

**MINUTES OF REGULAR PLANNING BOARD MEETING OF AUGUST 8, 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 Vice Chairman called the meeting to order at 7:01 p.m. with four Planning Board members and Planning Staff present. Mr. Toomey was unable to attend.

**Administrative Items**

**(1) Approval of Minutes**

Regular Meeting of July 25, 2011

A motion was made by Mr. Larrivee, duly seconded by Mrs. Miller for discussion, and unanimously voted (4-0) to approve the minutes of the regular meeting of July 25, 2011 as written.

**(2) Correspondence**

Legal Notices from City of Fall River  
Legal Notices from Town of Westport  
Legal Notices from Town of Freetown  
Legal Notices from Conservation Commission

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

**(3) Endorsement of Approval Not Required (ANR) Plans**

Greater N.B. Industrial Foundation      Castaldi Drive      dated July 29, 2011

The Planning Director stated that this ANR plan proposes to create three lots, one with frontage on Samuel Barnet Boulevard and two with frontage on Castaldi Drive. The three lots comply with the frontage and area requirements of the Zoning By-Laws.

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He noted two lots will not be built upon because one will be used for a detention pond and the other lot will be a State Habitat Protection Area. Mr. Perry mentioned the buildable lot is for the recently approved parking plan for MDT Coach.

Brief discussion ensued.

A motion was made by Mr. Larrivee, duly seconded by Mrs. Miller, and unanimously voted (4-0) to endorse the Approval Not Required Plan for the Greater N.B. Industrial Foundation dated July 29, 2011 for property located off Castaldi Drive.

### **(4) Approval of Planning Board meeting schedule through November**

Brief discussion ensued on the proposed Planning Board meeting schedule prepared for the Board's consideration. The following meeting schedule was acknowledged and accepted by the Planning Board:

Monday, August 22, 2011	-	Regular Meeting/Long Range Planning
Monday, August 29, 2011	-	NONE
Monday, September 5, 2011	-	NONE – LABOR DAY
Monday, September 12, 2011	-	Regular Meeting/Long Range Planning
Monday, September 19, 2011	-	NONE
Monday, September 26, 2011	-	Regular Meeting/Long Range Planning
Monday, October 3, 2011	-	NONE
Monday, October 10, 2011	-	NONE - COLUMBUS DAY
Monday, October 17, 2011	-	Regular Meeting/Long Range Planning
Monday, October 24, 2011	-	NONE
Monday, October 31, 2011	-	Regular Meeting/Long Range Planning
Monday, November 7, 2011	-	NONE
Monday, November 14, 2011	-	Regular Meeting/Long Range Planning
Monday, November 21, 2011	-	Regular Meeting/Long Range Planning
Monday, November 28, 2011	-	NONE – THANKSGIVING HOLIDAY

### **(5) Update on Project Timeline Chart**

The Planning Director stated he has added more time for development of the waiver provision of Section 16 with Town Counsel. Even with the extension of time, the bylaw should be ready by the end of this year.

### **Appointment**

### **(6) 7:05 P.M. – APPOINTMENT - Jacob Ventura (Finance Committee): Introduction to Planning Board's Finance Committee liaison**

Jacob Ventura, the Planning Board's new liaison on the Finance Committee, was present this evening to introduce himself to the Board members. He mentioned he is a Town Meeting member and provided some background information on his personal life.

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The Board thanked Mr. Ventura for taking the time to formally introduce himself and looked forward to working with him.

### Administrative Item

#### **(7) Report and Recommendation to Select Board on Chapter 61A land owned by David McLaughlin, Old Fall River and Hixville Roads**

The Planning Director pointed out this property is a 26 acre parcel located off Old Fall River Road and Hixville Road. The land being under Chapter 61A, must be offered to the Town prior to the owners selling the parcel to a private individual. Mr. Perry stated this lot does not meet important criteria to make a favorable recommendation for the Town to exercise its right to purchase.

A motion was made by Mrs. Miller to recommend to the Select Board that the Town not exercise the Town's option to purchase said property. One Board member felt strongly from a Planning perspective that this property had merit. Discussion ensued and the motion was not seconded.

A motion was made by Mrs. Miller, and duly seconded by Mr. Sousa, to recommend favorably to purchase 26 acres of land with 500 feet of frontage located on both Old Fall River Road and Hixville Road owned by David McLaughlin. Mr. Haran and Mr. Larrivee opposed and the motion failed (2-2). Planning staff would so notify the Select Board.

### Appointment

#### **(8) 7:15 P.M. – APPOINTMENT - Sandra Cambra: Request to revise previous street determination for the extension of Glade Street**

Present: David Cambra, 53 Lakeside Avenue

The Planning Director explained that this request is basically to revise a previously required road width to be reduced from 24 feet to 16 feet. He noted the Fire Chief has responded with a letter that the 16 feet is acceptable. Mr. Perry noted the road was approved by the Planning Board as a 24 foot wide gravel road.

Mr. Cambra, representing Sandra Cambra, addressed the Board and provided a more detailed explanation of the proposal. He pointed out the extension will be used as a driveway and there is no potential for further development.

Discussion ensued.

A motion was made by Mr. Larrivee, duly seconded by Mrs. Miller, and unanimously voted (4-0) to recommend a revised standard for the extension of the paper section of Glade Street, located off Lombard Street and Lakeside Avenue. A letter shall be forwarded to the Director of Inspectional Services stating that while the previously

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recommended minimum width for this street extension was 24' wide of gravel at least 12" thick, in the area adjacent to the shed in front of lot 28, the Planning Board recommends that the road width can be narrowed down to 16' wide. This reduction in road width is consistent with a letter from the Fire Chief of District #3 which stated the 16 foot width was acceptable for emergency access. Also, the Dartmouth Department of Public Works should approve any utilities and drainage, and all improvements should be shown on property engineered plans. This determination is valid until August 9, 2012.

### Administrative Items

#### **(9) Initial review of Off-Street Parking Plan entitled "APC Autobody Addition"**

Present: Nathan Ketchel, Garcia, Galuska and DeSousa Engineering

The Planning Director stated this off-street parking plan is for a 4,380 square foot addition to the existing autobody business at 28 Ventura Drive located off Faunce Corner Road. The parking facility will be expanded with 17 additional parking spaces to the east of the building. Mr. Perry noted the parking expansion meets most of the requirements of Section 16 except for a few relatively minor details which he proceeded to identify.

Nathan Ketchel, representing Alvara Correia, provided an overview of the project. He described the existing site and the proposed expansion.

Brief discussion ensued.

A motion was made by Mr. Sousa, duly seconded by Mr. Larrivee, and unanimously voted (4-0) to approve the Off-Street Parking Plan entitled "APC Autobody – Building Addition" prepared for Alvaro Correia, 28 Ventura Drive, Dartmouth, MA 02747 to be located at 28 Ventura Drive. The Parking Plan was submitted to the Planning Office on July 13, 2011.

The Plans referred to in this action are listed below:

<u>Title</u>	<u>Sheet</u>	<u>Date</u>
Site Layout Plan, APC Autobody, Building Addition	C1.1	July 11, 2011
Site Grading & Utility Plan, APC Autobody, Building Addition	C2.1	July 11, 2011
Site Grading & Utility Plan, APC Autobody, Building Addition	C3.1	July 11, 2011
Site Legend, Notes & Details Plan, APC Autobody, Building Addition	C4.1	July 11, 2011

Conditions of approval are listed below:

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1. There must be a 5-foot landscaped setback between the proposed building addition and the parking facility, except for garage door openings.
2. The fire sprinkler water service line must be delineated on the Site Utility Grading Plan.
3. The 12" HDPE drain pipe from the double grate catch basin to the flared end and stone rip rap should be reinforced concrete pipe including the flared end.
4. The existing site topography must be updated.
5. The tree island needs 10 evergreen shrubs. Suggest "Seagreen juniper".

Three sets of plans shall be submitted to the Planning Office.

The Director of Inspectional Services shall not issue a building permit until a letter is received from Planning Staff and an approved plan is forwarded with the letter.

Approval of this plan does not imply compliance with other Town ordinances, standards, and/or requirements administered by other Town agencies.

### **(10) Planner's Report**

- Building progress, Elm Street and Seaward Lane

The Planning Director reported on how nicely the building was being finished at Elm and Seaward Lane which is the building so many people had concerns about its completion. He noted that Mr. Fonseca, from Bristol, RI, has been doing a quality job, and the project should contribute positively to the Village.

### **(11) For Your Information/New Business**

- Notice of Scenic Road Public Hearing
- Letter from Michael Panagakos, re: 255 State Road
- Letter to Board of Appeals from Planning Director
- Board of Appeals decisions
- Reviewer's Meeting update

The Planning Director reported that becoming a "green community" was discussed at the Reviewer's Meeting. One item was whether research and development for alternate energy facilities was allowed in industrial zones by-right. It was reported the new Office Industrial zone made it quite clear it was.

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John Sousa pointed out that becoming a green community could be very costly to the consumer since additional building costs could be required rather than voluntary.

The Planning Director reported that the Reviewers also discussed uniform design standards for Padanaram sidewalks.

- Subcommittee Reports

John Haran reported on a number of the proposed language changes being proposed by the Charter Review Committee. Brief discussion ensued. Mr. Haran also mentioned the public hearing is on August 29<sup>th</sup>.

Lorri-Ann Miller reported on recent actions at SRPEDD. Especially pointing out that the Faunce Corner Road interchange is on the TIP for 2013. She noted Shawn McDonald was elected to the MPO which will help to advance Dartmouth projects. It was also mentioned that the Tucker Road bypass project is scheduled for 2020.

- Planning staff timesheets

Mr. Haran noted that the next Planning Board meeting is scheduled for August 22, 2011, in room #315, Town Office Building, 400 Slocum Road. He then called for a motion to adjourn.

A motion was made by Mr. Sousa, duly seconded by Mr. Larrivee, and unanimously voted (4-0), to adjourn this evening's regular meeting at 8:31 p.m.

Respectfully submitted,  
Mrs. Joyce J. Couture  
Planning Aide