



Fairhaven Planning Board

Town Hall - 40 center Street - Fairhaven, MA 02719

PUBLIC MEETING MINUTES

Tuesday, May 12, 2026

1) GENERAL BUSINESS:

- a) Welcome and Media notification
 - Jessica Fidalgo opened the meeting @ 6:38PM and welcomed all. Ms Fidalgo read the open meeting law protocols and procedures.
- b) Pledge of Allegiance
 - The Board stood for the Pledge of Allegiance.
- c) Quorum/Attendance
 - **Present:** Jessica Fidalgo, Ruy DaSilva, Miles Grant, Jeffrey Lucas, Sharon Simmons, Patrick Carr, Kevin Grant
 - **Absent:** Sean Powers
 - There is a Quorum
 - Danielle Kirkwood, the Recording Secretary, was present at the Town Hall.
- d) Meeting minutes drafts to be reviewed- 4/28/2026

Patrick Carr made a motion to approve the meeting minutes for 4/28/26 seconded by Miles Grant; approved unanimously.

- e) Correspondence:
 - Town of Acushnet, City of New Bedford, Town of Fairhaven

2) PUBLIC HEARING:

- a) **SP26-01 77 Adams Street, Lot 30D Map 25:** The project consists of the conversion of the "circa 1800" historical church rectory building into Residential Treatment Program for First Responders -together with the construction of a proposed 424 sq. ft. addition which will result in an increase in parking.
 - Applicant requested to continue the hearing without comment or deliberations until 7/14/2026.

Patrick Carr made the motion to continue the hearing to July 14, 2026, at 6:30 PM, and the decision date to July 15, 2026, addressing the statutory 60-day decision clock. Motion second by Kevin Grant; approved unanimously.

3) RECEIPT OF PLANS: NONE

4) NEW/OTHER BUSINESS:

- a) **FA26-04 – 5 Golf St: Map 28A, Lot 344 - 348** proposes to separate a parcel of land (Parcel C - 5,034 sq ft.) from the existing property at 5 Golf Street, owned by Laurie Belmarce. Parcel C is to be conveyed and combined with the abutting property owned by Nathan Deprato of 174 Sconticut Neck Road. The plan shows the remaining property of Laurie Belmarce (Lot D) as having 75.5 feet of frontage and 7,577 square feet of area.

- Discussion of state housing initiatives enacted in 2024 and effective February 2025; towns may not be more restrictive than state law and must conform to by-right dimensional standards.
- Building inspector provided a determination that recent lot conveyance/line adjustments are legal under state law; board acknowledged need to conform to state law even if local bylaws are not yet updated and deferred to the inspector's determination for the current case.
- Board discussed special law references (e.g., 48-6), merger doctrine, pre-Subdivision Control Law lot history (1919), and current 15,000 sq ft zoning standards; questions remained about increasing nonconformity and the timeline/applicability of exemptions.

Motion on ANR (FA 26-45 Golf Street) made by Patrick Carr and seconded by Miles Grant; approved unanimously.

- b) **PS25-01- 4 Earle Street: Map 31A, Lot 453** an existing single-family residential lot accessed via Earle Street, a private way. The parcel is in the Residential A zoning district, this is a preliminary subdivision application.
- Applicant requested a continuance to first meet with Conservation; procedure discussed to continue to the next meeting with written continuances as needed.

Motion by Kevin Grant to continue to 5/26/2026 seconded by Miles Grant one abstention by Sharon Simmons approved unanimously.

5) LONG RANGE PLANNING:

a) **Ted Brovitz:** Bylaw Changes

- Board consensus to prioritize housing-focused districts and dimensional standards first; defer broader use table and definitions to future phases to avoid overwhelming town meeting.
- Materials show current (red) vs. proposed (blue) standards and district-specific drafts.
- Prior focus on parking and mixed-use noted; some materials exceeded requested scope.
- Conclusion: Prioritize residential and mixed-use districts for housing outcomes; gather department input before finalizing.
 - Concentrate on the "intensity schedule"/dimensional table; defer use table and other items to future phases.
 - Preliminary target is RR, RA/RB, RC, MU and related housing districts with reduced lot sizes; exact minimums need confirmation.
- Need input from Fire, Water, Sewer/DPW, Building (and Planning) on safety and service implications, particularly setbacks and water resources.
 - Board drafts dimensions → circulate to departments with clear housing intent → incorporate feedback → Ted drafts revisions → legal review and public discussions.
 - Collect departmental feedback early to inform dimensional changes and maintain schedule.

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- b) **Board discussion:** updates, priorities, work, and liaison updates.
 - Planner advertisement closed May 9, 2026; Jessica to email Keith about posting outcome and interviews; backups may be needed; candidate questions prepared; uncertain of applicant count.
 - SERPED representation to be reassigned at the first June meeting; Jessica cannot continue due to schedule/state job conflicts; Patrick may volunteer.
 - Rogers: Arts program discussed; litigation limits progress; next meeting planned.
 - Atlas Tac meeting scheduled Thursday; report next board meeting.
 - Harbor Development Commission: Final draft pending; no meeting held yet.
 - Mylar and plans for Golf Street signed by the board.

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

6) **NEXT MEETING:** May 26, 2026 @ 6:30PM

ADJOURN: There being no further business before the board, the meeting is adjourned.