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Planning Board Minutes
Tuesday, October 23, 2018 at 6:30 pm
Banquet Room, Town Hall, 40 Center Street
Fairhaven, Massachusetts

1. **GENERAL BUSINESS:**

- a) Acting Chair Ann Richard opened meeting at 6:30p.m. and advised the meeting was being televised.
- b) Quorum/Attendance: **Present:** Acting Chair, Ann Richard, Cathy Melanson, Jeffrey Lucas, Geoffrey Haworth, Rene Fleurent and John Malaspino.
Absent: John Farrell, Wayne Hayward.
Gloria McPherson, Town Planner was also in attendance.
- c) Acceptance of resignation of Wayne Hayward from the position of Planning Board Chairman and discussion and potential vote to elect new officers: Chair, Vice-chair, and Clerk -postponed to November 1, 2018 public hearing.
- d) Minutes: acceptance of the minutes of the meeting of October 9, 2018.

Cathy Melanson made a motion to accept minutes with corrections. Rene Fleurent seconded this motion. The motion passed unanimously.

e) **Planning Board Bills:**

- 1. \$132.00 -for supplies-
Cathy Melanson made a motion to pay \$132.00 for supplies and was seconded by Jeffrey Lucas. The motion passed unanimously.
- 2. \$170.00 f-or legal adds.
Cathy Melanson made a motion to pay \$170.00 for legal adds and was seconded by Jeffrey Lucas. The motion passed unanimously.

f) Correspondence: None

2. **PUBLIC HEARINGS:**

- a) **PLN-19-003 14 Plaza Way – to be postponed to the meeting of Oct 23**
Special Permit application by Bohler Engineering on behalf of MCZ Realty LLC, pursuant to Zoning Bylaw Section 198-27(A)(3)(a), New construction that would require a total of five or more parking spaces counting existing and new demand, and Section 198-16, Use Regulation Schedule, Drive Through Window, for a proposal to construct a new, 2,002 sf Dunkin Donuts with drive-through window in an existing parking area, at the property located at 14 Plaza Way, Assessors Map 27, Parcel 13, in the Business Zoning District. The application includes a request to waive sections 198-27(C)(4) and 198-19(B) of the Zoning Bylaw, pertaining to an existing non-conforming landscape buffer strip and a proposed non-conforming 42-inch fence, both within the front yard setback.

Jim Bernardino was representing applicant. Representative was proposing Dunkin Donuts with drive through located on 13-acre plaza near staples. Existing site, representative was looking to install and construct. Relocation of Alden Rd Dunkin Donuts. New Dunkin would have bypass lanes.

Ann Richard asked representative if trees and road were being eliminated. Expressed other concerns pertaining to the landscape.

Mr. Lucas expressed concerns regarding trash and regulations pertaining to building. Mr. Lucas also addressed concerns about traffic congestion, parking lot and drive through.

Jim Bernardino expressed his understanding regarding the traffic congestion and explained the drive through window.

Mr. Lucas expresses concerns regarding loading door and stacking issues.

Mr. Haworth expressed concerns regarding snow removal and pedestrian safety.

Ann Richard asked representative about parking and leaving plaza.

Jim Bernardino spoke about stop bars and stop signs.

Ms. McPherson explained that the general issue was removing plants and that it is important to replace the trees if board deems necessary. Ms. McPherson spoke about waivers and didn't see any issues with waivers that were requested.

Ann Richard explained to Mr. Bernardino that he has heard the boards concerns and that there was no police response to this matter. Mrs. Richard also asked Mr. Bernardino about deliveries and loading.

Mr. Bernardino explained that deliveries will be delivered off peak hours , and loading will not impede on traffic when loading.

Mrs. Melanson expressed her concerns about speed tables.

Mr. Bernardino emphasized that he will look into it and is not opposed to it.

Rene Fleurent asked Mr. Bernardino about the catch basin and curb line.

Mr. Lucas asked Mr. Bernardino if the grading was changing?

Mr. Bernardino explained to the board that the grading is only changing slightly but not noticeably

1% due to drainage. The modifications of waivers due to possible changes.

Ann Richard emphasized that most of the concerns were regarding traffic.

Cathy Melanson made a motion to continue this hearing on proposed Dunkin 14 Plaza Way to November 27, 2018. Seconded by Jeffrey Lucas. The motion passed unanimously.

3. **CURRENT PLANNING:**

a) Receipt of Plans: **Rogers School Zone Change**

The proposed zoning amendment would rezone a portion of the Rogers School parcel containing the historic school, and not the playground parcel, from the Single Residence (RA) zoning district to the Apartment/Multi-family (RC) zoning district, in order to accommodate a redevelopment proposal that would restore the historic portion of the Rogers School and provide a total of 14 condominium dwelling units. The zone change would affect 56,207 sf of the 71,750-sf total parcel area, Assessor's Map 8, Parcel 9.

Ann Richard explained that the plans haven't yet been reviewed.

Gloria McPherson explained that this on the warrant and will be on the agenda for November 1, 2018. Meeting.

b) Approval of Plans: None

4. **LONG RANGE PLANNING:**

a) No Update at this time regarding the use of 20 hours of SRPEDD time for Benoit Square Zoning

Cathy Melanson made a motion to adjourn. Geoffrey Haworth seconded this motion. Motion passed unanimously.

Meeting adjourned at 7:35 p.m.

Respectfully,
Shallyn Carreiro