



TOWN OF EASTON
Department of Planning & Community Development

Meeting Minutes
November 9, 2009

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TOWN OF EASTON
TOWN CLERK
2009 JAN 26 P 1:00

Present: Christine Santoro, Chair; Colin Gillis, Clerk; Gregory Strange; Peter Deschenes;
Alice Savage, Director of Planning

Absent: Walter Johnson; John Duggan

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

6:30 P.M. BOARD BUSINESS

Acceptance of Form E Covenant for Puddingstone Estates: Received a Form E covenant. The completion date is scheduled for October 22, 2011, which is two years from the end of the 21-day appeal period and received certification from the Town Clerk as such.

Colin Gillis motions to accept the Form E covenant, seconded by Gregory Strange. Motion passes.

Chair Report: Christine Santoro reminds the Board members of the ethics form and online training to be completed before December 28, 2009 and the online course taken before April 2, 2010 and every two years thereafter.

The new proposal for Shovel Shop are available in the Board of Selectmen's office and also online. The new proposal will be presented to this Board at the November 23, 2009 meeting.

6:40 P.M. PRESENTATION ON LID BY GREEN STREET SYSTEMS, LLC

Paul Iorio, Environmental Engineer and Educator and Barbara Ramira

Mr. Iorio explains that Green Systems are low impact, sustainable stormwater solutions that can earn LEED certification for new construction points in the categories of Sustainable Sites (Stormwater Design) and Materials and Resource (recycled content and regional materials). Stormwater with debris, sand and sediment enters the system. Waters enters pretreatment catch basins, trash and sediment is collected. The water flows over and enters the filter box. Smaller particles attach to the mulch layer and the water continues to flow through. The water enters the

collection chamber and continues down. The water passes through the collection chamber and out through the open bottom. Excessive flow enters a perforated PVC pipe, rises and exits pipe to surrounding aggregate fill and soils.

Barbara Ramira distributes a handout describing Leadership in Energy and Environmental Design (LEED). Per the handout given by Ms. Ramira, LEED is a point rating system, developed by the non-profit US Green Building Council, to recognize sustainable site, building and community design. LEED provides funding for public projects that incorporate low impact design techniques and seek LEED certification.

Alice Savage asked what the minimum depth of groundwater where this type of system will work. Mr. Iorio indicates 4 to 4 ½ feet. If placed close to a catch basin system, designed to work along with it, it could be a 3 foot depth.(used more as a pre-treatment system). Will utilize the DPW materials available (i.e. curbing, stone, mulch, etc)

Gregory Strange asked what the limitation of the types of trees where. Mr. Iorio explains a small to medium size trees and a maximum 12 inch diameter tree, there is a list of approximately 80 trees.

Ms. Santoro asks what Towns the Board could contact for input for this type of system. Mr. Iorio indicates because they are relatively new, began in April, currently have systems in Franklin and Milton.

Ms. Santoro asks what other types of plantings could go into 60 x 80 foot area. Mr. Iorio explains no perennials, but trees and shrubs. The system is not like a rain garden, that has to be maintained, this system can be referred to an 'urban rain garden', no maintenance.

7:15 P.M. SITE PLAN REVIEW: 6 Norfolk Avenue (09-32)

Present: Frank Gallagher, Don Masnick, owner of Air Energy and Dan Petronelli, contractor

The applicant, Air Energy Group, submitted plans entitled "Site Plan Proposed Warehouse Addition at 6 Norfolk Avenue, Easton, Ma", prepared by Gallagher Engineering, dated July 4, 2009. The plan shows a proposed 55 foot by 90 foot addition to the rear of the existing building. The purpose of the proposed addition is to provide an enclosure for workers who are currently manufacturing equipment outside, at the rear of the building. The proposed addition would be constructed in an area that is currently paved. No additional impervious areas will be added to the site; therefore no new drainage analysis will be needed. The applicant requests a waiver of the stormwater review fee. The applicant has requested variances, from the Zoning Board of Appeals, for maximum lot coverage and rear building setbacks, which was granted on October 14, 2009.

The applicant requests a waiver in the number of parking spaces required, a reduction of 25%. Explaining that, as a manufacturing business, will not bring in any more customers, therefore no additional traffic is expected.

Comments were received and reviewed from the Fire Chief, Police Chief, DPW Superintendent and Water Operations Manager, who all have no objections.

Don Masnick explains that Air Energy builds a 20 – 40 foot cargo container with all the equipment in it, and the containers remove the water from the ground and clean it up within the container and the water gets returned to the ground. Because of the size of the containers, they are not accessible via a loading dock. All the containers at this time are being built outside. This addition will enclose the work area with three garage areas to build three containers at one time.

Ms. Savage recommends a landscaping buffer. Mr. Masnick indicates will replace any trees, shrubs, etc, that is removed during construction and will make it look nice. At this time this area has some trees and lawn, which is maintained.

Ms. Santoro asked if type of landscaping, and/or numbers be listed on the site plan. Ms. Savage indicates can make as a condition of approval.

Ms. Savage asked if the snow removal area, that is within the 100-foot buffer zone, required to go before the Conservation Commission. Frank Gallagher explains snow storage would not be in their jurisdiction.

Gregory Strange motions to approve the site plan as submitted, seconded by Colin Gillis. Motion passes (4-0-0).

7:20 P.M. CONTINUED SITE PLAN REVIEW: 23 Norfolk Avenue (09-26)

Gregory Morse, Engineer, and Tim Corsini representing the property owner.

Planning Board member, Gregory Strange, recuses himself.

Gregory Morse addresses the Board that new site plan is just additional parking in the front of the building and also indicates snow storage areas, also an additional curb cut is proposed. He indicates that a negative Determination of Applicability was issued by the Conservation Commission. Comments received from Woodard & Curran indicated additional changes. Mr. Morse requests closing the public meeting and receiving approval.

Ms. Savage reports the latest report from Woodard & Curran has not been received, therefore cannot comment on and does not recommend approving until receiving the final report.

Ms. Santoro suggests approval conditional upon receiving favorable report from Woodard & Curran and receipt of receiving the fee for the second review.

Colin Gillis motions as such, seconded by Peter Deschenes. Motion passes (3-0-0)

7:40 P.M. BREAK

7:50 P.M. DECISION ON PLAN APPROVAL: Queset Commons (09-13)

Present: Douglas King, Mark Bartlett

Alice Savage addresses the Board of a Draft Decision indicating that a number of dates on the plans are changed to reflect the latest revisions dates and put in the Draft Decision. Another major change, based on discussion from the last meetings, in the Findings section, item #5 was struck from the Decision and an additional condition was added regarding the design of the wastewater treatment plant as item G. Also changes to exhibit C "as approved by the PAA and Mass Highway Department"

Colin Gillis motions to approve as proposed, seconded by Gregory Strange. Motion passes (4-0-0)

PRELIMINARY SUBDIVISION PLAN REVIEW: Eldrick Woods (09-21)

George Fossella, via email received on November 4, 2009, request continuance.

Colin Gillis motions to continue to December 7, 2009 at 7:00 p.m., seconded by Gregory Strange. Motion passes (4-0-0)

OTHER BUSINESS

Ms. Savage informs the Board that Raymond Daly (not Robert Daly) has come forward for Alderwood Drive. (Apparently the file had the incorrect contractor/developer.) Raymond Daly, would like to complete the road next year and he requests to come before the Board next meeting. Suggests the Board re-issue/extent the completion date.

She also informs the Board that there will be a SouthCoast Rail Task Force meeting next week in Fall River, with special guests.

ADJOURN

Colin Gillis motions to adjourn at 8:10 p.m., seconded by Gregory Strange. Motion passes (4-0-0)

Respectfully submitted by Pamela Almeida, Recording Secretary.

Signed by,

Date

Colin W. Gillis

1/25/10