



Town of Easton  
PLANNING & ZONING BOARD

Minutes  
August 1, 2011

The Easton Planning & Zoning Board held a business meeting on Monday, August 1, 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; Wayne Benson, Jr.; John Varella, Alternate; Brad Washburn, Planning Director

Tonight's meeting is being recorded by Easton Cable Access Television.

Greg Strange called the meeting to order at 6:30 p.m. The Chair welcomed new Planning Board alternate member John Varella.

**703 WASHINGTON STREET  
Amended Site Plan (#11-06)**

Applicant: Bay State Ford; Developer: Al Endriunas

Present: Al Endriunas representing BSF modification to site plan

The Bay State Ford dealership was initially constructed two years ago. In the spring of 2011 the applicant sought to make the project area more suitable for use as an accessory parking area. Drainage concerns were addressed by constructing a berm around the area to direct water into the existing stormwater drainage system. The submitted plan reflects work that has been done. The area is mostly used for employee parking and accessory storage. They have increased their parking area by 42 spaces for a total of 443 total parking spaces. Parking surface is pervious material. Planning Director Brad Washburn added that the Planning Department would not recommend striping the accessory area. There is one existing light at the rear of the original lot. Applicant did not add additional lighting because of the nearby residential area. Existing light is adequate for employees to see. Brad Washburn and Stephanie Danielson did a site inspection after the work was completed. It was advised that due to the additional stormwater entering the rain gardens and existing stormwater system, that the applicant ensure the sweeping program and other maintenance programs are operational. Dan Smith motioned to approve plans as submitted dated June 17, 2011. On decision, note compliance with annual maintenance plans. Peter Deschenes seconded. Motion passes 5-0-0.

**320 WASHINGTON STREET / STONEHILL COLLEGE TEMPORARY TENT STRUCTURE #11-01**  
**Continued Site Plan Review**

Applicant: BKA Architects, Inc.; Owner: Stonehill College  
Present: Steven Medeiros, BKA Architects; Bruce Boyer, Joe Kelleher, and Craig Binney,  
Stonehill College

Steven Medeiros reviewed the application before the Planning Board (see also Planning Board meeting minutes 6/27/11 and 7/18/11) to construct a temporary tent structure on an existing plaza on the Stonehill College campus. The tent would be erected annually in May and taken down in October. The plaza is surrounded by Cardinal O'Hare Hall, the Science Center, and the Martin Institute. The Town issued the College a foundation permit to install the footings in July 2009 (applicant was not assured a guarantee that a building permit would be issued); since then the building code has grown more strict with regard to fire regulations. The 16,000+ square foot tent can be divided into three sections. Construction of the 16,000+ square foot tent has posed issues with international fire code as the tent is considered a structure and structures over 5,000 square-feet and 100-person occupancy are required to have a sprinkler system. The College is requesting a letter from the Easton Fire Department denying the request for an un-sprinklered tent, which the College will then take to the State sprinklers appeal board. The college will seek to construct the 16,000+ square foot tent in spring of 2012 once all the appeals have been completed.

Mr. Medeiros and Mr. Boyer proposed an alternative plan: the College would like to set up the 4,000 square foot center part of the tent for one event, a Board of Trustees meeting on September 28, 2011. Setup would take 3-4 weeks. The College is proposing to use this center portion of the tent for 200 people. Building Inspector Mark Trivett cited the building code in which any occupancy load that exceeds 99 persons for any structure requires a sprinkler system. If occupancy exceeds the limit, the Building Inspector will have to issue a denial which the College would then take to the State Building Code Appeals Board. The College proposed to have a fire watch for the Trustees' event. Mr. Medeiros stated that the 4,000 square foot structure would not be within 50-feet of a building. Mr. Trivett stated that the tent might be more aptly referred to as a membrane structure.

Chief Stone stated his concerns with the 16,000 square foot tent regarding fire:

- Any structure greater than 7,500 square feet must be sprinklered.
- International Fire Code requires 50-foot clearance between structures.
- A 16,000 square foot tent impacts the Fire Department's staging area and access to three abutting buildings.

Chief Stone's preliminary comments on proposed 4,000 square foot tent:

- Structure would have to be sprinklered with >100 occupancy according to Building Code.
- Does allow Fire Department access to surrounding buildings.

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- If the College adds a second section, the structure would exceed 7,500 square feet which would again trigger fire sprinkler and building code issues.

Planning Director Brad Washburn stated that the current application before the board is for a 16,000 square foot temporary tent structure. In order for the Board to review the 4,000 square foot structure, the applicant either needs to amend their initial application or re-apply to the Planning Board. The Building Inspector and Fire Department issues need to be resolved regardless of the size of the structure.

Peter Deschenes motioned to continue to August 15, 2011. Wayne Benson seconded. Motion passes 5-0-0.

Board took 5-minute recess at 7:10pm and resumed at 7:15.

**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

The Beech Tree Estates applicant submitted a letter to the Planning Department requesting continuance to September 19, 2011. Planning Director Brad Washburn stated that there was a Development Review Team meeting last week. Christine Santoro motioned to continue to September 19, 2011. Peter Deschenes seconded. Motion passes 5-0-0.

**OTHER BUSINESS**

Surety Release: Corey Drive Street Acceptance

Corey drive was accepted at May 2011 Town Meeting. The applicant is requesting release of remaining surety. Christine Santoro motioned to release remaining \$1,439.31 being held for surety for Corey Drive. Dan Smith seconded. Motion passes 5-0-0.

**BOARD BUSINESS**

Approval of Minutes

Dan Smith motioned to approve the minutes of the June 27, 2011 Planning Board meeting. seconded. Motion passes 3-0-0. Wayne Benson and Greg Strange were not present at the June 27, 2011 meeting.

Christine Santoro motioned to approve the minutes of the July 18, 2011 Planning Board meeting minutes as amended with Wayne Benson's comments regarding setback and proposed 2B construction type. Peter Deschenes seconded. Motion passes 4-0-0. Dan Smith was not present at the July 18, 2011 meeting.

Signatures

**703 Washington Street:** Greg Strange, Christine Santoro, Peter Deschenes, Dan Smith, Wayne Benson signed the plan titled, "Site Layout Plan for 703 Washington Street, Easton, Massachusetts, 02375" dated June 17, 2011.

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**35 Eastman Street:** Greg Strange, Christine Santoro, Peter Deschenes, Dan Smith, Wayne Benson signed the plan titled, "Proposed Manufacturing / Warehouse / Office, 35 Eastman Street, Easton, Bristol County, Massachusetts" and dated June 27, 2011.

**785 Washington Street:** Greg Strange, Christine Santoro, Peter Deschenes, Dan Smith, Wayne Benson signed the plan titled, "Site Plan for Evolution Sports Performance, 785 Washington Street, Easton, MA" and dated May 3, 2011.

Chair report

There is a site meeting at 104 Main Street on August 2, 2011 with the Historical Commission, Planning Board, property owner and Planning Director. Greg Strange, Wayne Benson and Peter Deschenes will attend.

Chair Greg Strange distributed a handout titled, "Target: Planning and Zoning Board Goals." The Chair articulated his vision for the Planning Board and its role in the context of Town government, taking a more active role in community planning and working in collaboration with other Town Boards and Committees.

The next Planning Board meeting on August 15, 2011 will take place at Frothingham Hall.

**ADJOURN**

Peter Deschenes motioned to adjourn the meeting at 8:10pm. Christine Santoro seconded. Motion passes 6-0-0.

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