



PLANNING BOARD PUBLIC HEARING MINUTES
September 14, 2015
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

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 August 10, 2015
Regular and Joint Meeting of August 17, 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) Lot Release Request

Definitive Subdivision Plan entitled "Riverside Woods"

The Planning Director explained that the owner of lot 10 has requested that their lot, which has a performance covenant, be released. The final surety was released in April as the subdivision has been completed. He recommended that the Board endorse the lot release request.

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

(3) Lot Release Request

Definitive Subdivision Plan entitled "The Enclave" off Faunce Corner Road

The Planning Director explained that Lee Castignetti, representing Long Built Homes, applicant for "The Enclave at the Reservoir", is asking to release lot 1 from the performance covenant so that a model home can be built. At this time the roadway has not been constructed. However, Lot 1 will not be entitled to a CO until such time that they roadway is completed and the performance covenant is released. He reminded the Board that lot 29 was released in March for the same reason, but noted this home will be a different model.



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September 14, 2015

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The Planning Director recommended approval of the lot release request as submitted, subject to the contractor maintaining the integrity and accessibility of the ROW during construction of the model home on Lot 1.

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

(4) Correspondence

Legal Notices from Dartmouth Conservation Commission

Legal Notices from Fall River Zoning Board of Appeals

Correspondence from Director of Inspectional Services dated August 13, 2015

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.

(5) Appointment to Partnership UMass-Dartmouth Committee

Kevin Melo volunteered to represent the Planning Board.

A motion was made by Lorri-Ann Miller, duly seconded by Joseph Toomey for discussion, and unanimously voted (5-0) to appoint Kevin Melo to the above-referenced committee.

(6) Planning Board Fall 2015 Meeting Schedule

The draft meeting schedule was discussed.

A motion was made by Lorri-Ann Miller, duly seconded by Kevin Melo for discussion, and unanimously voted (5-0) to accept the following meeting schedule:

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

Monday, October 5, 2015	NONE
Monday, October 12, 2015	Columbus Day
October 19, 2015	Regular Meeting/Long Range Planning
October 26, 2015	Regular Meeting/Long Range Planning (tentative)
Monday, November 2, 2015	NONE
Monday, November 9, 2015	Regular Meeting/Long Range Planning
Monday, November 16, 2015	NONE
Monday, November 23, 2015	Regular Meeting/Long Range Planning
Monday, November 30, 2015	NONE
Monday, December 7, 2015	Regular Meeting/Long Range Planning
Monday, December 14, 2015	NONE
Monday, December 21, 2015	Regular Meeting/Long Range Planning
Monday, December 28, 2015	NONE



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(7) For Your Information/New Business

New Business

- Planning Board Policy

John Sousa requested that staff call Board members to remind them of when the next meeting is, and when the packets are delivered.

A motion was made by Joseph Toomey, duly seconded by John Sousa, and unanimously voted (5-0) to implement a policy where staff will call to remind Board members of an upcoming meeting and when packets will be delivered.

Planner's Report

- Open Space Priority List

The Planning Director stated that he uses the Open Space Priority List when making Chapter 61A/61B recommendations for the Board. The list was discussed at the last reviewer's meeting, and some properties may be up for sale in the near future. The Town Administrator has requested that the Planning Director and the Director of Environmental Affairs discuss with their Boards six identified open space priority properties that could potentially be developed. The Planning Board noted that the Select Board makes the determinations as to which properties can be purchased, with the Planning Board only making recommendations to the Select Board. Discussion ensued. Chairman Avila felt that if there is a critical issue due to the impending sale of a priority property, a meeting should be scheduled quickly with the Select Board and Conservation Commission in order to review this topic and discuss ways for the Town to be proactive. The Planning Board also thought that the Board of Parks and Recreation and the Finance Committee should be part of this discussion to help prioritize properties the Town should consider purchasing.

Kevin Melo made a motion to forward a letter to the Town Administrator to support the Town's interest in purchasing the Tucker Road property, and to prioritize and discuss the Town's options for future properties that could come up for sale. This motion was duly seconded by Joseph Toomey for discussion.

The Board was not sure if the Tucker Road property was considered the highest priority for purchase at this time. The Planning Board uses a checklist of criteria in determining its recommendation to the Select Board and thought this checklist should be used by all Boards involved in this process. The Board determined that a meeting with the other Boards should be scheduled as soon as possible and will request being placed on the Select Board's agenda as soon as possible.



PLANNING BOARD PUBLIC HEARING MINUTES
September 14, 2015
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Chairman Avila asked for the Board's vote on Mr. Melo's motion at this time.

The Board unanimously voted (5-0) to forward a letter to the Town Administrator to schedule a meeting as soon as possible.

- **Clarendon Street Update**

The Planning Director stated that he attended a field meeting with Matt Antonio, Chairman Avila, and Dave Hickox and Tim Barber from the DPW. The outstanding items for subdivision completion were discussed. The most substantial issue is that the sidewalks were not pitched correctly, resulting in puddles. A plan of action has been agreed upon by all parties. Mr. Antonio will have his engineer profile the pitch of the sidewalk in an effort to find a way to correct the problem without ripping out and redoing the sidewalk. Proposed solutions will be forwarded to the DPW for approval.

He noted that the loaming and seeding of the shoulders has been done, but the fire hydrants have not been raised to date.

Subcommittee Reports

- **Sign Bylaw Committee**

John Sousa stated that the Committee is just addressing the lighting issues regarding signs, and does not actually address a sign bylaw. A General Bylaw will be presented at Town Meeting to address the brightness of lighting as it relates to commercial windows.

(8) Long Range Planning – Site Plan Review Bylaw

The Planning Director reached out to some architects regarding draft architectural standards for Site Plan Review. He reviewed the comments received by architect Marc Shmidt. An amended draft was submitted for this meeting.

The Board strongly believed that architectural standard needed to be developed for this bylaw. The Planning Director will continue to research other Town Bylaws and forward examples to the Board.

The remaining amendments were discussed in detail. Landscape architect James Almonte also submitted comments to the Planning Director, but due to the late hour, the Board will discuss his comments at the next meeting. The Planning Director will update the draft bylaw to incorporate the suggestions made this evening.



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

A motion was made and duly seconded by and unanimously voted to adjourn this evening's regular meeting at 9:30 p.m.

The next Planning Board meeting is scheduled for September 28, 2015, in Room #315, Town Office Building, 400 Slocum Road.

Respectfully submitted,
Jane Kirby
Planning Aide

APPROVED BY:
The Dartmouth Planning Board