



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 16, 2009

Board of Selectmen Meeting Room
Easton Town Offices
136 Elm Street, North Easton, MA 02356

Present: Christine Santoro, Chair; Walter Johnson; Gregory Strange; John Duggan; Alice Savage, Acting Director of Planning; Pamela Almeida, Recording Secretary

Absent: Colin Gillis, Clerk

Christine Santoro called the meeting to order at 6:40 p.m.

6:30 P.M. BOARD BUSINESS

Chair Report: Christine Santoro reports that the Citizens Planner Conference will be attended by Christine, Gregory and Alice Saturday, March 28, 2009 in Worcester.

Christine Santoro also reported that she walked some property that may be available for sale and Town use.

Board of Appeals Request for Comment - #09-02

Metro PCS of Massachusetts seeks a special permit and site plan endorsement to install 6 panel antennas and associated coax cable at the 90 degree level on an existing 150 foot cell tower and ground equipment within an existing 12'x20' shelter.

Alice Savage recommends either no comment or approval.

Walter Johnson motions for no comments, seconded by Gregory Strange. Motion passes (3-0)

Approval of Minutes – February 25, 2009

Walter Johnson motions to approve the minutes as presented, seconded by Gregory Strange. Motion passes (3-0)

Walter Johnson feels that page 3, paragraph 5, should be a requirement of plans submitted.

**6:50 P.M. FORM A (ANR) – MAIN STREET
FRANCIS SPINALE / JOHN REARDON**

Present: George Collins, Collins Civil Engineering; Francis Spinale, Applicant

Alice Savage recommends ‘not a buildable lot’ be included on the plan and asked if the Engineer could write it on.

Walter Johnson asked who would want wetlands. Mr. Spinale explains that Mr. Reardon is selling his property and offered him this lot. Mr. Spinale felt this would enhance his lot, though the lot is non-buildable and considered it as a buffer.

Gregory Strange motioned to approve the ANR as submitted, seconded by John Duggan. Motion passes (4-0)

Mylar taken by George Collins for recording and informed the Board requires four recorded copies by returned.

**FORM A (ANR) – BAY ROAD & ANDREWS FARM ROAD
RALPH VENTRESCO**

Present: Frank Ribelin, Ribelin Land Surveyors, Inc.

Mr. Ribelin explains that there are three parcels, each having different owners. One parcel has an existing home (1970) which is the parcel of land with the existing home is owned by Ventresco, the center parcel is Guard Realty Trust (Mr. Ventresco owns), the third parcel has frontage on Andrews Farm Road, which Mr. Ventresco purchased in December, 2008 in an auction. He would like to include this parcel with the center parcel then divide into two parcels.

Alice Savage recommends approval of the Board.

Walter Johnson motions to approve the ANR as presented, seconded by Gregory Strange. Motion passes (4-0)

Mr. Ribelin takes the mylar for recording and informed the Board requires four recorded copies be returned.

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

Alice Savage explains the applicant submitted a letter requesting continuance to the March 30, 2009 meeting.

Walter Johnson motions to continue the public hearing to March 30, 2009 at 7:00 p.m..
Motion passes (4-0)

**SITE PLAN REVIEW - 320 WASHINGTON STREET -
STONEHILL COLLEGE - NEW RESIDENCE HALL**

Present: Roger Goode, Stonehill College; Bill Cohen, SLAM Collaborative; Sandy Brock and another SLAM Collaborative.

Roger Goode explains to the Board that this is a new 250-bed residence home. The plan is to extend the existing road with potential, gated access to Rte. 123. Bill Cohen, of the SLAM Collaborative explains to the Board that the new hall will overlook Ames Pond with a tree buffer. They are proposing an extension of the existing road with three standard and three handicap parking spaces. The extended road will be gated (for move-in and move-out). A loading zone will be included for trash. The roadway around the proposed hall will serve as a fire access road (reviewed with the Fire Chief). The proposed plan shows a dirt path to Ames Pond. A proposed bridge currently shown on the plan will be removed from the proposal, at the request of the Conservation Commission. The lighting plan was also reviewed.

Walter Johnson asked for the wattage and type of lighting? Bill Cohen answers. Concerned with safety. Walter Johnson asked about the locked gates, Roger Goode responds that other gates on campus have breakaway ability. Members of campus police will be available to escort emergency vehicles. The Fire Chief (who was present at the hearing) is comfortable with the present conditions on campus and this type of gating.

Christine Santoro feels the lighting in the back area is too low. Bill Cohen explains the back side of the hall will have resident windows, also a common area, which will view the back side of the building. He feels the corners and entrances are lit very well. If it was felt necessary, they could provide more lighting in less lit areas.

Gregory Strange comments that, though not knowing the plan scale, feels the lighting is not an issue.

Lauren, of the SLAM Collaborative shows the plan of the building, how it will look, which will keep in line with existing buildings on campus. The height of the top occupied floor is at 44 feet.

Sandy Brock, of the SLAM Collaborative, explains that the presentation has been before the Conservation Commission and the pedestrian ramp (bridge) would not be approved by Conservation Commission. She reiterates that the roadway extension to Rte. 123 is for emergency use and move-in and move-out use only. She also explains that the area to the north is the Millstone Quarry area, and has historical reference; therefore the new

Planning & Zoning Board
Meeting Minutes, March 16, 2009

residence hall site was designed around this area. Ms. Brock would like to send outstanding issues for submission to the outside reviewer then submit a full set of final plans for approval.

Christine Santoro remarks that the plan shows a limited amount of parking. Roger Goode explains that Lot 17 is for students and visitors parking. Explaining further that this plan was approved by the Planning Board for 362 more spaces including handicap spaces. The spaces directly next to the building are as few as possible to allow students to utilize the Lot 17 parking lot. The spaces directly in front of the buildings are meant to be used for dropping off or picking up.

Christine Santoro asked about the delivery vehicles. Roger Goode explains that the dinner room and food services areas will handle any deliveries. Sandy Brock explains that a dumpster is located at the rear of the building.

Alice Savage explains that Woodard and Curran's report was not included in the discussion because there was not enough time to review. She recommends the Board review the lighting plan and the height of the building.

Gregory Strange asked if there are any renderings of the building height. Lauren ? shows a picture indicating the general intent of the building of the canopy of the trees and to not exceed the height of the trees. Bill Cohen explains that grade in the back drops about 14 inches, the slope of the grade average is 65.3 inches, on the east side 51.3, the west side is 56.9 inches.

Gregory Strange asked how it compares to the height of the Science Center. Roger Goode explains that it does not; The Science Center has 3 floors with a penthouse on the top floor.

Walter Johnson asked if the building will be completely sprinkled, and inquired as to whether a water main will need to be big enough to pump water into the building. Roger Goode states that it is one of the requirements of the Town. Explaining that were the road currently ends, so does the utilities. A 10 inch main will run out to Rte 123, the pressure has been checked at the line and Rte 123. Fire Chief Tom Stone reports that this looping will be an improvement if Stonehill College is able to loop the water main to Rte. 123.

Gregory Strange refers to a letter submitted by the Historical Commission which appreciates Stonehill College for referencing the millstone quarry on it landscape plan, however they are concerned that "archaeological resources beyond the bound that have been delineated by the existing fence have not been sufficiently investigated and documented." They further that "in addition to the millstone quarry, the general area to be one of Native American occupation in the past".

Gregory Strange asked if a proposal had been submitted for filing with the state for a traffic light at the new access road to Rte. 123. Roger Goode states that there is no

intention to add a traffic light at the new hall extension, the present traffic light at Rte. 123 entrance is sufficient. Sandy Brock further explains that the issue would have to go back to Mass Highway, who will probably not allow the traffic lights to be so close together. Gregory Strange, commenting on the bridge, thinking it a great idea, as asked what the issues with Conservation Commission were. He feels it is a shame that this nice idea is shut down.

Alice Savage recommends continuing to the April 13, 2009 meeting. Sandy Brock would like to submit a response letter to both Conservation Commission and Planning and to meet prior to the next meeting.

John Duggan motioned to continue the public hearing to April 13, 2009 at 7:00 p.m, seconded by Walter Johnson. Motion passes (4-0)

**SITE PLAN REVIEW - 54 WASHINGTON STREET
DOG KENNEL**

Present: Todd Pilling, Pilling Engineering; Mrs. Tovstukha

This proposed kennel consists of converting an existing vacant commercial building into a dog kennel and a small retail area, including installation of a pressure distribution septic system designed for 18 kennels and installation of a fence for a secure area of for an exercise area. Sound proofing will be installed in the building. The submission also asks for a 25% parking reduction.

Alice Savage reports that in 2007 the ZBA approved a special permit requiring 10 parking spaces, though the zoning does not require it. Applicant would have to go back to the ZBA for off site parking. The applicant would need to provide the sound proofing specs, which were not included in the submission.

Alice Savage would require the sound proofing specs and/or a modification from the ZBA.

John Duggan motioned to continued to April 13, 2009, seconded by Gregory Strange. Motion passes (4-0)

8:00 P.M. Discussion of Zoning Proposals

Alice Savage reports that Town Meeting is May 18, 2009. Ads for zoning amendments have to go in next week. She recommends the following: 1. zoning map; 2. amend flood zone (language change); 3. Omnibus typo fixer; 4. expand the business zone particularly at 5 corners (Highland Ave/Depot Street).

Walter Johnson asks what would be the reason for the Planning Board to request a change in the business zone in the area of Highland Ave/Depot St. Gregory Strange thinks the more we can expand the business zone in that area, the better. John Duggan

Planning & Zoning Board
Meeting Minutes, March 16, 2009

feels at least it would stir up controversy and get a feel for what people feel about it. Walter Johnson feels this should be brought before the Chamber of Commerce before presenting to Town. Gregory Strange feels should get everything in order, instead of rushing for public hearing notification next week for the May Town Meeting. Christine Santoro thinks we should look, not only at the Highland Ave/Depot Street area but other areas and present at the Fall Town Meeting. Alice Savage did request from zoning to support small business information from the APA.

Walter Johnson motions for public hearing notices for zoning map, amended flood zone and omnibus typo fixer for the May Town Meeting, seconded by Gregory Strange. Motion passes (4-0)

Gregory Strange presented to the Board hand drawings of scale zoning. He explains that after visiting many Town sites, feels houses should be scaled to the size of the lot, commenting that a smaller, grandfathered lot, should not have a huge house on it. He hands out drawings showing conventional subdivisions, residential compound houses, grandfather lots. He remarks that he has been looking at what other towns are doing. He has spoken to others and has driven around Town and comparing.

Walter Johnson voiced his concern that someone could propose 17 cottages on one acre.

Gregory Strange asks what the process would be to locate lots that would be good in a business zone, might offer to have a forum with the Chamber of Commerce, and get feedback.

It was suggested to have an agenda set and invite the various Boards for discussion in preparation for Town Meeting. Gregory Strange suggests that a member of this Board attend the meeting of each Board and invite them to a joint meeting.

ADJOURN

Walter Johnson motioned to adjourn at 8:30 p.m., seconded by John Duggan, Motion passes (4-0)

Respectfully Submitted by Pamela Almeida, Recording Secretary.

Signed by,

Colin Gillis, Clerk

Date