

PLANNING BOARD MEETING OF August 26, 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 –

Planning Director William Roth was also in attendance.

B. Acceptance of Minutes –

Gary Staffon motioned to accept the minutes to the July 15, 2008 meeting. Albert Silva seconded. The vote was unanimous. The motion passed.

C. Planning Board Bills –

1.) Refunds – 5 - \$201.37

◆	Executive Dog -	\$ 75.69
◆	Ruth ST Realty -	\$18.00
◆	Mannillo-Xifaras -	\$44.05
◆	Monster Mini Golf -	\$ 9.63
◆	John Pease -	\$54.00

Gary Staffon motioned to pay this bill. Albert Silva seconded. The vote was unanimous. The motion passed.

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

Gary Staffon motioned to pay this bill. Albert Borges seconded. The vote was unanimous. The motion passed.

3.) WB Mason – Supplies - \$34.79

Gary Staffon motioned to pay this bill. Albert Silva seconded. The vote was unanimous. The motion passed.

D. Receipt of Plans

1.) Special Permit – 67 Middle Street – Bufftree Condos (3)

Wayne Hayward motioned to set the public hearing for 9/9/08. Marinus Vander Pol seconded. The vote was unanimous. The motion passed.

E. Approval of Plans

1) Form A – John & Susan Roderiques - Rivard Street

Albert Borges motioned to endorse these plans. Gary Staffon seconded. The vote was 7-0 (Marinus Vander Pol abstained). The motion passed.

II. Consultation

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

William Roth – The covenant is a standard covenant. The applicant wants to know how much of Whitetail Lane he would have to improve. How many feet of the original road do they need to build to create adequate access.

Chairman Fleurent – I think the Town Planner suggested 50 feet.

Mark Boucher (for the applicant) – Whitetail Lane overlays Grove Street where we do have rights. Would the board be willing to agree to the 50 feet?

Gary Staffon – Is the cul de sac part of the original Grove Street layout?

Chairman Fleurent – No.

William Roth – If you're satisfied with the 50 feet of frontage, then if he can legally improve it, you will sign the Form A?

Timothy Cox motioned that if the applicant can legally improve 50-feet of the way, the Board will sign the Form A. Albert Silva seconded. The vote was unanimous in favor. The motion passed.

2) Joe Oliveira – 3 Antone Drive

Joe Oliveira – Since Mr. DeTerra is not here, I only have a couple of things to discuss. I would like to get on the agenda next month. I would like to know when the project will be completed.

William Roth – There are two lots that aren't sold. So, chances are it might not be done until that time.

Timothy Cox – I was told the road was being done in about a week or two.

Wayne Hayward motioned to put this item on the agenda for the 9/9/08 meeting. Gary Staffon seconded. The vote was unanimous in favor. The motion passed.

III. PUBLIC HEARING –

1) Definitive Subdivision – Central Avenue – Anita Tipping (continued from 7/15/08)

William Roth – In my memo, I summarized the issues raised. All of the issues have been addressed by the applicant. Based on that, I am recommending approval subject to 23 conditions that were identified in my last report.

Chairman Fleurent – Do you agree with the order of conditions?

Alan Ewing (Engineer for the applicant) – Yes, I do. We have addressed all of the issues, particularly the storm water run-off, which was a major issue at the last hearing.

Wayne Hayward – It's good that the conditions are placed on the plans. It rarely is.

Albert Borges – I would like to see the Blue Spruce near the Demanche property saved.

Alan Ewing – We would be happy to have that as a condition.

George Coelho – Who will maintain the ditch? I'm concerned about West Nile Virus. I'm worried about the water. How long will water stay in the drainage swale?

Alan Ewing – The property owner will maintain the drainage swale. The water will last about a day or two.

The drainage facility is about three or four times the size of the one that was originally proposed.

David Rebello – Where is the retention pond being built on this plan?

William Roth – It's right on the plan. Mr. Roth folded out a set of plans for the audience to review.

Wayne Hayward – The retention basin will retain the water longer there. The water off of Kayla Drive comes at them fast.

Marinus Vander Pol – The Conservation Commission may require maintenance requirements.

Timothy Cox – Kayla Drive is a problem. It's not being maintained.

Chairman Fleurent – The Town Planner will research the issue.

William Silva – Storm drains should have been put there.

Chairman Fleurent – The water issue will not be resolved whether this house goes up or not.

Wayne Hayward – I think we need to look into Kayla Drive.

Timothy Cox – We can only hope that what he's doing will help that area.

Chairman Fleurent – It looks like it will help.

Albert Borges motioned to endorse a condition that the tree to be preserved. Dennis Vello seconded.

Wayne Hayward motioned to close the public hearing. Timothy Cox seconded. The vote was unanimous in favor. The motion passed.

Wayne Hayward motioned to discuss the tree issue at the 9/9/08 meeting. Timothy Cox seconded. The vote was unanimous in favor. The motion passed.

2) Special Permit – Uncle Bob's Self Storage - 16 Lambeth Park Road

William Roth – They're proposing to demolish two of the storage buildings and replace it with one large one. This will reduce the storage units from 337 to 311 and the number of buildings from 7 to 6. All Town Departments have reviewed the plans and there are no objections. The applicant has taken steps to bring the site towards conformance with regards to storm water. The landscaping proposal is entirely impervious, so adding landscaping is not possible. I am recommending approval subject to the 10 conditions identified in my report. There are no modifications or revisions.

Robert Guay (representing the applicant) – We are fine with the order of conditions.

Albert Silva motioned to approve the Special Permit. Gary Staffon seconded. The vote was unanimous in favor. The motion passed.

3) Definitive Subdivision – Joseph Jacintho -17 Diamond Street

William Roth – In my report of August 19, 2008, I indicated that the Board felt the 18 foot gravel road would be acceptable pursuant to the May 27, 2008 consultation. I have delineated some of the issues that I have with the plan and the 19 conditions, that I have set out as a result.

Chairman Fleurent – Do you agree with the conditions?

Steve Giosa (for the applicant) – We agree with them. We are subject to Conservation Commission review. Our application is currently pending. We would fix the pothole on Club Street. We feel the street is already 18 feet wide.

Donna Donnelly (abutter) – My only concern is who is responsible for heavy traffic on Diamond Street, which will cause my potholes.

Steve Giosa – Once the work is done, it will be normal activity. During the construction process, the Board could consider restricting construction vehicles away from the Diamond Street.

Dennis Vello motioned add a 20th condition regarding construction vehicles stay away from the Diamond Street. Wayne Hayward seconded.

Wayne Hayward motioned to add a 21st condition regarding repairing potholes on Diamond Street with the construction of the road extension. Gary Staffon seconded. The vote was unanimous. The motion passed.

Wayne Hayward requested that Mr. Roth contact the Town Attorney and have the Town Attorney give the Board an update on the status of the CCI Wind Facility Special Permit appeal.

William Roth – I will send Mr. Crotty an email tomorrow asking for an update.

Gary Staffon motioned to adjourn. Marinus Vander Pol seconded. The vote was unanimous. The motion passed. The meeting was adjourned at 9:00 p.m.

Respectfully submitted,

James Pelland, Secretary
To the Planning Board