



Town of Easton  
PLANNING & ZONING BOARD

Minutes  
August 15, 2011

The Easton Planning & Zoning Board held a business meeting on Monday, August 15, 2011 at Frothingham Hall, 15 Barrows Street, North Easton, Massachusetts.

Present: Gregory Strange, Chair; Christine Santoro, Vice-Chair/Clerk; Dan Smith; Wayne Benson, Jr.; John Varella, Alternate; Brad Washburn, Planning Director

Absent: Peter Deschenes

Greg Strange called the meeting to order at 6:30 p.m. Christine Santoro joined the meeting at 6:35pm.

**320 WASHINGTON STREET / STONEHILL COLLEGE TEMPORARY TENT STRUCTURE #11-08**  
**Site Plan Review – new filing 4k sq ft tent**

Present: Steven Medeiros, BKA Architects, Inc.; Craig Binney & Bruce Boyer, Stonehill College

The original Site Plan application (#11-02) for a 16,154 square-foot temporary tent came before the Planning Board on June 27, July 18, and August 1 and faces issues with fire code and building code. Tonight the College is seeking approval for a separate site plan application for a 4,032 square-foot tent (one section of the original 16,154 square-foot tent) for an event on September 29, 2011 with up to 200 people in attendance. Craig Binney stated that the 4,032 square-foot tent configuration resolves the issues from the previous application with fire and building codes except that the tent will not be sprinklered. Mr. Binney stated that the issue with proximity to nearest buildings has been addressed and a staging area for the Fire Department has been defined. Dan Smith motioned to approve the site plan application dated August 3, 2011 for a 4,032 square foot tent, noting that Planning Board approval does not relieve the requirements of the Fire Department and Building Department. Wayne Benson seconded. Motion passes 3-0-1; Christine Santoro abstains.

Dan Smith motioned to continue Site Plan Review for the 16,154 temporary tent application #11-02 to a date to be determined. Wayne Benson seconds. Motion passes 4-0-0.

**250 FOUNDRY STREET, SOUTHEASTERN REGIONAL VOCATIONAL TECHNICAL HIGH SCHOOL  
Site Plan Review**

Present: Carl Francesci, DRA Architects; Doug Morse, Warner Larson Landscape Architects; Tim McGovern, Mitch Civil Engineering; Luis Lopes, Superintendent of the Southeastern Regional School District

Carl Francesci provided background on the project. The school plans to build a new gymnasium and then proceed in phases to renovate the entire school. The applicant is working with the Conservation Commission as part of the project area is under the Conservation Commission's jurisdiction. The Conservation Commission hearing was continued to receive feedback from Woodard & Curran. Doug Morse described the landscaping and pedestrian access around the site. Pedestrian access will be increased to provide better access around the building and from the parking lots to the building. Greenspace and trees will be added throughout the parking lot. There will be a net decrease in impervious area. Mr. Morse showed the handicap parking areas on the plan. Mr. Morse explained traffic flow to the parking areas and indicated that most students will take buses. The electrical shop building will be renovated into an early- education wing. The applicant met with the Town's Fire Department approximately one month ago. Mr. Morse stated that the Fire Department approves of the fire hydrant locations and the new sprinkler system. The applicant's engineer Tim McGovern described the stormwater management system. The applicant will work with the Town's engineering consultant Woodard & Curran to address comments from their August 15, 2011 letter prior to the next Planning Board meeting. The Board requested PDF versions of the plans. The Planning Department is satisfied with the plan so long as stormwater report issues are addressed. The Board scheduled a site visit for Friday, August 26<sup>th</sup> at 3:00pm. Christine Santoro motioned to continue the meeting to September 6, 2011. Dan Smith seconded. Motion passes 4-0-0.

**1 NORFOLK AVENUE  
Resubmission of Approved Site Plan**

Present: Ed Ryberg, LandTech General Contracting, Inc.; Marc Badia, Pharmasol

The project received Site Plan approval for a building addition in October, 2007. A building permit was issued in February 2008. Mr. Ryberg explained that the project had been partially completed when construction stopped in spring 2008. Pharmasol is seeking to complete the project. The applicant seeks re-affirmation of the site plan approved in 2007 and indicated there have been no changes to the approved site plan. The applicant needs to re-apply for a building permit because the permit expired and the building code has changed since the building permit was originally issued in 2008. The applicant stated code changes will not impact existing site plan. Mr. Ryberg explained the current status of the project. The foundation is complete and the steel structure is up. Construction type is the same. The building will be sprinklered for fire. The parking lot pavement already exists and the project is outside of Conservation Commission's jurisdiction. Planning Director Brad Washburn confirmed with Town Counsel, site plan approval does not expire and the Planning Board can reaffirm the

Planning & Zoning Board meeting minutes  
August 15, 2011

existing site plan. Christine Santoro motioned to reaffirm the site plan approved by the Planning Board on October 24, 2007. Dan Smith seconded. Motion passes 4-0-0.

### **104 MAIN STREET**

#### **Amended Site Plan Review #08-27**

Applicant / Owner not present: Douglas Cardinale

Wayne Benson, Peter Deschenes, Greg Strange, Brad Washburn, and Melanie Deware met with Mr. Cardinale on August 2, 2011. The concrete ramp is in the process of being demolished. The Historical Commission and Planning Department are awaiting drawings / plans of the new proposed location of the ramp. Brad Washburn will contact Mr. Cardinale.

### **BOARD BUSINESS**

#### Discuss possible joint meeting with Historical Commission

Greg Strange suggested the Planning Board meet jointly with the Historical Commission to start working on a scenic roads bylaw.

#### Chair Report

The board discussed requiring electronic versions of plans for Board review.

The board discussed following-up on approved projects post-construction.

Brad Washburn provided an update on the Queset Commercial District. OCPC and the Town have met with local businesses, Stonehill College, and Doug King. There was a recent site visit on Friday, August 12. The consultant is in the process of developing renderings that take local stakeholders' input into consideration. It was noted that Michael Asack, President of the Easton Chamber of Commerce, is interested in participating in the process.

The Town is applying for a MassWorks grant through the State Executive Office of Housing and Economic Development for streetscape improvements on Main Street. The Town is requesting \$1M in funding to assist with the project. Mr. Washburn will forward the board a copy of the concept plan.

#### Discuss Planning Board FY12 Goals & Objectives

Brad Washburn will divide Gregory Strange's list titled, "Target: Planning & Zoning Board Goals" into a timeline for the next two Town Meetings and long-term/master plan.

#### Approval of Minutes

Wayne Benson motioned to accept the August 1, 2011 Planning Board meeting minutes as amended. Christine Santoro seconded. Motion passes 4-0-0.

### **ADJOURN**

Dan Smith motioned to adjourn the meeting at 7:45pm. Wayne Benson seconded. Motion passes 4-0-0. The next Planning & Zoning Board meeting will take place on Tuesday, September 6, 2011 at Frothingham Hall.

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