



**PLANNING BOARD REGULAR MEETING MINUTES OF
OCTOBER 26, 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

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The Chairman called the meeting to order at 7:00 p.m., with all Planning Board members and Planning Staff present.

Administrative Items

(1) Long Range Planning – Draft Site Plan Review Bylaw

The Planning Director submitted the draft Site Plan Review bylaw, as amended at the September 14, 2015 meeting.

He also submitted comments from Jim Almonte, a landscape architect that has done work in Town. He felt that many points are valid and suggested going through them to see if more amendments should be considered by the Board.

The Planning Director submitted Architectural Standards from Freeport, ME and noted that the regulations relate more to a downtown mixed use neighborhood, similar to what we have in the Bliss Corner and Village Districts. He felt that Raynham's Architectural Standards seemed to be the most appropriate. Another example submitted was from Belchertown, which included pictures of encouraged and discouraged designs.

He suggested that the idea of waivers for the various standards in this section should also be discussed. Currently, there is an ability to waive standards for municipal uses and to reduce parking spaces via a special permit. However, if a site cannot accommodate the minimum 10' required setback from the street for a parking facility or if a site cannot meet the 300' minimum frontage for two curb cuts that would create better vehicular circulation then a variance could be granted by the Zoning Board without the Planning Board's approval. He thought a standard could be placed into this bylaw, allowing the Planning Board to waive any requirements that will not adversely affect the public welfare, safety or environment of the Town.

Lengthy discussion ensued.



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Amendments resulting from this meeting will be incorporated into the next draft and submitted to the Board for its November 9th meeting.

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 10:15 p.m.

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

Lorri-Ann Miller
Lorri-Ann Miller, Clerk

Respectfully submitted,
Jane Kirby
Planning Aide