

PLANNING BOARD MEETING OF July 15, 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 – Gary Staffon

Planning Director William Roth was also in attendance.

### B. Acceptance of Minutes –

Timothy Cox motioned to accept the minutes to the June 10, 2008 meeting. Dennis Vello seconded. The vote was unanimous. The motion passed.

### C. Planning Board Bills –

#### 1.) GAF Engineering – Lighthouse B&B-2 - \$625.42

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

#### 2.) Southcoast Media - \$72.00 - Tipping Definitive Subdivision

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

#### 3.) Staples - \$7.20 -

Timothy Cox motioned to pay this bill. Albert Borges seconded. The vote was unanimous. The motion passed.

### D. Receipt of Plans

#### 1.) Special Permit – 16 Lambeth Park Road – Uncle Bob's Self Storage

Wayne Hayward motioned to set the public hearing for August 26, 2008. Timothy Cox seconded. The vote was unanimous. The motion passed.

### E. Approval of Plans

#### 1) Definitive Subdivision – 167 New Boston Road – John Pease

Timothy Cox motioned to endorse these plans. Albert Borges seconded. The vote was unanimous in favor. The motion passed.

## **II. PUBLIC HEARING –**

### 1) Definitive Subdivision – Central Avenue – Anita Tipping

William Roth – They are trying to provide frontage and access to 8 tax parcels. The determination as to whether it is a grandfathered lot has been done by the Building Official. The road could not be extended in the future. So, this proposal would be a buildout. They have provided a drainage and engineering report, but they need to be stamped and sealed. The Fire Chief said that a 14 foot paved road would be

acceptable and I have provided a revised set of conditions thereto. There are no other town related issues. The Conservation Commission has issued an Order of Conditions. The assessor is stating that the road would need a new street name. I am recommending approval subject to 25 conditions.

Alan Ewing (for the applicant) – My client has owned this property since 1954. We want to make the improvements to Central Avenue to provide access. We are proposing to meet the Planning Board regulations as far as the road width and drainage. We have met with the BPW and they were receptive to our drainage improvements and utilities. The Conservation Commission order of conditions has not been recorded. We have addressed the tree situation.

Chairman Fleurent – Do you agree with the conditions?

Allan Ewing - Yes.

Leonora Frias (abutter) – I have a problem with them tearing down the trees. Where is the water going to go? There is a huge water/drainage issue.

Chairman Fleurent – He's has a right to develop according to the bylaws.

Joe Costa (abutter) – Where is all the water going to go?

George Coelho (abutter) – Who maintains the drainage swales?

Chairman Fleurent – The property owner.

Dave Rebello (abutter) – How wide will the street be?

William Roth- 14 feet within a 40 foot layout.

Albert Borges – If you go along with the 14 foot road, could the ditch be moved to keep it away from the property line?

Allan Ewing - Absolutely.

Wayne Hayward – We have to restrict access to Kayla Drive. As to the water, there is a drainage ditch and an easement to catch it. We need to try to control the rate of flow off of the property. He's not impeding the flow of water now. He needs more volume. If this is done right, it's possible that you might help the rate of runoff in this area.

Albert Borges – Also, it's all overgrown.

Timothy Cox - So, it's not doing its job.

Timothy Cox motioned to continue the Public Hearing to August 26, 2008 at the applicant's request. Dennis Vello seconded. The vote was unanimous in favor. The motion passed.

### **III. Consultation**

1.) Taber Property – Shaw Road & Whitetail Lane – Map 31A, Lots 1008 - 1021

William Roth – The applicant's engineer wanted to talk about a possible Form A so I suggested he come in to talk about frontage. Would you accept their proposal as a Form A?

Chairman Fleurent – What is the frontage on lot 2?

Mark Boucher (engineer for the applicant) – It would actually be on White Tail Lane for 164 feet. It's still a private way but is falls under the subdivision control bylaw. The second lot has 100 feet of frontage on Shaw Road.

Wayne Hayward – How will you improve White Tail Lane?

Mark Boucher – There are no plans for that. Both houses on the plan will get its access from Shaw Road. Mr. Taber is not looking to develop any of it. He's looking to maybe convey a lot to his daughter.

Wayne Hayward – I think the frontage on White Tail Lane needs to be constructed to some extent.

Albert Borges – We would like to see the road improved.

Mark Boucher – How much of it?

Albert Borges – I would say right up to the cul-de-sac.

William Roth – Would you like them to improve it as they did in 1993?

Chairman Fleurent – Today, we're trained to make sure that there is access. It should be a subdivision unless he improves the way. Then it's a Form A.

William Roth – I feel that the maximum the board could require are those improvements of the 1993 subdivision. That would be adequate access.

Wayne Hayward – But it was never constructed.

William Roth - It was recorded. Where does he go from here?

Chairman Fleurent – I'm not ready to sign the Form A. We need to find out about the covenant.

William Roth – He can do the deed research on that. Does he improve the first 50-feet?

Chairman Fleurent – We need to find out about the covenant.

Marinus Vander Pol motioned to adjourn. Timothy Cox seconded. The vote was unanimous. The motion passed. The meeting was adjourned at 8:12 p.m.

Respectfully submitted,

James Pelland, Secretary  
To the Planning Board