



DARTMOUTH
PLANNING BOARD

Town of Dartmouth

400 Slocum Road – Room 317
Dartmouth, Massachusetts 02747

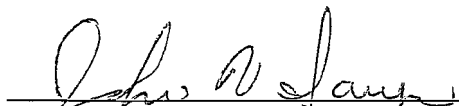
Office: 508/910-1816
Fax: 508/910-1833

Planning Board Report with Recommendation on Article 11 Fall Annual Town Meeting, October 19, 2010


The proposed Zoning By-Law was the subject of a public hearing held on September 13, 2010, notice of which was properly published in The Chronicle on August 18, 2010 and August 25, 2010. Notice of the public hearing was also sent to SRPEDD/SEED; Municipal Zoning and Land Use; the Planning Board's of Fall River, New Bedford, Westport, Freetown, and Gosnold; and posted in the Town Office Building.

Article 11, would amend the Dartmouth Zoning By-Laws by adding new language to Section 9 – Neighborhood Business Districts, Section 10A – Limited Business Districts; and Section 11 – General Business Districts to allow temporary real estate signs. This article clarifies that temporary “for sale” signs and real estate development signs are allowed by right in Commercial and by reference in Industrial Districts. This is a housekeeping article which provides consistency throughout the Town regarding real estate signs. The proposed real estate sign language is similar to the language which allows real estate signs in residential districts.

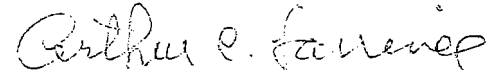
The Planning Board voted unanimously (5-0) to recommend favorably on passage of Article 11.



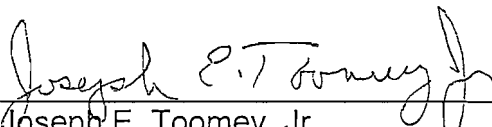
John V. Sousa




Lorr-Ann Miller



Arthur Larrivee



Joseph E. Toomey, Jr.



John P. Haran

DARTMOUTH PLANNING BOARD
Date: September 27, 2010



DARTMOUTH
PLANNING BOARD

Town of Dartmouth

400 Slocum Road – Room 317
Dartmouth, Massachusetts 02747

Office: 508/910-1816
Fax: 508/910-1833

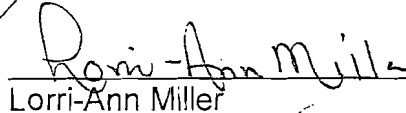
Planning Board Report with Recommendation on Article 12 Fall Annual Town Meeting, October 19, 2010

The proposed Zoning By-Law was the subject of a public hearing held on September 13, 2010, notice of which was properly published in The Chronicle on August 18, 2010 and August 25, 2010. Notice of the public hearing was also sent to SRPEDD/SEED; Municipal Zoning and Land Use; the Planning Board's of Fall River, New Bedford, Westport, Freetown, and Gosnold; and posted in the Town Office Building.

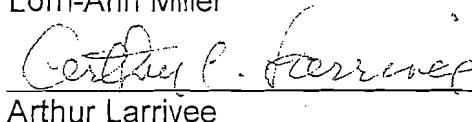
Article 12, would create a new Office Industrial Zoning District for Faunce Corner Road, north of the railroad tracks, from land that is currently zoned Limited Industrial. The Office Industrial Zoning District would encourage more office/medical uses and the development standards are designed to promote quality development. One of the recommendations of Dartmouth's Master Plan was to encourage "high-end" office uses on northern Faunce Corner Road. This article would accomplish that goal. Office uses, particularly medical offices, generate a higher tax base and produce well paying jobs. Such zoning will encourage office uses and protect our thriving existing office uses. In developing this bylaw, the Planning Board notified key property owners along Faunce Corner Road, as well as, conducted the legally required public hearing which no one attended. This was done to seek public input in order to develop the best bylaw possible. After due consideration, and consulting the Master Plan for policy guidance, the Planning Board voted (4-1) to recommend favorably on passage of Article 12.



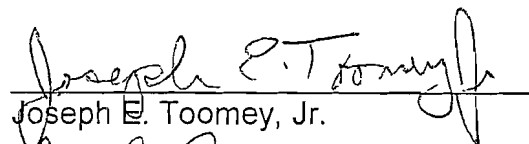
John V. Sousa



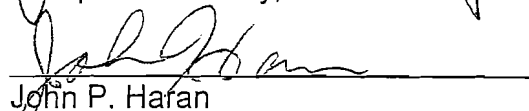
Lorri-Ann Miller



Arthur Larrivee



Joseph E. Toomey, Jr.



John P. Hafan

DARTMOUTH PLANNING BOARD
Date: September 27, 2010

ARTICLE 12 PROPOSED OFFICE INDUSTRIAL DISTRICT

Consisting of the lots shown on the Dartmouth Assessor's Map 63,
Lots; 3, 4, 4-1, 4-2, 4-3, 4-4, 5, 6, 8, 9, 10, 11, 11-1, 11-4, 15-1,
15-3, 16, 17, 19, 19-1, 19-2, 19-3, that portion of lot 12 west of the brook,
that portion of lot 13 west of the brook, that portion of lot 14 west of the
brook,
and shown on Dartmouth Assessor's Map 68, Lots; 1, 1-1, 2, 3, 4, 5, 6, 7, 8,
9, 9-1, 10, 28, 29, 29-1, 29-2, 30, 31, 32, 33, 34, 35.

