

PLANNING BOARD MEETING OF May 11, 2010

Place: Town Hall Banquet Room

I. ADMINISTRATIVE BUSINESS

Chairman Hayward – Opened the meeting at 6:30 PM

A. Quorum/Attendance

Members Present: Chairman Wayne Hayward, Albert Borges, Joseph Morra, Albert Silva, Peter Nopper, and Raymond Fleurent

Members Not Present – Marinus Vander Pol and Gary Staffon

Planning Director William Roth was also in attendance.

B. Acceptance of Minutes –

Albert Borges motioned to accept the minutes for the April 27, 2010 meeting. Albert Silva seconded. The vote was unanimous. The motion passed as amended.

C. Planning Board Bills

1. Legal AD – Southcoast Media Group – Secretary Ad - \$481.00
2. SRPEDD Annual Meeting - \$315.00
3. Legal Ad- Fairhaven Neighborhood News (Budryk-Polish Manor Special Permit) - \$48.00
4. Eng. Services – GCG Associates, Inc
 - a. Integrated Machine - \$420.00
 - b. Tom Guard-II \$420.00

Joseph Morra motioned to pay the above 4 bills. Albert Silva seconded. The vote was unanimous in favor. The motion passed.

II. CURRENT PLANNING

A. Receipt of Plans: - None

B. Approval of Plans – Form A – Paul & Christine Wesoly – 243 & 249 Main Street

William Roth – The applicant is proposing to adjust the lot line between the two properties. No frontage is being affected. I recommend approval.

Ray Fleurent motioned to sign the plan. Albert Borges seconded. The vote was unanimous in favor. The motion passed.

III. LONG RANGE PLANNING – NONE

IV. PUBLIC HEARING – .

Chairman Hayward – Opened the continued Public Hearing and Introduced the Planning Board

William Roth – Read the public notice

1) Special Permit – Polish Manor Inn – Francis Budryk – 1 Main Street

William Roth – Reviewed his report and read the revised Building Department and Fire Department comment letters.

Al Ewing (Applicant's Engineer) – Reviewed the plans and project. He questioned the size of the function room that the Building Commissioner was using. He felt that based on his plans and survey the room was 22-feet by 40-feet.

Chairman Hayward – Reviewed the history of the property and the prior approvals. He discussed that the Zoning use schedule did not list Cultural Center as a use, but that Conference/Meeting Facility was similar.

Francis Budryk (Owner) – Stated that the Cultural Center was in the process of applying for Non-Profit status. He indicated that he had several private parties to gauge the interest in a Polish Cultural Center and the response was quite positive. It was envisioned that the cultural center would have programs approximately every 6 weeks. The programs would be activities such as lectures, movies, music events and a Christmas event.

Chairman Hayward – What are the size of the events?

Francis Budryk – 70 people, or 50 if they were to have food with tables and chairs

Architect (Representing Owner) – Table and Chairs the maximum occupancy would be 73 people based on the current code, which would require 34 spaces.

Chairman Hayward – What is the time of these functions?

Architect (Representing Owner) – Typically Saturday and Sunday afternoon.

Stella Marnik (56 Green St.) – Spoke in favor of the application.

Rick Charon (Engineer) – Was representing a neighbor and had concerns with the drainage and the use.

Daryl Manchester (9 Main St.) – Had concerns with the use and parking, especially the proposed rear parking that would be directly adjacent to his back yard.

Deborah Sistare (8 Main St.) – Had concerns with the parking that would occur on-street and questioned how the Town could regulate Saturday and Sunday events only.

Chairman Hayward – Explained the Special Permit process and how a use could be conditioned.

Architect (Representing Owner) – Pointed out that the code allows by right a restaurant, which would be a more intensive use than what is being proposed.

Peter Mason (Fairhaven Resident) – Spoke in favor of the proposal and felt that it would be an asset to the community.

Russell Aruda (Fairhaven Business Owner) - Spoke in favor of the proposal.

Chairman Hayward – Please keep in mind that traffic and parking are real concerns.

Steve Ledogar (94 Fort Street) – Spoke in opposition to the proposal. His backyard faces the property and he did not want to see 14 more cars and a full parking lot on the weekends. He also expressed concern that the pond already gets full in a rain storm and was at capacity.

Chairman Hayward – Are you proposing modifications to the stormwater facility?

Al Ewing – Reviewed the drainage proposal that the roof drainage was going to be diverted into dry wells to compensate for the added pavement.

Francis Budryk – discussed that the pond did not overflow during the recent 100 Yr rain storm. He also discussed that in addition to the added parking he was proposing that there was sufficient on-street parking.

Sam Thompson (88 Fort St.) – Indicated that during that rain storm the water flowed out of the pond and over the driveway. He also commented that when the applicant had a prior function the guest were parking up and down the street.

Francis Budryk – Discussed the previous functions and that he did not receive any calls or complaints from the neighbors or police.

Chairman Hayward – I am hearing legitimate concerns.

Al Ewing – Indicated that the functions mentioned were private invite only.

Joseph Morra – If the B&B was full that would put even more of a burden on the parking.

Chairman Hayward – The applicant could provide an Event Parking plan, where the parking is managed and controlled.

Albert Silva – How do we enforce that?

Peter Mason – What about the Steamship parking lot down the street?

William Roth – Discussed the parking lots history and intended use.

Chairman Hayward – The Planning Board can set parking rates, limit occupancy, days of use all through Special Permit. Where do we go from here? I think the applicant should continue the application and propose modifications to address the concerns voiced tonight.

Albert Silva – Do you have another function scheduled?

Francis Budryk – No. I want to do the right thing. I invite the Board to come tour the site and building to see for yourselves what we are proposing.

Chairman Hayward – What are the Board’s issues or concerns?

All Board Members – Parking and drainage were their concerns.

Chairman Hayward – I recommend June 8, 2010, for the next hearing.

Albert Silva motioned to continue the Special Permit to the June 8, 2010. Joseph Morra seconded. The vote was unanimous in favor. The motion passed.

V. OTHER BUSINESS –.

1) Street Layout Acceptance Plan – Alden and Bridge

William Roth – This is the plan that was approved by Town Meeting.

The Board signed the plan.

Raymond Fleurent motioned to adjourn. Albert Borges seconded. The vote was unanimous in favor. The motion passed. The meeting was adjourned at 8:23 p.m.

Respectfully submitted,

William D. Roth, Jr.
Planning Director