



TOWN OF FAIRHAVEN, MASSACHUSETTS
PLANNING BOARD
Town Hall • 40 Center Street • Fairhaven, MA 02719

Tuesday, April 15, 2025 at 6:30 pm
Held both at Town Hall & Remotely via Zoom

1. GENERAL BUSINESS:

- a. Chair's Welcome and Media Notification:** Interim Chair, Patrick Carr, opened the meeting at 6:35 PM and welcomed all.
- b. Quorum/Attendance: Present:** Patrick Carr, Sharon Simmons, Diane Tomassetti, Jessica Fidalgo, Kevin Grant, Sean Powers and Miles Grant in Town Hall.

Absent: Ruy daSilva

Land Use and Planning Director Bruce Webb and Recording Secretary Barbara Paczosa were present in Town Hall.

Mr. Carr opened the public meeting and introduced the two new members of the Planning Board, Shawn Powers and Miles Grant.

Mr. Carr discussed with the members use of all electronic devices during the meetings.

2. PUBLIC HEARINGS:

Vote on whether the Planning Board should vote to recommend the warrant article adding 0 Alden Rd., Map 28 / Parcel 022B to the Fairhaven Smart Growth Overlay District – Plaza District.

The purpose of the hearing will be to receive information and public comment on a proposed addition of 0 Alden Rd., Map 28/Parcel 022B, 1.02 acres to the Fairhaven Smart Growth Overlay District (FSGOD)-Plaza District, to be considered at Special Town Meeting on May 3rd 2025 and to decide whether to recommend approval to the Select Board or not. The lot is currently zoned business, as is the rest of the FSGOD-Plaza District and would remain so, but would have the overlay district applied to it.

Mr. Webb gave an update with a history and background of the property. Mr. Webb stated he did receive updated zoning map and explained the changes to the unit incentives. Mr. Webb stated the change in the bylaw text would be the reference to the zoning map and he also waiting on the regulating map which is the final document. Mr. Webb mentioned it is a good opportunity to have something other than a strictly commercial structure and is hoping that after review the board members will be willing to vote to recommend this to the Planning Board for approval at town meeting.

The board discussed with Mr. Webb their concerns about the mention of it being mixed use if it was based on details and also the flood status in the area.

Ms. Fidalgo raised concern with not having all of the final paperwork for town meeting. Mr. Webb stated it is his understanding that we can pass over a warrant article, if we don't have the documentation at the

end of the next public meeting instead of the planning board voting to recommended approval by the select board you could recommend that they vote to table or to pass over the motion and it be addressed at the next town meeting. Mr. Kevin Grant questioned how likely it is to get the missing document in time before town meeting and if it's possible to present to town meeting a two-part choice and the vote would be if we don't have this document to vote on this today or pass it over. Mr. Webb responded he does not have a definitive date to receive the document, he did receive the zoning map before the date he was given, he is expecting to have the map by the end of the week. Mr. Webb stated the regulating map isn't technically part of the bylaw it could be demonstrated to town meeting and the Select Board with a brief explanation of some of the setbacks and the height restrictions.

Mr. Carr discussed with Board of Selectman Keith Silvia if they were considering a special town meeting in-between or a way to get a special town meeting on the docket so they wouldn't have to wait 6 months. Mr. Carr's concern is because it was a two year process to get 40R in place he wants to make sure that they are not putting something out that could be contentious in town, they are trying to see possibly a development of a possible area that could actually be the first 40R development.

Mr. Carr questioned what the next step is once it gets finalized if there is an approval or vote from the board to move forward and what the timeframe is as far as getting this accepted by the state. Mr. Webb stated he has already contacted the Select Board office to have this on an agenda at the next Select Board meeting so they can discuss their position and then decide what they want to do for town meeting. Mr. Webb stated all regulatory requirements to complete this are in place so to be reviewed and approved 3-4 months.

Mr. Carr opened the meeting to the public to vote whether or not the Planning Board should vote to recommend the Warrant Article D Alden Road, Map 28/Parcel 022B to the Fairhaven Smart Growth Overlay District-Plaza district.

No comments or discussion.

Mr. Kevin Grant made a motion to continue the addition to the 40R project to the next meeting April 22nd 6:30pm. Motion was seconded by Ms. Tomassetti and passed unanimously (7-0).

3. Next Meeting:

Next Regular Meeting, Tuesday, April 22th, 2025.

Respectfully submitted,
Barbara Paczosa Recording Secretary,
Planning Board

Minutes approved at Board Meeting on 5/27/2025