

**MINUTES OF PLANNING BOARD PUBLIC HEARING OF FEBRUARY 7, 2011**  
**Amendment to Definitive OSRD Subdivision Plan entitled "Riverside Woods"**  
**7:15 p.m., Room #315, Town Office Building, 400 Slocum Road**

**Planning Board Members**

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 opened at 7:24 p.m. the public hearing<sup>1</sup> concerning amendments to the approved Definitive (OSRD) Subdivision Plan entitled "Riverside Woods" which is located on the east side of Chase Road just south of Old Westport Road, and shown on Assessor's Map 50, Lot 5. One amendment would incorporate an ANR lot into the subdivision which would allow waivers for frontage, area, lot coverage and setbacks, in order to add more protected open space to the subdivision. The other amendments concern moving the open space parking area and driveway to an area off Chase Road, changes to pedestrian access to open spaces and minor adjustments to lot lines. The owners/applicants of the subdivision are Gary and Jo-Ann Bouchard, P.O. Box 878, Westport, MA 02790.

All Planning Board members and Planning staff were present.

A motion was made by Mrs. Miller, seconded by Mr. Larrivee for discussion, and unanimously voted (5-0), to waive the reading of the legal notice, which appeared in The Chronicle on Wednesday, January 19, 2011, and again on Wednesday, January 26, 2011.

- The Planning Director stated the application to amend the Special Permit for the Definitive Subdivision Plan was officially time stamped in the Town Clerk's office on January 12, 2011 which begins the time line for action by the Planning Board on this request. Mr. Perry further noted that the legal notice was sent on January 17, 2011 to the parties in interest, the Planning Board's of Fall River, Westport, Freetown, Gosnold, and New Bedford; and posted in the Town Office Building.

The Planning Director then proceeded to read the following correspondence into the record:

- Letter from Boucher & Heureux, Inc. dated January 11, 2011
- Letter from Department of Public Works dated January 27, 2011
- Planning Staff review of Amended Riverside Woods Subdivision Plan

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<sup>1</sup> For more information, see minutes of the Planning Board's regular meeting of February 7, 2011

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Mr. Sousa asked if the applicants or their representatives wished to speak.

Alan Heureux, Boucher & Heureux, Inc., spoke on behalf of Gary and Jo-Ann Bouchard, the applicants. He described the lot line changes regarding the incorporated ANR lot, the redesign of the open space parcels, the new open space parking area, and the location of the proposed split rail fence along the 5 foot pedestrian easement.

Attorney John Bentley, also representing Mr. & Mrs. Bouchard, addressed concerns related to the access easement for the Tucker/Gidley Farm. He stated that Mr. and Mrs. Weiss of the Gidley Farm have indicated that they will agree to the placement of the easement wherever DNRT wants it.

Heather Girouard, 11 Chase Road, asked if it would be possible to provide an arborvitae screen along her rear property line where it abuts the walking trail.

John Alves, 14 Chase Road, voiced concern that the headlights from cars exiting the development will shine into his house.

Mr. Heureux provided clarification on the exact location of where the proposed road intersects with Chase Road and indicated there would not be any headlight glare.

The Chairman asked if Board members had any comments.

Board members found all the proposed amendments acceptable.

Brief discussion ensued on the request from Ms. Girouard regarding the arborvitae screen.

Dexter Mead, Executive Director of DNRT, noted that he does not believe there will be a lot of pedestrians using the easement along Ms. Girouard's property to the north open space parcel.

However, in response to Ms. Girouard's request, the applicant agreed to provide 15 arborvitae (3' tall minimum) to help screen the pedestrian easement area near the back of her property line.

Mr. Sousa asked if anyone would like to provide final comment.

Hearing none, the Chairman requested the Planning Director's recommendation.

Mr. Perry stated since it appears all outstanding concerns and issues have been resolved he recommends the Planning Board close this evening's public hearing.

Concluding, Mr. Sousa mentioned that the Planning Board would be making a decision this evening following the close of the public hearing.

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In a roll call vote, a motion was made by Mrs. Miller, seconded by Mr. Haran, and unanimously voted (5-0), to close the public hearing on the proposed amendments to the Definitive (OSRD) Subdivision Plan entitled "Riverside Woods" and return to the regular meeting.

Lorri-Ann Miller – yes; John Haran – yes; Joseph Toomey, Jr. – yes, Arthur Larrivee – yes, John Sousa – yes.

Tonight's public hearing was closed at 8:04 p.m.

Respectfully submitted,  
Mrs. Joyce J. Couture  
Planning Aide