



Town of Easton  
PLANNING & ZONING BOARD

Minutes  
June 27, 2011

The Easton Planning & Zoning Board held a business meeting on Monday, June 27, 2011 at Frothingham Hall, 15 Barrows Street, North Easton, Massachusetts.

Present: Christine Santoro, Chair; Peter Deschenes; Dan Smith; Brad Washburn, Planning Director

Absent: Walter Johnson, Clerk; Gregory Strange; Wayne Benson, Jr. (Alternate)

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

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

**FORM A – ANR**

414 Center Street, George Sullivan / Covenant Congregational Church, Owner #11-03

Present: Bruce Pilling, Pilling Engineering

In December 2010, the applicant created a new lot through a Form A (Planning Department file "414 Center Street Higgins ANR" #10-30). The ANR before the board tonight takes a two-foot wide strip of land (483 square feet total) from the lot with frontage on Depot Street and adds it to the new lot with frontage on Center Street. Dan Smith motions to approve the Form A - ANR. Peter Deschenes seconded. Dan Smith, Peter Deschenes, and Christine Santoro signed the plan titled, "Plan of Land in Easton, Massachusetts owned by Covenant Congregational Church of Easton" and dated May 23, 2011.

**PUBLIC HEARING**

Affordable Housing Guidelines

Present: Tim Harrigan, Affordable Housing Planner

Christine Santoro read the public hearing notice into the record. The location of tonight's meeting changed from the Town Offices to Frothingham Hall due to a scheduling conflict with the Board of Selectmen. The Planning Board will open the hearing tonight, continue the

hearing to the next meeting at the Town Offices on July 18, 2011 and then vote at the July 18<sup>th</sup> meeting.

Tim Harrigan stated that developers have inquired about opt-out payments instead of donating units of housing. Mr. Harrigan reviewed two draft documents, "Affordable Housing Guidelines: For-Sale Properties" and "Affordable Housing Guidelines: Rental Properties". In conformance with Town and State guidelines, these documents outline procedures and set pricing guidelines for the sale of affordable homes and for rental of affordable units. Units produced under this program will count toward the Town's Chapter 40B affordable housing goal. There were no comments or questions from the board. Dan Smith motioned to continue to July 18, 2011. Peter Deschenes seconded. Motion passes 3-0-0.

### **SITE PLAN REVIEW**

320 Washington Street / Stonehill College, Temporary Tent Structure #11-02

Present: Steve Medeiros, BKA Architects; Bruce Boyer and Joe Kelleher, Stonehill College

Stonehill College submitted a Site Plan application to erect a temporary tent structure next to their new Science Center. The applicant stated that the tent is 16,154 square feet and is able to be broken out into three different segments: one is 5,000 square feet, one is 4,000 square feet, and one is 6,000 square foot section. The College would be able to use any one of these sections individually. The temporary tent would be assembled each May (three-day setup process) and taken down in October, per 180 day limit for temporary structures in the Building Code. Tent guests would use existing building facilities to meet sanitary requirements. The State Architectural Access Board (AAB) has a 90-day limit on temporary structures, therefore handicap accessibility requirements are the same as for a new permanent building. There are eight accessible parking spaces at the existing building and additional accessible spaces are available behind the Cardinal O'Hare building. Largest attendance/ occupancy is 608 people. The board inquired about the required number of accessible parking spaces given maximum occupancy.

Applicant stated that temporary tent structures are somewhat new to college campuses. Boston College has one. Stonehill College's tent was donated by the Chair of Stonehill College's Board of Directors, Tom May.

The College has met with Fire Captain Webster and Building Inspector Mark Trivett to discuss code issues. The quad area was designed for the tent and concrete footings are already in place. Most of the site is brick pavement with a grassy area in the back; brick pavement would need to be extended for accessibility. There is access for emergency vehicles. The applicant stated that international fire code requires buildings of this size to be at least 50-feet from the closest building; the tent is 60-feet from the Cardinal O'Hare building and Martin Institute, and 28-feet from the Science Center. Mr. Medeiros stated that he and Captain Webster discussed this issue and a sprinkler system for the tent.

The Chair expressed concerns with noise, parking and traffic. Events can be restricted to students only and would not go past 1:00am. The structure will be open in the off-hours and the area will be patrolled by campus police. Planning Director inquired about an operational

plan and emergency contact list to be provided to the Town. Every event would likely have to be permitted through the Building Department. Easton Police and DPW had no comments on the project. The applicant will work on issues with the Fire Department regarding sprinkler system and Building Department regarding code review definitions (tent vs. membrane structure). Peter Deschenes motioned to continue site plan review to July 18, 2011. Dan Smith seconded. Motion passes 3-0-0.

### **RELEASE OF SURETY**

Pierce Park / Pierce Way, Robert J. Pierce

The Planning Board approved Pierce Way in 1999. Owner/applicant Robert J. Pierce recently submitted a Request for Release of Surety. Land Use Agent Stephanie Danielson completed a street inspection report and road cost estimate dated June 2, 2011 and all work is completed to the Town's satisfaction. The February 2011 bank statement read the Town was holding 18,926.19 in surety. Mr. Pierce (not present) requests all remaining funds to be released. Dan Smith motioned to release 100% of funds held in surety. Peter Deschenes seconded. Motion passes 3-0-0.

### **OTHER BUSINESS**

North Easton Transit Oriented Development Zoning Report, Old Colony Planning Council (OCPC)  
Present: Jim Watson, OCPC / South Coast Rail; Ray Guarino, Transportation Planner, OCPC

The State Department of Transportation (DOT) awarded a series of technical assistance grants for planning for the South Coast Rail Project. The Old Colony Planning Council received a DOT technical assistance grant to research zoning around the proposed Roche Brothers Station and qualify traffic impacts to the North Easton Village with the proposed North Easton Village Station. Jim Watson and Ray Guarino are before the board to present OCPC's findings and recommendations from these studies.

#### Proposed Roche Brothers Station, Jim Watson, OCPC

The proposed Roche Brothers Station is located in the town of Stoughton, and most of the area around the Roche Brothers Station is in Stoughton. Proposed rezoning would occur in both Stoughton and Easton. The concept is to zone mixed-use around the Roche Bros station with dense residential along with a range of commercial uses in the area closest to the station. Proposed zoning would exclude low-density housing from the inner target area. Mr. Watson described two studies, Alternative 1 and Alternative 2 (see file for OCPC Report titled, "North Easton/Stoughton Transit Oriented Development [TOD], Local Technical Assistance Study," dated May 31, 2011). Most of the proposed development would be on the east side of the station because there are wetlands to the west of the project site. The mixed use zoning bylaw would propose dropping dimensional regulations and frontage requirements in the target area and should include language about design principles. With more concentrated retail and housing, the area will need greater capacity for sewer. Stoughton has not yet formally responded to the study as they are focusing their resources on the Stoughton Village area. Mr. Watson will follow-up with Noreen O'Toole, Stoughton's new Planning Director.

North Easton Village Traffic Study Report

Ray Guarino, Transportation Planner for OCPC presented a Power Point presentation titled, "Easton Village Station Area Planning Study," dated June 2011 (see file for hard copy). Approximately 4.7% of Easton residents take transit to Boston. Should the South Coast Rail come through Easton, that number is expected to increase to 8%. The proposed North Easton Village Station calls for no station-related parking. Commuters within a half-mile of the station would be expected to walk to the train or "kiss-and-ride". Mr. Guarino reviewed the five-month long traffic study citing statistics for intersections, traffic speeds, accidents, and parking supply and restrictions. Mr. Guarino researched other towns similar to Easton and recommends Easton consider posting parking restrictions as existing parking will likely be used for station parking, posing parking conflicts for the Children's Museum in Easton and other local businesses. The Historical Society might want to consider renting parking spaces to commuters. In July Mr. Guarino will send the Planning Board a draft of this study outlining issues and recommendations. The Town should review this document and provide OCPC with comments and feedback.

**AMENDED SITE PLAN REVIEW**

104 Main Street, Douglas Cardinale (#08-27)

The amended site plan review for 104 Main Street scheduled for tonight is continued to July 18, 2011.

**BOARD BUSINESS**

Approval of Minutes

There was not a quorum (who were also present at the April 25 meeting) to vote on the April 25, 2011 minutes.

Peter Deschenes motioned to approve the meeting minutes from May 23, 2011. Dan Smith seconded. Motion passes 3-0-0.

Chair Report

The next Planning Board meeting will take place in the Board of Selectmen's meeting room at the Town Offices on Monday, July 18, 2011.

**ADJOURN**

Peter Deschenes motioned to adjourn the meeting at 8:05pm. Dan Smith seconded. Motion passes 3-0-0.

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