



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

Meeting Minutes
Wednesday, October 22, 2008

Members Present: Christine Santoro; Colin Gillis; Walter Johnson; Gregory Strange;
Alexander Maller and John Duggan (new member)

Staff Present: Alice Savage; Pamela Almeida

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

6:30 P.M. BOARD BUSINESS

Chair Report –

1. Christine Santoro welcomes the Board's new member, John Duggan
2. She informs the Board she has been meeting with Alice Savage weekly and with Marc Rousseau once or twice per month to go over agenda items.
3. She explains to the Board that the Board of Selectmen has been using laptops to receive meeting information and for use during their meeting and has found them very helpful. She asks the Board members if they have a personal laptop for use during the meeting until the Town can purchase more laptops. Along the same lines, she asks the members if they would continue to receive all of their agenda information via mail packets or would they prefer some items (i.e. agenda, meeting minutes, staff report) via email. The members agreed they would receive items via email such as the agenda, draft minutes, staff report. Applications, including plans, would continue to be mailed.

Sub-Committees:

- a. Planning & Zoning Initiatives consisting of Gregory Strange, Christine Santoro and Alexander. The members agreed to hold their first meeting on Tuesday, November 18, 2008 @ 4:00 p.m. at the Town Office.

- b. Master Plan consisting of Gregory Strange, Colin Gills and Walter Johnson. The members agreed to hold their first meeting on Monday, November 3, 2008 @ 4:00 p.m. at the Town Office.

2009 – 2010 Meeting Schedule Approval – it was suggested to remove the December 30, 2009 meeting. The recording secretary will update the meeting schedule for vote at the next meeting.

7:00 P.M. DISCUSSION - Preliminary OSRD 116 Randall Street

Discussion purposes only: Steve Gioiosa, P.E. SITEC Civil and Environmental Engineering representing the applicant who proposes the creation of a short cul-de-sac roadway off Randall Street with 2 new house lots with a common driveway allowing access to the two new lots.

7:30 P.M. FORM A (ANR) – Church Street and Priscilla Road

Tom Carney addresses the Board explaining the plan is not creating new lots, simply changing the boundary lines on the existing lots.

Walter Johnson motions to approve as proposed, seconded by Gregory Strange. Motion passes 5-0.

The Board signs the Mylar and Tom Carney takes for recording at the Registry of Deeds. The Board also signs a paper copy for the file.

7:40 P.M. DECISION – SP #08-20; Estate Lot at 124 Highland Street

Alice Savage reminds the Board the Colin Gillis cannot vote on the Decision and the Alexander Maller was designated as full member to be able to vote. She further informs the Board the Estate Lot requires an ANR plan; therefore the plan has two signature blocks (one for the Estate Lot, the other for the ANR). Christine Santoro explains that in the past the applicant submitted two plans.

Gregory Strange motions to approve the Special Permit for an Estate Lot, seconded by Walter Johnson. Motion passes 4-0-1 (Colin Gills abstains)

8:20 P.M. APPROVAL OF MEETING MINUTES

Gregory Strange motions to approve the meeting minutes of September 24, 2008, seconded by Walter Johnson. Motion passes 4-0.

8:00 P.M. DISCUSSION – 646 Washington Street Potential Site Plan Approval

Present: Lucas Pilling, Pilling Engineering; Ed Bishop, representing the owner Brian McLaughlin

Lucas Pilling is asking the Board to waive the fees for the review and informed them they have submitted filings with the Board of Health and Conservation Commission.

Alice Savage explains to the Board she feels the submission represents a change of use by putting in a restaurant and has also opened an access way to the adjacent lot (Dean Oil) thereby removing one parking lot, which the new plan allows for. She also feels that the access way should be reviewed by the Police and Fire Departments.

How would the fees be determined if there is no change in the parking spaces (except removing one space).

Ed Bishop directs the Board stating that they may not do the change (to restaurant); they have already opened the berm (creating access to neighboring property) and need to update the septic system.

Christine Santoro explains the fees cannot be determined unless an application is submitted.

8:25 P.M. CONTINUED PUBLIC HEARING - Rules and Regulations

Discussion consisted of the Site Plan Guidelines section.

ADJOURN

Walter Johnson motions to adjourn at 9:40 p.m., seconded by John Duggan. Motion passes

Respectfully submitted by Pamela Almeida.

Signed by,

Colin Gillis, Vice Chair/Clerk

Date