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Planning Board
Minutes

Tuesday, November 27, 2018 at 6:30 p.m.
Banquet Room, Town Hall, 40 Center Street Fairhaven, Ma 02719

2019 FEB 27 A 10:54

FAIRHAVEN.
MASS.

1. General Business:

- a) Chairman's Welcome and Media Notification's.
- b) Quorum/Attendance: **Present:** Ann Richard, Rene Fleurent, John Farrell, Wayne Hayward, Jay Malspino, Cathy Melanson, Jeffrey Lucas. **Absent:** Geoffrey Haworth.
Gloria McPherson, Town Planner was also in attendance.
- c) Minutes: Rene made a motion to accept of November 1, 2018 and November 13, 2018 with amendment for November 13, 2018. Seconded by Mr. Lucas. This motion passed unanimously.
- d) Planning Board Bills: W.B Mason for \$68.94. Mr. Lucas made a motion to accept and pay the bill of \$68.94 from W.B Mason. This motion was Seconded by Cathy Melanson. This motion passed unanimously.
Neighborhood News for Advertising for \$240.00. Mr. Lucas made a motion to pay advertising Bill. This motion was seconded by Mrs. Melanson. This motion passed unanimously.
- e) Correspondence: None

Mr. Fleurent excused himself from meeting . Mr. Farrell agreed to return to Public Hearing after Mr. Fleurent's return.

2. Public Hearing

- a) PLN=19-003 14 Plaza Way- Continued from the meeting of October 23, 2018.
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, ad Section 198-16, Use Regulation Schedule, 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 no conforming landscape buffer strip and a proposed non-conforming 42 Inch fence , both within the front yard setback.

Representative for Bohler Engineering, Jim Bernardino, explained that the company had taken into consideration

The Planning Board's recommendations and made changes that will address all the concerns that the Planning Board had, including parking spaces, transformers, pedestrian safety etc.

Mr. Farrell expressed concerns regarding the location of the transformer.

Mr. Bernardino explained that Eversource had requested that a new pole be installed. So, they needed to move the transformer to a new location. Mr. Bernardino preceded to explain about safe distances for combustible and non-combustible material.

Jason Adams, Traffic Consultant was introduced by Mr. Bernardino.

Mr. Adams explained his research and statistics regarding the traffic flow in that specific area(Plaza)

Gloria McPherson explained that the biggest concerns were addressed.

Mr. Lucas expressed concerns regarding the size of the building and if the expected generated trips were reduced.

Mr. Adams explained that trip generation was the same.

Wayne Hayward explained that angle parking could solve problems pertaining to parking and traffic .

Mr. Bernardino explained that there is no necessary benefit to have traffic circulation around the building,

Mr. Hayward explained that his biggest concerns are the traffic flow, and pedestrian safety.

Mr. Bernardino agreed with Mr. Hayward however, does believe the plan allows vehicles adequate maneuvering space and believes the proposal to be adequate.

Mr. Farrell question the loading zone.

Mr. Lucas expressed concerns regarding the mobile land clogging external movement. Mr. Lucas also had many concerns regarding the exiting and entering of the parking lot due to vehicle parking, Mr. Lucas also believes that angle parking would be more beneficial due to the safety concerns.

Mrs. Melanson is in agreement with Mr. Bernardino that the two way would be more beneficial that a one way regarding the entering and exiting the Dunkin.

Mr. Fleurent is in agreement with Mr. Lucas and Mr. Hayward regarding pedestrian safety concerns.

Mr. Bernardino assured the Board that pedestrian safety concerns will be addressed as they too share the same concerns , therefore they are open to suggestions.

Mr. Farrell wanted to know who was in charge of maintaining the property.

Constantine Zachariadis assured the board that the maintenance of the property would be taken care of regarding cross walk, stripping, signs etc.

Mr. Farrell explained that all his concerns were addressed and has no more concerns at this time.

Mr. Farrell did a straw vote, three in favor for diagonal parking , three opposed.

Ms. McPherson read aloud previous conditions as well as new additional conditions.

Mr. Bernadino explained that he will present the board with a new revised plan with the revised and additional conditions.

Mr. Farrell explained that there were now twelve conditions and two waivers.

Mr. Farrell made a motion to approve the Special Permit with twelve conditions and two waivers. Seconded by Cathy Melanson. The vote was unanimous.

3. Current Planning:

a) Receipt of plans:

- i. Preliminary Subdivison-16 Narragansett Boulevard; Map 30A, Lots 101, 102 & 103.
- ii. Preliminary Subdivision- Hiller Avenue and Timothy Street; Map 28C, Lot 71&71C.

Gloria McPherson explained that both plans were received on November 14, 2018.

Mr. Farrell and Ms. McPherson were in agreement about putting both preliminary subdivisions on the next agenda.

Mrs. Richard made a motion to continue to December 11, 2018. This motion was seconded by Mr. Lucas. This Motion passed unanimously.

b) **Approval of Plans: None**

c) **Release of Covenant Doane Court(also known as Boulder Court) Lot 6 B and 6C.**

Ann made a motion to release covenant. Seconded by Mr. Lucas. This motion passed unanimously.

d) **Release of Performance Guarantee: Doane Court \$30,000.**

Ann made a motion to release Performance Guarantee. This motion was seconded by Mr. Lucas

4. **Long Range Planning:**

a) Update regarding the use of 20 hours of SRPEDD time for Benoit Square Zoning.

Cathy made a motion to adjourn meeting. This motion was Seconded by Mr. Lucas. This motion passed unanimously. Meeting adjourned at 8:46 p.m.

Respectfully,
Shallyn Carreiro

