



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

Meeting Minutes
Monday, January 31, 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.

202 PROSPECT STREET SIGNATURES

- Special Permit Common Driveway (#10-20)
- Special Permit Estate Lot (#10-19)

Present: Bruce Pilling, Pilling Engineering

Planning Director Brad Washburn stated that the most recently submitted plans reflect the conditions of the decision: the entire length of the common driveway is now pervious pavement and a fire hydrant is located less than 500 feet from the houses. Town Counsel reviewed the common driveway maintenance agreement and returned changes to Mr. Humphries' attorney David Marsan.

Christine Santoro, Peter Deschenes, , Dan Smith, Walter Johnson, and Gregory Strange signed the plans, "Plan of Land Common Driveway Special Permit in Easton, Massachusetts prepared for the Prospect Street Nominee Trust" last revision date December 1, 2010, and "Plan of Land in Easton, Massachusetts prepared for the Prospect Street Nominee Trust" with a last revision date of November 30, 2010.

REQUEST FOR COMMENT FROM ZONING BOARD OF APPEALS

See staff report dated January 31, 2011 attached.

- 102 Eastman Street, Application #11-01 & #11-02
Applicant is seeking site plan approval and special permit from the ZBA to co-locate six panel antennas and two backhaul dishes, together with supporting ground equipment, on the existing wireless facility. Staff recommends approval. Peter Deschenes motioned to recommend ZBA Applications #11-01 and #11-02. Gregory Strange seconded. Motion passes 5-0-0.
- 506 Bay Road, Application #11-03

Staff recommends no recommendation because the Zoning Bylaw needs to be modified to specifically address in-law dwellings. Gregory Strange inquired about not approving the conversion to two-family duplex. Peter Deschenes motioned for no recommendation, no

Planning & Zoning Board meeting minutes
January 31, 2011

comment, on ZBA application #11-03. Walter Johnson seconded. Motion passes 4-1-0.
Gregory Strange opposed.

MEETING MINUTES

Dan Smith motioned to approve the Planning & Zoning Board regular meeting minutes dated January 18, 2011. Gregory Strange seconded. Motion passes 4-0-2. Walter Johnson and Peter Deschenes abstained because they were absent from that meeting.

Gregory Strange motioned to approve the Planning & Zoning Board Subcommittee meeting minutes dated January 18, 2011. Peter Deschenes seconded. Motion passes 5-0-1. Walter Johnson abstains because he was absent from that meeting.

PLANNING & ZONING BOARD 2010 ANNUAL REPORT

See "2010 Report of the Easton Planning & Zoning Board" attached.

The annual 2010 Report of the Easton Planning & Zoning Board summarizes the Board's responsibilities and accomplishments in 2010, including Zoning Bylaw changes made at the 2010 annual Town Meeting and staff acknowledgements. Walter Johnson motioned to approve the 2010 Report of the Easton Planning & Zoning Board. Peter Deschenes seconded. Motion passes 5-0-0.

BOARD BUSINESS

Chair Report

Christine Santoro noted that The Citizen Planner Training Collaborative announced its 10th annual conference will be held at Holy Cross College on Saturday, March 19, 2011. The theme is "Advanced Tools and Techniques for Planning and Zoning". Let Christine or staff know soon if you wish to attend.

ADJOURN

Walter Johnson motioned to adjourn the meeting at 6:55pm. Gregory Strange seconded. Motion passes 5-0-0.

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