



**TOWN OF EASTON**  
**Planning & Zoning Board**  
136 Elm Street  
North Easton, Massachusetts 02356  
Tel: (508) 230-0630 Fax: (508) 230-0639

**Meeting Minutes**  
**Monday, December 20, 2010**

Present: Christine Santoro, Chair; Walter Johnson, Clerk; Gregory Strange; Peter Deschenes;  
Wayne Benson, Jr.; Brad Washburn, Planning Director

Absent: Dan Smith

Christine Santoro called the meeting to order at 6:30 p.m.

**SITE PLAN REVIEW**

108 WASHINGTON ST (#10-32)  
William VanLaarhoven, Applicant

William VanLaarhoven submitted a formal site plan review to increase the number of display vehicle parking spaces at 108 Washington Street, Martin Auto Sales. There will be no physical changes made to the site. The additional display parking area has been paved for more than 30 years and has been used for the auto repair business also on the site. There are currently 17 display parking spaces. Mr. VanLaarhoven is seeking approval from the Board of Selectmen to increase this number to 29 display vehicle spaces plus three customer parking spaces. The parking spaces marked with green highlighter on the plan are for display cars only and will be 9'x19'. There will be two customer spaces at the conforming 10'x20' size plus one handicapped customer parking space. There is no designated employee parking area. Mr. VanLaarhoven is the only employee and drives a display vehicle which is then parked in a display parking space. He stated he is using approximately half of the existing paved area, and there is sufficient space should he need employee parking. Mr. VanLaarhoven cited previous Easton Planning Board approvals of site plan reviews for auto sales businesses' increasing their number of display vehicles. Gregory Strange countered that the other site plans had a more conventional parking layout for display vehicles where each car could easily pull out of its parking space. It was asked how the 17-foot wide travel lane would remain clear if the display parking spaces are not striped. It was recommended that the applicant maintain a throughway for fire safety access, which perhaps should be striped. Discussion ensued around the two businesses on the site: Martin Auto Sales and Martin Auto Repair. Mr. VanLaarhoven stated that the auto repair business has a very low volume and on average there are 2-3 cars in for repair. The Chair raised concerns about the stacking of the display vehicle parking spaces. Mr. VanLaarhoven stated that he is seeking to expand his vehicle inventory in order to increase sales to address shrinking profit margins and ever-growing expenses. Most of his inventory comes in one to two cars at a time and not via car carriers. The shed on the plan is Mr. VanLaarhoven's business office. The Board discussed conditions for approval. Walter Johnson motioned to approve the plan as submitted. Gregory Strange seconded. It was agreed to amend the motion with the following conditions: any change in ownership would require the board to reconsider the decision; there will be no striping of the display vehicle parking spaces; only employees are allowed to move and park display vehicles;

and there will be no parking or loading/unloading on Washington Street. Walter Johnson accepted the amendments. Gregory Strange seconded. Motion passes 5-0-0.

## **PUBLIC HEARING - AFFORDABLE HOUSING GUIDELINES**

Tim Harrigan, Community Housing Planner

Walter Johnson read the public hearing notice into the record (see project file for notice). Mr. Harrigan prepared a proposal for inclusionary zoning guidelines, as recommended for by the Affordable Housing Trust, for the Planning Board to edit or amend or adopt as-is. Mr. Harrigan addressed the board's concerns raised at the previous meeting. Many towns comparable to Easton with affordable housing plans require housing units and don't have the opt-out system. Towns most similar to Easton with payment options are Medway and Mansfield. Medway and Mansfield's payment options are based on market value. Medway's payment option is calculated by taking the difference between the average sales price of a home and the price of an affordable home. The Affordable Housing Trust chose to pattern Easton's plan after Brookline because Brookline's model has proven most effective in terms of units provided and payment option exercised. The Trust adjusted the guideline to work in Easton. The proposed payment option for Easton is less than what is required by Brookline and other municipalities who offer the payment option, and the contribution factor increases as the number of units increases. For example, in Brookline, when there are 16 or more units being built, there is no payment option, the developer must provide a unit (or more) of housing at that point, but the payment option is always available under the proposal for Easton. Mr. Harrigan provided the board with two sample price points to illustrate what the opt-out payments would be (see Affordable Housing Guidelines file for "Tables: opt-out payments in Easton under proposed guideline at 2 different sales prices"). The payment is based on the sales price. Sales price is determined at the closing of each unit, which is also when the payout takes place. Payments happen incrementally each time a unit is sold so the builder is not penalized for fluctuations in the market or varying sizes of units. Gregory Strange noted that the proposed contribution factor increases dramatically as the size of the development increases and asked if this will affect the types of development in Easton by discouraging special permits like residential compound and perhaps turn developers to more conventional subdivisions. It was noted that expenses increase exponentially when the number of affordable units required goes from one to two and again from two to three. The Affordable Housing Trust would like the opt-out payment system to be secondary as the intention is to provide affordable housing units. The Trust's goal is to recommend a guideline. There was discussion around adopting the guideline and then being able to make changes to it. The guideline is not part of the Zoning Bylaw and changes to the guidelines are administrative and do not need to be made at Town Meeting. The guidelines would be included as part of the application.

Gregory Strange motioned to close the public hearing. Peter Deschenes seconded. Motion passes 5-0-0. Gregory Strange motioned to adopt the formula and proposed Affordable Housing Cash Payment guidelines. Walter Johnson seconded. Motion passes 5-0-0.

The board took a recess and resumed at 7:40pm.

## **OTHER BUSINESS**

### 202 Prospect Street Signatures

The plans for 202 Prospect Street have not yet been submitted for review and signature. Todd Pilling requested to postpone the signing of the plans. Brad Washburn will need to review the plans before the board signs them to make sure they reflect all requested changes. The applicants are planning to go before the Conservation Commission on December 27.

### Meeting Minutes

Gregory Strange motioned to approve the Planning Board meeting minutes from December 6, 2010. Walter Johnson seconded. Motion passes 5-0-0.

## **ADJOURN**

Walter Johnson motioned to adjourn the meeting. Gregory Strange seconded. Motion passes 5-0-0. Meeting adjourned at 7:45pm.

Meeting minutes respectfully submitted by Randi L. Graham, Recording Secretary.