



FAIRHAVEN PLANNING BOARD

Town Hall • 40 Center Street • Fairhaven, MA 02719
Telephone (508) 979-4023 ext. 9

Planning Board Minutes
Tuesday, August 23, 2022

FAIRHAVEN TOWN CLERK
RCUD 2022 NOV 7 PM 8:02

1. General Business

- a) Chair's Welcome and Media Notification: Mr. Hayward opened the meeting at 6:32 pm. He read Governor Baker's post COVID information for Zoom Meetings until March 2023. He advised the meeting was being recorded by Fairhaven TV.
- b) Quorum/Attendance: Present: Chair Wayne Hayward, Vice-Chair Cathy Melanson, Jessica Fidalgo, David Braga, Rene Fleurent, Kevin Grant and Jeff Lucas.
Absent: Sharon Simmons
- c) Minutes: August 9, 2022, draft to be reviewed – Rene Fleurent made a Motion to approve the August 9, 2022 minutes and was seconded by Jeff Lucas. The Motion passed unanimously via roll call vote
- d) Planning Board Bills: FNN - \$190 for advertisement in Neighborhood News of Special Permit at 148 Main Street. Rene Fleurent made the motion to approve the bill for FNN, \$190 and was seconded by Kevin Grant. The Motion passed unanimously.
- e) Correspondence: None.

2. PUBLIC HEARINGS:

- a) Public Hearings:
 - I. **SP 2022-07 – 154 Huttleston Conversion:** Continued Public Hearing review to renovate existing building and convert it to an office with a new gravel parking area in the rear of the building located at 154 Huttleston Avenue (Map 26 Lot 96)

Mr. Hayward opened the continued public hearing for 154 Huttleston Avenue Conversion.

Mr. Foley advised there were revised plans with two alternatives proposed. He said they talked about existing parking and landscaping. The two proposed alternatives create a green space in front at the entry. One makes it green on both sides of the entry and the other on only the east side of the entry. The two landscaped areas would be approximately 20' wide by 22'-24' long. The new sign will be the same as the existing. According to zoning the building requires 52 parking spaces. With the revised plans they will have 35 parking spaces. They have about 40 employees, not all will be at the site at the same time. The revised plans add a weeping cherry on the east side and a mix on the west side of the entry.

Brief discussion about the weeping cherry and how low or high they can grow. Ms. Melanson said they can be trimmed. Mr. Hayward was more concerned about the visibility, where the cherry tree was going to go. The board discussed the options for the landscaping.

Mr. Foley stated that bike lanes will be put in on Alden Road from Whaler's Way to Howland Road as part of the Complete Streets program. He said there are other phases to connect all the way down Alden Road to the bike path.

Mr. Foley reviewed the scenarios for Benoit Square and what has been discussed.

Mr. Foley continued to discuss his plans for a plan and engineering and scope for the pedestrian facilities and drainage for Bridge Street.

Mr. Hayward asked about the bus shelter plan for Route 6. Mr. Foley said that SRTA's number one bus stop in Fairhaven is Wal-Mart area.

Ms. Melanson asked about what was happening at the Bijou. Mr. Foley said the previous Building Commissioner denied the apartments in the upstairs at the Bijou for accessibility and fire safety reasons and that was appealed to the Access Board and it was approved. Mr. Foley hasn't heard any more information about it recently.

4. LONG-RANGE PLANNING:

The 40R Working Group is going along well with a good group of volunteers. He said he has heard from his consultant, and they are going to try and button down the schedule for within the next two weeks. He said they were looking at a Wednesday/Thursday 4pm to 6pm. He said the consultant was looking for twenty-five people, and he had over thirty. He said some people might drop out.

Mr. Hayward stated that 40R is a softer of 40B and feels that if it goes up and down Route 6 people will not be happy. Mr. Foley he sees 40R as an antidote to 40B where the Town chooses where to develop and what that looks like. Apartments and affordable housing should be near services and transit.

5. OTHER BUSINESS: None.

Ms. Melanson made a motion to adjourn and was seconded by Ms. Fidalgo. The motion passed unanimously at 7:35p.m.

The next Planning Board meeting is Tuesday, September 13, 2022.

Ms. Melanson stated she liked the alternative with a green area on either side of the entry (4.2 on the plan) as it appears to look softer with the landscaping.

Mr. Grant noted the Board are trying to get away from just pavement on Route 6 and adding greenery to the area. He said this is the Board's chance to improve these Route 6 streetscape and properties. Mr. Lucas concurred. He said that future development needs to follow suit with the same amount of greenery in front on Route 6.

Mr. Fleurent said he is concerned with the vegetation and would be more cautious with what is there for visibility awareness.

Ms. Fidalgo asked what the trees are across the road at the Benny's parking lot. She said she was just pointing out for esthetic reasons they may want to look at the same.

Mr. Foley suggested if they didn't like the weeping cherry, they could condition to add that the tree be something of the Town's tree list.

Board members agreed that the weeping cherry was fine for that location.

Mr. Hayward asked if the petitioner had seen the list of conditions, to which he said they have.

Mr. Lucas questioned special condition, #4 regarding the 'buffer strip' between adjoining properties and uses. He said that he questioned the buffer at the last meeting and didn't feel it required a waiver. He said if it's a waiver it could possibly mean that they could go right back to the rear property. Mr. Foley said they are not creating a buffer on their own property.

Ms. Melanson made a motion to approve SP2022-07, 154 Huttleston Conversion with twenty conditions, removing condition number four as written and adding instead they are approving the site plan of 3.2 and the landscape plan number 4.2. The motion was seconded by Mr. Grant.

On the question, Mr. Lucas asked about condition #16 regarding the dumpster enclosure.

The motion passed unanimously. Mr. Hayward closed the public hearing.

3. CURRENT PLANNING:

a) Town Planner Update: Rt 6/240 Redevelopment Plan; Benoit Square; Upcoming Schedule

Mr. Foley met with John Medeiros and Pauline Parker of the NFIA and Representative Strauss to discuss issues on North Main Street and Benoit Square and presented possible scenarios for the area. Mr. Straus liked the ideas and set up a meeting with the Town Administrator and the MassDOT District Five manager. The result is that MassDOT is going to schedule a site visit and safety audit in the near future.

Mr. Foley said there is a public hearing on September 15 on zoom for Safe Streets project that is taking place around the David Drown Boulevard and Sconticut Neck. He said it is through a grant obtained by the DPW and Mr. Furtado.