



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 30, 2008

Board Members Present: Christine Santoro, Colin Gillis, Walter Johnson, Gregory Strange, Carol Symmons

Board Members Absent: Alexander Maller

Staff Members Present: Alice Savage, Staff Planner; Pamela Almeida, Secretary

Christine Santoro opens the meeting at 6:30 p.m.

6:30 P.M. BOARD BUSINESS

Report from the Chair - Christine Santoro reported that she attended a meeting on Shovel Shop and informed the Board the Historical Commission will hold an informational meeting on August 12, 2008 at 6:00 p.m. and invited the Planning Board to attend.

Staff Report - Alice Savage reported that the Board of Selectmen is working with Turner Brothers and members of various Boards to discuss Queset Commons and what would they like to see at the site. She further reports that the State has not sent back any information.

Subdivision Administrative Requests - *Emily Lane* Request for Lot Release (First Amendment to E)

Present: Azu Etoniru, E.T. Engineering representing Douglas King Builders

Alice Savage reports that Douglas King Builders has requested a Road Cost Estimates to set the initial bond amount. She reminds the Board that Union Village (Emily Lane) is a four lot subdivision, one of which has a previously constructed house on it. The Special Permit will lapse in January, 2009 if construction on the lots does not commence. She recommends setting

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the bond amount in the amount recommended on the Road Cost Estimate completed by the Land Use Agent in the amount of \$30,432.00.

Mr. Etoniru reports that everything is done with the exception of the monuments and paving and would like to request the lot release.

Christine Santoro explains that tonight's meeting is to set the bond amount only. Once set, will need an Amendment to Form E Covenant and a copy of the recording of the Amendment to Form E Covenant in order to complete the Form F and release the lot.

Mr. Etoniru hands the Board a recorded Amendment to Form E Covenant with was recorded in March, 2007.

The Board will need a recorded copy of the plan before approving the Form F.

Colin Gillis motions to approve the surety in the amount of \$30,432.00, seconded by Walter Johnson. Motion passes (5-0)

Informed Mr. Etoniru the Planning & Zoning Department will need a recorded copy of the plan, a letter in writing requesting the lot release, indicating which lot(s) and proof the surety was given to the Treasurer.

Subcommittees for Goals & Objectives Discussion

Alice summarized the meeting held July 16, 2008 on Goals & Objectives at which members of the Board and staff expressed a variety of goals and objectives which she was create a list of possible sub-committees as follows (taken from Staff Planner report):

Process Goals

- Spend more time planning, less time permitting
- Incorporate the use of traffic consultants into site plan review/subdivision review
- Improve efficiency with permit-tracking software
- Encourage applicants to come to the Board with complete applications
- Get a report from the Board of Health on all permit applications
- Incorporate a Chair's Report into regular Board meeting agendas
- Have more control

Planning Initiatives

- Spend more time planning, less permitting
- Take steps towards developing an updated Master Plan
- Develop a Community Development Strategy
- Apply for a 43D grant

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- Attract more industry to Easton
- Preserve the rural character of the Town
- Get the Board more involved in planning for the future of Shovel Shop
- Establish the Affordable Housing Trust, develop first year operating plan

Zoning Initiatives

- Introduce more dynamic/scaled zoning to setbacks, heights
- Adjust height requirement to measure height from pre-grading
- Develop PUD/mixed-use zoning
- Work with Historical Commission on Shovel Shop 40R Zoning
- Rezone the whole town

Interdepartmental/Cross-Board Cooperation

- Get a report from the Board of Health on all permit applications
- Work with Historical Commission on Shovel Shop 40R Zoning
- Improve relationship with ZBA

Subcommittees would meet and do the 'leg work' and bring their information to the Board who would then present the findings to the Board of Selectmen and/or other Boards.

Two subcommittees to begin with were discussed, Master Plan and Zoning Initiative.

Christine Santoro appointed Gregory Strange, Colin Gillis and Walter Johnson to the Master Plan Subcommittee.

Christine Santoro appointed Gregory Strange, Alexander Maller and herself to the Zoning Initiative Subcommittee.

Continued Discussion of Rules and Regulations

Alice reports to the Board that the public hearing for Rules and Regulations will be moved back to the August 27th meeting due to Town Counsel's review.

She also reports that the Planning Approval Authority's public hearing to adopt the Administrative Rules and Regulations will be held on August 27, 2008 at 6:00 p.m. She went over the Planning Approval Authority Rules and Regulations Draft with the Board.

She explains that most of the language comes from what is already in place with the 40R and some was taken from a Berkshire model.

Open Space Plan – Letter of Recommendation - Tabled

8:30 P.M. SITE PLAN REVIEW

Lot 17, Stonehill College (08-17); Pilling Engineering Group; Parking lot expansion

Present: Todd Pilling, P.E., Pilling Engineering; John Kelleher and Bruce Boyer, Stonehill College

Per the Alice Savage's Staff Report - The applicant has submitted revised site plans as well as a response to initial comment letter. The applicant has complied with all requirements of the Zoning By Law. The applicant has requested a waiver of the lighting requirement to be an average of 2 foot-candles rather than 2 foot-candles at every point. This seems to be a reasonable interpretation of the zoning requirement. Staff recommends granting this waiver.

The applicant has additionally requested a reduction in the fees because there is no associated building with the parking lot. Staff agrees that the simplicity of the project relative to a typical commercial application for Site Plan Approval *does* warrant a reduction in fees. Staff recommends granting the requested reduction in fees.

Staff Recommends: Approve with the following conditions:

1. A 15'-wide vegetated filter strip (grass) should be constructed between the edge of pavement and the detention basin
2. The applicant should submit a report issued by a competent professional certifying proper installation of stormwater management infrastructure, including the subsurface infiltration system.

Colin Gillis motions to approve the parking reduction by 50%, seconded by Carol Symmons. Motion passes (5-0)

Colin Gillis motions to withdraw previous motion.

Colin Gillis motions to accept the parking reduction and a fee payable in the amount of \$8,340.00, seconded by Carol Symmons. Motion passes (5-0)

Colin Gillis motions to approve the Site Plan with the following conditions: a 15'-wide vegetated filter strip (grass) should be constructed between the edge of pavement and the detention basin and the applicant should submit a report issued by a competent professional certifying proper installation of stormwater management infrastructure, including the subsurface infiltration system, seconded by Walter Johnson. Motion passes (5-0)

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The Board members signs the Mylar (the applicant took) and a copy of the plan for the project file.

A Notice of Decision to be drafted by the Staff Planner.

9:00 P.M. CONTINUED SITE PLAN REVIEW

DeSantis Ford – 703 Washington Street (08-08); Michael Hillsinger, DeSantis Ford; Richard Tabaczynski, P.E., Atlantic Design

Present: Richard Tabaczynski, P.E., Atlantic Design

As per Alice Savage's Staff Report - The application and plans meet the requirements of the Site Plan Guidelines. Staff recommends approval subject to the conditions recommended by our consulting engineer, Woodard & Curran.

Staff Recommends: Approve with the following conditions:

1. The applicant should provide a copy of the MGHHD permit to the Board upon receipt.
2. The applicant should submit a report issued by a competent professional certifying proper installation of stormwater management infrastructure, including the rain gardens.

Walter Johnson motions to approve the plan as submitted with the following conditions: The applicant should provide a copy of the MGHHD permit to the Board upon receipt and should submit a report issued by a competent professional certifying proper installation of stormwater management infrastructure, including the rain gardens, seconded by Gregory Strange. Motion passes (4-0) Carol Symmons unable to vote

The Board members signs two copies of the plan, one is taken by the applicant the other to be filed in the project file.

A Notice of Decision will be drafted by the Staff Planner.

APPROVAL OF MINUTES

April 23, 2008- Tabled to the meeting of August 13, 2008, not enough members to vote

Colin Gillis motions to approve the meeting minutes of May 21, 2008, seconded by Walter Johnson. Motion passes (4-0) Carol Symmons unable to vote.

Walter Johnson motions to approve the meeting minutes of June 4, 2008, seconded by Gregory Strange. Motion passes (3-0-1) Colin Gillis abstained. Carol Symmons unable to vote.

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Gregory Strange motions to approve the meeting minutes of June 18, 2008, seconded by Walter Johnson. Motion passes (3-0-1) Colin Gillis abstained. Carol Symmons unable to vote.

Walter Johnson motions to approve the meeting minutes of July 16, 2008, seconded by Gregory Strange. Motion passes (4-0) Carol Symmons unable to vote.

ADJOURNMENT

Walter Johnson motions to adjourn at 9:15 p.m., seconded by Gregory Strange. Motion passes (4-0)

Respectfully submitted by Pamela Almeida, Recording Secretary.

Signed by,

Colin Gillis, Vice Chair/Clerk

Date