

PLANNING BOARD MEETING OF APRIL 8, 2008

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 – None

Planning Director William Roth was also in attendance.

B. Election of New Officers

Marinus Vander Pol nominated Raymond Fleurent as Chairman. Gary Staffon seconded. The vote was unanimous in favor.

Gary Staffon nominated Marinus Vander Pol as Vice-Chairman and Dennis Vello nominated Timothy Cox as Vice-Chairman. Mr. Vander Pol received 3 votes and Mr. Cox received 4 votes. Timothy Cox was elected Vice-Chairman.

Timothy Cox nominated Wayne Hayward as Clerk. Dennis Vello seconded. The vote was unanimous in favor.

Albert Borges nominated Raymond Fleurent as the Board's SRPEDD Representative. Marinus Vander Pol seconded. The vote was unanimous in favor.

C. Acceptance of Minutes – March 25, 2008.

Marinus Vander Pol motioned to accept the minutes of the March 26, 2008, meeting as amended. Gary Staffon seconded. The vote was unanimous. The motion passed.

D. Planning Board Bills –

1.) Monaghan Printing - \$66.00 - Envelopes

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

2.) Southcoast Media – Ads - \$156.00 – Monster Mini Golf

Timothy Cox motioned to pay this bill. Gary Staffon seconded. The vote was unanimous. The motion passed.

3.) Town Survey – SRPEDD - \$5,150.00

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

E. Receipt of Plans

1.) Definitive Subdivision – John Pease – 167 New Boston Road (PH 4/22/08)

Timothy Cox motioned to set the public hearing for April 22, 2008. Gary Staffon seconded. The

vote was unanimous in favor. The motion passed.

2.) Special Permit – Lighthouse Bed & Biscuit -2 – Bridge Street (PH 5/13/08)

Timothy Cox motioned to set the Public Hearing for May 13, 2008. Dennis Vello seconded. The vote was unanimous in favor. The motion passed.

3.) Special Permit – Omnipoint – 2 – 427 Scoticut Neck Road (PH 5/13/08)

Timothy Cox motioned to set the public hearing for May 13, 2008. Albert Silva seconded. The vote was unanimous in favor. The motion passed.

F. Approval of Plans –

1.) Form A – Desroches/Ewing – 261-267 New Boston Road

William Roth – This was another subdivision that was withdrawn. They have agreed to a sale of a portion of the property, in the rear. I am recommending signing the ANR.

Marinus Vander Pol motioned to sign the plans ANR. Timothy Cox seconded. The vote was unanimous in favor. The motion passed.

2.) Form A – Town of Fairhaven – Taking Plans – Howland Road/Sycamore Avenue

William Roth – Town meeting approved the purchase. This is just to finalize the permit drawings. This incorporates the angles at the intersection into the street layout and rounds them off.

Marinus Vander Pol motioned to sign the plans ANR. Timothy Cox seconded. The vote was unanimous in favor. The motion passed.

G. Streets -

1.) Street Acceptance – Stoney Cove Terrace

Chairman Fleurent – Have all plans been submitted?

William Roth – Yes. There are two different plans. I have asked DPW to verify that the drainage is working. This will be on the Special Town Meeting Warrant.

Wayne Hayward motioned to recommend this to Town Meeting. Timothy Cox seconded. The vote was unanimous in favor. The motion passed.

II. PUBLIC HEARING

1.) Special Permit – Monster Mini Golf – 10 Sarah’s Way – CVS Plaza (cont’d from 3/25/08)

William Roth – The first item was in regards to parking along the sign, which remains the same on the plans. The second item is in regards to the geometry behind the building. The consensus was to revise the parking, which has been done. Item three was the need for a designated area for the dumpster. It has been done, but the plans have no dumpster enclosure detail. Number four is the issue with the light being in the parking space. The space is not being counted. Number five was in regards to the CVS drive-thru and this has been addressed. Number six deals with parking as it relates to occupancy. Based on my research I am recommending a parking ration of 3 spaces per mini golf hole. The police chief wants a signal timing study for Huttleston Avenue and Holcomb Street. If the Board feels the applicant meets the Special Permit

criteria, I have prepared fourteen conditions that I have identified in my report.

Armando Ferreira – I don't have any issues with the parking determination. As far as the bollards. We are thinking of introducing a bollard that acts as a bike rack and a fencing deterrent. We're comfortable with the conditions.

Chairman Fleurent – I think it's an improvement for the kids.

Marinus Vander Pol – The Police Chief raises an interesting issue. He's asking for visible signage. Are you willing to accommodate that request?

Armando Ferreira – I need to speak with the owner.

Gary Staffon motioned to make the information asking for a study on that traffic light a condition. Marinus Vander Pol seconded. The vote was unanimous in favor. The motion passed.

Wayne Hayward – There is a push button there. So, the timing ought to be correct.

Chairman Fleurent – Let them talk to the Chief and find out what his concerns are.

Albert Borges motioned to grant the Special Permit subject to the order of conditions as amended. Timothy Cox seconded. The vote was unanimous in favor. The motion passed.

III. OTHER –

- Discussion of the location of the Public Hearing on the Wind Farm ensued.

Gary Staffon motioned to have the Public Hearing on this issue in the downstairs banquet room. Wayne Hayward seconded. The vote was unanimous in favor. The motion passed.

- A discussion ensued regarding the content and lack thereof of the application.

Timothy Cox motioned to adjourn. Dennis Vello seconded. The vote was unanimous in favor. The meeting was adjourned at 8:00 p.m.

Respectfully submitted,

James Pelland, Secretary
To the Planning Board