



TOWN OF EASTON
Planning & Zoning Board
136 Elm Street
North Easton, Massachusetts 02356
Tel: (508) 230-0630 Fax: (508) 230-0639

Meeting Minutes
Tuesday, February 15, 2011

Present: Christine Santoro, Chair; Walter Johnson, Clerk; Peter Deschenes; Gregory Strange; Dan Smith; Wayne Benson, Jr.; Brad Washburn, Planning Director

Christine Santoro called the meeting to order at 6:30 p.m.

ZONING - 256 WASHINGTON STREET

Present: Richard Bodio, Bodio Builders

256 Washington Street is located next to Mario's Pizza. Mr. Bodio purchased the property in partnership with his neighbor who owned the auto body shop with the intention to merge the lots and eliminate the lot lines between the two parcels. Mr. Bodio distributed copies of the assessor's map and a residential site plan from 1991 (see file). They demolished the house that was on the property and built a raised ranch home further back on the property. The home has a large attached garage. Mr. Bodio would like to build a small barn in which to store and repair equipment indoors. His neighbors are close to Route 138. Mr. Bodio's house is 400 feet from the road and he would like to build on the excess land beyond that. Currently his property is zoned business for the first 200 feet off of Washington Street and residential for the remainder which extends back 700 feet off of Washington Street. Mr. Bodio has to keep his equipment off-site because of the residential zoning on his property. Mr. Bodio is seeking to change the zoning of his entire parcel to business, similar to the precedent set by Modern Landscaping located nearby on Main Street when they changed the zoning of their lot from residential to business in 2005.

In 2006 there was a proposal before the Planning & Zoning Board to expand the business zone from Main Street to the Stoughton line from 200-feet to 600-feet wide.

Board members considered re-zoning the entire strip versus incrementally parcel by parcel. Mr. Bodio prefers consideration on an individual basis. The board will look into expanding the commercial zone on Washington Street in a uniform width from Main Street to Elm Street. Abutting landowners would be notified. If they were to move forward with it, it could be considered for Fall 2011 Town Meeting. There is only one tax rate in Easton so the zoning change would not affect landowners tax-wise.

BOARD BUSINESS

Chair Report

Brad Washburn reviewed the schedule for Planning & Zoning Board-related Annual Town

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meeting articles. Warrant articles are due to David Colton's office by March 21, 2011. Articles before the Planning Board are signage, building height, accessory dwelling units, solar energy, and typo edits in the Zoning Bylaws. There are a few minor edits to the Zoning Map. The subcommittee will meet on Wednesday, February 23rd to wrap up their discussions. Public hearings are planned for the April 25th and May 2nd Planning & Zoning Board meetings, which Christine Santoro encouraged all board members to attend. Annual Town Meeting happens on May 16, 2011.

Christine Santoro noted board members interested in attending Citizen Planner Training Collaborative conference on March 19, 2011 should submit applications to the Planning Department soon per upcoming registration deadline. There is also a conference in Bridgewater on Open Meeting Law.

Meeting Minutes

January 31, 2011 Planning Board subcommittee meeting minutes, "Walter Benson" should be changed to "Wayne Benson." Peter Deschenes motioned to approve the regular meeting minutes from January 31, 2011. Dan Smith seconded. Motion passes 5-0-0. Dan Smith motioned to approve the Planning & Zoning Board subcommittee meeting minutes from January 31, 2011. Walter Johnson seconded. Motion passes 5-0-0.

ADJOURN

Walter Johnson motioned to adjourn the regular Planning Board meeting at 7:15pm. Motion passes 5-0-0.

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