

Fairhaven Planning Board - Minutes
Tuesday, October 24, 2017

Wayne Hayward opened the meeting and advised the Public that the meeting was being recorded and going out on LIVE.

Present: Chairman, Wayne Hayward; Vice Chairman, Rene Fleurent, Jr., Clerk, Peter Nopper, John Farrell, Jr.; Jeff Lucas, Ann Richard, and Cathy Melanson

Absent: Nicholas Carrigg

Planning Director William D. Roth was also in attendance

Acceptance of Minutes: October 10, 2017

Jeffrey Lucas made a motion to accept the October 10, 2017, minutes and was seconded by Rene Fleurent, Jr.. The motion passed unanimously, with Cathy Melanson and Ann Richard abstaining.

Planning Board Bills:

1. *Legal Ads – Fairhaven Neighborhood News – Overlook Realty - \$130.00*

Jeffery Lucas made a motion to pay the Fairhaven Neighborhood News \$130.00 for the Overlook Realty advertisement and was seconded by Rene Fleurent. The motion passed unanimously.

B. CURRENT PLANNING

Receipt of Plans: None

Approval of Plans: None

Revised Plans: None

C. LONG RANGE PLANNING

1. Master Plan Update

Mr. Roth gave a quick update as he will send out everyone the "Text Edited" version # 2 by mail. The deadline to make edit changes will be the next meeting which is November 14, 2017.

D. PUBLIC HEARING

1. *Special Permit – Carricorp Industries, LTD – S.E. Corner of Bridge Street and Route 240, Map 30A, Lots 86B, 87 & 87A. Requesting approval to develop the proposed site with a 4,600 SF convenience store with a drive-thru facility, 6 pump canopy gas pump island, and associated parking, landscaping and drainage. (con't from 9/26/17)*

Wayne Hayward advised the Public Hearing was continued from September 26, 2017.

Engineer, Steve Giosa from Sitec was present on behalf of Carricorp and the first to speak. Mr. Giosa stated that a few of them met with SRPEDD's traffic consultants, their traffic consultant, Mr. Alex Carrigg, and Mr. Roth. Mr. Giosa stated that SPREDD was reasonably comfortable with the entrance at the end of their meeting.

He then reviewed the aerial photo with the Board. Mr. Giosa stated that SRPEDD didn't have the whole master plan of the full build out prior to this meeting, this is the reason he felt they were favorable comfortable with it at this meeting.

Mr. Roth gave an overview of his memorandum dated October 19, 2017, #4. Mr. Roth recommended the project be approved with the 20 conditions as listed.

Mr. Hayward asked whether or not MASSDOT felt the shifting would be beneficial or not.

Mr. Roth said he understood that shifting it 20' to 50' provided no benefit. He stated that MASSDOT would be issuing the access permit.

There was a discussion regarding the 17' that the applicant was going to give to the Town and whether or not that would be improved upon by MASSDOT as a turn lane. Per MASSDOT letter dated October 13, 2017, there were no immediate plans in upgrading turn lanes.

Attorney Saunders, on behalf of Carricorp said they were prepared to give the 17' width now, so if the Town needed to widen the road in the future they would have that width. Mr. Saunders advised how that would be done with both Carricorp and Mr. Riley, the other property owner.

Ms. Richard asked if the traffic LOS of "F" was discussed at the meeting with SRPEDD at which the applicant said it was discussed, as well as all levels of traffic.

Ms. Richard clarified conditions #11-#13 are associated only with what they would be clearing on the property and not on the corner, 100' or so owned by the state. Mr. Giosa agreed.

Mr. Lucas wanted to make sure that the Town, DPW was aware that the 17' would be given to Town.

There was a discussion about the 17' being a right of way.

Mr. Hayward was concerned with the second party, Mr. Riley was not present.

Attorney Saunders stated that there was a contractual agreement with Mr. Riley in place currently. He is in agreement that he would not ask the Town for access in the future, and they would put a restriction on his deed of that fact.

Brief discussion was had on bike and foot traffic. Discussion on sidewalks.

Ms. Melanson asked who would be doing the hiring from a businesswoman's point of view; she hoped they would hire responsible men and women. Mr. Carrigg stated it would be himself or a part of his team who would be doing the hiring.

Mr. Roth suggested adding a condition #21 referring to Sidewalks.

Cathy Melanson made a motion to approve the Special Permit with the 21 conditions for Carricorp Industries, LTD, seconded by Rene Fleurent, Jr.. The motion passed 6-1, with Ms. Richard in opposition. The Special Permit was granted.

E. CORRESPONDENCE: None

F. OTHER BUSINESS:

1. Rene Fleurent – SPREDD – Mr. Fleurent gave a brief overview of the SPREDD meeting regarding the task force for the Southcoast Rail Middleboro option.

Jeffrey Lucas made a motion to adjourn and was seconded by John Farrell, Jr. The motion passed unanimously. Meeting was adjourned at 7:49p.m.

Documents reviewed:

1. William Roth's Memorandum #4, dated October 19, 2017.
2. Aerial Photo of 240 & Bridge Street provided by Carricorp

Respectively submitted,

Patricia A. Pacella, Recording Secretary