



Town of Easton
PLANNING & ZONING BOARD

Minutes
September 6, 2011

The Easton Planning & Zoning Board held a business meeting on Tuesday, September 6, 2011 at Frothingham Hall, 15 Barrows Street, North Easton, Massachusetts.

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

Absent: Peter Deschenes

Greg Strange called the meeting to order at 6:35 p.m. Brad Washburn joined the meeting at 6:40pm.

**250 FOUNDRY STREET, SOUTHEASTERN REGIONAL VOCATIONAL TECHNICAL HIGH SCHOOL
Continued Site Plan Review #11-07**

Applicant: DRA Architects; Owner: Southeastern Regional School District

Applicant requested continuance as Woodard & Curran needs time to review updated stormwater management report.

316 MAIN STREET, HILLIARDS CONFECTIONS

Zoning discussion

Present: Charles McCarthy, Hilliards Confections

Hilliards Confections, located at 316 Main Street, is seeking Planning Board input on construction of a secondary building on their property to house storage and production. Mr. McCarthy stated that Hilliards would prefer to stay in their current location on the corner of Rt. 138 and Main Street in Easton where the original candy store is located, but that they are in need of more space for production and storage. Hilliards currently leases off-site storage space at the Easton Industrial Park. Over the last 15 years, Hilliards has acquired three abutting properties to increase their lot size to two acres. Adding a secondary building to their lot is considered a "Planned Business Development" in the Easton bylaw and requires minimum of five acres of land.

Mr. McCarthy met with Planning Director Brad Washburn last month ago to discuss options. Mr. McCarthy is before the board to gauge the board's receptivity to amending the zoning bylaw to accommodate their growing family-owned business. Mr. McCarthy asserted that many of Easton's businesses are local to the area and are located on non-conforming lots, and asked the Board to consider reducing the minimum lot size for a Planned Business Development to allow for moderate expansion of existing businesses to allow for growth. When asked about parking, Mr. McCarthy explained that their business is mostly seasonal and they have sufficient parking for peak times, their number of spaces exceeds the Town's regulated minimum. Hilliards received site plan approval in 2005 for upgrades which they did not make. Proposed secondary building would house production on the first floor and storage on the second floor. Stormwater retention and sewerage are also issues for the current property. Discussion ensued about the prospect of sewerage and betterment should Hilliards upgrade their septic. Mr. McCarthy is to discuss the sewerage issues with Board of Health. Mr. Washburn will follow-up with Woodard & Curran. Hilliards will return before the board once timing and engineering issues are ironed out.

OTHER BUSINESS

ZBA Requests for Comment

Administrative Appeal (#11-18) – 116 Randall Street

Wayne Benson spoke with Paul DeBaggis about the application. Applicant has a long agricultural building that faces neighboring property. Palettes of materials lined up along agricultural building are visible to neighbor. Applicant states palettes are accessory storage and zoning bylaw does not disallow them to store secondary use material on the site. Planning & Zoning Board recommendation is "no comment." This is an administrative matter. Benson states that it would benefit the zoning bylaw to have a definition of "storage."

Variance (#11-19) – 3 Bradford Street

Planning & Zoning Board expressed concern regarding the location of the proposed structure and its proximity to other existing buildings. The Board also discussed possible implication of new building height bylaw given the proposed setbacks. Christine Santoro motions to not recommend. Wayne Benson seconded. Motion passes 4-0-0.

Brad Washburn noted that Beech Tree Estates will return before the Zoning Board of Appeals on September 13, 2011 to find out whether duplex units are allowed in an OSRD, as the language is ambiguous in the Zoning Bylaw. Planning & Zoning Board agrees that the use may be allowed in an OSRD, noting that the applicant needs to finish the Planning & Zoning Board application process. Planning Director will draft letter to Zoning Board of Appeals. Board members will contact Planning Director individually.

SIGNATURES

320 Washington Street / Stonehill College (4k tent)

Greg Strange, Christine Santoro, Dan Smith, and John Varella signed three copies of the plan titled, "May Pavillion Tent Layout, Overall Access View" and dated July 22, 2011.

104 MAIN STREET

Amended Site Plan Review #08-27

Present: Douglas Cardinale

Mr. Cardinale distributed copies of an engineered plan titled, "Proposed Plan, 104 Main Street, North Easton, MA" and dated September 2, 2011 by the architect. The new plan shows the ramp on the west side of the building instead of across the front porch. The Chair pointed out that Mr. Cardinale's latest plan shows a ramp which is 5' 6.5" wide, which would impose on the abutting property as the original site plan shows 4.7 feet of distance between the west side of the porch and the neighboring property line. Mr. Cardinale will have his architect adjust the ramp so as to not infringe on the neighboring property. The proposed plan shows a "sloping sidewalk" not a handicap ramp. There will need to be a guard rail at points along the ramp where the drop off is greater than 30". The Board asked Mr. Cardinale to submit an adjusted plan to the Planning Department office with requisite advance time for consideration at the next Planning & Zoning Board meeting.

BOARD BUSINESS

Chair Report

Last Friday Dan Smith, Christine Santoro, and Greg Strange attended the site walk at Southeastern Regional Technical Vocational High School.

The Board discussed creating a subcommittee to address prospective zoning bylaw changes. Items up for review include the following: address residential zones, revisit special permits for subdivisions, farmstand /antiques, signs, renewables / plug-in stations for electric cars, commercial design review committee, restructuring the layout of the bylaw and adding graphics to eliminate ambiguity. Subcommittee meeting will happen on September 15, 2011 at 4:30pm. Members will be Wayne Benson, Christine Santoro, Dan Smith, Greg Strange, with Peter Deschenes and John Varella as alternates. At the next full-board meeting, the Chair will bring a sample of well-presented bylaws for feedback.

Approval of Minutes – tabled to the September 19, 2011 meeting.

ADJOURN

Dan Smith motioned to adjourn at 8:00pm. Christine Santoro seconded. Motion passes 4-0-0.

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