

These minutes were approved by the Planning & Zoning Board on December 5, 2011 and posted with the Town Clerk on December 8, 2011.



Town of Easton
PLANNING & ZONING BOARD

Minutes
November 21, 2011

The Easton Planning & Zoning Board held a business meeting on Monday, November 21, 2011 at Easton Town Hall, Board of Selectmen's Office, 136 Elm 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.

CONTINUED PUBLIC HEARING

409/433 DEPOT ST "BEECH TREE ESTATES"

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

Applicant: Dino Susi; Attorney: Richard Staiti; Engineer: David Crispin, BSC Group; Fire Chief Stone

David Crispin spoke, representing the Susi family. There have been a series of formal and informal meetings with the Town Planner and Land Use Agent. The applicant is submitting two concept plans (see file). Revisions reflect the outcomes of the last meetings, showing an overall reduction in lots (there are now 4 lots compared to 5 on the previous plan). Planning Director Washburn had asked the applicant to create additional open space. The difference between the two concept plans is the configuration of the driveway: one is a cul-de-sac and one has a hammerhead with 1,000 sq. feet less impervious pavement. Altogether the plans show an additional 20,000 square feet of open space compared to the applicant's previous submission. The tan dotted area shows approximately 93,000 square feet of contiguous upland open space, which is an increase of 11,000 square feet plus the 9,000 sq. foot easement for future water line; total does not include the island of open space in the middle of the wetlands. Crispin stated that Conservation agent Stephanie Danielson expressed concerns with the hammerhead driveway; however, according to applicant's engineer, the hammerhead layout has less impervious pavement and allows for more open space. Applicant is willing to work with the board on exterior design of the houses. Living space will not exceed 2,500 square feet. Board stated exterior design will be part of the approval process. Planning Director Brad Washburn pointed out the applicant's commitment to a smaller roadway, building materials, and house lot size. Washburn and

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Santoro suggested moving the hammerhead to the end of the driveway. Chair Strange noted that if the driveway is greater than 500 feet in length, the applicant will need to install a fire hydrant. Applicant will need to work out Affordable Housing Trust payment. Strange expressed preference for the plan with the least amount of pavement possible and noted the Conservation Commission will likely want the entire project out of the wetland buffer zones. Strange recommended that the Planning & Zoning Board have a joint meeting with the Conservation Commission. Strange suggested including development buffer as part of house lot area. Conservation Commission will need a definitive plan set to review. Crispin will develop a set of progress drawings. Strange will look into a joint meeting with Conservation Commission. If no joint meeting, applicant will file concurrently with Conservation Commission. Wayne Benson and Christine Santoro expressed satisfaction with the direction of the revised plans. Chief Stone stated the applicant has addressed fire issues in the past, and he is confident they will continue to in the future. Washburn summarized: one meeting to review progress prints / pre-filing, then the applicant will draft definitive plans based on the outcome of that meeting. Wayne Benson motioned to continue to the first meeting in January (date not yet determined). Dan Smith seconded. Motion passes 5-0-0.

CONTINUED AMENDED SITE PLAN REVIEW

104 MAIN STREET, File #08-27

Applicant / Owner: Douglas Cardinale

Applicant Doug Cardinale emailed the Planning Department on November 18th that he was unable to submit an amended site plan for review. Planning Department will wait to hear from Mr. Cardinale.

SITE PLAN REVIEW

320 Washington Street / Stonehill College Skating Rink

Present: Greg Binney & Joe Kelleher, Stonehill College; Steven Medeiros, BKA Architects

Steven Medeiros reviewed the application. Stonehill College seeks to set-up an outdoor skating rink on the site where the previously approved temporary tent is located (see file #11-08). Rink would be open seasonally from November to March. The rink is 120 ft x 60 ft and sits on a platform which is 124 ft x 80 ft. Applicant met with Fire Chief Stone last week to address concerns raised in Chief Stone's comment letter dated November 14, 2011. Stone stated he had thought the rink would take up the entire tent platform area. Stone stated applicant has moved rink north allowing for a 60-70 ft wide access point, and Fire Department will have adequate access to the Science Center with the ice rink constructed as proposed, with the understanding that the red area noted on the plan will be cleared of snow in the winter. Medeiros described the proposed garage associated with the rink. The garage is a permanent year-round structure to support the seasonal ice rink. The garage will be located 50-feet to the south of O'Hare Hall and 50-feet east of the Science Center. The College seeks to match the look of the existing O'Hare Hall building with the proposed garage; garage will be constructed of wood with brick veneer and garage doors. Interior will be used for storage for equipment including a tractor, an electrical closet, and a separate closet for water. Surrounding the garage area will be gravel 3-feet below grade for water to seep into the ground. Coolant lines will be above-ground the first year and then once best locations are determined they will be put below ground for subsequent years. The rink is positioned to sit on brick pavers except the north end where the platform will sit on 10-feet of grass. Planning Director Washburn expressed satisfaction that the Fire Department concerns have been addressed. Wayne Benson asked about fuel and chemical storage in the shed. Kelleher responded that there will be gasoline in the equipment which includes two snow-blowers. A gas and oil trap will be installed if Stonehill is required to have it. They will not store containers of fuel in the shed, only what is inside the machines as Stonehill uses a truck to fill for fuel. Rink capacity is 250-270 people at one time.

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Wayne Benson motioned to accept the plan for a temporary ice rink and vehicle storage shed as proposed. John Varella seconded. Motion passes 5-0-0.

OTHER BUSINESS

Bond Reduction Requests – Puddingstone Lane

Present: Attorney Michael O'Shaughnessy representing Applicants Robert and Joanne Carroll

Attorney Michael O'Shaughnessy stated that the Carrolls are seeking a release of the bond for Puddingstone Lane. Applicant believes project is complete. Mr. O'Shaughnessy presented a letter dated November 21, 2011 in response to Land Use Agent Stephanie Danielson's comments. O'Shaughnessy reviewed Danielson's comments and provided applicant's responses (see file for letter). In Danielson's comments she recommended adding trees to the border with the northern abutter. Mr. O'Shaughnessy stated that the applicant has worked with the northern abutter to position the existing trees so that they are to the abutter's satisfaction. Regarding the issue with standing water, rip rap, and flare pipe, the applicant requests Ms. Danielson meet with the applicant's engineer. Water testing results are attached to O'Shaughnessy's letter (see file). Regarding the street light at the top of Puddingstone Lane, the property owner requested it not be installed, and Mr. O'Shaughnessy asks the board to treat this change as a field change / construction change. Regarding missing bounds, the applicant's engineer found and exposed all bounds. Considering the issues related to the ponding and rip rap around the flared pipe, applicant requests release of all funds less \$2,900. Applicant asked for a few more weeks to work with Ms. Danielson to complete the project.

Washburn provided an update: after Danielson made her comments, she met with project engineer Todd Pilling at the site. Mr. Washburn noted all line items that are complete. Washburn met with the abutter and agrees they don't need any more trees: that line item can be taken off the Road Cost Estimate. Applicant is requested to submit a letter regarding not installing the light. The catch basin cleanup remains. Washburn proposes releasing all funds less \$3,000. Christine Santoro motioned to release all but \$3,000 of funds held for Puddingstone Estates, pending letter be submitted on removing the remaining street light from the original plan. Dan Smith seconded. Motion passes 5-0-0.

Bond Reduction Requests – Shannon Marie Way (Golden Oaks ARD)

Present: Dennis Welch, Applicant

Chair Greg Strange recused himself for drafting work on the project earlier in the year. Applicant Dennis Welch requested a letter documenting the standard bond release process, stating that the Planning & Zoning Board will release partial funds once the paving of Shannon Marie Way is complete. Paver is seeking assurance that funding is in place for his work. It was confirmed that funds would be released to Dennis Welch, not the paver. Washburn estimated the cost of the paving and related expenses including wearing coat, cape cod berms, and reset casting to be in the range of \$50k-\$55k. Washburn addressed the history of the project with Mr. Welch, that there has been substantial feedback from residents regarding timelines for completion of the development and roadway issues, specifically drainage at the end of Hancock Street, landscaping of the island, job cleanup, and cleaning out the cul-de-sac. Welch responded that he will address cleanup and drainage at the same time as the paving and that the paving is a priority; paving contractor will do black top on the roads and sidewalks. Land Use Planner Stephanie Danielson will inspect the project site after the paving is completed and update the Road Cost Estimate and Street Inspection Report for Shannon Marie Way. Board approved Washburn's draft letter documenting the bond release process.

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Dan Smith motioned to approve Washburn's draft letter on conditions that debris and drainage issues as discussed on Hancock Street are addressed. Wayne Benson seconded. Motion passes 4-0-0.

It was brought to Mr. Welch's attention that Dolly's Way is on the Town's list of unfinished streets.

BOARD BUSINESS

Chair Report

Brad Washburn will be away for vacation on December 5th. Strange and Washburn will review the agenda prior to that night's Planning & Zoning Board meeting.

Minutes

Christine Santoro motioned to approve the minutes of October 24, 2011. Wayne Benson seconded. Motion passes 5-0-0.

Wayne Benson motioned to approve the minutes of November 7, 2011. Christine Santoro seconded. Motion passes 5-0-0.

Master Plan discussion

Brad Washburn distributed copies of the request submitted to the Capital Planning Committee for funding to update the Town's Master Plan as part of the capital budget for next year. Request showed a timeline of 18-months and cost estimates including staff time match. Greg Strange and Wayne Benson will meet with Town Administrator David Colton and Selectmen Chair Colleen Corona to discuss the Master Plan and timeframe for moving forward. Ideally the Department will have funding and work underway by May 2012 Town Meeting, at which point the Department can send out RFPs for facilitation.

Unfinished Streets follow-up

The Planning Department sent out letters via certified mail to developers of the oldest five streets on the list and will follow-up with those developers on attending the December 5, 2011 Planning & Zoning Board meeting to provide an update on their streets. Randi Graham will confirm attendance with developers. It was estimated that the list could be completed in the next year.

Zoning Bylaw Discussion

Home occupation bylaw: Christine Santoro provided an example of one of the better bylaws by the Town of Barnstable with a similar bylaw on home occupation. Anything not listed in the bylaw requires special permit. Santoro suggested Easton take this direction, particularly with retail sales because it depends on what the homeowner is selling and gives the Board discretion on a case-by-case basis. Santoro recommends the home occupation bylaw be special permit because the Board cannot foresee all uses. The Board may want to place limits on accessory uses such as parking and leaving sales items outside. Barnstable limits the number of employees for home occupation to the number of residents in the home plus one person. The Board thanked Santoro for her research and recommendations.

ADJOURN

Christine Santoro motioned to adjourn the meeting at 7:55pm. Wayne Benson seconded. Motion passes 5-0-0.

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