



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

Meeting Minutes
Wednesday, August 27, 2008

Members Present: Christine Santoro, Chair; Colin Gillis, Vice Chair/Clerk; Walter Johnson, Gregory Strange, Carol Symmons and Alexander Maller

Staff Present Alice Savage, Staff Planner; Marc Rousseau, Director; Pamela Almeida, Recording Secretary

Christine Santoro opened the meeting at 7:30 p.m.

7:30 P.M. PUBLIC HEARING

Amending Rules & Regulations: Subdivision Rules & Regulations, Site Plan Review and Administration Rules & Regulations

Colin Gills read the public hearing notice to open the public hearing.

Due to The PAA meeting which began at 6:00 p.m. running over its scheduled time, it was suggested to open this public hearing, hold not discussion, then continue the hearing to the next meeting so that the remainder of the agenda remains on schedule.

Colin Gillis motions to continue the public hearing to September 24, 2008 @ 8:00 p.m., seconded by Carol Symmons. Motion Passes (6-0)

7:25 P.M. FORM A (ANR) - Michelle Way – Elmwood Estates (06-08)

Present: Azu Etoniru, E.T. Engineering; James Victorine

Per Staff Report: The Board voted to amend the Special Permit for the Residential Compound at their July 16th meeting. The Decision was filed with the Town Clerk and the 20-day appeal period has passed. The Board is now being asked to approve the altered lot lines by signing an ANR plan. The plan is titled "Modification to the Special Permit" but is, in effect, and ANR plan because the Special Permit gives each lot sufficient frontage.

Colin Gills motions to approve the Form A (ANR) as proposed, seconded by Walter Johnson. Motion Passes (5-0)

8:00 PM APPROVAL OF MINUTES

Colin Gillis motions to approve the meeting minutes of August 13, 2008 as submitted, seconded by Carol Symmons. Motion passes (5-0)

SITE PLAN REVIEW – SIGNATURES - Gilmore Plaza (08-13)

The application was approved at the August 13th meeting; however, the plans were missing the Planning & Zoning Board signature block. The Board is asked tonight to sign the plans received with their signature block.

8:05 P.M. ZONING BOARD OF APPEALS COMMENT REQUESTS

Present: Melanie Deware, Easton Historical Commission

1. Shovel Town Classic Homes, LLC – (SP 08-13) – 157 Rockland Street

Per Staff Report: The applicant is looking to expand a lawfully, pre-existing, non-conforming structure. The Staff Planner recommends approval, explaining that the proposed dwelling meets current setback requirements and will also move the house further from a wetland resource area.

Colin Gillis motions to recommend approval to the Zoning Board of Appeals, seconded by Gregory Strange. Motion passes (5-0)

2. Shovel Town Classic Homes, LLC – (SP 08-14) – 69 North Main Street

Per Staff Report: The applicant is looking to expand a lawfully, pre-existing, non-conforming structure. The Staff Planner recommends approval, explaining the proposed dwelling meets current setback requirements.

Melanie Deware, of the Easton Historical Commission addresses the Boards stating the home is within a Massachusetts Historic District and the Historical Commission is seeking to preserve the home, therefore upholding a one year building delay.

Colin Gillis motions to not approve in order to wait for the Historical Commission's public hearing comments, seconded by Carol Symmons. Motion passes (5-0)

8:25 P.M. GENERAL DISCUSSION

Christine Santoro announced that Carol Symmons' decision to step-down as member of the Planning & Zoning Board.

8:30 P.M. DISCUSSION - Shovel Shop 40R

Present: Charles King, Easton Board of Selectman; Melanie Deware, Easton Historical Commission

No one appeared representing the Shovel Shop 40R project. The Staff Planner informs the Board that Adam Costa is on the next agenda (September 10th) to discuss the design standards. She will contact the Turner Brothers and schedule another time.

8:40 P.M. PARTIAL RELEASE OF SURETY - Corey Estates (SP-2000)

Per Staff Planner Report: The Road Cost Estimate as established by the Land Use Agent, is in the amount of \$19,643.00. It is recommended to release all funds for work completed and to hold funds for work still to be done.

Colin Gillis motions to release all funds in excess of \$19,643.00, seconded by Carol Symmons. Motion passes (5-0)

8:45 P.M ESTABLISH SURETY - Sun Terrace (06-05)

Per Staff Planner Report: The applicant is seeking to establish surety in the amount of the Road Cost Estimate as completed by the Land Use Agent in the amount of \$25,742.00.

Colin Gillis motions to approve \$25,742.00 in surety, seconded by Walter Johnson. Motion passes (5-0)

ADJOURNMENT

Walter Johnson motions to adjourn at 9:10 p.m., seconded by Carol Symmons. Motion passes (5-0)

Respectfully submitted by Pamela Almeida, Recording Secretary.

Signed By,

Colin Gillis, Vice Chair/Clerk

Date