

MINUTES OF REGULAR PLANNING BOARD MEETING OF JUNE 6, 2011
Planning Board's Meeting Room #315, Town Office Building
400 Slocum Road, Dartmouth, MA

Planning Board

Mr. Joseph E. Toomey, Jr., Chairman
Mr. John P. Haran, Vice Chairman
Mrs. Lorri-Ann Miller, Clerk
Mr. John V. Sousa
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 7:00 p.m. with all Planning Board members and Planning Staff present. Mrs. Miller was unable to attend.

Administrative Items

(1) Approval of Minutes

Regular Meeting of May 23, 2011

A motion was made by Mr. Larrivee, duly seconded by Mr. Haran for discussion, and unanimously voted (4-0) to approve the minutes of the regular meeting of May 23, 2011 as written.

Executive Session of May 23, 2011 "South Wharf Subdivision ongoing litigation"

A motion was made by Mr. Larrivee, duly seconded by Mr. Haran for discussion, and unanimously voted (4-0) to approve the minutes of the Executive Session of May 23, 2011 as written.

(2) Correspondence

Legal Notices from City of Fall River
Legal Notices from Town of Westport
Legal Notices from Conservation Commission
Letter from Attorney Christopher Senie dated May 25, 2011

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

MINUTES OF REGULAR PLANNING BOARD MEETING OF JUNE 6, 2011

(3) Endorsement of Modification of Definitive Subdivision Plan entitled "Sunrise Cove"

The Planning Director stated that the plans have been revised in accordance with the certificate of action, the Town Clerk has certified no appeal, and the performance covenant is in order. He recommended the Planning Board endorse the plan.

A motion was made by Mr. Haran, duly seconded by Mr. Larrivee, and unanimously voted (4-0) to endorse the plan entitled "Modification of Definitive Subdivision Plan of Sunrise Cove" dated January 24, 2011 revised to April 19, 2011.

(4) Update Project Timeline Chart

The Planning Director noted two of the articles will be voted on at Town Meeting tomorrow and the Board's review on the update to Section 16 should be completed this evening.

A motion was made by Mr. Larrivee, duly seconded by Mr. Haran, and unanimously voted to acknowledge and file the update on the project timeline chart.

(5) Planner's Report

- Sidewalk on Gulf Road

The Planning Director stated the D.P.W. is proposing to construct a sidewalk along Gulf Road from Smith Neck Road to Apponagansett Beach along DNRT property frontage. He mentioned the Town will be approaching DNRT to see if they will allow the sidewalk to be set back from the road on their land in order to get a grass strip.

- Dartmouth Community Park

Mr. Perry mentioned the playground equipment for the Dartmouth Community Park will be installed this summer. In the Fall, the students in the Horticulture Club at Dartmouth High School will be involved in the landscape plantings.

(6) For Your Information/New Business

- Subcommittee Reports

Mr. Haran reported he is hearing more and more resistance on some of the changes being proposed by the Charter Review Committee. Mr. Perry was asked to research other towns on who hires the Town Planner.

- Letters to Board of Appeals from Planning Director
- Board of Appeals decisions
- Planning staff timesheets

MINUTES OF REGULAR PLANNING BOARD MEETING OF JUNE 6, 2011

Appointment

(7) 7:15 P.M. – APPOINTMENT - Tom Hardman: Street determination request for Katherine Raymond, Lot 1 off Potomska Road

Mr. Hardman was present this evening to discuss the adequacy of a lane to service one house lot off Potomska Road. He pointed out in 1985 the Planning Board endorsed an Approval Not Required Plan for this property. The land is subject to a Conservation Restriction held by Massachusetts Audubon Society which limits development on each lot to a specific building envelope.

Discussion ensued.

Mr. Hardman responded to a series of specific questions from Board members concerning the road width and condition of the lane. In the end, the Planning Board had no objection to this request provided a letter is submitted to the Planning Office from the Fire Chief #2 confirming that he feels the road is adequate.

A motion was made by Mr. Haran, duly seconded by Mr. Larrivee, and unanimously voted (4-0) to send a letter to the Director of Inspectional Services, after receiving approval confirmation from the Fire Chief #2, stating that the Planning Board has determined the lane located on lot 22, Assessor's Map 19, off Potomska Road was of sufficient width, suitable grades and adequate construction to provide access for one house located on lot 22. This street determination is valid for one year (June 7, 2012) from the date of this assessment by the Planning Board.

(8) Discussion of long-range planning projects – Section 16 zoning

Page by page evaluation and comment continued for the remainder of the meeting completing review of Town Counsel's recommended revisions on the revised Section 16 zoning. The Planning Board made some revisions to loading area requirements and added that storage containers count as retail space for computing required parking spaces.

Mr. Toomey noted that the next Planning Board meeting is scheduled for June 20, 2011, in room #315, Town Office Building, 400 Slocum Road. He then called for a motion to adjourn.

A motion was made by Mr. Larrivee, duly seconded by Mr. Haran, and unanimously voted (4-0), to adjourn this evening's regular meeting at 8:34 p.m.

Respectfully submitted,
Mrs. Joyce J. Couture
Planning Aide