

LINCOLN PARK PLAN APPROVAL AUTHORITY

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MEETING MINUTES

MARCH 3, 2013

6:00 PM

Room 304

DARTMOUTH TOWN CLERK

The meeting was called to order at 6:10 PM. Members present included William Trimble (arrived 6:20 PM), Stanley Mickelson and Halim Choubah.

In the absence of Chairman William Trimble, Mr. Mickelson opened the public hearing at 6:10 PM. Mr. Trimble assumed the Chair at 6:20 PM.

6:10 PM: Public Hearing: Lincoln Park Smart Growth Overly District: Midway Realty, LLC: State Road; Dartmouth Assessors Map 162, Lots 4&5; Map 51, Lots 1 & 26.

Present: Alan Heureux, Boucher and Heureux, Inc.; Joseph Delgado, Midway Realty LLC; Robert Carrigg, Lincoln Park Commons LLC), Attorney Chip Mulford; David G. Cressman, Dartmouth Town Administrator; Deborah Melino-Wender, Dartmouth Director of Development; Cecilia Whipp; William D. Whipp; Betsy White; Michael Guilmette; Richard _____ (name not legible on sign-in sheet), Debra Ann Raymond, Dartmouth Council on Aging.

Building I: Request for Proposed Changes to balconies and bedroom mix; Request for addition of covered bus stop.

Mr. Mulford reviewed the approvals that had been previously granted. Mr. Carrigg reviewed the proposed changes to the 36 unit, first apartment building, Building I, the design of which had been previously approved by THE Lincoln Park Plan Approval Authority (PAA). He stated that due to the proposed changes of the mix of bedrooms, which was requested by DHCD, and potential safety issues, the developer is proposing changing the balconies to Juliet balconies. There will still be railings and sliding doors, but no accessible balcony area. Additionally, at the request of DHCD, the developers are looking to increase the number of handicap units and change the bedroom mix. The revised bedroom mix will include 8-one bedroom units; 24-two bedroom units and 4-three bedroom units. Additionally, Mr. Carrigg stated that DHCD is requesting a sheltered bus stop along State Road. He stated that it is the intention of the developers, once the project is more fully constructed, to work with the bus company to try to get a loop through the development.

Building G: Design Review/Approval of 48 unit age-restricted building and grading/utility plan. Mr. Heureux reviewed the plans for Building G. He noted that the design and footprint of this building have changed. An ANR was created to carve out this lot, so that the developers, Bristol Pacific, Lincoln Park Commons LLC, could obtain financing to construct the project. The design of the building has been modified so that it is aligned with the promenade through the site and faces the single family development area to the south. The building footprint was expanded

from 12,000 s.f. to 19,000 s.f., but the parking was reduced and the layout redesigned so that the impervious area was reduced from 79% to 70%. With respect to the utilities plan, Mr. Heureux stated that he had met with the Fire Chief and DPW and with Mike O'Reilly, the Environmental Affairs Coordinator. This project will need to file for an Amended Order of Conditions. Additionally, the Fire Chief is requiring a complete water main loop to Route 6; which the developer has agreed to, but which is not shown on the plan. Mr. Heureux reviewed the utility plan.

The following members of the public spoke:

Mrs. Whip asked about play areas for the children in Building I. Mr. Carrigg responded that there was a play area included in the single family development area that would also serve the children in this complex. Mr. Ship stated that he thought the density and traffic is too great for the area. Mr. Guilmette asked about the number of elevators in Building G and asked for clarification on trash removal for Building G. He also stated that the bus stop should go into the complex. Ms. White, of the Westport River Watershed noted the sensitivity of the area. She expressed concern regarding potential impacts on the watershed and hoped that every effort is being made to minimize runoff. Mr. Carrigg noted that there should be an improvement to the water quality.

Public Hearing closed at 7:00 PM:

Mr. Trimble closed the public hearing at 7:00 PM. A general discussion of the project followed by members of the PAA. Mr. Choubah stated that there should be an annual inspection of the sewers to insure adequate maintenance. The Director of Development noted that the utilities plan did not yet reflect the comments of DPW and the Fire Chief and that the Conservation Commission was requiring an Amended Order of Conditions; the project could be on the Conservation Commission agenda for March 25th.

The PAA members reviewed the draft findings and decision which had been prepared by the Director of Development. The PAA members stated that they would like to wait until the Conservation Commission makes a decision on the requested Amended Order of Conditions before proceeding with the approval for Building G.

PAA Decision

The motion was duly made by Mr. Mickelson and seconded by Mr. Choubah and unanimously passed to approve the requested design modifications to Building I, the first apartment building, and the addition of a covered bus stop on State Road, with the final decision subject to the approval of the Planning Director, and to accept the Findings of Fact and Decision, and conditions, as it relates to this approval.

The final Findings of Fact and Decision as related to Building I is attached to these minutes.

Motion to Continue

At 7:20 PM, the motion was duly made by Mr. Mickelson and seconded by Mr. Choubah and unanimously passed to continue this meeting to Wednesday, March 26th at 6:30 PM to consider the Findings of Fact and Decision as related to Building G.

LINCOLN PARK PLAN APPROVAL AUTHORITY

MEETING MINUTES

MARCH 26, 2013

6:20 PM

Room 315

CONTINUANCE OF MEETING OF MARCH 3, 2013

6:20 PM: Opening of meeting continued from March 3, 2013: Lincoln Park Smart Growth Overly District: Midway Realty, LLC: State Road; Dartmouth Assessors Map 162, Lots 4&5; Map 51, Lots 1 & 26.

Chairman Trimble opened the continued meeting at 6:20 PM. Members present included William Trimble, Stanley Mickelson and Halim Choubah. Others present included Present: Alan Heureux, Boucher and Heureux, Inc.; Robert Carrigg, Lincoln Park Commons LLC), Attorney Chip Mulford; and Deborah Melino-Wender, Dartmouth Director of Development;

The PAA reviewed the draft Findings of Fact and Decision with respect to Building G. A general discussion followed.

PAA Decision

The motion was duly made by Mr. Mickelson and seconded by Mr. Choubah and unanimously passed to approve the elevations, site plans and utility plans for Building G and to and to accept the Findings of Fact and Decision, and conditions, as it relates to this approval.

The final Findings of Fact and Decision relating to Building G is attached to these minutes.

Adjournment


The meeting was adjourned at 6:30 PM

At 6:30 PM the PAA opened the new meeting for purposes of approving the minutes of the meeting of March 3, 2014.

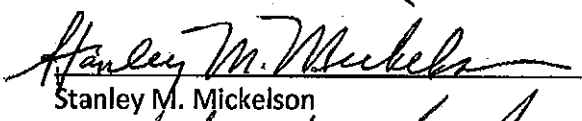
The motion was duly made, seconded and unanimously passed to accept the minutes of the PAA meeting of March 3, 2014.

The meeting was adjourned at 6:35 PM.

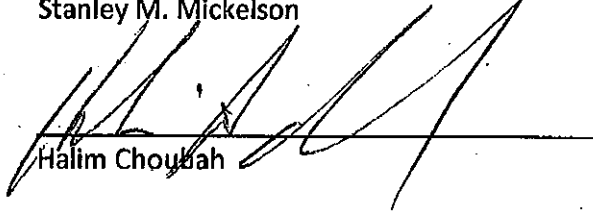
ACCEPTED:



William J. Trimble



Stanley M. Mickelson



Halim Chouhah