

FAIRHAVEN PLANNING BOARD
August 9, 2016
Minutes
Town Hall Banquet Room

A. ADMINISTRATIVE BUSINESS:

Mr. Hayward opened the meeting at 6:30 p.m. and noted they are being recorded and going out live through the Government Access Channel.

Quorum/Attendance:

Present: Wayne Hayward, Chairman, Peter Nopper, Jeffrey Lucas, Gary Staffon, Ann Richard, Cathy Melanson and Rene Fleurent, Jr.

Absent: John Farrell, Jr.

William Roth, Planning Director, was also in attendance.

Minutes:

Ms. Richard motioned to accept the minutes of July 12, 2016; seconded by Mr. Lucas. The vote was unanimous.

Ms. Richard motioned to accept the minutes of July 26, 2016; seconded by Mr. Staffon. The vote was unanimous. Mr. Hayward abstained.

Bills:

1. AD – Southcoast Media Group – **Antone Medeiros** – 345 Alden Road - \$184.00

Mr. Roth indicated it was for public hearing ad in the Advocate.

Mr. Lucas motioned to pay Southcoast Media Group \$184 for Antone Medeiros Special Permit; seconded by Mr. Staffon. The vote was unanimous.

B. CURRENT PLANNING:

Receipt of Plans:

None.

Approval of Plans:

None.

C. PUBLIC HEARING and MEETINGS:

1. Special Permit – **Jorge & Sherry Melo** - 232 Huttleston Avenue (cont'd from 07/12/16)

Mr. Roth indicated Al Ewing the Engineer has submitted a request for a continuance to August 23, 2016, because they have not finished the engineering portion of the plans.

Mr. Staffon motioned to continue the public hearing to August 23, 2016; seconded by Mr. Hayward. The vote was unanimous.

2. Definitive Subdivision - **V-Corp., LLC #2** - Charity Stevens Lane (cont'd of 7/12/16)

Mr. Lucas recused himself due to direct dealings with V-Corp.

Steve Gioiosa, Sitec, Inc. was present.

Mr. Gioiosa noted at the last meeting, the Board wanted the plans be updated to include the entire lot. The wetland line has been approved through the RDA process with Conservation Commission for minimum of 3 years. They are proposing to close off the end of the right of way to create enough frontage for one single-family home. Their design includes a proposed gravel access road coming off of Charity Stevens Lane transitioning into a driveway and also a proposed septic system. The Board of Health had approved the septic design plan with the condition that the owners be required to maintain the lawn area around the system so leaves do not accumulate near the abutter's property creating future drainage issues, which the applicant has agreed to. There is also a maintenance provision on the plan. Conservation Commission is in agreement with an Order of Conditions that are for the maintenance of the drainage and swales around the property, which will be finalized at their next meeting. The project does comply with regulations. It will be restricted as a single lot with no further development.

Mr. Roth reviewed his Memo #2 dated August 2, 2016, and noted through discussion with the Conservation Commissioner, the Conservation Commission voted to approve the project, closed the hearing and will approve an Order of Conditions at their next meeting. They have provided a plan showing the entire parcel. The Board of Health approved the plan for septic and included grassy swale to remain grass and not planted.

The Assessor's Office identified the preliminary address as 1 Dillon's Way, a proposed private way. If there is an issue, addressing remains with Assessor Office. Director of Finance and Treasurer indicated FY16 taxes are still owed \$2,653.84 and first quarter FY17 taxes in the amount of \$613.77 are still owed and interest still accrues. It is recommended all taxes be paid and a condition has been identified that the Mylar not be signed until paid. Mr. Roth is recommending approval with 17 conditions gave a brief summary. The owner will be responsible to coordinate at their expense for a street sign meeting Board of Public Works standards and is recommending approval.

Mr. Hayward asked when the next conservation commission was and what the date of submittal of the subdivision was.

Mr. Roth indicated that the next Conservation Commission meeting is August 15, 2016, and the date of subdivision application was June 7, 2016. The next Planning Board meeting is August 23, 2016. The ZBA application has been filed and is on the agenda for the September meeting.

Mr. Hayward asked if there were any abutters to speak and there was none.

Mr. Roth said if approved tonight, there is 20-day appeal period before a Mylar could be brought back for approval.

Mr. Staffon and Mr. Fleurent feel without ZBA Special Permit for septic system is an issue. Mr. Roth indicated the Board is limited to the road standard and road drainage. Discussion on Special Permit through Board of Appeals was discussed.

Mr. Fleurent, Jr. motioned to approve V-Corp., LLC with 17 conditions as noted in Mr. Roth's Memo #2; seconded by Ms. Melanson. The vote was unanimous.

D. LONG RANGE PLANNING:

Master Plan – RFP Discussion

Mr. Hayward noted it is revised and updated, August 1, 2016.

Mr. Roth said the submittal dates are function of when it gets put in the Central Register and made available to the public and today is cutoff for the August 17th and next date is August 24th. Discussion of date of placing in Central Register ensued.

Mr. Roth noted on the Town website under the document/contract section, he will create a Master Plan folder with digital documents available for download. Mr. Roth and Mr. Rees are narrowing it down to format. There was discussion by the Board of the 7 criteria and specifically the word "innovative".

Mr. Fleurent, Jr. asked if anyone had any questions and Mr. Roth noted there is a section in the RFP relating to any questions and explained the process that was included in the RFP.

Ms. Richard motioned that they approve the RFP and post in the Central Register next available date; seconded by Mr. Lucas. The vote was unanimous.

F. OTHER BUSINESS:

Mr. Fleurent, Jr. noted at last SRPEDD meeting there was discussion relating to the Federal Government changing the boundaries of the Metropolitan Planning Organizations (MPO). Currently the SRPEDD region is in one MPO. If the proposed changes are approved portions of the SRPEDD Region would be within four different MPO's. This would have a significant effect on transportation funding.

Mr. Roth explained the MPO, Metropolitan Planning Organization and noted are Federally mandated and strictly for transportation funding and how transportation funding is allocated. It is strictly transportation and all Federal Highways. Discussion ensued.

Ms. Melanson motioned to adjourn; seconded by Mr. Staffon. The meeting adjourned at 7:29 p.m.

Respectfully Submitted,

Tracy White
Recording Secretary