



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Page 2 under 2.C:

All sidewalks shall be at least five (5) feet wide and on all frontages of the subject parcel(s). Existing sidewalks shall be upgraded if necessary.

Page 2 under 2.G:

An appropriate amount of outdoor sitting needs to be determined. Width of buildings might be used as a standard.

Page 2 under 2.H:

Accommodation for bicycle circulation shall be required ~~where the proposed use is adjacent to a bicycle lane/path.~~

Standards for bike-lane width should be included.

Pages 5-6 under 4.C:

A tiered approach with parking minimums and maximums for large-scale retail should be presented along with examples so the regulations are clear.

Past approved plans should be examined to determine if parking under canopies at gas stations/convenience stores are counted.

Page 6 under 4.D:

D. A Special Permit may be issued by the Planning Board to reduce the number of parking spaces required, by up to one half. The applicant shall demonstrate through the submission of an **approved** parking plan that the full number of parking spaces as required by the provisions of Section 16 can be accommodated on site. The Planning Board may reduce the required number of parking spaces if any one of the following applies:

Page 8 under G:

DPW should be asked to comment on the SRPEDD Model Curb Cut Bylaw. Triggers/thresholds for requiring a traffic impact statement should be flexible and may include LOS of an adjacent intersection or the type of use as determined by the ITE Manual.



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Page 9 under 8.E:

Public Safety Signage

Page 10 under 9.B:

Landscaping consisting of trees and shrubs shall be provided between parking facilities and abutting streets/properties. **Additional landscaping shall be provided when abutting properties are residential.**

Page 10 under 9.K:

Within the landscaping section, an addition of a species diversity standard should be discussed with the former Planning Director, Donald Perry, due to his extensive landscaping knowledge.

Page 11 under 9.O:

All loading/storage areas, **except fuel truck deliveries**, and dumpsters shall be screened with landscaping. **Additional landscaping shall be provided when abutting properties are residential.**

Page 11 under 9.P:

Street trees shall be planted along the **all frontages** of the property between public road pavements and the property line, spaced 30 feet apart maximum on center. Tree size shall be 2.5" caliper.

Page 13 under 12.D:

Outdoor display of merchandise for sale shall be limited to those areas designated on the plan. Such areas shall be identified by signage and markings on the ground **and included in parking calculations.**

Page 13 under 12.F:

For car sale uses, auto carrier loading areas shall be provided and shown on the plan. These areas shall be identified with signage and ground markings. **These areas shall not be allowed within public ROW's.**



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Page 14 under 13.D:

Lighting minimums should be based on pedestrian safety not vehicular traffic and lighting maximums should have one standard, regardless of parking facility size, and include additions to the base allowances.

Pages 14-15 under Architecture:

Other towns' standards should be explored and a general standard shall include complimentary design to New England style architecture.

Page 15 under 15.C:

Parking spaces shall be identified on the ground, ~~except if the parking facility is not paved.~~

Chairman Avila provided email correspondence asking if the sign bylaw would be included in the Site Plan Review bylaw. The Planning Director indicated that it should be a separate section since variances to a sign bylaw would be heard by the Zoning Board and Site Plan Review is conducted by the Planning Board.

Chairman Avila's correspondence also asked if noise and hours of operation could be regulated in Site Plan Review. The CPTC Citizens Guide to Site Plan Review listed hours of operation as being within the authority of Site Plan Review. The Board stated that a General Bylaw exists related to noise.

Chairman Avila's correspondence also asked if Raynham's Rules and Regulations for Site Plan Review, which included illustrations should be mirrored. The Planning Director felt this would be helpful for the user.

With no further business to discuss, Vice Chairman Toomey called for a motion to adjourn.

A motion was made by John Souza, duly seconded by Kevin Melo, and unanimously voted (4-0) to adjourn this evening's regular meeting at 9:16 p.m.

The next Planning Board meeting is scheduled for April 6, 2015, in Room #315, Town Office Building, 400 Slocum Road.

APPROVED BY:
The Dartmouth Planning Board



Respectfully submitted,
John P. Hansen, Jr., AICP
Planning Director