

Fairhaven Planning Board
Minutes
Tuesday, April 28, 2020 – 6:30pm
Town Hall, 40 Center Street,
Fairhaven MA 02719

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2020 MAY 14 P 3:50

Mr. Farrell opened the meeting at 6:30p.m. He explained the meeting is being done remotely. The video is being recorded and put out on Facebook live and Channel 18.

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 remotely through a Zoom Meeting Venue.

Present in the banquet room was Town Planner, Paul Foley. Patricia A. Pacella, the Recording Secretary, was present via zoom.

b. Absent: None.

c. Minutes:

- a) Approve the minutes of April 14, 2020 – Cathy Melanson made a motion to accept the minutes as written and was seconded by Jeffrey Lucas. The motion passed unanimously

Mr. Haworth stated that all members should be asked via roll call if they are agreeing or disagreeing to a motion.

Mr. Hayward made a motion that they dispense a roll call vote for motions as well as any bills and was seconded by Ann Richard. The motion passed unanimously. Chair Farrell double-checked to make sure there were no objections or nay votes.

d. Planning Board Bills:

Staples - \$87.64 – ink. Cathy Melanson made a motion to pay the \$87.64 to Staples and was seconded by Ann Richard.

On the question, Mr. Hayward asked what kind of printers they were. Mr. Foley stated they were for two each for two Brother ink jet printers. The motion carried unanimously.

Mr. Farrell asked for a motion that the Chairman alone temporarily be able to sign bills, once the vote has been carried, during the current state of emergency so that we limit interaction.

Ms. Melanson made that motion and was seconded by Mr. Hayward. The motion carried unanimously.

e. Correspondence: None

f. Upcoming Schedule:

2. PUBLIC HEARINGS

a) Public Hearings: None

b) Upcoming Public Hearings: To be rescheduled

i. **Text Amendment to allow Special Permits for up to 3 years:** *Text Amendment* to Section 198, that would allow Special Permits to be valid for up to three years at the Boards discretion.

Mr. Foley stated there was nothing new on this hearing. He stated this public hearing could be done on May 26, 2020, or June 9, 2020. Mr. Farrell stated he would like to see it scheduled for May 26, 2020.

ii. **RZ 2020-01: Crow Island Rezone to MU:** Proposal to rezone Crow Island in New Bedford/Fairhaven Harbor from a Single Residence (RA) zoned district to Mixed-Use (MU). Mr. Foley stated they have not submitted any additional information.

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).

Mr. Foley stated they have not received the continued peer review. Mr. Haworth stated that he heard that GCG was holding the project up. Mr. Foley stated he last heard from GCG two weeks ago and they were still waiting for the applicant's Engineer to respond to their repeated request to include the Hydrocad calculations that were referenced in the revised study but were not included in the package.

Mr. Haworth asked Mr. Foley to reach out to them and include the answer in his weekly update to the Board.

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 stated this was the same as previous. The Planning Board's peer reviewer, GCG was waiting for information from the applicant's engineer who has not followed up yet. Ms. Richard asked that the name of the project reflect that it is now rentals and not condominiums.

3. CURRENT PLANNING:

a. Review of Town Warrant articles submitted for Town Meeting (TM rescheduled to June 20, 2020)

b. Town Planner Update: Grants, Dredging, Maps

Mr. Foley said there was an ANR that was coming in. He was not sure how the Mylar could be signed by all members. They seem to be willing to wait until the end of May.

Mr. Hayward asked for the location of the ANR. Mr. Foley said it was on Green Street – between 110 & 114. It would not create a new lot. One neighbor is selling a 20' wide slot to another neighbor. It will make a non-conforming lot conforming and the other will still be conforming. Both lots will be conforming.

Mr. Foley also stated that BASK was planning on submitting a Special Permit Application soon. He and Mr. Rees have been in discussions with them and there is some follow up information they need to prepare.

4. LONG RANGE PLANNING

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

Mr. Foley gave an update on the Complete Streets grant, which he will coordinate with Mr. Furtado of DPW. He contacted SRPEDD about potential other grants for the redevelopment study. They said they would do the study. He indicated that the Town is looking for their assistance not for them to do the study. He will continue to communicate with them.

He is also working with Tim Cox and Sheri Sousa in the Harbor Master Department along with Marie Ripley, who has experience with the Union Wharf grants, to set up administration of the Union Wharf grant.

He attended the first SRTA meeting via Zoom. They are still running buses Monday to Saturday but on a reduced basis. All days are using the Saturday schedule. Fares have been waived for the duration of the state of emergency and riders enter from the back of the bus. He raised the question of whether they have given any thought to the future and whether some emergency measures may become permanent.

Mr. Foley stated he had his one-year anniversary review with Mark Rees. He spent a day doing 'Gant' charts, which is a program for scheduling tasks and goals similar to construction scheduling. He is also working to become more proficient in GIS. He is hoping to create new layers for the in-house GIS such as the Benoit Square Mixed-Use District, all Fairhaven Special Permits and to update the Vacant Properties database.

He gave a more detailed overview of the various chapters in the Redevelopment Study of Fairhaven 240/Route 6 including how it will address goals and objectives of every chapter of the 2040 Master Plan.

Mr. Foley went over the preliminary North Fairhaven Traffic Study. He felt more work was needed. He had requested traffic counts and was told that SRPEDD does two traffic counts a year, up to 10 days, for each community in the District. The Transportation Manager suggested the Town may want a traffic study in North Fairhaven. After the NFIA meeting in February, SRPEDD offered to take a look at historical counts in the area. What they have come up with is a document that says we cannot do what they think we want to do. We asked for traffic counts and they gave us a short "study" that said we could not do a truck exclusion. The 90 pages of raw data are really only six (6) counts done over two days each. One in 2017, one in 2018 and four in 2019. They concluded most of the truck traffic was box trucks from FedEx, UPS and DSL. Mr. Foley will draft a response letter for review at the next Planning Board Meeting before sending.

Ms. Richard asked how long it took SRPEDD and how much it was going to cost us and if they are planning on giving them more hours, as she didn't feel the report was satisfactory. Mr. Foley said he did not think they it would cost the Town anything as it was heavy on raw data, and not as much as he would have expected.

Mr. Hayward gave a breakdown of vehicle axles that were given in the report.

5. OTHER BUSINESS:

Mr. Farrell congratulated Mr. Foley on his 1st year with the Planning Board & Department.

Mr. Hayward shared that the Selectboard is allowing Rogers School to permit first and then deal with the financial piece of the project.

Mr. Hayward also asked about Metro Harvest a Retail marijuana facility coming to Town. He said that the permitting seems to go quickly through the Selectboard who accepted it, but then when it comes to permitting through the Planning Board, we are made to look 'rough' on the applicant. But we don't even know where it's going to go. Mr. Hayward asked where the facility is being proposed.

Mr. Foley showed the location at the corner of Bridge and Alden Road and indicated he has already told Metro Harvest it was not going to be smooth sailing at that location through the Planning Board. The location at the existing LA Cycle on the corner of Bridge Street and Alden Road will have potential conflicts with the trip generation coupled with the turning lanes on Alden and will almost certainly

require no left turns out of the site. However, even with “no left turns” there will be so many trips it will result in people taking a left turn out of there. Mr. Foley said he thought they will probably need a full blown traffic study. Bask is in a better location and they may not but he did not want to look unfair by asking one to submit a traffic study and not the other. He has asked both to submit their traffic reports early so he and the Board can determine if either or both need full independent traffic studies by an engineer.

Cathy Melanson made a motion to adjourn and was seconded by Jeffrey Lucas. The motion passed unanimously at 7:45p.m.