



TOWN OF FAIRHAVEN, MASSACHUSETTS  
Planning Board  
Town Hall - 40 Center Street - Fairhaven, MA 02719

**Meeting Minutes**  
**Monday, October 28, 2024**  
**at 7:30PM Held both at Town Hall**  
**& Remotely via Zoom**

**1. GENERAL BUSINESS:**

a. Chair's Welcome and Media Notification:

Chair, Cathy Melanson, opened the meeting at 7:30pm and welcomed all.

b. Quorum/ Attendance:

Present: Diane Tomassetti, Sharon Simmons, Cathy Melanson, Richard Trapilo, Kevin Grant, and Jessica Fidalgo.

Absent: Patrick Carr and Ruy DaSilva.

Bruce Webb, Land Use and Planning Director, was present at this meeting.

c. Information on 40R- Coffee and Conversations:

Ms. Melanson informed the board there will be a Coffee and Conversations event on November 1, 2024 from 10am to 2pm and 4pm to 8pm. This event will be to answer questions about 40R. Board discussed having 3 board members attend the event for the morning and 3 board members attend the event for the afternoon.

d. Correspondence:

Mr. Webb read an email from Michelle Costa, a resident of Fairhaven. (See Attachment A)

Mr. Webb read a letter from Bob Espindola, a resident of Fairhaven. (See Attachment B)

Mr. Grant read a statement. (See Attachment C)

Mr Grant made a motion to lift the two minute time restriction on questions for this meeting, seconded by Ms. Fidalgo. Motion did not pass (4-2).

## **2. PUBLIC HEARINGS:**

- a. 40R- Fairhaven Smart Growth Overlay District (FSGOD) Bylaw and Maps:  
Presentation and review of the proposed amendment of the Fairhaven Zoning Bylaw to establish the Fairhaven Smart Growth Overlay District (FSGOD) and accompanying Zoning Maps entitled, "Fairhaven 40R Smart Growth Overlay 4-2 Smart Growth Zoning Map (Plaza Area SGOD)," prepared by Dodson & Flinker and dated 10/17/2024, and "Fairhaven 40R Smart Growth Overlay 4-2 Smart Growth Zoning Map (Waterfront SGOD)," prepared by Dodson & Flinker and dated 6/19/2024. ***Continued from August 7, 2024. The consultants request that the hearing be continued to a special Monday, October 28, 2024, meeting at 7:30pm in order to address comments made by the Executive Office of Housing and Livable Communities.***

Mr. Dillon Sussman and Mr. Adam Costa from Dodson & Flinker are present at the meeting.

Mr. Costa and Mr. Sussman presented to the board the changes made on the 40R- Fairhaven Smart Growth Overlay District (FSGOD) Bylaw and Maps. (See Attachment D).

Mr. Costa explained that some of the changes were from feedback from the public hearings and some changes were asked by the Executive Office of Housing and Livable Communities.

The board raised various concerns about buffers from neighbors, parking for the buildings, local preference for the housing, 40R development in other communities, and if the state is able to request the money back if 40R is not developed in a certain time frame.

Mr. Trapilo made a motion for adoption of Article One Chapter 40R Zoning Bylaw and Map Amendment for the Special Town Meeting on November 19, 2024, seconded by Ms. Simmons. Motion passed (4-2).

## **3. NEXT MEETING:**

**Regular Business:** Tuesday, November 12, 2024

Respectfully Submitted,

Hailey Anne Hemingway

Minutes approved at Board Meeting on 3/11/2025