

**Fairhaven Planning Board
November 22, 2016
Minutes
Town Hall Banquet Room**

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

Present: Chairman, Wayne Hayward; Vice Chair-Gary Staffon John Farrell Jr., Rene Fleurent, Clerk-Peter Nopper, Ann Richard.

Absent: Cathy Melanson and Jeffrey Lucas

William Roth, Planning Director, was also in attendance.

Acceptance of Minutes: October 25, 2016

Gary Staffon made motion to accept minutes and was seconded by Ann Richard. The motion passed unanimously. Ann Richard asked if it was okay to accept minutes after the dates of minutes they were still waiting to receive and accept; Wayne Hayward said he believed it was okay; and Bill Roth stated he is trying to get the September 13th, 20th and 27th minutes from Tracy White, the former recording secretary.

Bills:

1. US Post Office – Bill Roth advised that in order for them to get the advertisement out for the Verizon Special Permit it was going to cost \$1,790.81 and that the postage meter at Town Hall could not handle that much postage; therefore, he recommended a check to US Post Office for the postage and they would do it directly with the post office. He explained the monies would come out of the 89 Account.

Gary Staffon made a motion to pay the \$1,790.81 to US Post Office for the Verizon Special Permits and was seconded by Ann Richard. The motion passed unanimously.

B. Current Planning: None

Receipt of Plans

1. Verizon Wireless – Special Permit V #SC01-SC11; 9 special permits.

Bill Roth advised the Board these were nine specific permits from Verizon Wireless to add repeaters on nine telephone poles throughout Town to update their network. In some instances they were going to upgrade existing poles and others would be new poles. Mr. Roth recommended the public hearing for January 10, 2017.

Gary Staffon made a motion to set the hearing for the nine Verizon Wireless Special Permits for January 10, 2017, and was seconded by Wayne Hayward. The motion passed unanimously.

Approval of Plans:

1. Form A – 191 Main Street – Reaffirm May 24, 2016 approval.

Mr. Roth explained this was the Bates Property owned by the Seventh Day Adventist and was a land swap approved at Town Meeting. He said that Attorney Thomas Crotty and he spoke this afternoon and because Mr. Roth hadn't put a date on the plan, the Planning Board would just need to reaffirm their approval with tonight's date.

Wayne Hayward made a motion to reaffirm the decision on May 24, 2016, approval of the Form A with today's date and was seconded by John Farrell. The motion passed unanimously with Peter Nopper abstaining from the vote.

Revised plans: None.

C. PUBLIC HEARING:

1. Repetitive Petition – VCORP, LLC (2B) – Charity Stevens Lane, Map 40, Lot 14

Bill Roth read the advertisement.

Wayne Hayward advised that 7 out of 8 members were needed to approve and there were only 6 members present this evening. Mr. Hayward recommended opening the Public Hearing, not deliberating and continuing until the next meeting.

Mr. Roth stated that he was going to have a conversation with Jeffrey Lucas, who has always abstained from this vote due to a conflict. Mr. Roth was going to speak to Mr. Lucas and Attorney Crotty to see if there was an actual conflict and if it could be disclosed and then Mr. Lucas could possibly participate in the Public Hearing.

There was a discussion on what upcoming date would be best for all Board Members. The Board agreed that December 6, 2016, would be the best date.

John Farrell made a motion to continue the Public Hearing to December 6, 2016, at 6:30 p.m. and was seconded by Ann Richard. The motion passed unanimously.

D. LONG RANGE PLANNING

1. Benoit Square – SRPEDD Planning Study – Discussion

Wayne Hayward advised the study was done through SRPEDD under a \$25,000 grant for Benoit Square regarding zoning options. Mr. Hayward said they had held a Public Meeting that residents came to in the past and the parking issues in that area topped the list.

William Roth stated he worked closely with SRPEDD on this study and there are a lot of the existing uses in the area that are non-conforming. Commercial buildings with residential on top of the building, existing historic fabric and what we can do in the area. There seems to be a lot of variances being requested. He stated that SRPEDD came up with the proposal that we should consider rezoning to Mixed Use.

Mr. Roth stated the study was strategically and very specifically done for the cleanest/simplest option.

Discussion on the report and the Mixed Use change. Mr. Hayward asked why they would want to change the rezone on Oxford School to Mixed Use.

Mr. Roth stated that there were numerous things in the current P&S and if they don't get the finance, they wouldn't be developing. "It's a complicated project," he said.

Discussion on the Comprehensive Permit with the Oxford School developer – Stratford Group and when that's supposed to take place. Mr. Roth stated that once the completeness review was completed and a complete application was submitted, the application would be routed to the various Town Boards and Commissions, which the Planning Board would be included. In addition, the application would be available online for anyone to review it.

Mr. Roth stated that Mixed Use gives more flexibility, and enhances the property if that specific project doesn't go through.

Discussion on properties on Howland Road, Sycamore Street to Garrison Street and confirmed it was Zoned Businesses in that area and identified Mixed Use on Beach Street.

Wayne Hayward suggested they give the information to VHB to prepare with the Master Plan.

Mr. Hayward brought up some specific points on the truck traffic on Main Street; and utilizing Alden Road to Bridge Street, and getting on I-195 via that route, which the streets were made for Industrial Use; rather than going through Main Street.

John Farrell stated that he thought the focus should've been more on a traffic study and was not really impressed by the report. Mr. Roth stated that he didn't think that would've qualified to have the grant pay for a traffic study. He said the category was 'planning ahead for growth.'

More discussion ensued.

Mr. Roth stated he could see if SRPEDD was available to do a transportation study in that area.

Gary Staffon asked if there was anything binding us to act on this study.

Wayne Hayward said no, that it was done on behalf of the Selectmen.

More discussion ensued.

Mr. Hayward asked what the Board's intention was with this study. He felt that they should plan to give the study to the Master Plan Consultants.

Mr. Hayward asked what was on Town Meeting's agenda from Planning Board. Mr. Roth said a private party bylaw and a demolition delay by-law from the Historic Commission.

Rene Fleurent spoke about the last two SRPEDD meetings regarding the Southcoast Rail and different alternatives for the rail.

Upcoming Planning Board meetings were scheduled for December 6th & December 13th.

Gary Staffon made a motion to adjourn and was seconded by John Farrell. The motion passed unanimously.

Meeting adjourned at 8:15 p.m.

Respectively submitted,

Patricia A. Pacella
Recording Secretary