



**PLANNING & ZONING BOARD
MEETING MINUTES
SEPTEMBER 19, 2011**

Present: Gregory Strange, Chair; Christine Santoro, Vice Chair; Peter Deschenes, Wayne Benson – Members; John Varella, Alternate; Brad Washburn, Planning Director

Absent: Dan Smith

The meeting was called to order at 6:30 p.m. It was announced the meeting was being video-recorded by the Easton Cable Access Television.

6:30 P.M. 409/433 DEPOT ST “BEECH TREE ESTATES”
Continued Public Hearing
Definitive Subdivision / Open Space Residential Development (#10-24)
Applicant: Dino Susi; Attorney: Richard Staiti; Engineer: David Crispin, BSC Group

Present: Attorney Richard Staiti; David Crispin; Dino Susi

Attorney Staiti updated the Board regarding the findings of the ZBA who denied a Special Permit request to develop 3 duplexes at the site. He requested with the submission of duplexes off the table, that the 5-lot submission be re-discussed.

Attorney Staiti explains there is 4.9 acres of upland and only 1.95 acres will be used for this development. He comments that in “the spirit of the Open Space”, the Susi family is willing to provide additional land, not currently associated with this submission, to provide additional open space. Modifying parcel boundaries to include additional land area would require the submission of an Approval Not Required (ANR) plan.

Brad Washburn asks if the proposed land for the ANR is upland. Attorney Staiti responded it is 100% upland.

Greg Strange comments that he reviewed the recording from the May 2nd meeting, because he felt that issues, like the septic, are important. He feels definitive engineered plans would need to be submitted. He asks about the size of the houses. David Crispin responded that the septic systems are designed for 3 bedroom houses.

Peter Deschenes inquires about a conventional submission, how many houses could be put on the site/ He would like to see what could actually be done at the site versus what has been submitted. David Crispin comments they could potentially get 8 houses on the site.

Greg Strange comments that in return for less expensive development costs within OSRDs, the Town typically gets more open space, and affordable housing. He feels that adding additional square feet of uplands could help the project. He agrees that everyone should work together to move this forward.

Christine Santoro comments that she recognizes that Mr. Susi and his family has tried to meet the spirit of the Bylaw and that the extra land seems to improve the proposed project.

Attorney Staiti asks for the suggested waiver requests from Brad Washburn, those that have been discussed (common driveway – hammerhead design; smaller roadway, etc.)

Wayne Benson asks if they intended to provide an affordable unit in the 5 lot submission. Attorney Staiti comments there was no consideration until it was raised. He commented the submission may be grandfathered, and may not need to comply with the affordable housing requirement, because prior to the approval of the affordable housing bylaw they submitted a preliminary plan and then the definitive subdivision / OSRD plan. Brad Washburn will contact Town Counsel to resolve this issue.

Dino Susi comments on a correction that there would be approx. 20,000 s.f. of upland included in the revised submission. He comments that the submission has been done in such a way to minimize any waivers that would be needed. He asks for clarification of what is needed for submission. Dino Susi asks if a wooded buffer at the back of the lots (no clearing around the property) and a covenant placed on the property would help.

Greg Strange asks if the Brad Washburn could sit down with the applicant informally to go over what the Board is looking for and then come back.

Wayne Benson motioned to continue to 10/24/11; seconded by Peter Deschenes. Motion passed

**7:08 P.M. 250 FOUNDRY STREET, SOUTHEASTERN REGIONAL VOCATIONAL
TECHNICAL HIGH SCHOOL
Continued Site Plan Review #11-07
Applicant: DRA Architects; Owner: Southeastern Regional School District**

Present: Jud Christopher, DRA Architects

Mr. Christopher comments the most recent stormwater report dated September 12, 2011 from Woodard & Curran, has three items that needed discussion. 1. Inverts for two of the manholes; 2. A revised bioretention detail; 3. Two additional test pits requested.

Brad Washburn recommended approval with conditions as recommended in the September 12, 2011 Woodard & Curran report.

Christine Santoro motioned to approve the Site Plan with the conditions as noted in the September 12, 2011 report of Woodard & Curran; seconded by Wayne Benson. Peter Deschenes abstains.

The Board will sign the plans at the next meeting October 3, 2011.

7:13 P.M. 104 MAIN STREET - Continued Amended Site Plan Review #08-27 -
Applicant / Owner: Douglas Cardinale

Brad Washburn reported receiving notification, via email, that the applicant will submit a revised plan.

Christine Santoro motioned to continue to October 3, 2011; seconded by Peter Deschenes. Motion passes

7:15 P.M. 785 WASHINGTON STREET, EVOLUTION SPORTS PERFORMANCE
COMPLEX
Request for an Internally Illuminated Sign
Applicant: David Howe

Present: David Howe

Mr. Howe is looking for approval for an internally illuminated sign for the business. The sign will be located in the location of the existing sign.

Brad Washburn commented that the recent Bylaw change at the 2011 Annual Town Meeting was intended to provide some flexibility to business owners by allowing the Planning Board to approve internally illuminated signs so long as there are not impacts (such as light, safety, etc.) to the neighborhood.

Mr. Howe comments the sign is 16-feet high, including the pole (distance from the ground to the top of the sign) and 8-feet wide and will be the same on both sides. He indicates he will have to go before the Zoning Board of Appeals for a variance for the size of the sign.

Peter Deschenes asks for the distance from the side of the road. Mr. Howe comments the sign will be approximately 15-feet off the road.

Christine Santoro asks how this sign compares to the previous sign that was there (height size). Mr. Howe comments it is similar in height.

John Varella asks if there are any public signs (for drivers) in the area.

Greg Strange asks if there were specs for the distance of how much light it will give off. Mr. Howe indicated that this type of sign does not emit much light.

Brad Washburn asks if the sign will be on during business hours only. Mr. Howe comments that the sign will only be illuminated during business hours and will be off after hours. Mr. Howe submits a plan entitled Pylon Sign Location, prepared by RJ O'Connell & Associates, Inc., dated September 19, 2011.

Wayne Benson motions to approve the installation of an internally illuminated sign as presented with the requirement that the sign will not illuminated before 6 a.m. and not after 10 p.m.; (only during hours of operation); seconded by Peter Deschenes. Motion passed.

7:30 P.M. OTHER BUSINESS

Zoning Bylaw subcommittee updates

Greg Strange comments that the subcommittees are in progress and reports will be forthcoming.

BOARD BUSINESS

Approval of Minutes: September 6, 2011

Christine Santoro motioned to approve the minutes with on change on the last page (changing the date from September 16 to September 19); seconded by Wayne Benson. Motion passed.

Greg Strange asks for the August 15th minutes, which he feels were tabled and not approved. The Recording Secretary will inquire with the previous Recording Secretary and put on the next agenda if needed.

ADJOURN

Wayne Benson motioned to adjourn at 7:35 p.m.; seconded by Christine Santoro. Motion passed.

Respectfully submitted by Pamela Almeida, Recording Secretary.