

PLANNING BOARD MEETING OF MARCH 25, 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

B. Acceptance of Minutes – February 26, 2008

Timothy Cox motioned to accept the minutes of the February 26, 2008 meeting as amended. Marc Scanlon seconded. The vote was unanimous. The motion passed.

C. Planning Board Bills – Southcoast – Ads.

- 1) Ruth Street Realty - \$132.00
- 2) Jocher Realty Trust - \$132.00

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

D. Receipt of Plans

- 1.) Special Permit – CGI Energy – Behind BPW – Fairhaven Wind Project (4-22-08)

William Roth – They submitted the application yesterday.

Timothy Cox motioned to set the public hearing on April 22, 2008. Gary Staffon seconded. The vote was unanimous in favor. The motion passed.

E. Approval of Plans

- 1.) Form A – Ketchum/Mello/McCann – 19-23 Welcome Street

Timothy Cox motioned to approve the Form A. Albert Borges seconded. The vote was unanimous in favor. The motion passed.

F. Consultation

- 1.) N. Douglas Schneider Associates – 497 Sconticut Neck Road

Doug Schneider – This property is just before the Viveiros Farm. It consists currently of a dwelling and a garage. We've gone to Conservation Commission and had the wetland line approved. We have enough frontage for 2 Form-A lots. He's looking to create a third on the easterly side of the property. We are short of frontage on the third lot. We can install a fully compliant road with a hammerhead. We also could waiver formal construction of the roadway. The third option is to seek a ZBA variance for frontage and come back under this board for a Form C. There are advantages to each option. We're looking for some guidance from the Board.

Wayne Hayward – Is that an existing lot?

Doug Schneider – No.

William Roth – He could comply fully on option number 1. On number 2, he could apply for an 81R waiver and get a variance to make it buildable. The third option is to create the frontage with the hammerhead and not construct anything. In the end, he's just going to have a driveway there because it will only serve one lot.

Wayne Hayward – I'm looking at the full buildout of the property.

William Roth – I don't see how he can build it out any further. You're only going to have one lot. What advice does the Board want to give the owner.

Chairman Fleurent – I think the hammerhead is a waste of time. If it's a subdivision and we waive the 81R, the ZBA could still deny the variance, and then he went through all of that work for nothing.

William Roth – Option number 3 is laying it out.

Wayne Hayward – I would think you would want a paved apron.

Timothy Cox – I agree. That makes sense.

William Roth – So, something similar to option number 3 is preferable?

II. PUBLIC HEARINGS

1.) Special Permit – Monster Mini Golf – 10 Sarah's Way – CVS Plaza

William Roth – I received a letter today responding to my review comments. Most of the problems that I see are minor. I have spoken with the site designer about them and they can be addressed rather easily. The only one that can't is that there is a light pole in the middle of a parking space. The one main issue that needs to be resolved is the parking requirement and what that is and the Building Commissioner's review of it. I have received revised plans of the building layout and sent them down to the Building Official. But I haven't received any word on the parking requirement. The applicant needs to work with the Building Official on this. I think a lot of the other items can be ironed out. The big issue is the parking requirement. I recommend that the Board review the application and then continue the application should there be any further information required.

Richard Davies, Esq. (for the applicant) – We're here to address any questions you might have. We took Mr. Roth's issues and dealt with them one by one. This is a franchise. It's family oriented. They use local caterers. The purpose is for miniature golf with some video games. We're looking for an occupancy of 150-200.

Marc Scanlon – I think this is great concept. I do have some concerns. I am surprised that there was no comment from the police department. You also will have a mixing of seniors and children, and am also wondering if there needs to be any traffic studies. There also is a school right behind it.

Joseph Sousa (applicant) - We see that as a draw. There will be a full staff on hand. If it gets busier, we will have to hire more staff.

Lorraine LePage (Bellevue Street) – Where are you building this?

Joseph Sousa – Between Friendly's and CVS.

Lorraine LePage – We're concerned about noise. You can't control that unless you call the

police.

Marc Scanlon – I don't think parking will be a concern. I'm more concerned about the traffic. I think it's a sound project, but I think it can be controlled.

Wayne Hayward – It sounds like you're going to be upgrading the sign. I'm a little concerned that you don't have a little more physical protection.

Armando Pereira (Site Designer) – It's a valid point given that it's coming off of Route 6. I am concerned about parking. If you run a successful business, we need to have some discussion as to what the building commissioner is looking for.

Armando Pereira – We are actually gaining spots in the plaza. We're going to eliminate that half space with the light pole and one other similar pole from the count.

William Roth – The Building Commissioner and I are discussing this. He needs additional information. I've sent the drawing downstairs and I haven't spoken with him. Hopefully, he will talk with the architect about this.

Wayne Hayward – I think some of your customers will be riding bicycles. I don't see any provisions for that.

Armando Pereira – We will have to look at that.

Timothy Cox – There needs to be a barrier in front of the business. Also, I would like to see the marked handicapped spaces given signs. Have them all brought up to code and make that a condition.

Marinus Vander Pol – I'd like to see more landscaping.

Armando Pereira – We are adding landscaping.

Marinus Vander Pol – I'd like to see you expand on that idea. It adds to the whole site.

Atty. Richard Davies – This will be a good tenant. This will be a good thing for the neighborhood. I would request that you issue the permit with conditions that can be resolved after they open. They have been very patient.

William Roth – That's out of our protocol. If revised plans are submitted that address all of the issues, I could be ready with a set of conditions at the April 8, 2008 meeting.

Timothy Cox motioned to continue the public hearing to April 8, 2008. Gary Staffon seconded. The vote was unanimous in favor. The motion passed.

III. OTHER - None

Marinus Vander Pol motioned to adjourn. Timothy Cox seconded. The vote was unanimous in favor. The meeting was adjourned at 8:06 p.m.

Respectfully submitted,

James Pelland, Secretary
To the Planning Board