

MINUTES OF REGULAR PLANNING BOARD MEETING OF SEPTEMBER 9, 2013
Planning Board's Meeting Room #315, Town Office Building
400 Slocum Road, Dartmouth, MA

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
Ms. Jane Kirby, Planning Aide

The Chairman called the meeting to order at 7:00 p.m. with all Planning Board members and Planning staff present.

Administrative Items

(1) Approval of Minutes

Regular Meeting of August 26, 2013

A motion was made by Joseph Toomey, duly seconded by John Sousa for discussion, and unanimously voted (5-0) to approve the above referenced minutes as written.

(2) Invoices

Donald A. Perry dated July 25, 2013 for \$405.00
re: Annual membership dues for APA and AICP Massachusetts Chapter

Planning Director Donald Perry also requested permission to attend a fall conference, and the Board encouraged Mr. Perry's attendance.

A motion was made by Joseph Toomey, duly seconded by John Sousa for discussion, and unanimously voted (5-0) to approve the above referenced invoice.

(3) Correspondence

Legal Notices from City of New Bedford
Legal Notices from City of Fall River
Legal Notices from Town of Westport
Legal Notices from Dartmouth Board of Appeals
Legal Notice from Dartmouth Conservation

RECEIVED
2013 SEP 25 11:47
DARTMOUTH TOWN CLERK

Letter from Department of Environmental Protection
Re: Proposed Capping of the Cecil Smith Landfill

A motion was made by Joseph Toomey, duly seconded by Stanley Mickelson for discussion, and unanimously voted (5-0) to acknowledge and file the above referenced correspondence.

**(4) Request for release of Lots in the Definitive Subdivision Plan entitled
"Clarendon Estates"**

Present: Matthew Antonio, Developer

The Planning Director reminded the Board that Clarendon Estates is a 13 lot subdivision located at the end of Clarendon Street, which is located off Slocum Road. He further explained that the applicant has posted \$268,005, which covers the cost of all improvements required in this subdivision. The Planning Board has already released 8 lots (1, 5, 6, 7, 10, 11, 12 and 13). The Planning Board can release two more, but Section 4.506 of the Subdivision Regulations requires that for a 12-15 lot subdivision, three lots not be released until all work is completed.

The Planning Director stated that Lot 4 could be released, but Lot 9 could not yet be released because the sidewalk easement on Lot 9 has not been approved by Town Counsel.

Mr. Antonio requested that the Board consider allowing building permits to be issued for Lot 9, with the condition that the lot and/or structure would not change ownership prior to Lot 9 being released. He explained that the easement language approval process has taken longer than anticipated.

The Board discussed a few options for handling Lot 9 with the Planning Director.

Mr. Toomey felt that no action should be taken on Lot 9 until the easement language was approved and finalized.

Mr. Antonio questioned whether he would have the ability to change lots that have been released if there was a need in order to keep within the 10 lot release maximum. He noted that there is a potential buyer for Lot 8, which was not released, and wondered if he could exchange it for a previously released lot in order to comply with the Planning Board's requirement to hold three lots until all the work is completed in the subdivision. The Board was not opposed.

A motion was made by John Sousa, duly seconded by Stanley Mickelson for discussion, and voted (4-1), with four in favor and Joseph Toomey opposed, to release Lot 4 of Clarendon Estates, and to allow the issuance of a building permit for Lot 9 along with an agreement to ensure that there will be no change of ownership, renting, or occupancy of the home, prior to official lot release.

(5) Initial Review – Off-Street Parking Plan (Fire Station – Cross Road)

Present: Christopher Garcia, P.E., Garcia, Galuska, DeSousa Engineering, Inc.
Fire Chief Arruda, District #3

The Planning Director gave a brief overview of the project, explaining that this off-street parking plan is for additions to the District #3 Fire Station on Cross Road. The additions will be to the front and rear of the existing building. Mr. Perry noted that the parking patterns and traffic flow on site remain generally the same.

Mr. Garcia reviewed the proposal in detail, explaining that the proposal includes a 5,000 square foot addition and the reconstruction of the apron of the apparatus bay. He also reviewed drainage patterns, oil/water separators, and restriping the lot to provide 33 standard parking spaces and 2 handicapped accessible spaces.

Board discussion ensued.

One member expressed concern for pedestrian safety and wanted to see the south side sidewalk raised instead of level with the road. Also discussed were ways to differentiate the sidewalk from the apron of the apparatus bay. The Board and Planning Director agreed that the sidewalk near the apron could be scored in a 5' x 5' pattern to create the separation. The Board also required a raised curb sidewalk and ramp along Cross Road.

A motion was made by John Sousa, duly seconded by Stanley Mickelson for discussion, and unanimously voted (5-0) to approve the off-street parking plan in accordance with the following:

1. The access aisle to the south of the eastern addition must be 20 feet minimum in width.
2. A 5 foot wide sidewalk needs to be provided at the eastern side of the eastern addition, also connecting to the stairs at the southeast corner.
3. The 15 parking spaces in a row along the south side need to have a landscaped island to break up the run of 15 spaces. Six foot islands on either side of the generator would satisfy the requirement.
4. Thirty-seven parking spaces must be shown on the plan using the "institutional, unspecified use" classification of Section 16.
5. The site requires 18 shade trees "in and around" the parking facility. It is suggested River Birch and Valley Forge American Elm be used along the east and south property lines.
6. The sidewalk on the south side of the building must be a raised sidewalk with a ramp at the southwest corner for handicapped accessibility.

7. A raised concrete sidewalk must be provided along the entire frontage, except driveway openings.
8. Across driveway openings, a sidewalk shall be scored into the concrete, preferably with a 5' x 5' pattern.

(6) Planner's Report

- SRPEDD 20 hours municipal assistance

The Planning Director mentioned he spoke with Deborah Wender, and she suggested that SRPEDD could study development options for the section of State Road west of Cross Road in the Aquifer Protection District.

The Board requested a copy of its long range priority list for the next meeting to get ideas for the best use of this assistance.

- GIS Coordinator

Mr. Perry explained that the Town will conduct a GIS needs study and that a cost analysis will be done. It was the opinion of the departments that he spoke to that the GIS Coordinator would need to be full time just to handle Fire, DPW, and Police issues alone. Technology applications for GIS have expanded far beyond just planning. One member felt that every Town Board should assign a member to be part of the GIS needs study group.

(7) For Your Information/New Business

- Subcommittee Reports
- Board of Appeals decisions
- Planning Director's review for Board of Appeals
- Planning staff timesheets

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

As directed by the Board, Planning Staff has looked at the main streets in the Bliss Corner/Dartmouth Street rezoning area to identify additional residential neighborhoods that could be taken out of the General Business zone and placed in the General Residence zone. The streets reviewed were Dartmouth Street, Cove Road, and Russells Mills Road. The new maps identify areas that could be rezoned.

These areas were chosen for the following reasons:

- The group of lots selected were in residential use
- The individual lots were generally very small in area
 - Generally under 10,000 square feet

- Most under 7,000 square feet
- The individual lots generally had minimal frontage
 - Generally under 100 feet of frontage
 - Most with less than 50 feet of frontage
- The lots were part of an overall residential neighborhood or extension of neighborhoods out to the main street
- Rezoning the lots would complement and protect neighborhoods off the main street

Mr. Perry explained that taking the residential areas out of the General Business zone will eliminate the need for variances for decks or additions to existing homes, and help maintain property values.

The Planning Board asked that one business lot proposed to be taken out of the business zone remain zoned General Business.

Generally, the Board was pleased with the map presented at this meeting and will work on the standards for a Mixed-Use zone in an effort to have both the map and mixed use language ready for Spring Town meeting.

With no further business, a motion was made by Lorri-Ann Miller, duly seconded by Stanley Mickelson, and unanimously voted (5-0) to adjourn this evening's regular meeting at 8:20 p.m.

Respectfully submitted,
Jane Kirby
Planning Aide

APPROVED BY:
The Dartmouth Planning Board



