

FAIRHAVEN PLANNING BOARD
November 17, 2015
Town Hall Banquet Room

A. ADMINISTRATIVE BUSINESS:

Chairman Wayne Hayward opened the meeting at 6:30 p.m. and noted the meeting was going out live.

Quorum/Attendance:

Members Present: Wayne Hayward, Chairman, Peter Nopper, Rene Fleurent, Jr., John Farrell, Jr., Gary Staffon, Ann Richard and Kaisa Holloway-Cripps (6:43 p.m.)

Absent: Jeffrey Lucas.

Acceptance of Minutes:

None.

Planning Board Bills:

None.

B. CURRENT PLANNING:

Receipt of Plans:

1. Special Permit – The Executive Dog #3 – 105 Sconticut Neck Road (PH 12/8)

William Roth noted they have received Special Permit application and recommends setting up the Public Hearing date as December 8, 2015. It is a 5-year renewal requirement.

Gary Staffon made a motion to set Public Hearing date for December 8, 2015, and was seconded by John Farrell, Jr. The motion passed unanimously.

Approval of Plans:

1. Form A – Richard Costa #2 – 197 New Boston Road, Lot 40 & 41

John Romanelli (Surveyor) was present

The applicant applied for Form A to reconfigure lot 41 around the existing house. Reconfigured Lot 41 will have 200' of frontage, 33,624 sq. ft.; lot 40 will have 500 plus feet of frontage with 53 acres and the two lots meet the RR zoning requirement. The easement has been granted for the existing gravel way providing access to the barn and Mr. Roth is recommending approval. (Discussion ensued.)

Mr. Roth noted that he had met with developers and most likely they will see a solar project that will encompass about 10 acres on Lot 40.

Gary Staffon made a motion to approve the plan and was seconded by John Farrell, Jr. The motion passed unanimously.

C. PUBLIC MEETING/HEARING:

None.

D. LONG RANGE PLANNING:

1. Master Plan Sub-committee Update – Rene Fleurent, Jr.

Mr. Fleurent said they had a meeting first Wednesday of this month. Spoke to a few groups to help them develop and design and there are 2 prospective bidders. Mr. Fleurent felt they were moving forward and the next meeting is scheduled for Wednesday, December 2, 2015. One member, Richard Griffith, has

resigned. Mr. Fleurent said they have already developed the warrant article and have a pretty good idea about the funds they will be asking for.

Mr. Hayward said to please contact him if interested.

Mr. Roth said SRPEDD has given them some useful information regarding funding sources. Both the Housing Production Plan and the Housing Element could be funded by CPC and knowing that in advance, Mr. Roth put in CPC Application with cost estimate from SRPEDD of \$25,000. The District Technical Local Assistance grants will be coming out at the end of the year and we could submit one for the Land Use Element, which is up to a \$15,000 grant. CPC has already funded the Open Space Plan which will be separate, but can be incorporated in.

The consultants say the Master Plan is between \$90,000 to \$120,000, minus the grants, would be around \$75,000 to \$85,000 range for subject of the Article at Town meeting.

Kaisa Cripps felt excited that number would be down due to collaboration.

Mr. Roth noted both contracts will have to work together and gave a description. (Discussion ensued.)

Mr. Hayward asked for a list of communities that have done it this way.

Mr. Fleurent feels there are alternative ways to fund this plan and learned of this through the informational meetings.

Kaisa Cripps said this is the common practice that it is collaborated.

Mr. Fleurent said SRPEDD is looking out for the Town's best interest and look at things we do not look at daily and felt it would behoove them to do the right thing for the Town of Fairhaven.

Mr. Hayward feels the Town needs an independent study done.

Mr. Fleurent said that is what they will look at. If they will be the best consultant to do this or not.

Mr. Roth said he will outreach to a few communities who just went through this.

Mr. Hayward cautioned that the Committee come up with a number that is sufficient that if the Board decides not to go with SRPEDD, they retain the money from Town meeting to do the study. (Discussion ensued.)

Ann Richard asked if other members could go to the Sub-Committee meeting instead of using time here to speak of issues related to that.

Mr. Fleurent said there was no SRPEDD meeting last month due to no quorum and is postponed until the first or second week in December.

Kaisa Cripps said it was suggested to keeping the Master Plan relevant and to look at it and keep it updated every 5 years.

E. CORRESPONDENCE:

None.

F. OTHER BUSINESS:

1. Millicent Library Sidewalk CPC Project – Selectmen request for comment

Mr. Hayward said it looks like they are putting sidewalks around the library.

Mr. Roth said they are proposing to continue the sidewalk project which is currently underway and includes the sidewalk width reduction.

Kaisa Cripps said it is her opinion they keep it consistent, but would have advocated for the original size if came before them previously.

Mr. Hayward asked about power and Mr. Roth said conduit was placed in. Mr. Roth will take the comments from the approved minutes and send an email to the Selectmen and CPC.

Ms. Richard said in the future, a CPC representative should come.

Mr. Roth will make sure CPC gets televised and will add Mr. Lucas on the agenda for December 8th on CPC update. The main CPC meeting is December 17, 2015, where all projects will be reviewed and the applicants will be present to defend their projects.

2. Benoit Square Zoning Study – SRPEDD Analysis Document

Mr. Roth said the final product would be a zoning bylaw recommendation and gave a description and after reading this he feels it talks about the direction they recommend, modifying the current mixed-use district language and revising things. The Planning Board would have to look at district boundary and have discussion about that and Mr. Roth would like to know what direction he should head.

Ms. Richard felt that a meeting about a potential Selectmen's decision on school site should include the people in the neighborhood.

Mr. Roth said under either proposal it would not matter if it was re-zoned because the proposed uses are either permitted under the current mixed use zone or exempt from zoning.

Mr. Hayward said both will be at Town Meeting at the same time and doesn't want it to be conflicting, nor leave it open-ended with mixed use.

Ms. Cripps feels it does not address the main issues, which is parking. And she feels mixed use is good for that area but does not address the parking.

Mr. Roth said he would work with Public Works to see how can they could do a Park and Recreation project that includes parking, where are the opportunities they can add parking to the park. Mr. Roth said a full transportation analysis is needed. (Discussion ensued.)

Ms. Richard said there are bus routes that do come to Fairhaven and when they are not used, they cut the route. Mr. Hayward noted the bus stops are not marked and would like to see a map developed for the Town. Mr. Roth said they are doing that very thing, SRTA has contracted with SRPEDD.

Mr. Roth said some sort of finished product from SRPEDD on the zoning proposal and zoning districts by the beginning of January is needed to do the necessary hearings.

Mr. Staffon said himself and Ms. Richards went to meeting re: the Oxford School project and parking was one of biggest issues.

Mr. Hayward felt how can you dictate parking demand if you don't know what the uses are.

Mr. Staffon felt a lot of questions weren't answered.

Mr. Roth said everything is negotiable. It is between 110-120 units to meet 10%. Ms. Cripps said they were looking at 60 units and Mr. Roth said that would get them half of what the Town has remaining to get to meet the 10% affordable requirement. (Discussion ensued.)

Ms. Cripps said there was a suggestion the schools just be torn down and made into parks and parking. Mr. Roth said there is large cost of approximately \$750,000 per school to do that.

Mr. Hayward asked if the consultant was asking for an extension. Mr. Roth said Southcoast Rail Technical Assistance grant extended their contract beyond December; all projects were extended to June, which is not acceptable for us to get to the May Town Meeting. They need it by January. Mr. Roth will find out SRPEDD's schedule.

Mr. Farrell asked if there was an update regarding adding the Planning Board to the Certificate of Occupancy. Mr. Roth indicated there was not. He and Jeff Osuch are going to meet with Wayne Fostin and hopefully handle it administratively. Mr. Hayward said that if he chooses not to, the Planning Board will make a public issue with the Selectmen. He can do it is his discretion.

Mr. Hayward asked re: Frenius Care Special Permit behind the Mexican restaurant. Mr. Roth noted it was sent up to him from Mr. Fostin and Mr. Roth will make a site visit Thursday.

Mr. Staffon asked re: Welcome Street if they 100% complete with as-builts and if they still have covenants. Mr. Roth indicated the covenants have been released and the only thing left is once the houses go in, are the street trees and the money is in surety.

Ms. Cripps said UMASS is holding a Climate Change and Resiliency for Planners and Policymakers educational meeting on December 3 and 4, 2015, specific to this area. She will send the link to Mr. Roth.

Mr. Roth did receive notice from MEMA on their Hazard Mitigation Grant application, which would help them fund a hazard mitigation plan and community rating system (CRS). They have recommended the application to FEMA for funding. It is not official award until it comes through FEMA. It opens huge funding resources for the Town to do a lot of public infrastructure projects for resiliency. For example, Middleboro got \$1 million Hazard Mitigation Grant.

There was discussion of SRPEDD helping to look at a regional solution to getting communities to participate in the CRS program. Mr. Roth indicated that the Hazard Mitigation Grant would include the CRS so the Town would not need to work with SRPEDD on a regional grant.

John Farrell, Jr. made a motion to adjourn and was seconded by Gary Staffon. The meeting adjourned at 8:03 p.m.

Respectfully Submitted,

Tracy A. White
Recording Secretary