

**Fairhaven Planning Board  
June 6, 2017**

Present: Wayne Hayward, Rene Fleurent Jr., Nicholas Carrigg, Jeffrey Lucas, Cathy Melanson, Peter Nopper, Ann Richard.

Absent: John Farrell Jr.

William Roth, Planning Director, was also in attendance.

**Acceptance of Minutes:** May 23, 2017 – Ann Richard made a motion to accept the May 23, 2017, minutes as presented and was seconded by Cathy Melanson. The motion passed unanimously.

**Planning Board Bills:**

1. ADS – Fairhaven Neighborhood News – CarriCorp & Clean Energy - \$130.00  
Jeffrey Lucas made a motion to pay Fairhaven Neighborhood News for CarriCorp & Clean Energy in the amount of \$130.00 and was seconded by Ann Richard. The motion passed unanimously.

**B. Current Planning:**

Receipt of Plans:

1. Special Permit – **Gator Fairhaven Partners, LTD -Tractor Supply** – 9 Plaza Way-Map 27, Lot 10 (7/11/17)

Jeffrey Lucas made a motion to schedule the Public Hearing for Gator Fairhaven Partners, LTD (Tractor Supply) for July 11, 2017 and was seconded by Rene Fleurent Jr. The motion passed unanimously.

Approval of Plans: None

Revised Plans: None

Other:

1. Planning Board Member appointment to Economic Development Committee

Wayne Hayward advised that the Board of Selectman have eliminated the “Staff” from the Committee, creating two more seats on the Committee for business people. Mr. Roth and Mr. Rees will be at the EDC meetings but as their staff positions. Mr. Hayward expressed that he would like to be re-seated on the Committee as he would like to see a few things through. He did express that he knows Ms. Melanson was interested in a seat and that if she applied through a letter to the Selectboard, that he was sure she would be appointed. Ms. Melanson did state that she would rather be on the Committee as a business owner and she will forward a letter to the Selectboard.

Jeffrey Lucas made a motion to appoint Wayne Hayward to the Economic Development Committee as the Planning Board representative and was seconded by Rene Fleurent Jr. The motion passed unanimously.

2. Covenant Release – Doane Court Subdivision (a/k/a Boulder Court)-Release Lot 6A

Wayne Hayward stated that this has been out there since 1988. It was a covenant request and the Board had 45 days to act on it.

William Roth showed the three lot subdivision – Lots 6A, 6B, & 6C. He stated that some sections of the road need to be re-done because only the base coat was installed. Art Oliveira was also present as he is an investor in the land. Mr. Oliveira stated that 6A was sold and cleared but halted at that point because of the covenant. Mr. Roth advised there is a \$30,000 cash surety held in the Planning Board’s escrow account, and the release would be on 6A only.

Mr. Oliveira said the road was degrading and has gone on too long. He said they would go out to bid for the roadwork. He said he is aware the other two lots would still have a covenant on them and that the only release is 6A.

Jeffrey Lucas made a motion to release Lot 6A covenant and was seconded by Peter Nopper. The motion passed unanimously.

### C. LONG RANGE PLANNING:

#### 1. Master Plan Work Session with VHB

The Board had a work session with VHB. They went through the "Background Section" and were asked to send their comments, submit changes, questions to Bill Roth, who would forward to VHB for revisions. They were also given the "Vision" packet to be reviewed as well.

Consultant, Mr. Morrison-Logan advised everyone that they would have all the information together by August, which would be ready for the third Public Hearing.

There was a discussion about next week's, June 13<sup>th</sup> Public Meeting. It was going to be held at the Council on Aging. A review of this public hearing to be structured like the last, four groups and the main goal was to get back as much feedback as possible.

Ann Richard made a few comments and thoughts:

First that the Majirio Friendship House should be included as well as the Slocum Connection. Ms. Richard referred to p. 69 that said something about the Colonial Club and whether or not it should be in there. Ms. Richard also suggested in "other education" to add the Maritime College as well as the private, Catholic School, St. Joseph's. Discussion followed.

A discussion was had on open space.

Ms. Richard also reflected that not many businesses from North Fairhaven were listed in this draft. She referred to Nye's Lubricants and Roland's Tire, both North Fairhaven businesses.

Referring to page 56, Ms. Richard suggested adding the Wood School Bike Program.

Regarding sustainability, Ms. Richard added there was nothing about compost, community gardens.

Ms. Richard asked if the data collected from the survey was already included in this draft; to which Mr. Morrison-Logan said it was.

There was some mention to the survey questionnaires that were sent to Department Heads were not one hundred percent sent back. Mr. Roth said specifically to answers from the Town Administrator that needed to be answered.

Wayne Hayward expressed some reflections on the accident data that was on page 57, and asked what the background years on this data. Mr. Morrison-Logan stated that this information was from SRPEDD and he would ask them.

Mr. Hayward also spoke about the 40B (affordability) housing.

Mr. Roth felt that Fairhaven is overburdened with single family dwellings and that low vacancy rates are pushing rental prices up, and there is no available rental stock.

Ms. Richard asked about the facility use study.

Mr. Roth stated that Town Meeting has appropriated \$140,000 and that project would be moving forward with RFP most likely going out this summer.

There was a review of the Vision, Goals & Policies.

Discussions took place regarding Cluster Zoning, Using "By" Statements.

Suggestions made in the wording where it states "Route 6" to also include all parts of North Fairhaven – Alden Road, etc.

Discussion on each of the topics: Housing, Transportation, Infrastructure, Open Space & Recreation

Outlay Historic District should be one of the goals was discussed.

Mr. Morrison-Logan reviewed the agenda for the June 13<sup>th</sup> Public Meeting. He asked Board members to be at the Council on Aging for 6:00p.m.

Mr. Roth asked everyone to have any additional comments or revisions back to him by June 16, 2017.

Mr. Morrison-Logan asked that they all meet again in another month or so to review and hold another work session.

Nicholas Carrigg made a motion to adjourn and was seconded by Jeffrey Lucas. The motion passed unanimously.

The meeting ended at 9:30p.m.

List of Documents Reviewed:

1. Master Plan Background Sections
2. Visions, Goals and Policies

Respectively submitted,

Patricia A. Pacella  
Recording Secretary