



TOWN OF EASTON
Planning & Zoning Board
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MAC

Meeting Minutes
Tuesday, January 18, 2011

Present: Christine Santoro, Chair; Gregory Strange; Dan Smith; Wayne Benson, Jr.; Brad Washburn, Planning Director

Absent: Peter Deschenes; Walter Johnson, Clerk

Christine Santoro called the meeting to order at 6:35 p.m.

HOUSING PRODUCTION PLAN VOTE

Present: Tim Harrigan, Community Housing Planner

The existing Housing Production Plan on file with the State and dated 2005 expires on February 1, 2011. The State requires the Planning Board and Board of Selectmen to approve the new plan which will be valid for five years. Last week board members received updated copies of the new Housing Production Plan with minor edits from the draft that had been reviewed in December 2010. Mr. Harrigan included a memo with the plan outlining the changes, all minor. Mr. Harrigan stated that the consultant did a comprehensive needs assessment. They have many years of experience doing these types of plans and the consultant's policy recommendations are appropriate and in-line with Easton's needs. The Affordable Housing Trust reviewed the Plan last week and recommends approval. Once approved by the Planning Board, Easton's Affordable Housing Plan will be reviewed by the State to ensure its feasibility. Gregory Strange suggested including the Affordable Housing Trust board in discussions when the Planning Board reviews affordable housing and related zoning. Dan Smith motioned to approve the Housing Production Plan dated January 25, 2011. Wayne Benson, Jr. seconded. Motion passes 4-0-0.

BOARD BUSINESS

Gregory Strange motioned to approve the Planning Board meeting minutes from December 20, 2010. Wayne Benson, Jr. seconded. Motion passes 4-0-0.

Gregory Strange motioned to approve the Planning Board meeting minutes from January 3, 2011. Dan Smith seconded. Motion passes 4-0-0.

Brad Washburn stated that the Subcommittee meeting dates will be changed as follows: the subcommittee meeting scheduled for February 9, 2011 will be cancelled and instead the Subcommittee will meet on January 31, 2011 and February 15, 2011 following the regularly scheduled Planning Board meetings. The board will keep the February 23, 2011 Subcommittee meeting date on the schedule in case more time is needed for discussion after the February 15,

Planning & Zoning Board meeting minutes
January 18, 2011

2011 Subcommittee meeting. Tonight the Subcommittee will discuss building height and scale and signage. The commercial center overlay requires a more lengthy discussion, and so the Subcommittee will aim for Fall Town Meeting or possibly Spring 2012 Town Meeting to address the overlay bylaws. Articles for the Spring 2011 Town Meeting warrant are due mid to late March.

Dan Smith motioned to adjourn the regular Planning Board meeting at 6:55pm. Wayne Benson, Jr. seconded. Motion passes 4-0-0.

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