

**FAIRHAVEN PLANNING BOARD**  
**July 28, 2015 Town Hall Banquet Room**

**A. ADMINISTRATIVE BUSINESS:**

Rene Fleurent Jr., Vice-Chair, opened the meeting at 6:30 p.m.

Quorum/Attendance:

Peter Nopper, Rene Fleurent, Jr., Jeffrey Lucas, Ann Richard and John Farrell, Jr.

Absent: Wayne Hayward, Chairman, Kaisa Cripps and Gary Staffon.

Also in Attendance: Bill Roth, Planning Director.

Acceptance of Minutes:

John Farrell, Jr. made a motion to accept the July 14, 2015 minutes and was seconded by Ann Richard. The motion passed unanimously.

Planning Board Bills:

1. ADS – Fairhaven Neighborhood News – **Carapace, LLC**. - \$80.00

Jeffrey Lucas made a motion to pay Neighborhood News \$80.00 and was seconded by John Farrell, Jr. The motion passed unanimously.

**B. CURRENT PLANNING:**

Receipt of Plans:

None.

Approval of Plans:

None.

Covenant Release:

1. Re-sign Form E Covenant – 35 Narragansett – 2002 Subdivision

Bill Roth said they were ready to do a closing and sell the property. The covenant was originally signed in 2007 by the Planning Board. The applicant never recorded the original and the owner does not know where it is. Mr. Roth said this is for the corner Narragansett and Elmwood. Mr. Roth suggested the covenant be re-signed by the current Planning Board. (Discussion ensued.)

Jeffrey Lucas made a motion to sign the Form E Covenant and was seconded by Ann Richard. The motion passed unanimously.

**C. PUBLIC HEARINGS and MEETINGS:**

1. Special Permit – **Carapace, LLC #2** – 250 Bridge Street (Cont'd from 7/14/15).

William Roth indicated for the record that Peter Nopper and Ann Richard both have submitted Mullin's Rule letters to the Chairman, Town Clerk and Planning Board. This will be public record. If the applicant does not object, to allow Mr. Nopper and Ms. Richard to vote in the future. Due to not meeting super majority requirement for Special Permits, the Public Hearing cannot move forward tonight. The applicant has been made aware of this and has requested that the Hearing be continued to the August 11, 2015.

John Farrell, Jr. made a motion to continue Carapace. LLC #2 to August 11, 2015, and was seconded by Jeffrey Lucas. The motion passed unanimously.

**D. LONG RANGE PLANNING:**

1. *Master Plan Discussion*

Rene Fleurent, Jr. said he they were at the point of discussing creating sub-committee.

Mr. Roth indicated he did not have any updates and suggests deferring to the next meeting.

2. *Auto Dealer Use – Potential Zoning Amendment*

Mr. Roth submitted updated version and reviewed the changes that were made. Mr. Roth suggested holding off discussion until Ms. Cripps and the other Board Members were in attendance regarding Ms. Cripps proposed changes.

Mr. Lucas does like her suggestion for setting external storage based on size of property, a case-by-case basis.

Rene Fleurent, Jr. said he would like to create a formula to use. Mr. Roth said using formulas and specific numbers is difficult to determine and limits you. Mr. Roth said Ms. Cripps' first sentence says it without limits and gives you control. (Discussion ensued.)

3. *Special Permit Bonds – Potential Zoning Amendment*

William Roth said it was requested that the document be in black and plain text, not in the text edit format. A Word version was emailed to everyone and one comment was received from Ms. Cripps. (Discussion ensued.)

John Farrell, Jr. has no questions, but feels it should be carried to next meeting and Mr. Fleurent, Jr. is in agreement.

**E. CORRESPONDENCE:**

None.

**F. OTHER BUSINESS:**

1. Discussion on Rogers/Oxford Schools RFP.

Mr. Roth is unaware of the specifics of this agenda item that Mr. Hayward put on the agenda.

2. Rene Fleurent, Jr. said there was SRPDD meeting said the new Interim Executive Director, Sandy Conaty presided over the meeting with Mr. Smith retiring. There is a Retirement dinner for Mr. Smith and is going to be at Independence Harbor, he believes, the first week of August.

Mr. Roth said he would forward the Retirement Party Invite email.

Rene Fleurent, Jr. said was happy to see the email from Mr. Roth regarding EJs.

John Farrell, Jr. said he was not comfortable speaking on matter because it was not on the agenda.

John Farrell, Jr. made a motion to adjourn and was seconded by Jeffrey Lucas. The meeting adjourned at 7:00 p.m.

Respectfully submitted,

Tracy White,  
Recording Secretary