



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

Meeting Minutes
Monday, November 8, 2010

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

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

FORM A UNION STREET (#10-29)

Present: Bill Griffith, Owner of Creative Homes

Bill Griffith presented the approved site plan for a 44- home project.

Wayne Benson arrived at 6:33pm and recused himself from the discussion of the Form A: Union Street.

Mr. Griffith referred to the signed plans from Zoning Board of Appeals that show a parcel of land where the road is and will cross over onto Mr. Benson's property. By crossing Mr. Benson's property, the applicant is able to build the road further away from the wetlands and not have to build the originally planned retaining walls. They will purchase the parcel of land from Mr. Benson for the road and a grading easement will allow them to build the road. The Form A makes the project less intrusive in a sensitive area. Brad Washburn stated that the applicant has coordinated with Stephanie Danielson and the Planning Department supports the proposal. Walter Johnson motioned to recommend as staff, which is approval. Gregory Strange seconded. Motion passes 5-0-0.

Christine Santoro, Peter Deschenes, Dan Smith, Walter Johnson, and Gregory Strange signed the Form A mylar and copy titled, "Land for Access, Utilities & Grading, Union Street, Easton, MA, Surveyed for Creative Homes" last revision date September 7, 2010.

CONTINUED PUBLIC HEARING

409 / 433 Depot Street "Beech Tree Estates"

Definitive Subdivision / Open Space Residential Development (#10-24)

Applicant: Olive Susi; Representative: David Crispin, BSC Group

Brad Washburn stated that the Planning Department received an email from the applicant requesting continuance to address issues raised at the last Planning Board meeting.

Walter Johnson motioned to grant continuance. Dan Smith seconded. Motion passes 5-0-0.

CONTINUED PUBLIC HEARING

409 / 433 Depot Street “Beech Tree Estates”
Definitive Subdivision / Open Space Residential Development (#10-24)
Applicant: Dino Susi; Representative: David Crispin, BSC Group
Present: Richard Staiti; David Crispin, Project Engineer with BSC Group; Dino Susi on behalf of his mother Olive Susi, Applicant

The applicant sent a letter requesting to continue the hearing to December 6, 2010.

OTHER BUSINESS

202 Prospect Street: Signatures on Decision

- a. Special Permit Common Driveway (#10-20)
- b. Special Permit Estate Lot (#10-19)

Brad Washburn sent out copies of the final approval in the board member’s packets. Mr. Washburn made one final change to Condition #5 on each decision: maintenance records must be submitted annually to the Planning & Zoning Board no later than June 30 of each year. Mr. Washburn added this date by which maintenance records be submitted annually instead of leaving the deadline open-ended.

Brad Washburn read the line on the Special Permit Common Driveway #10-20 final decision for 202 Prospect Street condition 5 which added a second sentence reading, “maintenance records must be submitted annually to the Planning & Zoning Board no later than June 30 of each year.”

Gregory Strange motioned to accept changes as stated by Brad Washburn. Walter Johnson seconded. Motion passes 5-0-0.

Brad Washburn read the line on the Special Permit Estate Lot #10-19 final decision for 202 Prospect Street Condition #5 which added a second sentence reading, “maintenance records must be submitted annually to the Planning & Zoning Board no later than June 30 of each year.”

Gregory Strange motioned to accept changes as stated by Brad Washburn. Walter Johnson seconded. Motion passes 5-0-0.

Planning Board members Peter Deschenes, Dan Smith, Christine Santoro, Walter Johnson, and Gregory Strange signed two copies of the decision titled, “Special Permit for Common Driveway at 202 Prospect Street; Assessor’s map R19, Lot 30, 31, and portions of 27, 28, 29 ” and two copies of the decision titled, “Special Permit for Estate Lot at 202 Prospect Street; Assessor’s map R19, Lot 30, 31, and portions of 27, 28, 29.”

ZBA Request for Comment:

3 Tait Avenue (SP # 10-19)

Walter Johnson motioned for no recommendation. Gregory Strange seconded. Brad Washburn noted the unclear wording of the application for a two-family residence in a single-family area and stated that this issue needs to be addressed at the Zoning Bylaws-level, not through individual ZBA requests. Motion passes 5-0-0.

180 Sheridan Street (SP # 10-20), Creative Homes

This is an application to raze and existing home but the wording on the replacement is not specific. Mr. Washburn will seek further information to find out if the proposed replacement structure is a taller building with the same setbacks. Again, the issue of building structures consistent with the character of the neighborhood needs to be addressed through the Zoning Bylaws. This request will be reconsidered at the next Planning Board meeting.

BOARD BUSINESS

Meeting Minutes

Approval of meeting minutes is tabled to the next meeting.

Chair Report

Brad Washburn stated that the Affordable Housing Trust is merging with the Housing Partnership. Once this merge happens, the Affordable Housing guidelines will be finalized. At the November 22 Planning Board meeting, Tim Harrigan will present the Affordable Housing Guidelines and in December the Planning Board will vote on approving them.

At the next Planning Board meeting, the board will discuss the Zoning Bylaws.

The board will discuss the 2011 Planning Board meeting schedule dates at the next meeting.

Brad Washburn talked about Permit Eyes, a web-based project application and tracking software for the Planning Department, and inquired about using charter funds to pay for it. The Conservation Department is currently using the Permit Eyes software.

ADJOURN

Walter Johnson motioned to adjourn the meeting at 7:20. Gregory Strange seconded. Motion passes 5-0-0.

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