



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

Meeting Minutes
Monday, August 31, 2009

Present: Christine Santoro, Chair; Colin Gillis; Clerk; Walter Johnson, Gregory Strange; Peter Deschenes; Alice Savage, Town Planner

Absent: John Duggan

Christine Santoro called the meeting to order at 6:30 p.m. She explains that in the absence of John Duggan, Peter Deschenes will vote on all matters discussed tonight.

6:30 P.M. BOARD BUSINESS

Chair Report – Christine Santoro reports there have been numerous complaints from residents regarding an increase in neon-like signs around Town. Christine Santoro suggests a sub-committee to look at the existing sign bylaw. Alice Savage was asked by the Chair of the Board of Selectmen to draft a bylaw in this respect (to be reviewed tonight) for the Fall Town Meeting. The amendment proposed to the Board of Selectmen will be for prohibiting the use of neon signs.

Ms. Santoro discussed the Site Walk for Puddingstone Estates and thanked those that attended it.

Bond Release – Sun Terrace (#06-05) - Jennifer Sullivan requests a final release of funds (\$1,200.00). Ms. Savage recommends the Board not release the funds, due to an outstanding item. Test cores came back substandard (a full inch short in the binder at one station and the top coat is a half inch short). Colin Gillis asks if it is possible for the applicant to withdraw the recommendation for release of final funds. Walter Johnson wonders what the harm is in releasing \$1,200.00. Ms. Santoro concerned that these types of things are coming up a lot and then a resident comes to the Town after-the-fact. She feels the Board should begin to take action before an issue comes up. Ms. Santoro suggests that if the Board votes to release the funds, should the applicant get a form signed by the residents of the private way that they will not hold the Town responsible if something happens.

Gregory Strange motions to release the funds, no second. Motion fails.

Walter Johnson motions to hold the funds, Colin Gillis seconds. In discussion of the motion, Gregory wonders if by holding the funds, does the Town put itself in the position looking like the

Board held the money in case of a concern later on. Colin concerned of the Board releasing the funds and the road is not repaired, and later a complaint comes before the Town indicating that the Town knew about the problem and released the funds. Motion passes to hold the funds (3-2-0). Voted in favor of holding, Colin Gillis, Walter Johnson, Peter Deschenes; voted to oppose Christine Santoro and Gregory Strange.

6:40 P.M. MEETING STOPPED

A resident brought to the Recording Secretary's attention that the agenda was not posted with the Town Clerk. Ms. Savage went to discuss with the Town clerk, who said that the agenda was not received properly in their office; therefore the meeting had to be stopped and all remaining items rescheduled.

Motion made by Colin Gillis to adjourn at 7:00 p.m. and continue remaining items to the next meeting to be held on Monday, September 14, 2009 in the Board of Selectmen meeting room, seconded by Walter Johnson. Motion passes (5-0).

The items include:

- Form A: North Main Street (09-24); Applicant Robert & Joanne Carroll; Rep: Pilling Engineering Group, LLC
- Continued Public Hearing, Residential Compound/Definitive Subdivision: Puddingstone Stone Estates (09-19); Applicant: Robert & Joanne Carroll; Rep: Pilling Engineering Group, LLC
- Continued Public Hearing: Queset Commons (09-13)
- Determination of Subdivision Default: Stillwater Creek Lane
- Approval of Minutes: August 17, 2009
- Minor Modification to Special Permit, Common Driveway: Chickadee Lane (05-02); Applicant: Greg Woolf; Rep: Pilling Engineering Group, LLC

Respectfully submitted by Pamela Almeida, Recording Secretary

Signed by,

Colin Gillis, Clerk

Date