

I. ADMINISTRATIVE BUSINESS

Chairman Wayne Hayward – Opened the meeting at 6:30 p.m.

Quorum/Attendance

Members Present - Chairman Wayne Hayward, Albert Borges, Jaime DeSousa, Rene Fleurent, Joseph Morra, Peter Nopper, Albert Silva and Gary Staffon

Absent - None

Planning Director, William Roth was also in attendance.

Acceptance of Minutes of December 27, 2011

Joseph Morra moved to accept the minutes of the meeting on December 27, 2011 and was seconded by Jaime DeSousa. The motion passed by unanimous vote.

1) GCG Associates, Inc. - Waterstone Retail Development – West Marine - Engineering Fee/Town - \$190.00

Albert Silva moved to pay this bill and was seconded by Albert Borges. The motion passed by unanimous vote.

2) N. Douglas Schneider & Assoc., Inc. - Zoning Plates – Update-\$95.00

Albert Silva moved to pay this bill and was seconded by Albert Borges. The motion passed by unanimous vote.

3) Fairhaven Neighborhood News -\$210.00

Albert Silva moved to pay this bill and was seconded by Albert Borges. The motion passed by unanimous vote.

4) Journal Transfer – From P&E to 89-Account - GIS map update fees. - \$360.00

Albert Silva moved to pay this bill and was seconded by Albert Borges. The motion passed by unanimous vote.

5) Staples - Office Supplies -- \$127.91

Albert Silva moved to pay this bill and was seconded by Albert Borges. The motion passed by unanimous vote.

II. CURRENT PLANNING:

A. Receipt of Plans: None

B. Approval of Plans: None

C. Review Plans for New Elementary School

Chairman Hayward – Introduced the Planning Board.

Christopher Garcia (Engineer for Project) – Reviewed the project and Plans

Albert Silva – Where are the students going to go during the construction of the new school?

Robert Baldwin (School Superintendent) – Our hope is that we can use the Oxford School, if not then we will have to use the other two elementary schools and the Middle School.

Chairman Hayward – How many extra busses with this school have coming to the site?

Robert Baldwin – One extra bus. As part of this project we will have to re-district.

Gary Staffon – How many busses will be unloaded at one time?

David Gonslaves (School Committee Member) – It is anticipated that they will be unloaded one at a time, but that will need to be evaluated after the school is operational.

Chairman Hayward – Reviewed his comment on the project. He noted that fencing around the stormwater facility was not required by code. He also indicated that there is a section on the southern parking lot that has 440-feet between catch basins and that would create a significant amount of sheet flow directed to the end on the parking lot. The code requirement is no more than 300-feet. He also discussed screening of the southern parking lot.

Christopher Garcia – We want to fence to keep the children out of that area. We can add a catch basin in between to address the sheet flow issue. We will look at the screening of the parking lot.

Chairman Hayward – Are there any offsite improvements such as upgraded sidewalks or cross walk signals?

Christopher Garcia – No, we are limited to the property.

Albert Borges – Are you proposing No Parking along Sconticut Neck Road?

Christopher Garcia – Yes, there will be a No Parking zone on both sites of the street.

Peter Nopper – What is the generator size?

Christopher Garcia – It is between a 150- 225 Kw, natural gas generator, located in a self contained enclosure.

Matt Coes (concerned citizen) – Questioned walking access to the school.

Christopher Garcia – Reviewed the access of the project.

Matt Coes – Felt that the project should include more offsite improvements to sidewalks from the adjacent neighborhood because they were in poor condition.

Gary Staffon moved to support the project and was seconded by Joseph Morra. The motion passed by unanimous vote.

III. LONG RANGE PLANNING

1. RR District Overlay – There was no discussion on this issue.

IV. PUBLIC HEARING:

1) Def Sub – (modify) **Todd Eisenberg** - Washburn Avenue

William Roth – Read the legal advertisement.

Steve Gioiosa (Engineer for Applicant) – Reviewed the history of the subdivision and the modification request to allow a gravel road. The modification request is being sought because the Conservation Commission did not like the proposed triple stone chip seal road and only approved gravel.

Chairman Hayward – The concern with this subdivision from the start was to limit development to one house lot. A gravel road was originally proposed and the Planning Board changed that to the Chip Seal road in response to a Board of Public Works comment. In reviewing this issue again I feel that the gravel road in this particular circumstance seems to be appropriate and I am in agreement with the Conservation Commission.

Gary Staffon – I am not in favor of the gravel and think it should be Chip Seal road.

Steve Gioiosa – I want to point out that the Conservation Commission was 100% against the Chip Seal road.

Chairman Hayward – I want to point out that this is a private road.

Jaime DeSousa – What size is proposed for the house?

Steve Gioiosa – The plan approved by the Conservation Commission was a 24 x 38 foot print, two stories and no basement.

Bob Barlow – 4 Washburn Street – What is the cost for the Town to maintain the new gravel road?

Chairman Hayward – Is this road accepted?

Bob Barlow – No

Chairman Hayward – Then as I pointed out, it is private and the Town does not have to maintain it. The Board of Public Works has historically done maintenance on this road, so whatever maintenance is done on the road is up to them.

Jaime DeSousa – Is the owner planning on living there?

Steve Gioiosa – No, the owner is looking at selling it.

Chairman Hayward - I have a concern about the fire hydrant being in a private way and not having an easement for access and maintenance. Will the owner object to providing an easement?

Steve Gioiosa – We can provide an easement.

Joseph Morra moved to approve the subdivision modification request with an added condition requiring an easement and was seconded by Peter Nopper. The motion passed by a 7 to 1 vote. Gary Staffon voting against.

2) Repetitive Petition –**Scott Hyman** – 54 Bayview Avenue

William Roth – Read the legal advertisement.

Chairman Hayward – Indicated that to approve a Repetitive Petition the applicant will need 7 out of the 8 members.

William Roth – Reviewed his report and recommended approval.

Scott Hyman – I have reviewed Mr. Roth’s report and agree with his review and recommendation.

Jaime DeSousa – Can you move the shed?

Scott Hyman – No, because if I move the shed the 5-feet it will be 3-feet from the house and I was told that would create a fire code issue.

General discussion ensued about the Board of Appeals denial, the revised plan and if it was materially different then what was denied.

Gary Staffon moved to approve the Repetitive Petition and was seconded by Joseph Morra. The motion passed by unanimous vote.

V. OTHER BUSINESS:

1) Citizen Planner Training Collaborative – Conference –March 17, 2012 - Worcester

William Roth – Reviewed the conference schedule and indicated that the Planning Board could afford to send one or two people and still have enough funds to cover the SPREDD Annual meeting.

Rene Fleurent – Indicated that he wanted to go.

Albert Borges moved to approve sending Mr. Fleurent to the conference and was seconded by Gary Staffon. The motion passed by unanimous vote.

ADJOURNMENT

Gary Staffon moved to adjourn the meeting and was seconded by Jaime DeSousa. The motion passed by unanimous vote. The meeting was adjourned 8:30 p.m.

Respectfully Submitted,

William D. Roth, Jr.
Planning Director