

**Fairhaven Planning Board
June 14, 2016
Town Hall Banquet Room**

A. ADMINISTRATIVE BUSINESS:

Mr. Hayward opened the meeting at 6:36 p.m. and noted it was going out live Government Access Channel.

Quorum/Attendance:

Present: Wayne Hayward, Chairman, Rene Fleurent, Jr., Ann Richard, Cathy Melanson, Jeffrey Lucas and Gary Staffon (arrived 6:41 p.m.)

Absent: Peter Nopper and John Farrell, Jr.

William Roth was also in attendance.

Acceptance of Minutes: May 24, 2016

Mr. Lucas made a motion to accept the May 24, 2016, minutes as written and was seconded by Mr. Fleurent, Jr. The motion passed unanimously.

Ms. Richard abstained.

Planning Board Bills:

None.

B. CURRENT PLANNING:

1. None.

Receipt of Plans:

None.

Approval of Plans:

None.

Revised Plans:

None.

C. PUBLIC HEARINGS AND MEETINGS:

Taking out of order #2 first

2. Preliminary Sub Division – Overlook Realty Trust – Between 440-450 Sconticut Neck Road

Dave Davignon, Snyder Assoc. was present. Mr. Davignon noted it was originally sub-divided in 1971, 26 lots total. The sub-division was not constructed. It is now being looked at for another sub-division. Mr. Davignon explained there is a wetland system in the middle due to a previous drainage issue. They have created a 3-lot preliminary plan and noted the wetland line had been approved by the Conservation Commission and is still valid.

Gary Staffon entered 6:41.

Mr. Davignon gave a description of the 3-lot sub-division they were presenting. Mr. Davignon noted the houses would be laid out in the upland areas, giving the square footage of the three uplands. He noted to minimize the impact they are proposing a reduce gravel road. They are also asking for waiver of storm

water management and looking for side slopes, and reducing the road construction in that area. There is municipal water and natural gas.

Mr. Roth referred to his June 7, 2016, memo and reviewed suggestions that were made, noting water and sewer did not have comments at this time. Mr. Roth recommends meeting with the Fire Chief and water and sewer before they submit. Mr. Roth also recommended that the storm water management review be deferred to Conservation Commission and the applicant is fully through the Conservation Commission with permits in hand.

Mr. Hayward asked if they have filed with Conservation Commission and Mr. Davignon said they have not. He noted they might go before them for some brush clearing so they can get surveys and test pits.

Mr. Lucas asked when the wetlands have been delineated last June 1, 2015.

Mr. Hayward asked regarding waiver request to street design standards. Mr. Roth indicated there was a lot to be worked out with the Fire Chief.

Mr. Davignon discussed the conveyance parcel.

Mr. Hayward asked if they also needed an easement, lot #6 and Mr. Davignon confirmed they would.

Mr. Lucas feels they will be limited quite a bit for use of property and discussion of the lots continued. Mr. Lucas also brought up the side slopes were not very stable.

Ms. Richard asked Mr. Davignon to point out the highest point on property and this was discussed.

Mr. Staffon asked if the hammerhead would be paved and/or gravel and Mr. Davignon said 30 ft. of pavement and the balance gravel and noted the size of the driveways would probably be 12' wide. (Discussion on drainage ensued.)

Mr. Hayward asked if the stone shoulder was drivable and Mr. Davignon confirmed it was.

Mr. Roth suggested they could approve the concept with the reservation they work with the Fire Chief on width and adequacy of the roadway.

Ms. Richard noted she is not comfortable approving it and Mr. Fleurent, Jr. agreed. He is not ready to make a commitment but will not approve or deny.

Ms. Melanson feels it is a great idea, but to come back after Conservation Commission.

Mr. Roth indicated gravel surface requires a waiver.

Mr. Lucas made a motion they approve the concept of Overlook Acres, recommending it go to Conservation Commission for approval and return with a more definitive plan. It was seconded by Ms. Melanson. The motion passed 5-1, Ms. Richard was opposed.

1. Special Permit-Extension Request IMAC Management Group, Inc. – 67 Middle Street.

Mr. Roth read the advertisement into the record and reviewed the Staff report. Mr. Roth noted the owner is still working on the state DEP to obtain Chapter 91 approval. There are no changes to the plan and is seeking a time extension to complete the State permitting and Mr. Roth is recommending approval of 2-year extension, subject to one condition.

Attorney Pamela Lafreniere noted she has taken every step to reach DEP and still has not been addressed by the DEP.

Ms. Richard reiterated that this was just for boat storage and not repairs.

Beth Luey of Middle Street asked if special conditions were attached and enforceable. This was confirmed by the Board.

Ms. Bartlet wanted to make sure there would be no generation of any pollutants other than boat storage and wanted to make sure that was carried forward. This was confirmed by the Board.

Mr. Lucas made a motion to approve the 2-year extension for IMAC Management and was seconded by Mr. Staffon. The motion failed with a vote of 5-1.

Ms. Richard was opposed as she was uncomfortable and unfamiliar with this case.

Mr. Lucas made a motion to withdraw the previous motion and revisit. This was seconded by Mr. Staffon. The motion passed unanimously.

Mr. Hayward asked if she would review the plans and Ms. Richard said she felt she needed to in order to review the plans.

Mr. Roth felt the application was submitted prior to and they are vested.

Ms. Lafreniere does not want to make Board member uncomfortable.

Mr. Lucas made a motion to continue the hearing until July 12, 2016, and was seconded by Mr. Staffon. The motion passed unanimously.

Mr. Fleurent agrees with Ms. Richards and supports her in her decision.

The applicant is comfortable with that date.

D. LONG RANGE PLANNING:
Master Plan – RFP Discussion

Mr. Roth is asking for help from the Planning Board members to research recent communities and get RFP examples for Master Plan that he can work with.

Mr. Fleurent, Jr. is happy to offer his assistance as well as Mr. Lucas and Mr. Hayward. Mr. Roth asked for Word versions if possible.

E. CORRESPONDENCE:
None.

F. OTHER BUSINESS:

Mr. Staffon motioned to adjourn and was seconded by Ms. Melanson. The meeting adjourned at 8:01 p.m.

Respectfully Submitted,

Tracy A. White
Recording Secretary