



Fairhaven Planning Board

Town Hall • 40 Center Street • Fairhaven, MA 02719

Telephone (508) 979-4082 • FAX (508)-979-4087

Fairhaven Planning Board

Minutes

Tuesday, April 14, 2020 – 6:30pm

Town Hall, 40 Center Street,

Fairhaven MA 02719

RECEIVED
TOWN CLERK
2020 MAY -7 P 12:00
FAIRHAVEN,
MASS.

Mr. Farrell opened the meeting at 6:30p.m.

All of the members attended via Zoom with one also calling in due to a faulty connection. ~~08~~

Meeting was conducted remotely via ZOOM at:

<https://zoom.us/j/731182273?pwd=aVY3WVJmNk5sd0pCMIN4em9kL2kwQT09>.

Members and the Public were also able to join the Meeting by calling 1-929-205-6099 then entering the Meeting ID: 731 182 273 # and the Password: 082770. The Meeting was televised live on local public access Fairhaven TV Channel 18 and online at fairhaventv.com. All Fairhaven public meetings are live, recorded and replayed on Channel 18 and on-demand at FairhavenTV.com.

1. GENERAL BUSINESS:

a. Present: Chairperson, John Farrell, Wayne Hayward, Rene Fleurent, Cathy Melanson, Ann Richard, Jeffrey Lucas, Jay Malaspino and Geoff Haworth were all present via remotely through a Zoom Meeting Venue. Minutes recorder Pattie Pacella was also present via zoom.

Present in the banquet room was Town Planner, Paul Foley and Cable Director, Derek Frates.

b. Absent: None.

c. Minutes

- a) Minutes of March 10, 2020 – Jeffrey Lucas made a motion to accept the minutes as written and was seconded by Cathy Melanson. The motion passed unanimously.

d. Planning Board Bills:

There were two bills from the Fairhaven Neighborhood News. The first was for \$180 for the advertisement of the public hearing for the text amendment to enable the Planning Board to allow Special Permits for up to 3 years. The second was a \$120 Neighborhood News legal advertisement bill for a public hearing for the Dupres Special Permit that was withdrawn.

After a discussion on the best way to sign bills Mr. Farrell felt doc-u sign would be the way to get everyone to sign it in the future.

Ms. Melanson made a motion to pay the Neighborhood news \$180 and was seconded by Jeff Lucas. The motion passed unanimously.

Mr. Farrell asked if they have been in front of any other board. Mr. Foley stated they have not but he will route the plans to DPW and the Fire Department when they come in. Mr. Hayward said they usually do not get site specific plans on rezoning but in this case it might be a good idea. He said he fears there might be a push too close to Town Meeting. He would like to see the applicant come and talk with the Planning Board.

Mr. Foley stated he would be in touch with them to at least come in and have a discussion with the board. Mr. Farrell suggested an invite to the next meeting – 4/28. Mr. Foley stated he will talk to the attorney and see if they want to come in for discussion.

iii. **SP2019-15- Mazda Dealership/carapace LLC:** Continued Public Hearing on proposal to create a new Mazda Dealership on the corner of Bridge Street and Route 240 (Map 36, Lot 15).

The Town Peer Reviewer from GCG has asked the Applicants engineer several times for additional information from the revised plans from March. That information from the engineer, Richard Rheume, was submitted to GCG today.

Mr. Farrell asked how the public is invited to a zoom meeting. Mr. Foley explained the Zoom meeting details are included within the advertisement and notices as well as notices to the abutters. People can call in or log in by zoom meeting. It is also televised live on Fairhaven 18.

Mr. Lucas asked about how the public would receive it because not everyone has Comcast and channel 18. Cable Director, Derek Frates, and explained the meeting is also simulcast on FairhavenTV.com. Mr. Foley stated it goes out on all correspondence related to the meeting: Neighborhood News, abutters notifications, etc.

iv. **SP 2019-13-Lewis Landing/Huttleston Multi-Unit Condominiums:** Continued Public Hearing on proposal to create twelve 2-bedroom condominiums on Huttleston Ave (M-31, Lot 117C)

Mr. Foley reported that he received the second peer review check for a total of \$2,000. He gave the peer reviewer the ok to move forward. The most recent plans are dated 2/18/2020.

Mr. Hayward stated that our peer reviewer is not going to put cameras up the pipe; he thinks that the applicant needs to be doing that. Mr. Foley said the applicant said he was going to do that.

Ann Richard stated that the wording is still incorrect using the word “condominiums” when in fact it is “apartments” and she would like to see that changed. Mr. Foley said that when it was re-zoned they stated condominiums, but now they are planning rental apartments.

Ms. Richard asked for the correction on the paperwork to be specific to what it is going to be.

Mr. Lucas asked if the State had been notified that perhaps that roadway needs to be addressed as there is a lot of puddling of water in that area.

2. Community Compact Best Practices – Complete Streets. Fairhaven was awarded \$38,500 for the Tier 1 Policy and Adoption. The Town Planner will be preparing the RFP for Engineering Firms and coordinating with the Superintendent of the DPW.
3. Community Compact Best Practices – Rt. 6/240 Redevelopment Study. Fairhaven was awarded \$30,000. \$5,000 was already pledged by the Economic Development Committee. That \$35,000 may be used as match for U.S. E.D.A. grant

Mr. Foley attended a meeting with Harbormaster Timothy Cox and the New Bedford Harbor Master and Cesar from the NB Port Authority. They want to make a few updates to the Harbor Master Plan to reflect the changes that were made to dredging and Cad Cells in the Harbor since the State Enhance Remedy (SER) was approved last fall.

Mr. Foley showed the proposed revisions to the NB/FH Harbor Master Plan on a map:

1. Four locations where private individuals are availing themselves of the opportunity to be a part of the SER.
2. Hatched yellow indicates where Waterfront Development Shoreline Facilities (WDSF) have been deleted.
3. Light green indicates proposed new WDSF (Infill).

4. LONG RANGE PLANNING

a) Town Planner Update: Complete Streets; Redevelopment Study, N. Fairhaven Traffic Study

Mr. Foley gave a brief overview of each.

1. Complete Streets-Community Compact Best Practices

The purpose of this is to pass a Complete Streets Policy for the Town of Fairhaven and develop a Prioritization Plan that will identify specific projects that will improve connectivity and mobility for all users and ages. This will include both design elements and infrastructure projects that will create a holistic integrated transportation network that provides better accommodations and options for all transportation modes, users and ages and encourages healthy transportation alternatives.

The Complete Streets Policy and Plan will need to be coordinated between Planning, the Department of Public Works, the Select Board, Conservation, Recreation, the Schools, Sustainability, and the Bikeway Committee among others. The Superintendent of DPW and Town Planner will work together to coordinate the various town entities and Transportation Engineering Firm hired through the RFP process.

2. Rt. 6/240 Redevelopment Study-Comm. Compact Best Practices

The purpose of this study is to determine actions the town can take to create more opportunity for commercial and industrial uses, as well as top of the shop residences, in the previously developed but underutilized, inefficient and increasingly obsolete shopping plazas along Routes 6 and 240 and nearby areas. The study will review existing land uses and zoning within areas currently zoned for business, industrial and residences including the Federal Opportunity Zone that occupies much of the study area. The intent of the Redevelopment Study is to develop a framework that allows more development in previously developed areas while preserving the