

MINUTES OF REGULAR PLANNING BOARD MEETING OF NOVEMBER 23, 2009
Held at 7:00 p.m., Room #315, Town Office Building
400 Slocum Road, Dartmouth, MA

Planning Board

Mr. John V. Sousa, Chairman
Mr. Joseph E. Toomey, Jr., Vice-Chairman
Mr. John P. Haran, Clerk
Mrs. Lorri-Ann Miller
Mr. Arthur C. Larrivee

Planning Staff

Mr. Donald A. Perry, Planning Director
Mrs. Joyce J. Couture, Planning Aide

The Chairman called the meeting to order at 7:03 p.m. with four Planning Board members and Planning staff present. Mr. Larrivee was unable to attend.

Administrative Items

(1) Approval of Minutes

Regular Meeting of November 2, 2009

A motion was made by Mrs. Miller, seconded by Mr. Haran for discussion, and unanimously voted (4-0), to approve the minutes of the regular Planning Board meeting of November 2, 2009 as written.

(2) Invoices

Donald A. Perry dated November 6, 2009 for \$180.00
re: APA conference reimbursement

Donald A. Perry dated November 6, 2009 for \$110.60
re: mileage reimbursement

W. B. Mason dated November 9, 2009 for \$73.09
re: miscellaneous office supplies

A motion was made by Mrs. Miller, duly seconded by Mr. Toomey, and unanimously voted to approve payment of the above referenced invoices.

(3) Correspondence

Legal Notices from Town of Westport
Legal Notices from Board of Appeals
Legal Notices from Conservation Commission

*Please note agenda items may not always follow numeric order

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A motion was made by Mr. Toomey, seconded by Mr. Haran, and unanimously voted (4-0), to acknowledge and file the above referenced correspondence.

(5) Update of Planning Board's F/Y'10 budget through October

A motion was made by Mrs. Miller, duly seconded by Mr. Toomey, and unanimously voted (4-0) to acknowledge and file the update on the Planning Board's F/Y'10 budget through October.

(6) Release of covenant and time extension for the Farm Field/Still Meadow Condominium (Phases IV and V) in Padanaram Acres

present: Lee Castignetti, Long Built Homes

The Planning Director noted that Long Built Homes has taken over the completion of the Padanaram Acres Condominium Development (Phases IV and V). He stated that a covenant agreed upon by the Board of Appeals, the developer, the Town, and the residents of the development was recorded and now Long Built Homes would like a release after posting the necessary surety. Mr. Perry also mentioned a time extension will need to be granted from December 1, 2007 to June 30, 2011 to complete all required improvements which the Trustees representing home owners have agreed to.

Discussion ensued.

A motion was made by Mrs. Miller, duly seconded by Mr. Haran, and unanimously voted (4-0) to grant a time extension for completion of improvements from December 1, 2007 to June 30, 2011.

A motion was made by Mrs. Miller, duly seconded by Mr. Haran, and unanimously voted (4-0) to approve the Release of Land form dated November 23, 2009 and the amendment to the performance covenant on the plan entitled "Padanaram Acres – Country Way – Dartmouth, Massachusetts" Phases IV and V.

Appointment

(4) 7:10 P.M. – APPOINTMENT – Manny Cordeiro (School Dept.) and Paul Pacheco (D.P.W.): Amendment to parking plan for Council on Aging including proposed DeMello School students drop-off

present: Paul Pacheco, D.P.W.
Manny Cordeiro, School Department
Rick Ferreira, School Department

The Planning Director stated this parking plan would amend a previously approved parking plan for the Bullard Center COA building which is located behind the Council on Aging buildings on Dartmouth Street.

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It also shows a new proposed design for a student drop-off at the DeMello School. He noted the proposed changes are a result of collaboration between the Safety Officer, D.P.W., School Department, Planning, and the Council on Aging.

Mr. Cordeiro distributed an informational packet which included several color photos of the access roads into and out of the DeMello School parking lot. It was noted that presently parents park on Dartmouth Street which causes congestion. The new drop-off would allow parents to drop their children off at the school building along a designated drop-off lane.

Discussion ensued.

Board members were generally pleased with the proposal and thanked those present for working collectively to develop a plan which was well designed.

A motion was made by Mrs. Miller, duly seconded by Mr. Toomey, and unanimously voted (4-0) to notify the Director of Inspectional Services that at its meeting of November 23, 2009, the Planning Board voted to approve a parking plan for the Bullard Center/COA and a DeMello School student drop-off. The plan was approved subject to two modifications:

1. An "exit" sign needs to be installed to direct traffic into the exit aisle leading to Amelia Jones Drive.
2. An island or removable posts need to be added at the southern end of the DeMello School teacher parking spaces to define the end of parking and improve visibility.

At this time, a motion was made by Mrs. Miller, duly seconded by Mr. Toomey, and unanimously voted to recess the regular meeting at 7:40 p.m. in order to meet with the Select Board at their meeting to give an update on the progress of the Padanaram Village Business District Bylaw.

The regular meeting resumed at 8:05 p.m.

Administrative Items

(7) Planner's Report

- The Planning Director thanked the Board for allowing him to go the APA conference. He briefly spoke about one of the classes on form-based zoning.
- Mr. Perry noted that he met with Nancy Durfee from SRPEDD who is working with Mass Audubon and the State to develop a model OSRD bylaw. He shared ideas on what worked and what didn't work as well as provided locations of

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clusters and OSRD subdivisions in Town.

- The Planning Director provided assistance to Select Board's Office on the Town's windmill public hearing.

(8) Discussion of Planning Project Timeline Chart

The Planning Director noted that he was providing the Board with a project timeline chart on proposed zoning bylaws and seeking their input.

Discussion ensued.

As a result, the Planning Director was instructed to redesign the spreadsheet to consist of more specific details including a start date, finish date for each task, projected completion date, and areas for revised dates. Responsible party and completion checkoff boxes to be added also.

(9) For Your Information/New Business

- Letter to David Cressman dated October 22, 2009 re: Scenic Road Tree Cutting
- Letter to Ed Iacaponi dated November 3, 2009 re: Temporary Clerical Help
- Letter to David Cressman dated November 4, 2009 re: Meeting with Planning Board
- Legal notice on OSRD public hearing for Ronald Bogusky and Barbara Purdy
- Legal notice on Definitive Plan public hearing for Bush Gardens
- General information on Southern NE Regional Planning Conference
- Memo from Community Preservation Committee dated November 15, 2009
- Board of Appeals decisions
- Planning staff time sheets

New Business

- Mrs. Miller mentioned she heard WalMart is looking at the Lincoln Park site to build a super WalMart. Brief discussion ensued on how this would affect the Chapter 40R overlay district.
- Mrs. Miller asked when the Planning Board is going to have a computer at their meetings to see aerial maps as was mentioned months ago using Pictometry. Mr. Perry was to look into this.
- Mrs. Miller mentioned Roland Hebert, SRPEDD, was retiring in January.
- Mr. Perry was asked to gather information for inclusion in the Board's packets at the December 7th meeting. The information will be used to discuss the Planning Director's job performance in Executive Session on January 11, 2010.
- It was suggested Mr. Perry look into finding additional clerical help for the

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Planning Office.

The Chairman asked if there was any other business this evening. There was none. Mr. Sousa noted that the next Planning Board meeting is scheduled for December 7, 2009, in room #315, Town Office Building, 400 Slocum Road. He then called for a motion to adjourn the meeting.

A motion was made by Mr. Toomey, seconded by Mrs. Miller, and unanimously voted (4-0), to adjourn this evening's meeting at 9:15 p.m.

Respectfully submitted,
Mrs. Joyce J. Couture
Planning Aide