



FAIRHAVEN PLANNING BOARD

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FAIRHAVEN,
MASS.

Planning Board Minutes January 11, 2022

1. **GENERAL BUSINESS:**

- a) Chair's Welcome and Media Notification: Chairperson, John Farrell opened the Planning Board meeting at 6:30p.m.
- b) Quorum/Attendance:
Present: Chair, John Farrell, Vice Chair, Wayne Hayward, Cathy Melanson, Jeffrey Lucas, David Braga and Jessica Fidalgo. **Absent:** Rene Fleurent and Geoff Haworth
- c) Minutes: December 14, 2021, draft to be reviewed
Cathy Melanson made a motion to accept the minutes as presented and was seconded by Jeffrey Lucas. Wayne Hayward asked to clear up line #28 in the minutes. Mr. Foley made note of the correction. As amended, the motion passed unanimously.
- d) Planning Board Bills: None.
- e) Correspondence: Members Conflict of Interest and Open Meeting Law Regulations and Forms
Mr. Foley noted he forwarded the Conflict of Interest and Open Meeting Law Regulations to the Board and asked them to fill it out and file with the Town Clerk by March 31 or as soon as they can. Mr. Hayward noted the information can be found on the Town's website under the Select Board tab as well as the link in the email.
- f) 2021 Annual Report: Mr. Foley reviewed the 2021 Annual Report with the Board. He asked if anyone had any comments or suggestions, they could forward to him.
Wayne Hayward made a motion to accept the 2021 Annual Report as written and was seconded by Jeffrey Lucas. Mr. Hayward said it was well written with a lot of information that is good for the residents of Fairhaven to know. The motion passed unanimously via roll call vote.

2. **PUBLIC HEARINGS:**

- a) Public Hearings:
 - i. **SP 2021-02 - Crow Island:** Continued Public Hearing on proposal to create a destination for outings and events such as weddings, corporate outings, parties and other special events.

Mr. Farrell said an email was received to ask for a continuance until to the January 25, 2022, meeting. He said they are very close to working out conditions, the conditions have been forwarded to Attorney Crotty.

Cathy Melanson made a motion to continue SP 2021-02-Crow Island to January 25, 2022, per the applicant's request and was seconded by Wayne Hayward. On the question, Mr. Lucas said the last set of hardcopy plans he is reviewing are from February 4, 2021 and they had no dimensions on them. He said he would like to see a complete set of plans before a final vote is taken. He said he has a lot of concerns and questions.

Mr. Foley will forward an updated set of plans to the Board Members and ask them to update the plans with labels and dimensions and be consistent with the Conservation Commission. Mr. Braga noted there are more recent plans on the website, however they don't have all of the information that Mr. Lucas is looking for.

Mr. Hayward said he would like to see their proposed parking plan for the Special Permit. Mr. Lucas will forward his concerns to Mr. Foley, and he will try to get answers for him.

The motion passed unanimously via roll call vote.

3. **CURRENT PLANNING:**

- a) Rogers Reuse Committee Update: Mr. Foley said the Committee met and made a few minor adjustments to the RFP and went in front of the Select Board, who accepted the final draft of the RFP the previous evening. Mr. Foley said he forwarded a clean copy to the Procurement Officer today for advertisement.

Mr. Foley reviewed the key changes in the RFP. There is broader language and it will be advertised longer to allow for more respondents. They also clarified the property covered by the RFP; they incorporated some of the language from the Historic Site Reuse Permit so that any respondent will be familiar with it and prepared to address it. The proposals would be due March 11, 2022, which is eight weeks.

Mr. Farrell asked if the Committee would still be involved with the RFP's coming in. Mr. Foley stated the 'selection committee' would be the Select Board, not the Rogers Reuse Committee.

- b) Town Planner Update: 40R/TDR Grants; Site Readiness Grant; Union Wharf Feasibility Study; Shared Streets.

Mr. Foley said a number of Grants were received recently. \$75,000 in November for the One Stop for Growth Program to help write a 40R Bylaw. We also received \$45,000 for a Planning Assistance Grant from the Executive Office of Environmental Affairs (EEA). Mr. Rees will assist with putting together an RFP for the one stop and EEA grants consultant. He reviewed the grants he is currently working on for North Fairhaven/Benoit Square as well as Atlas Tack (he said the Town does not own as of yet, but it might be forthcoming in the years to come and wants to be ready), and Bridge Street. Mr. Foley said he is working with SRPEDD regarding the Industrial Zone study grant.

Mr. Foley said he met with a group who should be submitting a Special Permit soon to use the old Motel property on Huttleston Avenue as a drive through car wash, and that might come forward to them in the next few months.

Mr. Lucas asked the status of the Union Wharf review. Mr. Foley said they conducted a number of interviews in December that were very insightful and helped to focus the study a bit. The consultant is Frank Mahady, FXM and FOTH Engineering and Mr. Foley has asked for a site plan of existing conditions (identifying utilities, drainage, work areas, easements and footprints). In one scenario they are exploring the potential use for a new multi-purpose building.

Mr. Lucas shared his concerns about the Union Wharf regarding sea rise levels.

Mr. Lucas asked if the land swap has been discussed.

Mr. Foley stated the land swap will be addressed but that solving it is beyond the scope of the study. It was definitely a discussion but said the Select Board had recently assigned Mark Rees to deal with that. He said he has some ideas.

Discussion continued with the Whaling Boat Committee and finding them a home. Mr. Lucas said they are a private entity and finding them a home would be nice but not obligatory from the Town.

Mr. Hayward asked Mr. Foley if there was any movement on the second recreational marijuana license that has been applied through the state for Fairhaven. Mr. Foley said there are three host agreements out there, two were looking at the same property and no one has contacted him about the Special Permit for that property. We have Bask operating and that is it for now.

4. **LONG RANGE PLANNING:**

- a) Town Planner Update: Mr. Foley said he has been speaking with SRTA who is facing unprecedented staffing shortages. They will be eliminating a few express runs. Mr. Foley reviewed the information he received from SRTA regarding the bus runs in Fairhaven.

He also showed some GIS maps of stops in Town as well as boarding and alighting numbers for each stop received from SRTA. Discussion on the opportunities about the shelter bus stops in Fairhaven and what the Planning Board and SRPEDD can do to help with this issue.

5. **OTHER BUSINESS:** Any other business that may properly come before the Board, not reasonably anticipated when posting 48 hours prior to this meeting.

Cathy Melanson made a motion to adjourn and was seconded by Wayne Hayward. The motion passed unanimously via roll call vote.

6. **Next Meeting:** Tuesday January 25, 2022.