



**PLANNING BOARD REGULAR MEETING MINUTES OF
NOVEMBER 9, 2015
Meeting Room #315
Town Office Building, 400 Slocum Road, Dartmouth, MA**

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Planning Board

Mr. Joel Avila, Chairman
Mr. Joseph Toomey, Vice Chairman
Mrs. Lorri-Ann Miller, Clerk
Mr. John V. Sousa
Mr. Kevin A. Melo

Planning Staff

Mr. John Hansen, Jr., Planning Director

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 October 19, 2015
Public Hearing Meeting of October 19, 2015
For Definitive OSRD Subdivision entitled "East Estate"

A motion was made by John Sousa, duly seconded by Lorri-Ann Miller, and unanimously voted (5-0) to approve the above-referenced minutes.

- (2) **Correspondence**
Legal Notices from Dartmouth Conservation Commission
Legal Notices from City of Fall River
Legal Notices from Town of Westport

A motion was made by John Sousa, duly seconded by Kevin Melo, and unanimously voted (5-0) to acknowledge and file the above-referenced correspondence.

- (3) **Initial Review of an Off-Street Parking Plan**
Round the Bend Farm 92 Allen's Neck Road

Also Present: William Goodman, P.E., Civil & Environmental Consultants, Inc.
Will Saltonstall, Architect
Desa VanLaarhoven, Director – Round the Bend Farm

The Planning Director explained that the plan proposes the construction of a new facility with office/kitchen/meeting room space at Round the Bend Farm with 29 parking spaces (29 required). He stated that the proposed plan complies with Section 16 of the zoning bylaws.

Mr. Goodman reviewed the property locus, proposed construction, and proposed



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compact gravel parking layout with the Board.

A Board member questioned where the dumpster would be located. Ms. Learhouser explained that the facility tries to minimize waste, and will include minimizing waste from the commercial kitchen. She stated that the dumpster is located behind the barn.

Mr. Goodman reviewed the proposed sidewalk locations and traffic flow.

A Board member questioned what the main function of the facility will be. Mr. Saltonstall explained that it is a multi-use facility, and the primary use on a daily basis would be for the people that live and work on the farm using the office and kitchen facilities. He stated that intermittently throughout the year educational events will be held, but most of the time the parking lot will be used infrequently.

A Board member wanted a connection from the handicapped accessible spaces to the office doorway.

Chairman Avila asked the Planning Director for a recommendation. The Planning Director recommended approval of the plan, with the condition to connect the handicapped parking spaces to the office doorway.

A motion was made by John Sousa, duly seconded by Kevir Melo, and unanimously voted (5-0) to approve the parking plan for Round the Bend Farm.

The Plans referred to in this action are listed below:

<u>Title</u>	<u>Sheet</u>	<u>Date</u>
Proposed Parking Plan	1 of 1	10/15

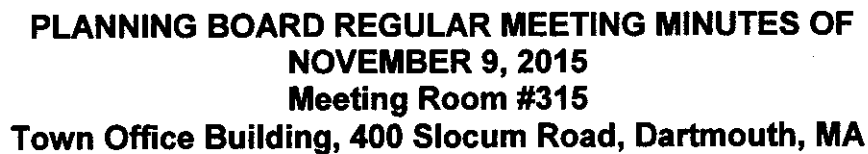
The conditions of approval are listed below:

1. A connection shall be shown from the handicapped accessible spaces to the office doorway.

Two 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 a final 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.



The Planning Director explained that this ANR recombines several parcels that were the subject of an ANR approved in 2014 to create two new lots; one conforming to the frontage requirements (200') and one that does not, which is labeled unbuildable on the plan. He recommended endorsement.

The Planning Director explained that the applicant would like Lot 1 released from the performance covenant for Stone Wall Acres, which is a 2-lot subdivision off Fisher Rd. The surety estimate for the construction cost was received from DPW and a check in that amount (\$3,304) was received from the applicant. Lot 2 was previously released, however since this subdivision is less than 4 lots, there is no requirement to hold any lots. He recommended releasing Lot 1.

The Planning Director explained that the applicant would like to have 19 lots released (leaving 8 with under a covenant, which is the required amount) and establish surety in the amount of approximately \$200,000 to cover the remaining construction costs. He noted that this amount has yet to be approved by DPW and no inspection reports have been received. He did not recommend releasing the lots at this time.

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(7) For Your Information/New Business

- **Planner's Report**

- Clarendon Estates - Update

- The Planning Director received multiple inquiries from residents of the subdivision. His latest correspondence with the developer regarding the sidewalk that was not installed properly and causing drainage issues indicated that the developer would not be providing any resolution. The developer had previously indicated that his engineer would do a profile of the road and provide plans to the DPW in an effort to address this problem without totally having to redo the sidewalks. The Board will forward a letter to the developer to encourage him to complete the project properly for the residents.

A motion was made by Lorri-Ann Miller, duly seconded by John Sousa, and unanimously voted (5-0) to send a letter to the developer of Clarendon Estates.

- **Subcommittee Reports**

- Soils Board Meeting

- Joseph Toomey announced that there will be a Soils Board meeting within a week or so. He did not know the discussion topic at this time.

(8) Long Range Planning – Site Plan Review Bylaw

The Planning Director submitted the updated draft for Board review. He also submitted an Architectural Design Guide for Dartmouth and a summary list of the new standards in the bylaw. He requested the Board's opinion regarding who the final draft should be sent to as Zoning Bylaw Reviewers. The Board thought that a month should suffice for a response time from the reviewers. The Planning Director will forward this final draft to the Zoning Bylaw Reviewers, along with the Architectural Design Guide.

With no further business to discuss, Chairman Avila called for a motion to adjourn.

A motion was made by Lorri-Ann Miller, duly seconded by Joseph Toomey, and unanimously voted to adjourn this evening's regular meeting at 8:12 p.m.

The next Planning Board meeting is scheduled for November 23, 2015 in Room #315, Town Office Building, 400 Slocum Road.

Respectfully submitted,
Jane Kirby
Planning Aide

Lorri-Ann Miller

Lorri-Ann Miller, Clerk