

PLANNING BOARD MEETING OF APRIL 11, 2006

PLACE: TOWN HALL BANQUET ROOM

Meeting called to order at 6:30 P.M. by Chairman Fleurent

I. ADMINISTRATIVE BUSINESS

A. Quorum/Attendance

Members Present – all members. Wayne Hayward arrived at 6:50 P.M.

Members Not Present – none.

Planning Director William Roth was also in attendance.

B. Election of Officers

Albert Borges motioned to appoint Raymond Fleurent Chairman. Marinus Vander Pol seconded. There were no further nominations. Mr. Fleurent is the Chairman.

Marinus Vander Pol motioned to appoint Albert Borges Vice-Chairman. Dennis Vello seconded. There were no further nominations. Mr. Borges is the Vice-Chairman.

Gary Staffon motioned to appoint Marinus Vander Pol Clerk. Timothy Cox seconded. There were no further nominations. Mr. Vander Pol is the Clerk.

Albert Borges motioned to appoint Raymond Fleurent the Planning Board delegate to SRPEDD. Marinus Vander Pol seconded. There were no further nominations. Mr. Fleurent is the Planning Board delegate to SRPEDD.

C. Acceptance of Minutes – None

D. Planning Board Bills

1. Engineering Review – Mariner Estates - \$747.50

Marinus Vander Pol motioned to pay this bill. Dennis Vello seconded. The vote was unanimous in favor. The motion passed.

2. Southcoast Media Group – Advertisements - \$494.50

- Nextel & Carapace, LLC – \$ 57.50/each
- Pinto - & Mariner Youth Soccer - \$109.25/each
- Capeway Veterinary Hospital - \$ 161.00

Marinus Vander Pol motioned to pay this bill. Gary Staffon seconded. The vote was unanimous in favor. The motion passed.

3. Refund – Capeway Veterinary Hospital - \$216.80

Albert Borges motioned to pay this bill. Marinus Vander Pol seconded. The vote was unanimous in favor. The motion passed.

4. Various Project Refunds - \$5,784.72 (14 refunds that have accumulated and have yet to be paid)

- Val DeMelo - \$987.00
- Michael Panagakos - \$1,518.62

- J.P. Lanagan & Co., Inc. - \$1,110.68
- DPM Development - \$84.74
- Joseph August - \$159.71
- Brahmin Leather (1) - \$501.91
- Manuel DeSantos - \$53.16
- Michael DaCosta - \$62.00
- Richard Huffam - \$1,029.00
- Shipyard Realty Associates - \$ 70.84
- WH/MV Steamship Authority - \$ 66.42
- John Wordell - \$ 31.26
- Patrice Johnson - \$ 67.50
- Robert Gomes (3) - \$ 41.88

Marinus Vander Pol motioned to pay this bill. Gary Staffon seconded. The vote was unanimous in favor. The motion passed.

E. Receipt of Plans - None

F. Approval of Plans – None

G. Discussion on Shannon Meadows -

William Roth – The Board required a rail fence to be around all water quality facilities on this subdivision, condition #8. I met with the several property owners regarding this. They now want the fence totally removed behind their house. I told them it was an order of condition and I was not able to do remove or substantially alter the condition. That's why they're here. All of the abutters were notified.

Marinus Vander Pol – The Conservation Commission called for fencing along the wetlands.

Roy Brum – 87 Oliver Street – As far as I can tell, there are no wetlands behind there. Not having a fence there makes it easier to mow the grass. Why not have some sort of marker to show the property line? I have pictures.

Albert Borges motioned to authorize the removal of the fence in that area. Gary Staffon seconded. The vote was 6 in favor 1 opposed (Wayne Hayward). The motion passed.

Wayne Hayward – There is a purpose for that fence. I'm against taking it down.

Timothy Cox – Something should be marked

Marinus Vander Pol motioned to amend the previous motion to include rear permanent in ground markers. Gary Staffon seconded. The vote was 6 in favor 1 opposed (Wayne Hayward). The motion passed.

H. Other

Wayne Hayward led The Board in thanking Jeffrey Lucas for his eight years of service.

II. PUBLIC HEARINGS

1.) Definitive Subdivision – Mariner Estates

William Roth – They are requesting to withdraw their application without prejudice so they can re-apply again later.

Wayne Hayward motioned to accept the applicant's withdrawal without prejudice. Dennis Vello seconded. The vote was unanimous in favor. The motion passed.

2.) Carapace, LLC. – Alden Buick

William Roth – They are requesting a continuance to April 25.

Marinus Vander Pol motioned to grant the continuance to April 25, 2006 at the applicant's request. Gary Staffon seconded. The vote was unanimous. The motion passed.

3.) Special Permit – Capeway Veterinary Hospital

William Roth - I have identified several issues. They should open the hearing, hear my recommendations and any comments the Board has. They need a dumpster enclosure. The dumpster is not is a good location. I am recommending a sidewalk along Bridge Street. They need to look at the sidewalk impact on the gas station next door. Stormwater maintenance for the Vor-Tech unit should be on the plans. They will need to consolidate the three lots. There are several landscaping issues such as plant species, location suitability, variety of plantings and I do not see how the existing trees can be preserved because of grading. Some of the landscaping issues will change if they put up detention walls. Tibbetts Engineering has enclosed a letter with their comments. They should also talk to BPW, Con Com and the Assessor's office regarding the issues that they have raised. The parking rationale makes sense to me.

Bob Field (for the applicants) – They're looking to put an addition on the existing building. All public parking and accesses will be on Bridge Street and the existing lot off of Huttleston Avenue will become an employee lot. Sewer and water comes from the existing buildings. We did meet with Tibbetts and addressed most of their issues, and did file an RDA with the Conservation Commission.

Gary Staffon – What have you done to address the flooding issues on Bridge Street?

Bob Field – We have designed a facility that retains more than the code requires.

Chairman Fleurent – Will all the water in the parking lot will drain into the ponds and then into the underground treatment system.

William Roth – I want to clarify that the applicant is draining the new parking lot through a Vor-Tech unit and discharging it directly in the System on Bridge Street. To meet our ordinance they are taking other runoff and putting it through the basins and retaining that water. It's a numbers game, but meets our ordinance.

Wayne Hayward – Bill, are you comfortable with the calculations as far as parking?

William Roth – Yes. The parking rational they have submitted appears to be adequate.

Marinus Vander Pol – How do you feel about the oak trees?

William Roth – I don't think they should plant trees on a two to one slope and the species they propose do not do well in wet conditions, which is where this location will be.

Marinus Vander Pol – I think the shrubs should be five to seven gallon in size.

Wayne Hayward motioned to continue this public hearing at the applicant's request to May 23, 2006. Dennis Vello seconded. The vote was unanimous in favor. The motion passed.

III. OTHER

1.) Discussion regarding letter received from the Friends of Nasketucket.

Marinus Vander Pol motioned to place the unsigned letter on file. Albert Borges seconded. The vote was unanimous in favor. The motion passed.

2) Discussion on GB Knowles Covenant on Affordable Housing.

William Roth - To address an issue of affordable housing brought up at the end of the hearing, I consulted with our Consultant Attorney, Pam Brown and requested that the applicant put in an affordable housing clause. The covenant now has a provision in it that allows the Board to require affordable units. The provision allows a 1 to 1.5 ration of additional units above the 50-unit maximum. This type of density bonus is typical and is a way of helping to subsidize affordable units.

The Board discussed this issue and a majority felt that such a provision was acceptable, and requiring affordable units is long over do.

3) Discussion on the Community Preservation Act and the potential project occurred.

4) Discussion on budget issues – payroll and a transfer to cover a potential deficit.

5) Discussion on the 50th anniversary of SRPEDD and the upcoming annual dinner.

Wayne Hayward motioned to adjourn at 8:20 p.m. Timothy Cox seconded. The vote was unanimous. The motion carried. The meeting was adjourned.

Respectfully submitted,
James Pelland, Secretary to the
Planning Board