



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

Meeting Minutes

Wednesday, July 16, 2008

Board Members Present: Christine Santoro, Chair; Colin Gillis, Clerk; Walter Johnson, Gregory Strange and Alexander Maller

Board Member Absent: Carol Symmons

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

The meeting was called to order by Christine Santoro at 6:40 p.m.

6:30 P.M. BOARD BUSINESS

Christine Santoro addresses the Board members about the need to take charge of Planning Board meetings, to listen carefully and to be respectful. She also emphasized that input and/or suggestions for agenda items from Board members are welcomed and should call herself or Alice Savage.

ELECTION OF OFFICERS

It was suggested that the Board elect a Vice Chair, to hold meetings in the absence of the Chair.

Walter Johnson nominated Colin Gillis as Vice Chair, seconded by Gregory Strange. Motion passes.

Walter Johnson motions to close nomination, seconded by Gregory Strange. Motion passes.

FINAL RELEASE OF SURETY

Unity Meadows I & II

Colin Gillis motions to release remaining funds for Olde Stable Lane, seconded by Walter Johnson. Motion passes

Blue Heron Run

Colin Gillis motions to release remaining funds for Blue Heron Run, seconded by Walter Johnson. Motion passes.

DECISIONS

Gilmore Plaza (08-12), Common Driveway

Alice Savage addresses the Board reminding them they closed the public hearing at the June 18, 2008 meeting. Tonight they need to vote on the decision to approve the Common Driveway.

Colin Gillis motions to approve the decision on the Common Driveway, seconded by Walter Johnson. Alexander Maller opposes due to the amount of unused land; feels the entrance poses traffic concerns. Motion fails (3-1-1) (Colin Gills unable to vote, a 4 – 0 vote needed)

Upon further discussion Alexander Maller agreed to approve with reservation. He suggests the Board, in the future, look at alternatives for sites if the proposed plan poses potential issues.

Colin Gillis motions to approve the decision on the Common Driveway, seconded by Walter Johnson. Motion passes (4-0-1) Colin Gillis abstains.

Elmwood Estates (06-08), Major Modification to Site Plan (08-15a & 15b)

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

Walter Johnson motions to approve the decision on the Major Modification to Site Plan, seconded by Gregory Strange. Motion passes (4-0-1) Collin Gillis abstains.

Highland Street Estate Lot & Common Driveway (08-04 & 08-05)

Alice Savage reminds the Board they had already voted on the Decision for this and signatures only were required tonight.

FORM A: Highland Street

Gregory Strange motions to endorse the Form A (ANR) for Lots 4A & 5A, seconded by Walter Johnson. Motion passes (4-0-0) Alexander Maller unable to vote.

2009 MEETING SCHEDULE:

The Planning & Zoning Board has been asked to reschedule the meeting of October 8.

Walter Johnson motions to reschedule the October 8th meeting to Tuesday, October 7th at 6:30 p.m., seconded by Gregory Strange. Motion passes (4-0-0)

6:45 P.M. RULES & REGULATIONS WORKSHOP

NEW STORMWATER MANAGEMENT POLICY

Alice Savage addresses the Board informing them the State has updated their rules and regulations effective February, 2008. She suggests the Board adopt the States rules and regulations and eliminates current language and replace with “must comply with State Rules and Regulations”, see handbook.

Christine Santoro concerned that Board needs to have authority to remove and replace a new set of standards. She states that she had met with Town Counsel, who recommends updating the Rules & Regulations.

Alice Savage informs the Board can replace by holding a public hearing, potentially August 13th.

7:45 P.M. FY 2009 GOALS AND OBJECTIVES

Alice Savage begins with her three goals: 1. Improve fee schedule; 2. Revised the rules and regulations; 3. Revised the subdivision rules and regulations. The objective: to improve customer service.

Alexander Maller’s three goals: 1. Conduct traffic studies and how they conform to site engineering (incorporate traffic study into review process); 2. Recommends a framework of planning unit developments or candidates for; 3. Comprehensive planning

Gregory Strange’s goals: 1. Revise the Master Plan; 2. The Planning Board should get more involved in planning; 3. Change the meeting night to improve relations with the Zoning Board of Appeals; 4. Design review Board (to look at scale grading and set back review); 5. Have a joint association with other Boards; 6. Have a better understanding / relationship with Town employees and Boards; 7. Suggest each Town’s Board Chairperson submit a report summarizing their Boards agenda items.

Colin Gillis goals: 1. Keep the agenda moving, is an item is set for 15 minutes, then stop it at 15 minutes; 2. The Board should only see complete application submission to avoid repeat continuances; 3. Review the Board’s charter; 4. Keep the rural feel of the Town; 5. Revise the Master Plan.

Walter Johnson’s goals: 1. Better communication with Boards; 2. Receive reports from other Boards; 3. Revise the Master Plan.

Marc Rousseau’s goals: 1. Process and planning; 2. Staff; 3. Update the Master Plan, last year developed the Community Development Plan with 4 areas: housing, open space, economic development and transportation; 4. Implementation of the Affordable Housing Trust; 5. Expediting the permitting process

Christine Santoro’s goals: 1. Work more effectively and be more useful; 2. Get the Board into the 21st century with communication among itself and other Boards.

Alice Savage asks the Board if forming sub-committees might be helpful to initiative goals. Her thoughts on committees are: 1. Zoning initiatives; 2. Improving relationship with other Boards; 3. Permitting process (staff); 4. More planning and less permitting.

Christine Santoro suggests further discussion at next meeting for sub-committees.

APPROVAL OF MINUTES

May 7, 2008 – signature only – Colin Gillis signed.

ADJOURNMENT

Walter Johnson motions to adjourn at 10:15 p.m., seconded by Gregory Strange. Motion passes.

Respectfully submitted by Pamela Almeida, Recording Secretary

Signed by:

Date

Colin Gillis, Clerk