

MINUTES OF PLANNING BOARD PUBLIC HEARING OF NOVEMBER 19, 2012
Definitive OSRD Subdivision Plan entitled “King Meadow Preserve”
Room #315, Town Office Building, 400 Slocum Road

Planning Board Members

Mr. Joel Avila, Chairman
Mr. Joseph E. Toomey, Jr., Vice Chairman
Mrs. Lorri-Ann Miller, Clerk
Mr. John V. Sousa
Mr. Stanley M. Mickelson

Planning Staff

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

The Chairman opened at 7:21 p.m. the public hearing¹ concerning a Definitive (OSRD) Subdivision Plan entitled “King Meadow Preserve” which proposes to create a 2-lot subdivision from a 5 acre tract of land (Assessor’s Map 49, Lot 23) on the south side of Old Westport Road just west of the U-Mass Dartmouth entrance. It also creates an open space parcel and a parcel of land to be conveyed to an abutter. No new roads will be created since both buildable lots have frontage on Old Westport Road.

The plan was prepared by Prime Engineering, Inc. for Long Built Homes, 158 Charles McCombs Boulevard, New Bedford, MA 02745 for land owned by the Estate of Donald H. King, Donald C. King (Executor), 158 Slocum Road, Dartmouth, MA 02747. The plan was submitted to the Planning Board office on September 28, 2012. The applicant is also requesting a Special Permit for Open Space Residential Design, as provided for in Section 6 of the Zoning By-Laws, to allow a reduction in frontage, area, lot coverage, lot shape, and setback requirements for the proposed house lots.

All Planning Board members and Planning staff were present.

The Chairman provided procedural information for the general public.

A motion was made by Mrs. Miller, seconded by Mr. Mickelson for discussion, and unanimously voted (5-0), to waive the reading of the legal notice, which appeared in The Chronicle on Wednesday, October 10, 2012, and again on Wednesday, October 17, 2012.

The Planning Director stated the application for the Definitive Subdivision Plan and the application for a Special Permit were officially time stamped in the Town Clerk’s office on September 28, 2012, which begins the timeline for action by the Planning Board on this proposal. Mr. Perry further noted that the legal notice was sent to the Parties in Interest, the Planning Boards of Fall River, Westport, Freetown, Gosnold, and New Bedford; and posted in the Town Office Building.

¹ For more information, see minutes of the Planning Board’s regular meeting of November 19, 2012

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

- OSRD project overview submitted with the application dated Sept. 25, 2012
- Letter from the Board of Health dated November 5, 2012
- Letter from Department of Public Works dated November 9, 2012

The Chairman asked if the applicant or his representative would like to speak.

Richard Rheaume, Prime Engineering, Inc., provided an overview of the project. He identified the existing wetlands, the open space parcel, and the placement of the proposed dwellings and driveways for both lots.

Comments from the public were entertained. There were none.

The Chairman asked if the Planning Board had any comments or questions.

Mr. Rheaume responded to questions related to the Nitrogen Loading Restriction and Easement required by the Board of Health.

Lee Castignetti, representing Long Built Homes, provided detailed information concerning the preservation of the existing stonewalls and the driveway openings.

The Chairman asked if anyone would like to provide final comment. Hearing none, Mr. Avila requested the Planning Director’s recommendation.

Mr. Perry recommended the Planning Board could close this evening’s public hearing. However, he suggested that first he would like to go through some of the conditions and modifications identified as a result of this evening’s public hearing. Mr. Perry proceeded to list item by item all the conditions and modifications. All parties were satisfied that they were properly identified.

Concluding, the Chairman mentioned that the Planning Board will be making a decision this evening following the close of the public hearing.

In a roll call vote, a motion was made by Mrs. Miller, seconded by Mr. Toomey, and unanimously voted (5-0), to close the public hearing on the proposed Definitive (OSRD) Subdivision Plan entitled “King Meadow Preserve” and return to the regular meeting.

Stanley Mickelson – yes; John Sousa – yes; Lorri-Ann Miller – yes; Joseph Toomey, Jr. – yes; Joel Avila – yes.

Tonight’s public hearing was closed at 8:07 p.m.

Respectfully submitted,
Joyce J. Couture
Planning Aide