

Fairhaven Planning Board

Minutes

Tuesday April 23, 2019

Banquet Room, Town Hall

40 Center St., Fairhaven MA 02719

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2019 MAY 29 A 10:43

I. ADMINISTRATIVE BUSINESS:

1. Chairman John Farrell opened the Public Hearing at 6:30 p.m. and informed the public that the meeting was being televised and recorded.
2. Attendance: Chairman John Farrell, Ann Richard, Jeff Lucas, Jay Malaspino, Rene Fleurent and Wayne Hayward. Absent: Cathy Melanson and Geoffrey Haworth. The new town planner, Paul Foley, was introduced.
3. Minutes: April 9, 2019
4. Ann Richard made a motion to accept the minutes of April 9, 2019. Seconded by Rene Fleurent, this motion passed unanimously.
5. Bills: 1 Bill for \$51.46 from Staples.
Mr. Lucas made a motion to pay \$51.46 for Staples, seconded by Rene Fleurent. This motion passed unanimously.
6. Correspondence: NONE

Discussion regarding elections, in which appointments were executed. Ann Richard made a motion to reappoint Jeffrey Lucas, as *Community Preservation Committee Representative from the Planning Board*. Seconded by Mr. Farrell, this motion passed unanimously.

II. PUBLIC HEARING:

PL19-019- The purpose of the hearing would be to receive information and public comment on the following: 1) Historical Site Reuse Special Permit. The applicant, the board of Selectmen are proposing a zoning Bylaw amendment: To create a new Five-member Special Permit Granting Authority Board who will issue Special Permits for Historically Significant buildings in Fairhaven. The purpose of the historic site reuse special permit is to promote the adaptive reuse of eligible buildings for historic preservation, by modifying those general zoning regulations to include parking, loading and building dimensions, density and use limitations, which would otherwise make such preservation unfeasible, while protecting the health, welfare and aesthetics of the neighboring Community. The article proposes to amend section 198-15 C (1) and to amend section 198-16.

Attorney Crotty, Town Council, was present, as well as Mr. Rees, Town Administrator.

Mr. Crotty explained the concept and importance of the article. He also addressed the main goal of the project was to make it easier to reuse buildings but maintaining their historical importance.

Mr. Crotty used the Rogers School as a prime example of reusing historical buildings.

Discussion regarding a proposed new Five -member Special Permit Granting Authority Board. Mr. Crotty explained in detail the role of the SPGA.

The majority of the Planning Board emphasized their opposition to a new SPGA. Mr. Farrell explained that in his opinion there doesn't seem to be a need for the SPGA, and the Planning Board should be the Authorizing Board for ALL special Permits.

Mr. Rees explained that it was just a suggestion and that Planning Board can be the Authorizing Board for this. Discussion regarding the SPGA ensued and Mr. Crotty withdrew the proposal for a new SPGA.

Discussion regarding the eligibility of the historical buildings.

The board members as well as Mr. Rees and Mr. Crotty discussed the need to get the article ready to be heard at Town Meeting.

Discussion regarding the Historic Site Reuse Special permit and how this article could help preserve the Historic buildings of Fairhaven by modifying zoning regulations.

Discussion continued regarding the rezoning of the Historical Buildings.

Discussion regarding amending section 198-15 C (1) which establishes the Planning Board as the SPGA in most Districts, and section 198-16 (Use Regulation Schedule).

Mr. Hayward explained that that the Planning Board already are in the process of rezoning North Main street to mixed use and these zoning changes also pertain to historical buildings and their mixed use.

The Board, as well as the applicants discussed the waiver process for parking and its requirements. Mr. Hayward explained that a lot of what is included in this Bylaw is already in effect in Planning Board's codes and Section 198-17 (5) of Special Permits is over written by this article.

Mr. Fleurent expressed concerns regarding the little time the Board has had to review the article. He believes that more time is needed. Ann Richard as well as other members of the Board were in agreement.

Mr. Hayward read aloud Mr. Roth's comments regarding the article.

Discussion pertaining to the proposed project seeming to be tailored to the Rogers School. Mr. Crotty insisted that it wasn't and was only used as a rezoning example.

Mr. Crotty explained the need to have the article ready for Town Meeting.

Mr. Crotty explained that he recommends the new Town Planner review this and hear his input.

Beth Luey, a resident, provided public comment about the proposed article and expressed concerns regarding the lack of time to review article.

Discussion regarding holding a special Planning Board meeting, on April 29, 2019, for this proposed article to be reviewed further and ultimately heard at Town Meeting on May 4, 2019.

Ann Richard made a motion to continue the hearing to April 29, 2019, at 6:30 p.m. Seconded by Mr. Lucas, this motion passed unanimously.

III. CURRENT PLANNING:

1. PL19-18; Preliminary Subdivision-Jonathan Barbosa -304 New Boston Rd.

Jonathan Barbosa and engineer were present and explained their concept of the proposed plans. He explained he needs to have more frontage to create the lot. He was committed that just one lot and one house will be built with a gravel driveway. Utilities will all be underground. They also explained that waivers were provided for subdivision storm-water drainage and design standards of roads waivers. Mr. Hayward explained that Fairhaven Fire Department has no issues with the plans at this time.

2. Approval of plans: None
3. Receipt of plans -None

IV. LONG RANGE PLANNING:

1. Wayne Hayward provided an update regarding SRPEDD-20 HOURS and SRPEDD Annual meeting May 22, 2019, 6:00 p.m. Barrett's Fireside Grille, Middleboro.

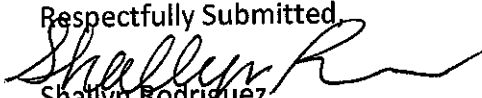
Wayne Hayward displayed the new maps of the proposed Benoit Square Mixed Use District to the Board that were provided by SRPEDD.

Ann made a motion to adjourn meeting of April 23, 2019, at 9:05 p.m. Seconded by Mr. Lucas, this motion passed unanimously.

Documents:

1. PL19-019
2. SRPEDD maps of Main Street.
3. PL19-18; Preliminary Subdivision

Respectfully Submitted,


Shailyn Rodriguez
Recording Secretary