

MINUTES OF REGULAR PLANNING BOARD MEETING OF APRIL 29, 2013  
Planning Board's Meeting Room #315, Town Office Building  
400 Slocum Road, Dartmouth, MA

RECEIVED  
2013 MAY 14 A 9:37  
DARTMOUTH TOWN CLERK

**Planning Board**

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 called the meeting to order at 7:01 p.m. with four Planning Board members and Planning staff present. Mr. Toomey arrived a few minutes late at 7:04 p.m.

**Administrative Items**

**(1) Approval of Minutes**

Regular Meeting of April 8, 2013  
Public Hearing of April 8, 2013 "Town Meeting Zoning Articles"

A motion was made by Mrs. Miller, duly seconded by Mr. Sousa for discussion, and unanimously voted (4-0) to approve the above referenced minutes as written.

**(2) Invoices**

Southcoast Media Group      dated March 31, 2013      for \$130.00  
re: legal advertising for Town Meeting zoning articles

A motion was made by Mr. Mickelson, duly seconded by Mrs. Miller, and unanimously voted (4-0) to approve payment of the above referenced invoice.

Donald A. Perry      dated April 18, 2013      for \$1,582.07  
re: expense reimbursement from APA Conference

A motion was made by Mrs. Miller, duly seconded by Mr. Sousa, and unanimously voted (4-0) to approve payment of the above referenced invoice.

**(3) Correspondence**

Legal Notices from City of Fall River  
Legal Notices from Town of Westport

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Legal Notices from Dartmouth Board of Appeals  
Legal Notices from Dartmouth Conservation Commission  
Letter from Arthur & Carol Cabral dated April 12, 2013

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

Mr. Toomey arrived at this time being 7:04 p.m.

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

Rutgers & Leslie Barclay      Allens Neck Road      dated April 12, 2013

The Planning Director stated this ANR plan creates two lots and one parcel on the south side of Allens Neck Road. The two lots each have an existing residence. One of the lots is an estate lot and the Planning Board must sign the estate lot covenant. He noted the lots meet the minimum area and frontage requirements of the Single Residence B zoning district and estate lot bylaw. Mr. Perry recommended the plan be endorsed.

A motion was made by Mr. Sousa, duly seconded by Mr. Mickelson, and unanimously voted (5-0) to endorse the ANR plan for Rutgers & Leslie Barclay for property located on Allens Neck Road and dated April 12, 2013.

### **(5) Planning Board's F/Y'2013 budget update thru March**

Brief discussion ensued on the Planning Board's budget.

A motion was made by Mr. Sousa, duly seconded by Mrs. Miller, and unanimously voted (5-0) to acknowledge and file the Planning Board's F/Y'13 budget update thru February.

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

- American Planning Association National Conference

The Planning Director briefed the Board members on the recent APA National Conference he attended in Chicago. Mr. Perry described several of the workshops he attended and noted that Dartmouth is very progressive in its zoning compared to many towns and cities, noting that Dartmouth has adopted zoning requirements other communities haven't even put in place yet.

Brief discussion ensued.

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### Appointments

- (7) **7:15 P.M – APPOINTMENT - Steven Gioiosa, SITEC, Inc.: Request for street determination for property located off Kraseman Street, Map 143, Lots 214-216**

Present Steven Gioiosa, SITEC, Inc.  
Dan Moniz, owner of property

The Planning Director noted this street determination is for an improvement of Kraseman Street with access from West McCabe Street north which is located south of Sharp Street. Mr. Perry noted the Planning Board recently rendered a street determination for this property but the applicant is before the Board this evening with a different layout.

Steven Gioiosa, representing the property owner, described the alternative design to create a 16 foot wide paved road from West McCabe Street to Kraseman Street with one foot Cape Cod berms on both sides. He mentioned the previous recommendation from the Planning Board was cost prohibitive and the proposal has been redesigned.

Discussion ensued.

A motion was made by Mr. Sousa, duly seconded by Mr. Mickelson, and unanimously voted (5-0) to recommend the following street standard to provide frontage on Kraseman Street for Lots 214-216, Assessor's Map 143. The Planning Board recommends a pavement width of 16 feet from West McCabe Street then east along Kraseman Street to a point that provides the minimum required frontage of 150 feet for the proposed house lot. The street should be a minimum of 16 feet wide with the addition of 1 foot Cape Cod berm on both sides creating a total improved pavement width of 18 feet. The roadway pavements should be centered in the right-of-way. The Planning Board also required the following:

1. A barrier needs to be provided between the improved section of Kraseman Street and Gibson Terrace to prevent vehicles from travelling over an unimproved way. The barrier could be removed if a roadway improvement plan for this section of Kraseman Street is submitted to and approved by the Planning Board.
2. A "Deadend" street sign needs to be added along the side of the improved road just north of West McCabe Street.

The Dartmouth Department of Public Works must be consulted for paving standards and to approve utilities and drainage. This determination is valid until April 30, 2014.

This street determination is not an endorsement by the Planning Board of any variances being requested to make lots 214-216 buildable.

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**(8) 7:30 P.M – APPOINTMENT - Steven Gioiosa, SITEC, Inc. and Sean Roberts, Summit Smith Healthcare Facilities: General discussion of proposed specialty building at Hawthorn Medical, Faunce Corner Road**

Present Steven Gioiosa, SITEC, Inc.  
Sean Roberts, Summit Smith Healthcare Facilities

Steven Gioiosa, Summit Smith Healthcare Facilities, briefed the Board members on a proposal to expand the Hawthorn Medical complex located off Faunce Corner Road. He noted the expansion is for a new 3-story specialty building. Mr. Gioiosa proceeded to describe the traffic pattern into the site, the location of the addition, the internal parking field, proposed landscaping, and drainage.

Lengthy discussion ensued with each Board member providing comment. The following is a summary of those comments:

1. The intersection with the existing traffic light should be the focus of traffic entering and leaving the site.
2. The Planning Board would like to see the main access road that originates from the traffic light be visually enhanced as a boulevard to minimize confusion. A consistent design of such items as trees, flags, sidewalks, etc. could be used.
3. Good signage to direct internal traffic to all buildings must be shown on the plan. Perhaps a color coordinated sign system with a color associated to each building.
4. The mass of parking was a concern. Green planting strips should be provided to break up the expanse of parking fields.
5. The Board is committed to not allow this development to cause congestion in Faunce Corner Road and may want to see area set aside for future road widening, and turning lanes provided at intersections.
6. A sidewalk should be provided along Faunce Corner Road in front of the premises.

**(9) 8:15 P.M – APPOINTMENT - Alan Heureux, Boucher and Heureux, Inc.: Initial review of Off-Street Parking Plan entitled “BayCoast Bank”**

Present: Alan Heureux, Boucher and Heureux, Inc.  
Attorney Robert Feingold, representing BayCoast Bank  
Carl Tabor, Vice-President, BayCoast Bank  
Robert Shaker, BayCoast Bank

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The Planning Director stated that this off-street parking plan is for a bank with a drive-thru at the southwest intersection of State Road and Old Westport Road (the former Liberty Travel). He noted the plan generally complies with Section 16 but it will need some adjustments.

Alan Heureux, Boucher and Heureux, Inc., proceeded to provide an overview of the project. He described the building layout, the proposed access and egress, and the drainage system. Mr. Heureux mentioned the site has a recently approved parking plan for a fast food restaurant and this use is less intense.

Lengthy discussion ensued with considerable dialogue on the existing concrete curb, its removal, and the possible paved connection to the abutting retail plaza.

A motion was made by Mr. Sousa, duly seconded by Mr. Mickelson, and unanimously voted (5-0) to approve the Off-Street Parking Plan entitled "BayCoast Bank" prepared for BayCoast Bank, 330 Swansea Mall Drive, Swansea, MA 02777 to be located at the southwest corner of State Road and Old Westport Road. The plan was submitted to the Planning Office on March 25, 2013.

The Plans referred to in this action are listed below:

Title	Sheet	Date
Layout & Landscape Plan, BayCoast Bank	1 of 2	March 21, 2013
Grading & Utilities Plan, Details & Notes, BayCoast Bank	2 of 2	March 21, 2013

Conditions of approval are listed below:

1. Painted arrows on the pavement should be provided throughout the facility to support the proposed one-way traffic flows.
2. Note #13 on page 2 needs to be modified to state that the concrete curb will be removed if on the applicant's property; and the connecting access aisle paved to the south property line.
3. Handicapped access ramps shall be provided through all driveway intersection curbing for sidewalks.
4. The Landscape Plan needs the following modifications:
  - a. The existing trees on the plan need to be identified as "Save Existing Trees".
  - b. Additional evergreen shrubs need to be provided along the east side of the bypass lane to create a hedge.

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- c. Three Leyland Cypress need to be planted in the island south of the building with evergreen shrubs as a hedge opposite the drive-thru.
5. All traffic directional markings shall be painted on the ground such as "STOP". Thermoplastic or similar durable material shall be used for pavement markings. This shall appear as a note on the plan.

Three sets of revised 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.

### Administrative Items

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

- Summary of House Bill 1859 (Promoting the Planning & Development of Sustainable Communities)
- Planning Board letters to others
- Subcommittee Reports
- Board of Appeals decisions
- Planning Director's review for Board of Appeals
- Planning staff timesheets

As the Planning Board's representative on the Plan Approval Authority for the Lincoln Park project, Mr. Mickelson provided an update on the status of apartment building construction.

Directly, Mr. Toomey spoke on two matters. He questioned whether anyone had information on the Town's crafted letter to DEP on the Cecil Smith landfill and also the status of the South Wharf project. Mr. Toomey was advised by the Board members that Town Counsel has instructed the Planning Board to look at the South Wharf project independently from the ongoing litigation related to this property.

#### **(11) Long Range Planning – Discussion of Long Range Planning Projects Priority List**

Discussion ensued on prioritizing this year's long range planning projects. The Planning Director pointed out that he has included two additional items for consideration. The "Medical Marijuana Bylaw" and "Delete Use Variance Provision".

It was the consensus of the Planning Board that the two new items could be handled very quickly and didn't need to be included as one of the top three priorities.

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Concluding, it was the consensus of the Board to keep the current priority list exactly the way it is: #1 Bliss Corner/Dartmouth Street Mixed Use Zoning, #2 Update of General Business Sign Bylaws, #3 Create new Site Plan Review Bylaw.

With no further business, a motion was made by Mr. Sousa, duly seconded by Mr. Mickelson, and unanimously voted (5-0) to adjourn this evening's regular meeting at 10:16 p.m.

Respectfully submitted,  
Joyce J. Couture  
Planning Aide

**APPROVED BY:**  
The Dartmouth Planning Board

*J. Sousa* 5/13/13  
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