

PLANNING BOARD MEETING OF NOVEMBER 13, 2007

PLACE: TOWN HALL BANQUET ROOM

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

I. ADMINISTRATIVE BUSINESS

A. Quorum/Attendance

Members Not Present – Marinus Vander Pol, Wayne Hayward

Planning Director William Roth was also in attendance.

B. Acceptance of Minutes – October 23, 2007

Dennis Vello motioned to accept the minutes of the October 23, 2007 meeting. Gary Staffon seconded. The vote was unanimous. The motion passed.

C. Planning Board Bills –

1) Monaghan Printing - \$63.00 - Envelopes

Gary Staffon motioned to pay this bill. Dennis Vello seconded. The vote was unanimous. The motion passed.

2.) Landlaw Specialty Publishers - \$200.00 – Land Court Subscription - \$800.58)

Gary Staffon motioned to pay this bill. Dennis Vello seconded. The vote was unanimous. The motion passed.

3.) Southcoast Media Group – Ads – Foster/Lanoue - \$168.00, Fairhaven Shipyard - \$86.25

Dennis Vello motioned to pay this bill. Timothy Cox seconded. The vote was unanimous. The motion passed.

D. Receipt of Plans –

1.) Special Permit – Standard Times – 245 Bridge Street (PH – 12/11/07)

William Roth – They're looking to expand the building in the front.

Gary Staffon motioned to set the Public Hearing for December 11, 2007. Timothy Cox seconded. The vote was unanimous. The motion passed.

2.) Unaccepted Street Discontinuance – Ketchum/Mello/McCann – Howard Street (PH – 12/11/07)

William Roth – They're looking to discontinue a portion of what is front of their lot.

Gary Staffon motioned to set the Public Hearing for December 11, 2007. Timothy Cox seconded. The vote was unanimous. The motion passed.

E. Approval of Plans – None.

II. PUBLIC HEARINGS

1.) Definitive Subdivision – Gus Pinto, Jr. – Washburn Avenue (continued from 9/25/07)

William Roth – To start a new policy, I have asked the engineer to come in to give a progress report since they have asked for numerous continuances and will probably be asking for one tonight.

Steve Giosa (SITEC Engineering) – The issue has been the need for a review by an outside consultant for confirmation of the accuracy of any drainage issues. This has been withdrawn and re-filed. The last remaining issue is the outside party review that has to be paid by the applicant. He feels the seller should be paying for it. The seller did deposit \$5,000.00 with the Conservation Commission, but we have not received any correspondence from the outside reviewer. There is a Conservation Commission meeting next week. If everything is ok, we will move forward. Until then, we need a continuance.

Timothy Cox – How are they going to address the amount of lots? Is it one or two?

William Roth – I have advised them that they should be addressing it as two lots.

Timothy Cox motioned to continue the public hearing to 1/8/08 at the applicant's request. Gary Staffon seconded. The vote was unanimous. The motion passed.

2.) Special Permit – Fairhaven Shipyard – 2 – 50 Fort Street

Chairman Fleurent - There are only six members tonight. Are the plans in order?

William Roth - I'm recommending approval. The previous owner submitted a prior application. They reconfigured the dock. The new applicants are doing more shipyard business and have reconfigured the travel lift. The first ship built in Fairhaven in over 50 years was christened recently. So, the dynamics of their business have changed. The main issues were parking in conjunction with the various uses. The Planning Board, on two separate occasions, has approved a parking ratio of 1 space per 2 slips. I believe they meet all of the conditions that can be conditioned including the Fire Department's desire to have a dry pipe system installed and the BPW's requirements regarding a pressure washing collection system. I am recommending approval subject to the 11 conditions.

Susan Nilson (engineer) – We are looking at installing a floating dock system and replacing the travel lift area. We are also incorporating a wave attenuator. We will maintain the current number of parking spaces pursuant to the most recent parking study. We have also included a 50 scale map to show the area to the north.

Gary Staffon – What did we give Earl's Marina for a parking determination?

William Roth – One space for two slips.

Marc Scanlon – Is there room for handicap spaces?

William Roth – That's the Building Commissioner's purview, but I believe there is sufficient room to accommodate handicap spaces.

Eric Berg (abutter) – We weren't aware that the buffer was going to come out onto our land/riparian rights. This will affect our view and our access.

Jeff Canastra (abutter) – I'm concerned about how the wave attenuator works.

Gary Staffon motioned to approve the application with the order of conditions. Timothy Cox seconded. Gary Staffon withdrew his motion. Timothy Cox seconded. Gary Staffon motioned to approve the application with 12 conditions adding that they would shorten the wave breaker 25 feet on the north east side. Timothy Cox seconded.

Chairman Fleurent- Why reduce by 25 feet? It doesn't make sense.

Eric Berg – This affects my property rights.

The vote was unanimous. The motion passed.

III. OTHER

1.) Home Occupation Discussion – Gary Staffon

Gary Staffon - I saw some issues that I felt important to address. So, I asked Bill to put this into the packet so we could address the home occupation issue.

- Discussion ensued regarding this issue.

Gary Staffon motioned to adjourn. Marc Scanlon seconded. The vote was unanimous in favor. The meeting was adjourned at 7:40 p.m.

Respectfully submitted,

James Pelland, Secretary
To the Planning Board