



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

Meeting Minutes

Monday, June 8, 2009

**OLIVER AMES HIGH SCHOOL
ROOM 112
LOTHROP STREET**

Present: Christine Santoro, Chair; Colin Gillis, Clerk; John Duggan, Peter Deschenes, Alice Savage, Acting Director Planning & Community Development; Pamela Almeida, Recording Secretary

Absent: Walter Johnson; Gregory Strange

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

6:30 P.M. FORM A (ANR): MASSAPOAG AVENUE

Present: Robert DiFabio

Mr. DiFabio explains to the Board that the proposed ANR plan is to transfer a parcel of land from 208 Massapoag Avenue to 204 Massapoag Avenue and transferring a parcel of land from 204 Massapoag Avenue to 208 Massapoag Avenue. This does not create any new buildable lots or alter the frontage of any existing buildable lots.

Ms. Savage reports that the plan conforms to regulations and requests the Board endorses.

Colin Gillis motions to approved and endorse as submitted, seconded by Peter Deschenes. Motion passes.

The Board signs the Mylar and Mr. DiFabio is asked to return 4 recorded copies.

6:40 P.M. CONTINUED SITE PLAN: 54 WASHINGTON STREET

Present: Todd Pilling, Pilling Engineering; Andrey & Julie Tovstukha, 54 Washington Street, Applicants

Mr. Pilling informs the Board the applicant the Zoning Board of Appeals approved their request for a reduction of the required number of spaces 5 to 4 parking spaces (20%), as noted in the ZBA Special Permit (#09-06) Decision dated May 19, 2009. Mr. Pilling also informed the reduction in parking was for a probationary period of 1 year.

Mr. Pilling responds to the Staff Planner's comments of missing information on plans submitted entitled "Proposed Kennel Site Plan 54 Washington Street, Easton, Ma." dated February 3, 2009 and prepared by Pilling Engineering Group, Inc. in her report submitted to the Board dated May 28, 2009.

1. Cover sheet with index: Will submit
2. Names of property owners, location of existing buildings, etc. for properties across the street: Will submit
3. Location of dumpster and snow removal areas: Mr. Pilling indicates that dumpster will not be used; instead the animal waste will be bagged and placed in trash barrels, then disposed. Mr. Pilling also points out the snow removal area on the plan.
4. Site distances: Mr. Pilling will submit revised plans indicating site distances.
5. Location of lighting fixtures: Mr. Pilling indicates the lighting will remain the same as presently is at the site.
6. Fire hydrants are not indicated on plan: Mr. Pilling will submit revised plans indicating the nearest fire hydrant.
7. Scale bar: Mr. Pilling will submit revised plans with a larger scale.

Ms. Savage asked if tandem parking can be done under the canopy which would give the applicant 5 parking spots. Mr. Pilling explains that two of the parking spaces will be less than 15 feet from the property line, for which a waiver request would need to be submitted.

Christine Santoro expressed her concern of the tight space in the parking lot and everyone coming and going. Mr. Tovstukha explains that the proposed kennel is for boarding only, not daycare. The customers will be dropping off for long/short term boarding; will not be constant traffic.

Colin Gillis asked if the dogs would be housed in the building or outside. Julie Tovstukha responds the dogs will be housed inside and outside only on a 1:1 basis.

John Duggan asked if the neighbors would be willing to sign a parking agreement to allow the kennel owners to park in their lot. Mr. Pilling responds that even if a parking agreement was signed, still would need ZBA approval.

Colin Gillis motions to continue to June 22, 2009 to allow time for submissions of revised plans, seconded by John Duggan. Motion passes.

6:50 P.M. STILLWATER CREEK LANE (Continued from 4/13/09)

Planning & Zoning Board
Meeting Minutes, June 8, 2009

Ms. Savage gives a summary to the Board that an abutter at the April 13, 2009 meeting requested a punch list for completion of the roadway. A Road Cost Estimate, dated April 14, 2009, was completed and submitted at the meeting held on May 11, 2009. The developer was notified two times via certified mail to attend a Planning Board meeting to address the outstanding items, with no response. Ms. Savage recommends the Board approved the Road Cost Estimate submitted and to notify the developer to complete the punch list by July 20, 2009 and if not completed, the Board can find the developer in default.

Colin Gillis motions to approve the items in the Road Cost Estimate dated April 14, 2009 to be completed by July 20, 2009, and to notify the developer of such and inform him that if not completed by the deadline, will be found in default, seconded by John Duggan. Motion passes.

ADJOURN

Colin Gillis motioned to adjourn at 6:55 p.m., seconded by John Duggan.

Respectfully submitted by Pamela Almeida, Recording Secretary

Signed by,

Colin Gillis, Clerk

July 20, 2009
Date