

FAIRHAVEN PLANNING BOARD
April 26, 2016
Town Hall Banquet Room

A. ADMINISTRATIVE BUSINESS:

Mr. Hayward opened the meeting at 6:30 p.m. and noted it was going out live Channel Government Access Channel.

Quorum/Attendance: Wayne Hayward, Jeffrey Lucas, Cathy Melanson, Ann Richard, Gary Staffon, Peter Nopper, John Farrell, Jr. and Rene Fleurent, Jr.

Absent: None.

William Roth, Planning Director, was also in attendance.

Acceptance of Minutes:
None

Planning Board Bills:

1. Mileage – Rene Fleurent, Jr. \$142.72.

Mr. Lucas made a motion to pay \$142.72 mileage for SRPEDD meetings for Mr. Fleurent, Jr.; seconded by Mr. Hayward. The motion passed unanimously.

Mr. Fleurent, Jr. abstained.

2. Mileage - Wayne Hayward \$78.84.

Mr. Lucas made a motion to pay \$78.84 for training; seconded by Mr. Farrell, Jr. The motion passed unanimously.

B. CURRENT PLANNING:

1. Discussion ATM Article 33 – Amendment to Zoning.

Mr. Hayward noted it was on the Warrant, but because of the Open Meeting Law, the Board could not deliberate at the April 12, 2016, meeting but took public comments and scheduled a Public Meeting for tonight. He asked if there were any comments.

Mr. Staffon said he was all set at this time.

Mr. Roth said there are three options, move forward as is with the warrant and advised against it. He feels it would not survive Town meeting due to surrounding issues. The second is looking at revising the bylaw tonight to address concerns, presenting it to Town Meeting in writing; however, Mr. Roth recommends against that as well because it could be too confusing. Mr. Roth's recommendation is for the Board to vote to pass over the Article, which would allow the Board to work on the bylaw in the future to address some of the concerns raised by the public. They would inform the moderator the Board officially voted and when comes up, himself or Mr. Hayward would indicate they are passing over. Mr. Roth feels that what the intent of the Board was trying to do and what the public interpretation is, are not the same. It had always been for auto and boat sales, nothing to do with shipyards and that is the interpretation. He does agree with Mr. McLaughlin, who spoke eloquently about the issue, and suggests pressing the re-set and making it very clear. Mr. Roth suggested they work on revisions over the summer to make it very clear with a purpose statement in the beginning and then discussed several options they could discuss. While public notice in the newspaper is the only notice required, he can obtain an auto dealer list and put them on mailing list to mail an agenda when a meeting is scheduled or anyone who would like to be on the mailing list can email him.

Mr. Hayward asked how many people were Town Meeting members and several people raised their hands. Mr. Hayward asked if there were any comments from the Board.

Mr. Lucas feels it is the best course to take and agrees with passing over at Town Meeting. Mr. Lucas feels it could be and should be clearer.

Ms. Richard and Ms. Melanson agree.

Mr. Hayward asked if there were any last minute comments and noted the public presence is making a statement in itself.

Ms. Richard made a motion to pass over Article 33 on Town Meeting Warrant and to notice parties and was seconded by Ms. Melanson. The motion passed unanimously.

Mr. Hayward informed the Board, last meeting Mr. Fleurent, Jr., was elected to be the SRPEDD delegate. It is a term of one year and since last meeting, Mr. Lucas has been appointed to CPC Committee for a term of 3 years until 2019.

Mr. Roth noted all the paperwork has been turned in to the Town Clerk, so they can just get sworn in at the May meeting and at SRPEDD.

Receipt of Plans:

None.

Approval of Plans:

None.

Revised Plans:

None.

C. PUBLIC HEARINGS and MEETINGS:

None.

D. LONG RANGE PLANNING:

None.

E. CORRESPONDENCE:

None.

F. OTHER BUSINESS:

SRPEDD- Annual Meeting – May 25, 2016.

Mr. Roth said there are funds in the budget to cover everyone and he needs to give a listing of who is going and when the bill comes in, can send email to sign so it so can get paid.

Mr. Hayward said it is a Wednesday meeting.

Mr. Farrell, Jr. asked the deadline Mr. Roth said he would like to know by next week.

Mr. Fleurent, Jr. asked if had to be paid prior to town meeting and Mr. Roth said it would be a good idea.

Ms. Richard cannot attend.

Mr. Nopper noted he probably cannot attend.

Mr. Farrell, Jr., maybe.

Mr. Hayward, yes.

Mr. Staffon, maybe.

Mr. Lucas, yes.

Ms. Melanson, maybe.

Mr. Farrell, Jr. asked what the meetings for May were and Mr. Roth said there are no agenda items for the May 10th meeting but there would probably be a May 24th meeting. (Discussion ensued.)

Mr. Roth gave a look ahead, potential special permit right next to Flower Girls. They are looking at a business condo, 2 buildings with 4 condo units in each. Mr. Roth noted he met with them about a month ago, comments and revisions were made. There is also a preliminary subdivision being discussed and he believes it is the property next to that. They want to look at dividing it into 2 lots. They don't have the proper frontage. It would be an 81R type subdivision. There are 3 different owners and 3 attorneys. They are at point they are ready to go and will be submitted at some point. Mr. Roth noted he has not spoken to anyone and does not believe there is a Form A. Mr. Roth also noted Sitec Engineering sent over everything for subdivision on Charity Stevens Lane on the west side. It is a 1-lot sub-division that will most likely be submitted this week and noted it was very similar to what was voted on last time. (Discussion ensued.)

Ms. Richard asked if there had to be a presentation on the Master Plan and Mr. Roth noted he would handle that. Mr. Roth noted he would present some talking points re: Master Plan benefits. He received information from the American Planning Association and will email the Board members the points.

Mr. Roth noted the next meeting will be May 24, 2016.

Mr. Farrell, Jr. made a motion to adjourn the meeting and was seconded by Mr. Lucas. The meeting adjourned at 7:01 p.m.

Respectfully Submitted,

Tracy White,
Recording Secretary