



**PLANNING BOARD PUBLIC HEARING MINUTES**  
**August 17, 2015**  
**Town Office Building, 400 Slocum Road, Dartmouth, MA**

**6:30 P.M. Joint Meeting in Room #304 with Select Board and Finance Committee**

**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

**Select Board**

Mr. Shawn McDonald, Chairman  
Stanley M. Mickelson, Vice-Chairman  
Kelli Martin Taglianetti  
Frank S. Gracie, III

**Select Board Staff**

David G. Cressman, Town Administrator

**Finance Committee**

David Tatelbaum, Chairman  
Lou Garibaldi  
Michael Proulx  
John Haran  
Dr. John R. Swanson  
Nicole Almeida  
Philip Lenz  
Doug Roscoe

**Finance Committee Staff**

Gregory W. Barnes, Director of Finance/Treasurer

*A motion was made by Lorri-Ann Miller to open the Planning Board meeting in order to participate in the joint meeting, which was duly seconded by Joseph Toomey, and unanimously voted (5-0).*

Topic of Discussion:           **DEVELOPMENT SUMMIT**

Select Board Chairman Shawn McDonald welcomed the Planning Board and Finance Committee to the meeting, and asked the Town Administrator to begin discussion.

RECEIVED  
2015 SEP 15 AM 10 41  
DARTMOUTH TOWN CLERK



**PLANNING BOARD PUBLIC HEARING MINUTES**  
**August 17, 2015**  
**Town Office Building, 400 Slocum Road, Dartmouth, MA**

David Cressman noted that the items for discussion were the result of a preliminary meeting with the Chairs. He proceeded to review in detail a financial analysis entitled "Town of Dartmouth Fiscal Conditions Summary – August 17, 2015", which showed projected declines in revenue. He suggested that the purpose of this Development Summit would be to come up with ideas to stimulate new growth, which he believed to be the key to financing Dartmouth's budget.

Finance Committee Chairman David Tatelbaum suggested that groups or subcommittees could be formed in an effort to focus on how to reuse areas in Town that are underutilized or need attention.

Planning Board Chairman Joel Avila addressed the financial analysis. He asked the Director of Budget and Finance Director, Greg Barnes, to elaborate on why the projected 2018 new growth figure is so low.

Greg Barnes responded that the figure is probably understated, but is based on known projects. He explained that new growth in the last several years has been driven by large projects such as solar and health care, as well as Eversource upgrading sub-stations.

Chairman Avila asked if it was fair to say that the 2018 projection is lower since the Town is unaware of projects that could come in, and that projections for 2020 would be even lower. Mr. Barnes responded that it is very fair to say that.

David Cressman stated that the projections are based on approved projects, explaining that approved projects take time before they're actually constructed. Projects going through the process now that look like they will be completed by June 2017 are calculated as new growth for fiscal year 2018. He stated that the 2018 projection is low, but will most likely be higher. Greg Barnes confirmed that the 2018 projection will definitely be higher than what's shown on the analysis.

Retail reuse was discussed in terms of how to reutilize "big box" retail stores that goes out of business leaving large, vacant structures. Creating a Farmer's Market and other ways to showcase local agriculture and arts and crafts were part of the dialogue, as were various ideas for repurposing the buildings to generate business.

Selectman Frank Gracie noted that taxes and permitting fees create revenue for the Town. He stated that the structural problem with the Town is that expenses rise higher than revenue does. He felt that cutting expenses needed to be part of the equation; not just looking for ways to create new growth.

Selectman Stanley Mickelson suggested that Route 6 could be rezoned to help attract developers.

Chairman Tatelbaum suggested the creation of a "Retail Reuse Committee". The



**PLANNING BOARD PUBLIC HEARING MINUTES**  
**August 17, 2015**  
**Town Office Building, 400 Slocum Road, Dartmouth, MA**

committee could communicate with potential developers, speak with the mall developers, speak with the owners of existing vacant buildings, consider rezoning options for the Town, and make recommendations accordingly. He also suggested that another group could be formed to communicate with UMass Dartmouth, since he viewed the university's potential for student housing and off-campus needs as another growth opportunity.

Chairman McDonald supported the idea of creating two committees, and suggested that a member from the Select Board, Planning Board, and Finance Committee be on each of the new committees formed. The general public will also be solicited.

The Select Board and Finance Committee each voted to allow the creation of a Retail Reuse Committee and UMass Dartmouth Committee.

*At this time, Planning Board member Lorri-Ann Miller motioned to allow the creation of a Retail Reuse Committee and UMass Dartmouth Committee, which was seconded by Kevin Melo, and unanimously voted (5-0).*

Chairman McDonald requested that each respective Board vote for their representatives for each committee at their next scheduled meeting.

Discussion resumed.

It was noted that many retail companies tear down existing structures in order to construct uniform buildings and layouts for specific companies, and pointed out that online shopping seems to be a trend that would reduce the need for retail structures.

Current zoning bylaws were discussed in terms of whether they're too restrictive for potential developers. Traffic concerns in the Town's commercial district were raised as an issue to remember if soliciting new development.

It was determined that the committees will have to balance bringing in new growth while keeping Dartmouth an appealing Town to live in. Preserving scenic properties was stressed as important.

Chairman Avila stated that the Planning Board is currently working on a Site Plan Review Bylaw, with the objective of improving the quality of commercial development and retail spaces in Dartmouth. He noted that when the draft is completed, it will be sent to at least 30 reviewers, the Select Board, and the Finance Committee for feedback. He reminded everyone that Dartmouth's Master Plan should be considered when thinking about redevelopment.

Chairman Avila also believed that if budget reductions are needed in the future the School Department will likely be affected and should be part of a dialogue now, even if it's just to come up with a contingency plan.



**PLANNING BOARD PUBLIC HEARING MINUTES**  
**August 17, 2015**  
**Town Office Building, 400 Slocum Road, Dartmouth, MA**

Chairman McDonald thanked the Planning Board and Finance Committee for participating in this meeting.

The Finance Committee adjourned their meeting.

*Joseph Toomey motioned to recess the Planning Board's meeting and reconvene in Room #315 to resume its regular meeting, which was seconded by Kevin Melo, and unanimously voted (5-0).*

**8:00 P.M. Planning Board's Regular Meeting in Room #315**

**Administrative Items**

**(1) Endorsement of Approval Not Required (ANR) Plan\***  
43 Lakewood Road

Brett J. Casey

July 27, 2015

The Planning Director explained that this ANR plan combines two lots into one lot by eliminating a lot line, and recommended endorsement.

John Sousa motioned to endorse the above-reference ANR plan, which was seconded by Kevin Melo for discussion.

Abigail Casey explained that they live at 43 Lakewood Road, and got the opportunity to buy 41 Lakewood Road. They are seeking to demolish both homes, create one lot, and construct their new home.

The motion to endorse was unanimously voted (5-0).

**(2) Chapter 61B – First Option to Purchase\***  
383 Hixville Road – Mary Robinson

The Planning Director explained that the property has not been identified for purchase by the Town, and it is not connected to any of the Town's protected resources. He recommended that the Board forward a letter to the Select Board stating that the Planning Board does not recommend purchase.

John Sousa moved to approve Staff's recommendation, which was seconded by Lorri-Ann Miller for discussion.

Discussion ensued regarding the property being mainly forested land and the intended use of a solar farm.

The motion to approve Staff's recommendation was unanimously voted (5-0).



**PLANNING BOARD PUBLIC HEARING MINUTES**  
**August 17, 2015**  
**Town Office Building, 400 Slocum Road, Dartmouth, MA**

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

A motion was made by John Sousa, duly seconded by Lorri-Ann Miller for discussion.

Kevin Melo expressed interest in joining the Retail Reuse Committee discussed at the joint meeting.

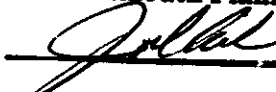
A motion was made by John Sousa, duly seconded by Lorri-Ann Miller, and unanimously voted (5-0) to appoint Kevin Melo as the Planning Board's representative on the Retail Reuse Committee.

The Planning Board's representative to the UMass Committee will be voted on at the next meeting.

Chairman Avila asked for a vote on adjournment. The Board unanimously voted (5-0) to adjourn this evening's regular meeting at 8:20 p.m.

The next Planning Board meeting is scheduled for September 14, 2015, in Room #315, Town Office Building, 400 Slocum Road.

**APPROVED BY:**  
The Dartmouth Planning Board

  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Respectfully submitted,  
Jane Kirby  
Planning Aide