

**Fairhaven Planning Board  
July 11, 2017**

Present: Wayne Hayward, Rene Fleurent, Jr., Nicholas Carrigg, Jeffrey Lucas and Cathy Melanson.

Absent: John Farrell, Jr., Peter Nopper and Ann Richard

William Roth, Planning Director, was also in attendance.

**Acceptance of Minutes:** June 27, 2017 – Jeffrey Lucas made a motion to accept the June 27, 2017, minutes as presented and was seconded by Cathy Melanson. The motion passed unanimously.

**Planning Board Bills:** None.

**B. Current Planning:**

Receipt of Plans: None

Approval of Plans:

1. Definitive Subdivision – Nelson/Icaponi – 240 Huttleston Avenue – Map 30A, Lot 329

Wayne Hayward read from the Subdivision Control Law Chapter 322-27, utilities. Mr. Hayward read that the law required all lots in a subdivision to be provided with water and sewer. Mr. Hayward stated that in his notes he had noted that both lots needed to show water and sewer was being routed to the two lots.

William Roth – indicated that proposed lot #1 was serviced by water and sewer and proposed lot #2 was serviced by water and had a septic system and was referenced on the plan. Condition #6 regarding an easement to the BPW for utilities is not necessary. The Water Department did not realize that the water line for lot 2 was totally on lot 2. They thought it went across lot 1.

Attorney Joe Michaud confirmed that the taxes and the overdue water bill had been paid today by his client. Mr. Roth confirmed.

Cathy Melanson made a motion to sign the Mylar and was seconded by Wayne Hayward. The motion passed unanimously.

Revised Plans: None

**C. LONG RANGE PLANNING:**

1. Master Plan Status Update

Wayne Hayward advised that everyone should have received a PDF and a word document on the visions and goals and really should read it over, make any corrections or comments and return it back to Mr. Roth.

Mr. Roth said he is still waiting for the member's feedback.

Mr. Hayward indicated that they technically have the month of July to provide it.

Mr. Roth agreed also advising that VHB would be at their July 25, 2017, meeting to map out the next Public Hearing as well as give an update on the Master Plan.

#### D. PUBLIC HEARING:

1. Special Permit – **Gator Fairhaven Partners, LTD** – Tractor Supply CO. – Special Permit to redevelop approximately 30,000 SF of the former Kmart into a Tractor Supply, add outdoor display and storage areas of approximately 13,737 SF to be fenced within the parking lot, remove the existing garden center, alter the site circulation and parking layout. The display and storage areas will contain a 1,000 gallon propane tank, welding gas tanks, merchandise and a permanent trailer and equipment display area. The display area will include trailers, pedal boats and motorized vehicles such as mini-bikes, dirt bikes, scooters, UTV's and ATV's.

Wayne Hayward recommended to the applicant that they ask for a continuance for a variety of reasons. He advised that one reason was that there were only five voting members at the meeting tonight and that a Special Permit required six voting members.

Mr. Hayward made a motion to continue to a date in August, because of the several issues. He then amended the motion to continue the meeting until August 8, 2017, per Mr. Roth's advisement of the date and was seconded by Jeffrey Lucas.

On the question, Mr. Lucas asked to hear from the applicant if that was acceptable.

Mr. Hayward stated he was making the decision to ask for the continuance.

Rene Fleurent, Jr. stated that he too, wanted to hear from the applicant. Mr. Hayward stated he did not want to hear from the applicant, as he was the one making the motion for several reasons to ask for the continuance.

The motion carried with a four to one vote in favor, with the opposition recorded by Rene Fleurent, Jr.

The applicant, William Goldsmith, Vice President of Gator Investments stated he had some concerns on the continuance, most because they have a lease agreement with Tractor Supply and other leases in the plaza to be opened for the Thanksgiving 2017, and in order to provide that deadline of opening, his concern was having the building permits in place to start the construction phase.

Mr. Hayward stated they have a twenty day appeal process after the final vote took place.

After a bit of discussion, Jeffrey Lucas made a motion to revise hearing date for Gator Fairhaven Partners LTD to July 25, 2017, and was seconded by Cathy Melanson. The motion passed unanimously.

Rene Fleurent, Jr. made a motion to adjourn and was seconded by Cathy Melanson. The motion passed unanimously.

The meeting ended at 7:05p.m.

Respectively submitted,

Patricia A. Pacella  
Recording Secretary