



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

**Meeting Minutes**  
**Monday, March 8, 2010**

Present: Christine Santoro, Chair; Walter Johnson, Gregory Strange, Peter Deschenes, Alice Savage, Planning Director, Colin Gillis arrived at 7:00 p.m.

Absent: John Duggan

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

**6:30 P.M. BOARD BUSINESS**

Chair Report: New meeting schedule – Ms. Santoro reports that she may not be here for the May 17<sup>th</sup> meeting, (which is also the Annual Town Meeting). The April 5, 2010 meeting is cancelled, due to Special Town Meeting. Ms. Santoro suggests taking into consideration that the Board may not hold three meetings in August.

If anyone is interested in going to the Planning conference in Worcester, see Alice Savage to register.

**6:45 P.M. PRELIMINARY REVIEW: Plan for Main Street Farm Stand**

Present: Charlton Ames, Fred Ames, Minnie Ames, (representing the Ames realty trust)

Charlton Ames introduced the people who will run the farm stand.

Minnie Ames presented background boards and discussed context, the existing site and then the proposal for the farm stand. She explains the land, consisting of 80 acres, is located in the Business and Residential Zone. She presented a board consisting of a field study, showing the setbacks and zoning line. The board showed the driveway location, which will consist of a curb cut and have to break through the existing stonewall. The area proposed for the farm stand site has level land, and good parking area. A third board shows the farm stand site concept. At the proposed entrance, it was explained that the driveway is 32 ft wide and will narrow to 22 feet then narrow to 20 ft, with a round-about at the end. The first 50 feet will be paved and the rest will be covered in gravel. Aesthetically more appropriate, also reduce runoff. Ms. Ames pointed out that lines will not be painted for the parking spots (the area may fit 6-8 cars), however,

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timbers will be located at the top of the parking spot as a bumper. She explains that the stand will serve a dual role of retail farm stand and also CAS distribution, with the primary component being the CSA program. CSA pick up will be 2x a week (Tuesday & Friday). The hours of business will be Monday – Friday 4 pm -7 pm and weekend 10 a.m. – p.m.

In regards to powering the farm stand, it is proposed for solar and generator. Water will be tied into at Washington Street to the farm stand. There will be portable bathroom facilities at the site. Another board depicts a drawing of the farm stand which will be approximately 400 square feet in size.

Walter Johnson asks why solar panels and generator? He voiced he concerned with the noise of the generator and does not feel solar panels will produce enough power. Minnie Ames explains that the power company quoted an amount higher than available. Colin Gillis asks if thought had been made about a propane refrigerator.

Peter Deschenes asked about hand washing and sanitary conditions (i.e. if someone sneezes). It was explained that there will be cold water to the farm stand and hand sanitizer available.

Christine Santoro asked about parking. Minnie Ames responds that there will be one person at the farm stand at all times, and for food deliveries and access will be at the back of the farm stand. The CSA members will be directed to park at the roundabout (30 pickups on Tuesday, 30 pickups on Friday).

Alice Savage asked considering putting the farm stand where the old farmer's market was located.

Gregory Strange asked about the detail on the stormwater detention basin.

Christine Santoro asked Alice Savage about the gravel where the parking will be. Alice Savage explains that any parking area containing 5 or more cars has to be paved. (Zoning ByLaw, Section 8-9). She feels that a Variance would be needed through the Zoning Board of Appeals, if not going to pave.

Ms. Savage voiced her concern with the location, being that it is an extremely dangerous intersection (the distance from the Elm Street intersection to the entrance is 592 feet). Alice feels that perhaps an entrance at Elm Street would be a better solution. Fred Ames hopes that a stop light would come to the intersection.

Charlton Ames asked if the Board had any problems with the use of a portable bathroom facilities. No member voiced concern.

Walter Johnson asked about irrigation. It was explained that the main street fields would be drip irrigated from the Langwater Pond and the Washington Street field from Town Water.

Christine Santoro asked if there was anything needed from the Board tonight. Ms. Savage responds this is at the preliminary stage. Charlton Ames feels aesthetically is the place to be and hopes for approval from the Board.

**7:00 P.M. 670R WASHINGTON STREET – DEAN MILL COMPLEX**  
Special Permit – Common Driveway; Site Plan Reviews: Lot 1, Car Wash and Lot 2, Professional Office Building

Present: Todd Pilling, Pilling Engineering; Robert & Joanne Carroll

Gregory Strange recuses himself because he has worked with Mr. Carroll on another project.

Colin Gillis read the public hearing notice.

Alice asked if the Site Plans will be given separate addresses as they currently both have 670R Washington Street address. Mr. Pilling explains that the Assessor's office will not give addresses until the project is approved, signed and recorded at the Registry of Deeds.

Ms. Savage reads her comments from a Staff Report dated March 8, 2010:

1. Based on the Traffic Assessment, the proposed new uses will have a minimal impact on the traffic on Washington Street and Depot Street. Staff questions why capacity is provided to queue double the expected peak hour?
2. Staff recommends reducing the width of the southern most driving lane by angling vacuum stalls. Could create room for an additional 1'-2' of landscaping at the front.
3. Staff recommends that unused portions of proposed angled parking not be paved (employee parking, eg).
4. The DPW is concerned with the possibility of cars carrying water onto the roadway after they exit the car wash especially during the winter months.
5. A number of concerns are outstanding relative to the stormwater management, as per Woodard & Curran's report dated March 2, 2010.

Todd Pilling explains the Board has approved an ANR plan for this lot splitting it into two lots which will be connected by a common driveway. One lot will be a car wash the other an office building.

He explains the water runoff onto the public way, the pavement will be pitched and there will be a blower at the end of the car wash. All the recharge will be handled in an underground tank. He explains the project is will also be presented to the Conservation Commission on March 15th and the Zoning Board of Appeals on Mach 30th. They would then come back with revised plans in the second meeting in April.

Walter Johnson asked how much water will be used each day. Todd Pilling explains that 15,000 gallons will be used once. It will then be recycled and used for 6 months. The water will flow into pump tanks to a waste water treatment plant where it will be reused. At the end of 6 months,

the tanks get drained and the cycle begins again. Mr. Pilling believes that 99% of the water will go into the tanks.

Ms. Savage asked if a Site Walk was needed. Todd Pilling asked that the Site Walk be done before the ZBA March 31<sup>st</sup> meeting. A Site Walk was scheduled for Monday, March 15, 2010 @ 9:00 a.m. Peter Deschenes indicated that he cannot attend, however, Todd invited him to contact him to walk the site when he was available.

Peter Deschenes asked about the current mill? Todd explains the barn will be removed, the current mill will be placed in the space of the barn and renovated, indicating that the top floors will become office space. Christine asked about the building height, Mr. Carroll indicates 40 ft, the zoning is 43ft.

**7:25 P.M. MODIFICATION TO SUBDIVISION – Puddingstone Estates (09-19)**

Present: Todd Pilling

Todd Pilling explained that at the last meeting, the Board approved a Form A (ANR) which took lot 4 and cut off 6 acres, leaving 3 acres for a buildable lot. This resulted in the need to apply for a Modification to the Special Permit to incorporate the new plan.

Ms. Savage recommends approving the Modification to the Special Permit which incorporates the new plan and references the Special Permit.

Colin Gillis motions to incorporate the lot change as proposed, seconded by Walter Johnson. Motion passes.

**7:30 P.M. PUBLIC HEARING:**

*Amendments to Subdivision Rules & Regulations and Administrative Rules & Regulations*

Alice mentioned that there are no changes to the Administrative Rules & Regulations.

She presented a Draft 5 of the Subdivision Rules & Regulations and explained she had received one public comment

Page 20: correct the spelling of “solar” in the Solar Orientation Report section.

Page 28: other options and calculations suggested for the turnaround options for Residential Streets diagram.

Ms. Savage recommends incorporating the comments for page 20 not page 28.

Walter Johnson motions to approve the changes as proposed, seconded by Colin Gillis. Motion passes.

**8:00 P.M.**

**GOLDEN OAKS: Shannonmarie, Winthrop, & Hancock St**  
Minor Modification to Special Permit, Golden Oaks / Lot Release Request

Ms. Savage reports that she talked to Town Counsel regarding releasing the lots and that Town Counsel shared the same concern around providing surety.

Ms. Savage recommends to release all lots and to modify the Special Permit with the following conditions:

1. Lot 32 Hancock Street shall be permitted to have a side yard setback of fifteen feet
2. No building permits will be issued for any lot on Winthrop Street, Shannon Marie Way, or Hancock Street after July 1, 2010 unless a surety has been submitted to the Town of Easton to ensure completion of those three streets consistent with the most recent Road Cost Estimate performed at that time.

Colin Gillis motion to release the lots as proposed, seconded by Walter Johnson. Motion passes.

Colin Gillis motions to approve modification to special permit as proposed, seconded by Walter Johnson. Motion passes.

**DISCUSSION: PROPOSED LOCAL HISTORIC DISTRICT PLAN**

Present: Paul Rohr

See handout of Preliminary Report dated February 18, 2010 submitted by the Local Historic District Study to the Massachusetts Historical Commission. Mr. Rohr asks for feedback from Board on the preliminary report. Then a final report will be created based on comments from Boards, Committees and the Massachusetts Historical Commission.

The Easton Local Historic District Study Committee was appointed by the Board of Selectmen to investigate establishing a Local Historic District within the North Easton Village, comprised of the former Ames Shovel Work complex and the five H.H. Richardson buildings and Olmsted Rockery. The Local Historic District provides regularly review process for all changes to exterior architectural features of a structure located within a district when the features are visible from a public way. M.G.L., Ch. 40C, allows a town to establish Local Historic Districts through Town meeting. Following completion of the study, the Committee will schedule a public hearing for April 20, 2010 in anticipation of presenting the District for approval at Town Meeting on may 17, 2010.

Walter Johnson commented the report is quite informative and would have nothing to add.

Gregory Strange asks where does this stand with the State. Mr. Rohr responds that Craig Kelley, of the Massachusetts Historical Commission, has it on their April calendar to make recommendations back, if need to.

The Board thanks the Mr. Rohr and the Committee for their effort and turning out a tremendous project.

Ms. Santoro asks if any recommendations from the Massachusetts Historical Commission have to be incorporated. Mr. Rohr explains the recommendations are advisory.

Mr. Rohr expresses that this study opens the door for future local historic districts if the Board of Selectmen and community thinks is a good idea.

Walter Johnson motions to allow the Chair to submit a letter of recommendation on the Boards behalf, seconded by Colin Gillis. Motion passes.

**CONTINUED SITE PLAN REVIEW - 750 Washington Street (10-03)**

Alice Savage explains that a letter was submitted to continue to March 22, 2010.

**MEETING MINUTES:** February 8, 2010; February 16, 2010

Walter Johnson made note that the date of the February 22<sup>nd</sup> meeting is listed on the agenda as February 16<sup>th</sup>.

Walter Johnson motions to approve February 8, 2010, seconded by Colin Gillis. Motion passes, Gregory Strange abstains.

Walter Johnson motions to approve February 22, 2010, seconded by Gregory Strange. Motions passes, Colin Gills abstains.

**OTHER BUSINESS**

Alice Savage informs the Board that there will be a public informational session of the Ames Shovel Works redevelopment & proposal on Tuesday, March 16, 2010 @ 6:30 p.m. in the Simmons Lecture Hall at the Oliver Ames High School.

**ADJOURN**

Walter Johnson motioned to adjourn at 8:30 p.m., seconded by Colin Gillis. Motion passes.

Respectfully submitted by Pamela Almeida, Recording Secretary

Signed by,

Date

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