

MINUTES OF PLANNING BOARD PUBLIC HEARING OF SEPTEMBER 12, 2011
Definitive Subdivision Plan entitled “The Village at Lincoln Park”
7:15 p.m., Room #315, Town Office Building, 400 Slocum Road

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 opened at 7:15 p.m. the public hearing¹ concerning a Definitive Subdivision Plan entitled “The Village at Lincoln Park” dated July 25, 2011 which proposes to create 57 lots for single family residential homes on the southern part of the former Lincoln Park off State Road, between Reed and Beeden Roads by newly proposed streets within the development. The plan was prepared for Midway Realty, LLC c/o Attorney John Williams, 651 Orchard Street, Suite 200, New Bedford, MA 02744 for land owned by same. The plan was submitted to the Planning Board office on August 8, 2011.

All Planning Board members and Planning staff were present.

Mrs. Miller made it known at the beginning of this hearing that she had spoken with Town Counsel several years ago about the fact that her husband has made signs in the past for a principal involved in this project. She said Town Counsel felt there would be no ethics violation if she stated that she can be impartial in her review. Mrs. Miller then stated that her husband’s involvement will not affect the integrity of her actions.

A motion was made by Mrs. Miller, seconded by Mr. Haran for discussion, and unanimously voted (5-0), to waive the reading of the legal notice, which appeared in The Chronicle on Wednesday, August 17, 2011, and again on Wednesday, August 24, 2011.

The Planning Director stated the Form C application was officially time stamped in the Town Clerk’s office on August 8, 2011, which begins the timeline for action by the Planning Board. Mr. Perry further noted that legal notification was sent to all the abutters on August 10, 2011. He proceeded to read the following correspondence into the record:

¹ For more information, see minutes of the Planning Board’s regular meeting of September 12, 2011

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Request of Waivers List from McKenzie Engineering Group, Inc.
Planning Staff's Subdivision Plan Review
Letter from the Department of Public Works dated August 15, 2011

The Chairman asked if the applicants or their representative wished to provide comment.

Alan Loomis, McKenzie Engineering Group, Inc., provided a history of the project. He spoke about the original plan which focused on commercial development, the Lincoln Park Smart Growth component, and the redesign of the multi-family to single family housing. Mr. Loomis spoke at length on drainage. He noted the plan has been reviewed in great detail by other Town agencies, particularly mentioning that it has Conservation Commission approval. Mr. Loomis also noted that a traffic engineering consultant worked with the State on intersection site line compliance.

The principals of the project, Attorney John Williams and Joseph Delgado (Midway Realty, LLC) were present for this public hearing.

The Chairman called for comments and/or questions from the public.

The following people participated in this public hearing:

Ralph Urban	29 Beeden Road
Gordan Rebello	3 Beeden Road
Michael Guilmette	527 Reed Road
William Whipp	1031 Old Fall River Road
Alan Davis	409 Reed Road

A lengthy discussion ensued covering multiple subjects such as groundwater testing, cellar drains, stormwater management, sidewalks, traffic data, and development phasing for the project.

Attorney Williams spoke on the financial benefits this project will bring to the Town. He pointed out that many Town Boards, as well as the Fire Department and Police Department, have had significant input in the development of this proposal.

Several questions and concerns from Board members were addressed.

Prior to closing tonight's public hearing, the Planning Director identified all the conditions of approval so the applicants were fully aware of each requirement.

Mr. Toomey asked if anyone would like to provide final comment. Hearing none, the Chairman asked for the Planning Director's recommendation.

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Mr. Perry recommended the public hearing be closed and the Planning Board vote on this proposal this evening.

A motion was made by Mr. Sousa, duly seconded by Mr. Larrivee, and unanimously voted (5-0) to close this evening's public hearing at 9:24 p.m. and return to the regular meeting.

Respectfully submitted,
Mrs. Joyce J. Couture
Planning Aide