

Town of Fairhaven
Planning Board Minutes
June 12, 2018 – 6:30p.m.

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TOWN CLERK

Present: Chairperson, Wayne Hayward, Vice Chairman, John Farrell, Jr., Rene Fleurent, 2018 JUN 25 11:55 AM
Haworth, Ann Richard, Jeffrey Lucas and Cathy Melanson

Absent: Gloria McPherson was not in attendance.

FAIRHAVEN,
MASS.

The Meeting was not being recorded, as it was a work meeting discussion.

A. ADMINISTRATIVE BUSINESS:

Acceptance of Minutes: May 22, 2018

Ann Richard made a motion to accept the May 22, 2018 minutes and was seconded by Rene Fleurent. The motion passed unanimously.

Planning Board Bills:

a) Name Plate – Chadwick’s Awards - \$22.50

Jeffrey Lucas made a motion to pay \$22.50 to Chadwick’s Awards and was seconded by Ann Richard. The motion passed unanimously.

b) Office Supplies – Staples - \$565.04

Jeffrey Lucas made a motion to pay \$565.04 to Staples and was seconded by Ann Richard. The motion passed unanimously.

Wayne Hayward advised the Board that Monaghan Printing matched Staples pricing on the Master Plan 2040 booklets and handed each Board Member a spiral bounded copy.

Mr. Hayward also handed out the Master Plan 2040 Press Release to members.

B. CURRENT PLANNING:

1. Receipt of Plans: None
2. Approval of Plans: None
3. Street Acceptance: None

C. PUBLIC HEARINGS:

1. None

D. LONG RANGE PLANNING:

1. Discussion regarding the use of the Planning Board's FY19 – 20 Hours of SRPEDD.

Wayne Hayward stated that the FY18, 20 hours deadline was back in March; so Town Planner, Ms. McPherson was going to move forward to put a request in for the FY19, 20 hours. Mr. Hayward stated that the objective was to ask SRPEDD to do a parcel mapping and meet abutter notifications if necessary in the Benoit Square corridor.

Mr. Hayward stated it would be nice if they rezoned the Benoit Square Corridor to mixed use, and then tweaked the by-law. He then would like to see tax credits be offered in that area, like other areas in Town.

2. Discussion regarding potential zoning amendment addressing recreational marijuana.

The Board discussed the various parts that would be involved with the Planning Board taking the lead on establishing a bylaw for zoning of recreational marijuana. Mr. Hayward attended most recently the Marijuana Committee Meeting and the committee will handle the general by-laws, taxation and civil penalties among other things. The Planning Board will begin the process of zoning.

Ms. Melanson and Ms. Richard both members of the Marijuana Committee stated that the committee was looking at limiting to two retail outfits, which by law the restriction is 20% of the Town's all-liquor license retail stores. Town of Fairhaven has 10 all-liquor licenses; therefore the limit of the marijuana outfits would be 2.

Mr. Hayward stated the zoning part of 500' setback has already been done.

Discussion around what the Board will be looking for to write up these zoning regulations. Do they want massive or limited small commercial usage buildings?

Location, Site Plan requirements, Signage limitations, and the limitation of the number of retail outlets are some of the topics that would have to be covered.

In other business, John Farrell asked about tweaking the cell towers by-law. Mr. Hayward said it would be something they could look at. Mr. Hayward stated they would have to work with the Town Administrator to tweak the language of cell towers.

Wayne Hayward advised these important dates:

September 4, 2018 – Town Primary
November 6, 2018 – State Election
November 13, 2018 – Town Meeting

Mr. Hayward believed the Board could be ready to submit articles to the Special Town Meeting in November for both the Benoit Square rezoning and the Marijuana By-law.

Mr. Hayward stated that Boulder Court sub-division is finishing up with the last two lots actively being marketing, even though they have a surety on them.

Mr. Hayward also reminded the Board they reviewed a pre-liminary subdivision down at Wilbur's Point that might be coming back in for a subdivision.

Mr. Hayward also reminded the Board that 5 parking spaces triggers a Special Permit. (It used to be 10 parking spaces.)

E. **CORRESPONDENCE:** Receipt of anonymous complaint of business activites occurring at 23 Magnolia Ave.

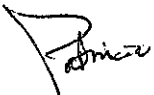
Mr. Hayward advised the Board that this complaint has been sent to the Zoning Officer. Brief discussion followed.

Meeting adjourned at 7:48p.m.

Articles reviewed at meeting:

1. Article 17, Brookline Zoning By-law Marijuana By-law
2. Existing Zoning Bylaw Language – Medical Marijuana Overlay District

Respectively submitted,



Patricia A. Pacella
Recording Secretary