

PLANNING BOARD MEETING OF MAY 22, 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 – All

Members Not Present – None

Planning Director William Roth was also in attendance.

B. Acceptance of Minutes –

James Holmes motioned to accept the minutes to the April 24, 2007 meeting. Timothy Cox seconded. The vote was unanimous. The motion passed.

C. Planning Board Bills –

1.) Southcoast Media – Ads – Lighthouse Bed & Biscuit - \$172.50

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

D. Receipt of Plans – None

1.) Special Permit – Marion Pediatrics-Phase 2 - 404 Huttleston Avenue (PH – 6/26/07)

James Holmes motioned to set the Public Hearing for June 26, 2007. Timothy Cox seconded. The vote was unanimous. The motion passed.

E. Approval of Plans – None

F. Other - Street Acceptance

1.) Fox Run Lane

2.) Potter Street

3.) Courtlyn Way

4.) Oliver Street

5.) Rivard Street

Mylars on each of these were signed prior to the meeting by members of the board.

- Discussion ensued regarding the SRPEDD annual dinner on May 23, 2007.
- Discussion ensued regarding Mr. Roth's draft of the open space and recreation plan.
- Discussion ensued regarding SRPEDD's letter regarding Chapter 43D.

II. PUBLIC HEARINGS

1.) Definitive Subdivision – Mariner Estates (2) - Welcome Street (continued from 4/24/07)

William Roth – They have addressed a number of the issues that were raised at the last public hearing. They still need to revise the sidewalk detail for sidewalks and driveways. The Conservation Commission closed their hearing and provided a number of conditions, a number of which were addressed. The pavement widths for the roadway were incorrect and need to be addressed. I have listed a number of conditions, some of which require revisions. A lot of the 26 conditions are fairly standard for subdivisions.

Attorney Michael Kehoe (for the applicant) – At the last public hearing, the biggest concern was the lack of Conservation Commission approval. We now have that and there have been adjustments to the plan. We believe our plan meets the board's requirements and should be endorsed.

Richard Rheaume (Engineer for the applicant) – There are 9 new homes being proposed, all complying with the set back requirements. Drainage meets all criteria.

Chairman Fleurent – The last time you were here, we had a problem with the traffic. Do you agree with the conditions?

Richard Rheaume – Yes, all of them.

James Holmes – There will be no further expansion of Welcome Street, correct?

Richard Rheaume – That's right.

Wayne Hayward – It was our intent to limit this to 9 homes and I don't know if we can accomplish that. It would have been nice to get a letter from the Conservation Commission on this like we did from other departments.

Timothy Cox - Did we take out the paper street in back of the plaza? Or block it off somehow?

William Roth – The dirt road drives through the water quality facility. So it won't be there anymore.

David Pierce (abutter) – What's going to happen to Howard Street?

Richard Rheaume – We are not proposing to improve it. However, a portion on the paper street will provide the access to the stormwater pond and that will be improved.

Dana Pickup (Builder) – They said they would put a barricade there at the last meeting.

Cora Pierce – I support the easement for the farmer so that he can get to his cornfield.

Attorney Kehoe explained the easement to the board.

Joseph Borelli (abutter) – Will the town attorney review the order of conditions because of the covenant on the property behind this subdivision?

William Roth - That doesn't have anything to do with this development.

Ivan Ketchum (Abutter) – Where will the last utility pole end? How further back are they going?

William Roth – They're required to underground it from Howard Street through their development.

Wayne Hayward motioned to close the public hearing, James Holmes seconded. The vote was

unanimous. The motion passed.

James Holmes motioned to approve the subdivision with the order of conditions. Timothy Cox seconded. The vote was 6-1-1 (Marinus Vander Pol opposed and Gary Staffon abstained because he missed a previous meeting) In Favor. The motion passed.

2.) Special Permit – Knowles – Winding River – 267-271 Huttleston Avenue

William Roth – I have identified 18 issues that need to be addressed. The first is regarding the voluntary covenant for the 53-unit proposal. Nothing was discussed in their narrative about affordable units. That needs to be addressed. There are no amenities proposed and a development of this size should have them. There are inconsistencies on the plan regarding guest parking spaces. The plans should be revised to put signs along the rain gardens telling what they are and why they need to be protected. The use of filter socks as a BMP is not clear. They want to use Grasspavers for the guest parking spaces and that would create a long term maintenance issue. The lighting types, sizes and locations are inconsistent. They need a no parking sign along the internal loop road. They need to revise the plan to indicate a location for a common mailbox. The detail sheet should be revised to provide a separate detail for Pierces Point Road. Why is there a rope fence around some of the guest parking spaces and not others? Additional sidewalks should be added along the internal loop road and to Huttleston Avenue. We need details of the two trash areas. The access to buildings 6 and 9 should be widened. We need more detail regarding the secondary emergency access. The Board should consider requiring the improvement of the access easement to Pierces Point Bridge with a consistent gravel width. I just got the landscape plan on May 10 and I need more time to review it. The Police Chief has provided a letter and so have SRPEDD and the Coalition for Buzzards Bay. The overall design is fairly good. These are fine-tuning issues.

Bob Karam (developer) – There will be 2 affordable with 1 bonus. We're looking for your advice regarding this as well. There are 4 plans for the different types of units. None can be used for more than 2 bedrooms. We think we've got a lot of green space. I'm not set on the grasspavers. I thought it might work here, but I'm open to suggestions. It's next to the bike path.

Timothy Cox – I think we need more affordable housing. Where would they be on the plan?

Bob Karam – Up toward the front of the development, adjacent to Huttleston Avenue. We're willing to work with the Board.

Marinus Vander Pol – Can you narrow your loop road and paving your guest parking?

Richard Rheaume (engineer for the applicant) – We've adhered to all Town stormwater requirements whether they are grasspavers or paved.

Marinus Vander Pol – I'm thrilled with the Rain Gardens.

Wayne Hayward – I agree with Mr. Vander Pol about the roadway width. I don't know how Conservation Commission will come down on it. I agree with Bill regarding the lighting scheme. With regards to traffic, I don't know how you would add another left lane as SRPEDD is suggesting. We need some clarification on that from them.

William Roth – We could chat with them.

Wayne Hayward – Something should be done to create access to the bike path. This would be the age group that would be using it.

Marinus Vander Pol – I would rather see the Conservation Commission holding on the conservation land.

James Holmes – Will there be a pool and a clubhouse?

Bob Karam – No. They don't use it.

Timothy Cox – I think we should push the issue on affordable housing and provide a pool or clubhouse.

Bob Karam – We'll do all of the legwork for the affordable units.

Gary Staffon – Is the landscape plan prepared by a Landscape Architect?

William Roth – No; however, the landscape designed that prepared the plan does a good job with her plans and designs.

Gary Staffon – I think it's necessary.

Gary Staffon – Is Pierce Point the only access?

Richard Rheaume – Yes.

Gary Staffon – Why not two?

Richard Rheaume - Having fewer access points along Route 6 is good philosophy.

Wayne Hayward – No matter what the traffic consultants say, there will be accidents on this road. It's the speed. We have to control the speed.

Joseph Borelli – I am for the project. Mr. Karam has a good reputation and he has earned it. I'd like to see them move the entrance west.

Albert Borges – The Police Department says that if a traffic light and entrance across from Lifestyles Plaza will not be allowed by MassHighway than the Pierce Point entrance is the best way to go.

William Roth – Are you proposing fencing around the trash areas?

Bob Karam – I'd like to put a gate there.

William Roth – Is it the Board's feeling that you want to see an access to the bike path?

All nodded yes.

William Roth – I think you're creating a gutter of water accross Pierce's Point. You might want to look at that.

James Holmes motioned to continue the public hearing to 6/26/07 at the applicant's request. Timothy Cox seconded. The vote was unanimous. The motion passed.

William Roth – I'm looking at having our summer meetings on 7/17/07 and 8/14/07. James Holmes motioned to set the summer meetings on 7/17/07 and 8/14/07. Timothy Cox seconded. The vote was unanimous. The motion passed.

James Holmes motioned to adjourn. Gary Staffon seconded. The vote was unanimous. The motioned passed. The meeting adjourned at 9:15 p.m.

Respectfully submitted,
James Pelland, Secretary
To the Planning Board