

PLANNING BOARD MEETING OF March 10, 2009

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 – Marinus Vander Pol

Planning Director William Roth was also in attendance.

### B. Acceptance of Minutes –

Albert Silva motioned to accept the minutes for the February 24, 2009 meeting. Timothy Cox seconded. The vote was unanimous. The motion passed.

### C. Planning Board Bills – None

### D. Receipt of Plans –

#### 1. Floodplain Regulations

William Roth – We need to set the public hearing for April 14, 2009.

Timothy Cox motioned to set the public hearing for April 14, 2009. Albert Silva seconded. The vote was unanimous in favor. The motion passed.

### E. Approval of Plans - None

## **II. CONSULTATION**

None

## **III. PUBLIC MEETING –**

### 1) Definitive Subdivision – John & Susan Roderiques – 23 Rivard Street (cont. from 2/24/09)

William Roth – There is a memo since the previous hearing outlining several issues. There were several issues that I recommended for approval at that time. The tax issue has been cleared up. They have been paid. As such, there is an updated set of conditions. They have addressed the other issues that I had. The assessors will address off of Rivard. So, that's another condition that has been removed. So, the March 10, 2009, memo has reduced the original 14 conditions down to 9, as listed. Most of the 9 are standard conditions.

David Davignon – We're looking for a subdivision of lot 2A, which is short some frontage. Last fall, when we came before the Board with a preliminary subdivision, we created a road stub. That has not changed. We're creating a roadway to create the additional frontage. The drainage issue has been addressed as requested. We have filed with Conservation and are on their agenda for next month. We are all set with the BPW.

Albert Silva – Are there two lots or the potential for four.

David Davignon – This is only as to lot 2A dividing it into 2 lots.

Chairman Fleurent – The maintenance of the way will be the responsibility of the owners at the time.

David Davignon – There's a note that says that right on the plans.

Chairman Fleurent – I particularly don't care for these because the private owners may eventually come before the Town to get the street accepted.

William Roth – The only waiver is to eliminate the cul-de-sac requirement. They can't petition to get this accepted because it's a driveway easement, not a right of way.

Timothy Cox – Will there be underground utilities?

David Davignon – Yes.

Wayne Hayward – These look just like the preliminary plans to me. So, I can't support it. We're also supposed to look for the future build-out of the property. Our regulations aren't being followed. The road just stops. You also do not see the entire parcel on the plan.

David Davignon – We're showing the parcel that's being subdivided.

Robert Roderigues – The buyers will know exactly what they're buying. This 2 lot subdivision stands on its own.

Chairman Fleurent – I disagree. We have to look at the future build-out in any subdivision.

Albert Silva – Where would the access be if you sold the other two lots?

Robert Roderigues – There are a lot of possibilities. As far as I know, I have met your rules and regulations.

Gary Staffon – Does this meet the intent of our bylaw?

William Roth – With the cul-de-sac waiver, yes it does. It was their choice to do it that way. It's not clean. It's not what I would prefer. But it's legal with the waiver.

Gary Staffon motioned to accept with waiver eliminating the cul de sac and 9 conditions. Albert Silva seconded. The vote was 5-2 in favor, Wayne Hayward and Chairman Fleurent opposed. The motion passed.

#### **IV. OTHER BUSINESS**

##### **1.) Review Draft Planning Survey**

William Roth – Since our last meeting, I went through this with a fine tooth comb. I re-formatted it a bit. I added the information that SRPEDD wanted. Not a lot of the narrative changed. I did look at some of the questions. I corrected some typos and grammatical errors. I also made a correction on the math on the "Are you a town meeting" question. We got a 34% response rate, which is phenomenal. Each question is on its own separate page. It makes the survey flow better. SRPEDD still needs to look at adding a few things. I would like to look at finalizing this and have SRPEDD come in to give you a presentation.

Gary Staffon – I think it was done pretty well. It will serve as a good tool.

Wayne Hayward – What did the members of the Board learn from the survey? That's really the point of this. I have issues with some of SRPEDD's conclusions. What I get from this is that the large amount of people in this Town are fed up with residential growth. They want building caps. That might be impossible to do. Traffic is a concern. They're concerned with overdevelopment and that's not in there. I don't like the phrasing of some of the questions. I think some of the answers are eschewed because of it. We need to make sure the results as they read on this are the actual results. I will give you my comments and you can e-mail them to the members.

William Roth- That's great and I'll put it on the end of the agenda for the next meeting.

Chairman Fleurent – SRPEDD wanted to know if Fairhaven had a complete build-out and we don't.

Gary Staffon motioned to adjourn. Timothy Cox seconded. The vote was unanimous in favor. The motion passed. The meeting was adjourned at 7:42 p.m.

Respectfully submitted,

James Pelland, Secretary  
To the Planning Board