



TOWN OF FAIRHAVEN, MASSACHUSETTS

# PLANNING BOARD

Town Hall • 40 Center Street • Fairhaven, MA 02719

## PUBLIC MEETING AGENDA

**Tuesday, October 9, 2018 at 6:30 pm**  
**Banquet Room, Town Hall, 40 Center Street**  
**Fairhaven, Massachusetts**

1. **GENERAL BUSINESS:**

- a) Chairman's Welcome and Media Notification
- b) Quorum/Attendance
- c) Minutes: acceptance of the minutes of the meeting of September 25, 2018
- d) Planning Board Bills
- e) Correspondence

2. **PUBLIC HEARINGS:**

- a) **PLN-19-002 24 Water Street and 7 Union Wharf – Continued from Sept 25**  
Special Permit application by Kevin McLaughlin on behalf of Old South Wharf Realty LLC and Casey Boat Yard LLC, pursuant to Zoning Bylaw Sections 198-29(1) and 198-27(A)(3)(a), New construction that would require a total of five or more parking spaces counting existing and new demand, for a proposal to demolish four existing buildings totaling 34,522 sf and construct three new buildings totaling 28,560 sf including a portable shed, at the property located at 24 Water Street and 7 Union Wharf, Assessors Map 7, Parcels 1 & 11, in the Industrial Zoning District.
- b) **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.

**(PUBLIC HEARINGS CONTINUED ON NEXT PAGE)**

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c) **Proposed Zoning Bylaw Amendment – Draft Marijuana Zoning Bylaw**

The Planning Board will hold a public hearing to hear comments from the public on a proposed Draft Marijuana Zoning Bylaw, in order to provide for the safe and deliberate implementation of the recreational marijuana law that both protects the health and safety of Fairhaven residents and property owners, and respects the majority of Fairhaven voters who approved the ballot question. This zoning will encompass and replace the existing medical marijuana zoning.

3. **CURRENT PLANNING:**

a) Receipt of Plans: None

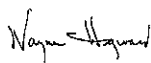
b) Approval of Plans: Form A

- a. Application by Michael J. Koska, PE, on behalf of Michelle Medeiros for the endorsement of a plan believed not to require approval (ANR) to create two lots where one currently exists, with the new Lot 1 containing the existing dwelling and the new Parcel A, which is not a buildable lot under the Fairhaven ZBL, to be transferred to the adjacent property, at the property located at 59 Gellette Road (Assessor's Map 31A, Parcel 3) in accordance with M.G.L. c. 41, s. 81P.

4. **LONG RANGE PLANNING:**

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

5. Any other business that may properly come before the Board, not reasonably anticipated 48 hours prior to the posting of this meeting



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