

PLANNING BOARD MEETING OF JULY 31, 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 Present –

Members Not Present – Gary Staffon

Planning Director William Roth was also in attendance.

B. Acceptance of Minutes –

Marinus Vander Pol motioned to accept the minutes to the July 17, 2007 meeting. Timothy Cox seconded. The vote was unanimous. The motion passed.

C. Planning Board Bills –

1) GAF Engineering – Marion Pediatrics – 2 - \$967.00

Timothy Cox motioned to pay this bill. James Holmes seconded. The vote was unanimous. The motion passed.

D. Receipt of Plans – None

E. Approval of Plans -

1.) Form A – Joyce Lavoie – 340 Huttleston Avenue

William Roth – The applicant has a lot that they want to subdivide. It meets the standard for an ANR and I am recommending endorsement.

James Holmes – Why not divide it right down the middle?

Joyce Lavoie (the applicant) – We had problems with the wetlands on the site.

Albert Borges motioned to approve the Form A. Dennis Vello seconded. The vote was unanimous. The motion passed. (Marinus Vander Pol abstained).

2.) Form A – Mariner Youth Soccer – 268 Huttleston Avenue

William Roth – They are selling part of their property. This will divide the portion of the two lots that are being sold. They do not have frontage, but all of the property being sold is being bought by one person and they have frontage on several other streets.

Chairman Fleurent - He doesn't show the streets. You need to look on the locus.

Marinus Vander Pol – We're missing a lot of information on the surrounding lots.

Wayne Hayward motioned to approve the Form A as an ANR. James Holmes seconded. The vote was unanimous. The motion passed.

F. Other -

1.) Definitive Subdivision – McKensie Lane Covenant – Robert Roderiques

Chairman Fleurent - How are you making out with your subdivision?

Robert Roderiques – We're coming along. I need to get the acceptance plan, which is in the works. I am having the company that is doing the finish coat on East Fairhaven School do the finish coat on the subdivision. They should be done in the next couple of weeks. Then, we just need to do the final touches.

Chairman Fleurent - The covenant expires tomorrow.

James Holmes motioned to give the applicant forty-five extra days. Dennis Vello seconded. The vote was unanimous. The motion passed.

II. PUBLIC HEARINGS

1.) Special Permit – Cottage/Knowles Landing – 267-271 Huttleseton Avenue (continued from 6/26/07)

William Roth – They're 99.9% done with the lighting plan with one minor issue. The mailboxes are labeled. They have addressed and resolved items three, four and five. They have provided the extra details on the emergency access. There are some technical issues that need to be addressed when the Fire Chief gets back from vacation. Item seven has been resolved. The landscape plan by the engineer has been removed from the plans. GAF feels that there is an inconsistency with the numbering of areas with regards to the stormceptors. This needs to be addressed. There have been no comments or problems from any other town departments. The only new issue is that the plans have eliminated 3 units. This needs to be reviewed by the Board. This is just fine tuning. Other than that, we are there.

Richard Rheaume (engineer) – Conservation Commission wanted us to eliminate building six in the southwest corner of the property. With our plan, with that into effect, they were willing to vote approval. This will bring the total units down to 50 in total.

Chairman Fleurent – Why did they want you to eliminate that building?

Richard Rheaume – They weren't comfortable in developing that area of the property.

Marinus Vander Pol – This is a win-win answer to that problem.

William Roth – They've addressed almost everything. They've done a good job.

Albert Borges motioned to close the public hearing. Timothy Cox seconded. The vote was unanimous. The motion passed. The Public hearing was closed.

James Holmes – It's sad that there will be no affordable units.

William Roth – This will be on the next agenda with a set of conditions to vote on.

2.) Special Permit – Marion Pediatrics – Phase 2 – 404 Huttleston Avenue (continued from 6/26/07)

William Roth – The applicant resubmitted the plans on July 25th. It was insufficient time and I did not review it. Tibbetts should have their comments by the end of the week. They are looking to

continue to 8/14/07. That's what I am recommending.

Timothy Cox motioned to continue the public hearing to August 14, 2007. Dennis Vello seconded. The vote was unanimous. The motion passed.

James Holmes motioned to adjourn. Timothy Cox seconded. The vote was unanimous in favor. The meeting was adjourned at 7:34 p.m.

Respectfully submitted,

James Pelland, Secretary
To the Planning Board