

MINUTES OF REGULAR PLANNING BOARD MEETING OF NOVEMBER 7, 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

Planning Staff

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

The Chairman called the meeting to order at 6:31 p.m. with three Planning Board members and Planning Staff present. Mr. Haran arrived a few minutes late.

Administrative Items

(1) Approval of Minutes

Regular Meeting of October 17, 2011

A motion was made by Mrs. Miller, duly seconded by Mr. Sousa for discussion, and unanimously voted (3-0) to approve the minutes of the Regular Meeting of October 17, 2011 as written.

(2) Invoices

The Chronicle dated Oct. 18, 2011 for \$37.00
re: 1 year subscription renewal

A motion was made by Mr. Sousa, duly seconded by Mrs. Miller, and unanimously voted (3-0) to approve payment of the invoice in the amount of \$37.00 for the annual renewal of The Chronicle.

(3) Correspondence

Legal Notices from City of Fall River
Legal Notice from Town of Freetown
Legal Notice from Select Board
Legal Notice from Board of Appeals
Legal Notices from Conservation Commission

Due to the constraint of time with the upcoming session this evening with the Select Board, Mrs. Miller asked that the Legal Notice from the Select Board be discussed later this evening.

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A motion was made by Mrs. Miller, duly seconded by Mr. Sousa, and unanimously voted (3-0) to acknowledge and file the above referenced legal notices.

Mr. Haran arrived at this time being 6:39 p.m.

(4) Endorsement of Approval Not Required (ANR) Plans

Sean P. O'Connor

Collins Lane

July 20, 2011

The Planning Director stated that this ANR plan proposes to create two parcels which will be conveyed to an abutter (the Rod & Gun Club). He pointed out the parcels are labeled as being non-buildable on the plan and this is simply a conveyance.

Brief discussion ensued. There was concern expressed that one of the parcels could possibly be a cemetery and if so, the parcel should be labeled on the plan.

A motion was made by Mrs. Miller, duly seconded by Mr. Sousa, and unanimously voted (4-0) to endorse the Approval Not Required Plan for Sean P. O'Connor dated July 20, 2011 for property located off Collins Lane with the contingency that if the parcel is a cemetery, the plan be labeled as such.

(5) Review of applicants for Planning Board vacancy

In reviewing the letters of interest of the only two applicants, Marianne Stebenne and Joel Avila, for the Planning Board vacancy created by the resignation of Board member Arthur Larrivee, Board members each indicated their preference. It was the consensus of the majority of the Board to recommend Joel Avila as the candidate of choice based on the information provided at this time.

At 6:45 p.m., the Chairman announced that the Planning Board members were relocating into room #317 to join the Select Board in room #304 for a joint session to discuss the appointment of a temporary Planning Board member as per the Town Charter Section 3-1 (h)(1) Filling of Vacancies in Elected Offices. However, the Select Board were in a public hearing, so the Planning Board returned to room #317 to continue with their administrative items until such time as the Select Board members were ready for the joint session.

(6) Approval of Planning Board meeting schedule through January 2012

Brief discussion ensued on the draft meeting schedule through January 2012. Board members expressed interest in revisiting the possibility of coordinating Board meetings with the Select Board so their meetings could be televised by DCTV. Staff would follow-up with the next proposed schedule.

The Planning Board agreed with the following meeting schedule:

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Monday, October 24, 2011	-	NONE
Monday, October 31, 2011	-	Regular Meeting/Long Range Planning
Monday, November 7, 2011	-	Regular Meeting/Long Range Planning
Monday, November 14, 2011	-	NONE
Monday, November 21, 2011	-	Regular Meeting/Long Range Planning
Monday, November 28, 2011	-	NONE – THANKSGIVING HOLIDAY
Monday, December 5, 2011	-	Regular Meeting/Long Range Planning
Monday, December 12, 2011	-	NONE
Monday, December 19, 2011	-	Regular Meeting/Long Range Planning
Monday, December 26, 2011	-	NONE – CHRISTMAS HOLIDAY
Monday, January 2, 2012	-	NONE – NEW YEAR'S HOLIDAY
Monday, January 9, 2012	-	Regular Meeting/Long Range Planning
Monday, January 16, 2012	-	NONE – MARTIN LUTHER KING DAY
Monday, January 23, 2012	-	Regular Meeting/Long Range Planning
Monday, January 30, 2012	-	NONE

(7) Surety on the “Estate on Heather’s Hill” Subdivision

The Planning Director noted that this 7-lot subdivision is located off Cross Road. The completion date for all required improvements is November 4, 2011. A final site inspection has been scheduled for that week with the Department of Public Works.

A motion was made by Mrs. Miller, duly seconded by Mr. Haran, and unanimously voted (4-0) to secure the current surety posted for the definitive subdivision entitled “Estate on Heather’s Hill” in whatever amount is determined to be sufficient by the Department of Public Works to cover the cost of any remaining work.

(8) Surety on “John Alden Farm East and John Alden Farm West” Subdivisions

Mr. Perry stated that these two subdivisions are located between Tucker Lane, Allen Street and Tucker Road. The completion date for all required improvements is November 28, 2011 and a final site inspection by Planning staff and the Department of Public Works has been scheduled for that week.

A motion was made by Mrs. Miller, duly seconded by Mr. Haran, and so voted (3-0) with Mr. Sousa abstaining to secure the current surety posted for the definitive subdivision plans entitled “John Alden Farm East and John Alden Farm West” in whatever amount is determined to be sufficient by the Department of Public Works to cover the cost of any remaining work.

(9) Final review of Off-Street Parking Plan entitled “Correia Building Expansion”

The Planning Director pointed out that action on this parking plan was postponed in order that the applicant could seek Mass Highway approval for paving/street radii for New York Avenue. The applicant has worked with the State and has received approval

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to allow the paving of New York Avenue rather than gravel. Mr. Perry mentioned the plans are in order except for two minor details and recommended conditional approval.

Brief discussion ensued. Board members were very pleased with the revised design.

A motion was made by Mr. Haran, duly seconded by Mrs. Miller, and unanimously voted (4-0) to approve the Off-Street Parking Plan entitled "Correia Building Expansion" prepared for Emmanuel Correia, 9 Ventura Drive, Dartmouth, MA 02747 to be located at 692 State Road. The Parking Plan was submitted to the Planning Office on July 5, 2011 with a mutually agreed upon time extension until November 30, 2011 on the deadline for action.

The Plans referred to in this action are listed below:

<u>Title</u>	<u>Sheet</u>	<u>Date</u>
Site Layout Plan, Correia Building Expansion	C1.1	July 14, 2011 rev. Oct. 14, 2011
Site Grading & Utility Plan, Correia Building Expansion	C2.1	July 14, 2011 rev. Oct. 14, 2011
Site Legend, Notes & Details Plan, Correia Building Expansion	C3.1	July 14, 2011 rev. Oct. 14, 2011

Conditions of approval are listed below:

1. New York Avenue shall have a street sign (show this on the plan).
2. Railroad tie edging must also be provided along gravel portion of driveway from New York Avenue pavement end to property line (show this on the plan).

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.

(10) Planner's Report

- Town Meeting

The Planning Director reported on the charter amendments at Town Meeting, particularly with regard to the amendment concerning department heads reporting authority.

At this time being 7:10 p.m., the Planning Board members were called to the Select Board meeting.

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Appointment

(11) APPOINTMENT - Joint meeting with Select Board in Select Board's meeting room #304, to appoint temporary Planning Board member

Present: Select Board members: Michael Watson (Chairman), Lara Stone (Vice-Chairman), Shawn McDonald, Joseph Michaud, William Trimble, David Cressman, Executive Administrator

Planning Board members: Joseph Toomey, Jr. (Chairman), John Haran (Vice-Chairman), Lorri-Ann Miller, John Sousa
Staff: Donald Perry (Planning Director), Joyce Couture (Planning Aide)

Applicants: Marianne Stebenne, Joel Avila

Select Board Chair, Michael Watson, commenced by reading the letters of interest from both candidates, Marianne Stebenne and Joel Avila. Directly, each applicant responded to various questions from the Select Board members followed by questions from the Planning Board members.

In a joint vote of both Boards, a motion was made by Mr. Sousa, duly seconded by Mrs. Miller, and so voted (7-2) to appoint Joel Avila as the temporary Planning Board member until the April 2012 Town Elections.

John Sousa – yes; Lorri-Ann Miller – yes; Joseph Toomey, Jr. – yes; John Haran – no; Joseph Michaud – yes; William Trimble – yes; Lara Stone – yes; Michael Watson – yes; Shawn McDonald – no.

Both candidates were thanked for volunteering their time and interest on this position.

The Planning Board returned to meeting room #315 at 7:55 p.m. to continue with administrative items remaining on this evening's Planning Board agenda. Mr. Avila took his place as the new Planning Board member to participate in the remainder of the meeting.

(12) Planner's Report (cont.)

- Southcoast Rail Grant

The Town received a Southcoast Rail Grant for \$15,000 to prepare a Housing Production Plan which is key to updating the Master Plan.

(13) For Your Information/New Business

- Reviewer's Meeting update

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Mr. Perry reported on what was discussed at the last reviewer's meeting regarding the Housing Authority's proposal to add balconies to the Monroe Terrace senior housing. Reviewers also discussed the proposed COA garage, a proposed beauty parlor across from Bishop Stang on State Road, and the variance request from Jeff Graber to host events such as weddings and similar functions in a residential zoning district.

- Subcommittee Reports
- Letters of Interest re: Planning Board vacancy
- Notice from SRPEDD Commission re: MPO vacancy
- Letters to Board of Appeals from Planning Director
- Board of Appeals decisions
- Planning staff timesheets

(14) Long Range Planning – Discussion of Dartmouth Street/Bliss Corner zoning

For the remainder of the meeting the Planning Board discussed their newest long range project in developing language to rezone the Dartmouth Street/Bliss Corner area to a new Mixed Use Zoning District. Discussion focused on the map prepared by the Planning Director which outlined the existing General Business District showing which lots are currently used for business and those that are residential. Such a map would be helpful in discussing any zoning district boundary changes. It was suggested that when the time is appropriate, the landowners of properties being considered for rezoning should be notified of any proposed changes.

After the above discussion, Mr. Toomey reminded the Board members that the next Planning Board meeting is scheduled for November 21, 2011, in room #315, Town Office Building, 400 Slocum Road. He then called for a motion to adjourn.

A motion was made by Mr. Haran, duly seconded by Mrs. Miller, and unanimously voted (5-0), to adjourn this evening's regular meeting at 9:15 p.m.

Respectfully submitted,
Mrs. Joyce J. Couture
Planning Aide