



Town of Easton
PLANNING & ZONING BOARD

Minutes
October 3, 2011

The Easton Planning & Zoning Board held a business meeting on Monday, October 3, 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; Peter Deschenes; Dan Smith; Brad Washburn, Planning Director

Absent: Wayne Benson, Jr.; John Varella, Alternate

Greg Strange called the meeting to order at 6:30 p.m.

SITE PLAN REVIEW

795 WASHINGTON STREET – CLASSIE CANINES (#11-09)

Applicant: CWB Contractors; Engineers: J.K. Holmgren Engineering; Owner: Coulain, LLC
Present: John Holmgren, P.E. and Greg Driscoll, P.E., J.K. Holmgren Engineering

Greg Driscoll, the applicant's engineer, described the project. The applicant is seeking to construct an addition onto the existing Classie Canines building at 795 Washington Street. Access is from Route 138 / Washington Street. There are three buildings on the site: a residence, a building housing offices and warehouse, and the Classie Canines building. Currently there are 25 parking spaces on the site. The new 1,300 square foot addition increases the required minimum number of total parking spaces to 20, which means there already exists sufficient parking per the bylaw. The area to the back of the addition is for dog runs and a fenced-in area for the dogs to play for doggy day care. Addition is 35-feet wide by 38-feet long and 16-feet tall. Mr. Driscoll described the building materials (see report in file). Mr. Driscoll stated that there are wetlands on site, but there are no wetlands nor buffer zones within the limits of work. He also stated that there are no natural heritage areas mapped onsite and the site is outside the ACEC (Area of Critical Environmental Concern). The site is located in Zone 2 of the watershed area. Because the proposed project will increase the impervious surface area, the applicant is proposing an underground detention system. Post rate of runoff is equal to or less than current rates. Mr. Driscoll described the specifics of the stormwater management system. Mr. Driscoll stated he has been in communication with Town peer review firm

Woodard & Curran and that Holmgren Engineering sent Woodard & Curran revised plans last week. Planning Director Brad Washburn read Woodard & Curran's draft response letter to Holmgren Engineering's revised plans, dated September 29, 2011:

"Woodard & Curran recommends that, as a condition of approval, the Applicant perform an additional test pit in the proposed infiltration trench location. The test pit will confirm the soil classification used for the design infiltration rates and estimated seasonal high groundwater elevations at the actual location of the proposed infiltration trench. It is further recommended that the installation of this system be witnessed and certified by a Professional Engineer."

Brad Washburn will clarify timing with Woodard & Curran, if the condition is to be met during construction, and follow-up with Mr. Driscoll. Peter Deschenes clarified that part of the revision is adding a construction fence. No other questions or comments from the board or public. Peter Deschenes motioned to approve the plan subject to the applicant satisfying Woodard & Curran's current and future stipulations. Christine Santoro seconded. Motion passes 4-0-0.

OTHER BUSINESS

Village Gate – bond release request from Doug King Builders

Land Use Planner Stephanie Danielson notified Planning Department staff that the Town does not have an as-built plan on file, which is required in order for the Board to release funds. Doug King Builders needs to submit an as-built, and Ms. Danielson will update the Street Inspection Report.

Internally illuminated Signs – Procedures

Brad Washburn stated that there needs to be a set of procedures and forms in place for applicants requesting Planning & Zoning Board consideration of internally illuminated signs and for Planning Board response. It was agreed to follow a similar procedure to Site Plan Approval.

ZBA Requests for Comment

159 Summer Street – Variance #11-20

335 Foundry Street – Variance # 11-21

Without plans to review, the Planning & Zoning Board is unable to comment on the ZBA Requests for Comment. Greg Strange and Planning Department staff will follow-up with Zoning Board of Appeals to ensure plans are submitted to the Planning Board, either hard copy or electronically, with requests for comment.

BOARD BUSINESS

Chair Report

Greg Strange provided a brief review of the Town Department Heads meeting, noting that the three meetings will be televised on Easton Cable Access Television. Brad Washburn, Stephanie

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Danielson, and Tim Harrigan presented at the meeting this morning. Washburn noted that the Department heads' presentation included some discussion of the Town's Master Plan. Starting the process of updating the Master Plan will be added to the next Planning & Zoning Board agenda.

The Subcommittee did not meet last week with the holiday. The Subcommittee will next meet on Wednesday, October 12, 2011 from 9 to 10am in the Mary Connolly meeting room. The Subcommittee will update the full board at the next Planning & Zoning Board meeting.

Regarding 104 Main Street, the board is waiting for plans from Mr. Cardinale.

Brad Washburn met with the Beech Tree Estates applicants after the Board of Appeals denied their request to allow duplexes in the OSRD.

The Citizen Planner Training schedule is published for the fall sessions. Board members are to contact the Planning Director if interested in attending.

Approval of Minutes: August 15, 2011; September 19, 2011

Christine Santoro motioned to approve the minutes from the August 15, 2011 Planning & Zoning Board meeting. Dan Smith seconded. Motion passes 3-0-1; Peter Deschenes abstains as he did not attend the meeting.

Christine Santoro motioned to approve the minutes from the September 19, 2011 Planning & Zoning Board meeting as revised. Peter Deschenes seconded. Motion passes 3-0-1; Dan Smith abstains as he did not attend the meeting.

Signatures

Greg Strange, Christine Santoro, Dan Smith, and Peter Deschenes signed two sets of the approved Site Plans for 250 Foundry Street titled, "Southeastern Regional Vocational Technical High School, Easton, Massachusetts, Site Plan Approval" dated July 25, 2011 and "Southeastern Regional Vocational Technical High School, Easton, Massachusetts, Early Site & Civil Package, Permit Set, Notice of Intent, Site Plan Approval" dated July 25, 2011.

Greg Strange, Christine Santoro, Dan Smith, and Peter Deschenes signed the approved Site Plan for 795 Washington Street titled, "Proposed Commercial Building Addition, 795 Washington Street, Easton, Bristol County, Massachusetts", prepared by J.K. Holmgren Engineering, Inc., dated September 12, 2011.

ADJOURN

Peter Deschenes motioned to adjourn at 7:15pm. Christine Santoro seconded. Motion passes 4-0-0.

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