

Planning Board
Minutes
Tuesday, December 11, 2018
Banquet Room, Fairhaven Town Hall.

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FAIRHAVEN,
MASS.

Fairhaven Planning Board opened with the chairman, John Farrell's welcome and advising the meeting was being recorded.

1. GENERAL BUSINESS

Quorum Attendance: Chairman, John Farrell, Wayne Hayward, Jeffrey Lucas, Rene Fleurent, Geoffrey Haworth, Cathy Melanson, Jay Malaspino and Ann Richard.

Gloria McPherson, Town Planner was also in attendance.

a. Minutes:

Minutes from November 27, 2018 will be reviewed at next meeting.

b. Planning Board Bills: W.B Mason for \$18.17

Mr. Lucas made a motion to pay \$18.17 to W.B Mason. Seconded by Mr. Fleurent. The motion passed unanimously.

c. Correspondence: None.

Brief discussion regarding next meeting and the advertising of the agenda.

John Farrell made a motion to move next meeting to January 22, 2018. Seconded by Mr. Hayward. This motion passed unanimously.

Mr. Haworth arrived at 6:36 p.m.

d. Approval of proposes FY20 Planning Board Budget(Level funded from FY19)

Brief discussion regarding minor increase of costs.

Wayne Hayward made a motion to accept proposed FY20 budget submitted by Town Planner. Seconded by Mr. Haworth. The motion passed unanimously.

2. PUBLIC HEARINGS: NONE

3. CURRENT PLANNING:

a) Receipt of Plans: None

b) Approval of Plans:

- a. Applications filed by Bruce Medeiros requesting Preliminary Subdivision Plan Approval for property located at 16 Narragansett Boulevard, Map 30A, Lots 101,102 & 103.

Ms. McPherson explained that the parcel doesn't provide usual plans, she expressed concern of not meeting requirements.

Dave Davignon with Schneider and Associates representing Bruce Medeiros was present.

Mr. Davignon explained that it was a double lot and one half of the property was wooded. Concept is to divide lot for both lots to comply with zoning area.

Mr. Hayward explained that existing pavement isn't shown on plans.

Wayne Hayward asked the representative if there were variances to build home.

Mr. Davignon explained that there were only waivers and setbacks.

Mr. Fleurent expressed his concerns of making it a street when in his opinion it's a driveway.

Discussion regarding whether it should be considered a street or a driveway.

Robert Rodrigues went into detail regarding size of driveway.

Mr. Davignon if the board would want to settle for 12' and make it a driveway.

Wayne Hayward made a motion to approve it to further discuss with bullet points. Seconded by Mrs. Melanson. This motion passed with six members in favor and Mr. Fleurent in opposition.

- b. Application filed by Robert Rodrigues requesting Preliminary Subdivision Plan approval for property located at Hiller Avenue and Timothy Street, Map 28C, Lots, 71&71C

Gloria McPherson gave a quick summary of the memo; this proposed plan was wetland related entirely wooded site. Ms. McPherson explained her concerns regarding the roads not connecting and how this plan is too close to the wetland area.

Mr. Farrell read aloud Fire Department's and DPW comments regarding the proposed plan.

Dave Davignon explained that he reviewed the comments very briefly. A discussion was had regarding the drainage on the property and how it will be handled.

Dave Davignon explained that the drainage eventually flows into the wetlands, as it always had; the water is treated on site. He also explained that they will do their best to stay clear of the wetlands.

Discussion pertaining to the roads, locations, and the fill for the roadways.

Mr. Farrell discussed with Mr. Davignon about waivers.

Discussion continued about the concerns regarding the wetlands and then briefly discussed the retention ponds where the water will be treated.

Mr. Hayward expressed concerns regarding infiltration of the sewer.

Mr. Rodrigues explained that there would be zero flow because there will be no infiltrating through that once so ever. He will do more research regarding the matter.

Ann Richard arrived at 7:51 p.m.

Mr. Lucas explained that he sees this as a nightmare for DPW. He also expressed concerns regarding school buses, he explained that he didn't like the flow of three dead ends and it could be dangerous turning around. Also, questioned the grading being raised.

Dave Davignon explained that there would be consistent grade drop behind homes.

Mr. Farrell expressed his concerns regarding the winter months.

Mr. Hayward expressed his concerns for losing the buffer zone.

Mr. Lucas reiterated his concerns regarding the safety of the school children.

Gloria McPherson explained that she wouldn't recommend this proposed plan because how close it is to the wetlands, she explained the burden that would be put on the home owners because they're property is on 50ft of buffer zone.

Jay Simmons made a few comments regarding fills, tree clearing lack of buffer and wind turbines.

Dave Davignon explained there will be no alterations or permanent impact on wetland area

John Farrell explained that its high density for this area.

Mr. Hayward made a motion to approve the preliminary subdivision plan. Seconded by Mr. Haworth. This motion failed with seven in opposition and zero in favor. Ms. Richard abstained from voting.

4. LONG RANGE PLANNING

a. Benoit Square Zoning -use of 20 hours of SRPEDD time.

Gloria McPherson explained that she heard from Don Sullivan and that he likes the project. He is currently looking for grant funding.

Gloria McPherson explained that more research has to be done for this.

Mr. Farrell was in agreement with Ms. McPherson more research is needed on this project.

Discussion regarding projects that were brought to the board's attention.

Cathy Melanson made a motion to adjourn the meeting at 8:37 p.m. . Seconded by Jay Malaspino. This motion passed unanimously.

Respectfully Submitted,

Shallyn Carreiro
Recording Secretary

