



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

**Meeting Minutes**

**February 25, 2009**

Present: Christine Santoro, Chair; Colin Gillis, Clerk; Walter Johnson, Gregory Strange; Alice Savage, Planner; Pamela Almeida, Recording Secretary

Absent: John Duggan

Call to Order at 6:30 p.m.

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

**Chair Report:** Christine Santoro & Gregory Strange attended the South Coast Rail meeting on Monday. Discussion included economic development land use. Working on the Easton and regional maps re; the effects of the rail in the area, continue.

Alice Savage attended the Old Colony Regional Planning Council meeting this afternoon she reported that in regards to Easton, the Queset Commons Project and Industrial Park both in the ACEC will be included on the regional map.

Walter Johnson asked what plan was intended for the Easton rail station. He felt there is not enough parking to support a large ridership. Alice Savage explains that proposed plans for the Easton station include a community station where the station currently is, or a larger station near the Roche Bros. Plaza. She also reports a Rail Station workshop will be held on Tuesday, March 3, 2009 at 6:30 p.m. at the middle school. Kristen Eagan, head of the project, will be present at the meeting.

Alice Savage reported that the South Coast Rail recently released a ridership memo. For review of this memo, please go to the South Coast Rail website and click the link for

Christine Santoro read information on upcoming training courses, the Advanced Tools and Techniques, the Citizen Planners Conference (attended last year by Christine Santoro, Gregory Strange and Alice Savage). The deadline for registration is March 13, 2009 (Saturday) and will be held at Holy Cross in Worcester, MA.

Christine Santoro gave some information, explaining that while doing research, she came across a synopsis of a 270 page proposal for an expansion of regulatory stormwater management. When our rules & regulations were revised, we could have linked them in with the State regulations. She reports the proposal is open for public comment on until March 11, 2009 and feels the summary is worth reading. She distributed copies for the Board.

**Approval of Minutes – February 11, 2009**

Walter Johnson motions to approve the minutes, seconded by Colin Gillis. Motion passes. (4-0)

**Other Board Business**

Alice Savage reports that the deadline for Town Warrant Articles is March 27, 2009.

Christine Santoro asked is anything new submitted from Shovel Shop. Alice Savage reports there is a new proposal, which includes changing the number of units to 165 units and explains that a PowerPoint presentation is available online. Gregory Strange reported that he read an article that Shovel Shop is looking to change to 1 lot to fall under State guidelines for multi-use.

Gregory Strange asked is there was any way to tell how many multi-family homes are in Town. Alice Savage reports that perhaps the Assessor's office would be helpful.

**7:00 P.M. PUBLIC HEARING – DEFINITIVE SUBDIVISION  
FIELDSTONE ESTATES – DOUGLAS A. KING BUILDERS, INC.**

Present: Douglas A. King; Azu Etoniru, E.T. Engineering

Christine Santoro informed the applicant that the fifth member of the Board is absent tonight, however he would be able to read the minutes and listen to the tape to qualify to vote. The applicant acknowledged and accepted this statement.

Colin Gillis read the public hearing notice to open the Public Hearing.

The applicant is proposing a four (4) lot residential subdivision located on Fairfield Drive. The site is the remaining land from a previous cluster residential subdivision known as Rockland Bay Estates approved in the 1980's. The proposed project is located on approximately ten (10) acres of land. The applicant proposes to construct four (4) single family houses; the construction of a new access roadway with a cul de sac; installation of utilities; stormwater collection and disposal system installation; individual on-site subsurface wastewater disposal systems; and site grading and landscaping work.

Alice Savage reviewed her report to the Board and Applicant. **(See the staff report and Woodard & Curran letter Feb. 13, 2009 attached)**

Azu Etoniru reported that back in 2006 back in 2006, Mr. King came before this Board proposing 6 lots at this site. The plan proposed giving the Town open space areas and the rest to the neighbors. He also proposed posting 40,000 for initial upkeep of the open spaces and detention areas. At the time, the Board also accepted the street which showed a six (6) lot subdivision plan, in addition to two Form A lots. This is the area where the roadway will come in for this project (the area of Quarry Lane). At the time, the applicant received approval of a 6 lot subdivision and the two (2) Form A lots. However, when the work was to begin, the Conservation Commission had issues with two vernal pools at the site and work did not commence. The applicant submits the layout and plans, which is what is before the Board tonight.

With respect to the wetlands areas and buffer zones revised the plans again and present that to the Board for approval. The only portion that is in the wetlands areas is a small portion within the 100 foot buffer zone (portion of the roadway) that has already been disturbed, that is now a point of concern. If this is not accepted, will not meet the required frontage for this particular lot, will have to change the basins. If this roadway is reduced, will have to fill wetlands for proper frontage and the Conservation Commission will not allow.

With respect to an easement to allow access to a parcel to the North that is not owned by the applicant that may have potential future development. Mr. Etoniru feels is not achievable.

With respect to the plan not reflecting grading, septic design, or possible pool location, Mr. Etoniru feels the subdivision rules & regulations do not require these be shown on the plan.

Walter Johnson asked if the road is to be private or public. Azu reports the roadway will be public. Mr. Johnson also asked, due to the reduced width of the roadway (24ft to 18ft), who will enforce the no parking. Azu reports that plan shows there will be no parking on one side of the street.

Gregory Strange asked for explanation of the outer riparian line. Mr. Etoniru explains that with regards to the wetlands protection act, the first 100 feet of a stream is the inner riparian, the next 100 feet is the outer riparian (the riverfront). In the first 100 feet buffer zone, no work is allowed, however, the next 100 feet (the 200 foot buffer zone) work can be allowed with conditions.

Mr. Strange also voiced his concern with setting precedent if the Board were to approve the reduced width of the roadway. He feels that the width of the roadway is in the guidelines, if allow an 18 foot road, cannot allow the granite vertical curbing. Mr. King states that all the streets in the area (accepted by the Town) are 18 feet and have cape cod berm (not granite curbing). This project will be consistent with what is presently there.

Mr. Etoniru requests to sit down with the Planner and Engineering consultant and review the recommended changes. Christine Santoro explains that the process is for the applicant to respond in writing to the Planner and Consultant.

Colin Gillis motions to continue to Monday, March 16, 2009 at 7:00 p.m., seconded by Walter Johnson. Motion passes (4-0).

Christine Santoro asked if the Board had any comments on the request of waiver for the Environmental Impact Study report. The members agree the Study is necessary. Alice Savage states that the Board can request certain sections of the Study be reported on. The applicant may wish to consider submitting what they submitted to the Conservation Commission as a preventative measure.

Christine Santoro asked if the Board had any comments on the request for waiver of the K-pipe analysis. The Board had no comment.

**7:30 P.M. SITE PLAN REVIEW – 703 WASHINGTON STREET  
BAYSTATE FORD (NEW SUBMISSION)**

Present: Richard Tabaczynski, Atlantic Design; Michael Hillsinger, Baystate Ford; Roy Catignani, Architect and Builder.

Walter Johnson asked for clarification of the name this project is. It was explained that DeSantis Ford and Baystate Ford have merged. This submission is a new submission of the former submission by DeSantis Ford, now named Baystate Ford.

Richard Tabaczynski explains a new application has been submitted (with the new forms), has been reviewed with the Planner, and Town departments, have been reviewed by the Conservation Commission (no new Order of Conditions was required). He shows the original plan approved as DeSantis Ford alongside the new plan, which indicates a larger building as the only major change. All other aspects of the previously approved plan remain the same.

Mr. Tabaczynski indicates that all eleven (11) sheets of the site plan have been submitted and feels the project meets zoning. He explains there has been one revision regarding the stormwater design per Woodard & Curran report.

Alice Savage explains to the Board that the version they should be reviewing tonight is dated February 13, 2009 (revised plans). She recommends the Board approve the submission. She reviews a Draft Staff Report of recommendations submitted tonight. **(please see the Staff Report attached).**

Gregory Strange asks if the original plan showed the drainage tied into Route 138. The applicant replies yes.

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Christine Santoro asks if the lighting plan was reviewed with the original plan. Roy Catignani says that lighting plan has been revised with the new plan. Richard Tabaczynski reports that the lighting on the North side has been shielded to prevent spillover on the residential properties. Roy Catignani states that the lighting will be lowered at the end of operation hours each day and some sort of security lighting will be utilized later in the night. There are plans for a security system which will be operational with night vision and cameras.

Walter Johnson motions to approve the site plan with the Staff Planner's conditions, seconded by Colin Gillis. Motion passes (4-0)

Michael Hillsinger asked the timeframe for condition #1 as the State will be involved. Alice Savage explains that after the foundations permit but before the building permit.

A copy of the decision is given to Michael Hillsinger.

The Board signs the Site Plan and staff will make copies for the applicant, DPW, Building Department and Board of Health.

**ADJOURN**

Walter Johnson motions to adjourn at 8:20 p.m., seconded by Colin Gillis. Motion passes (4-0)

Respectfully submitted by Pamela Almeida, Recording Secretary.

Signed by,



3-30-09

Colin Gillis, Clerk

Date