



TOWN OF EASTON
Department of Planning & Community Development

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7:00 AM 11/23/09 P 1:00
TOWN OF EASTON
DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

Meeting Minutes
Monday, November 23, 2009

Present: Christine Santoro, Chair; Walter Johnson; Gregory Strange; John Duggan; Peter Deschenes; Alice Savage, Planning Director

Absent: Colin Gillis

Christine Santoro called the meeting to order at 6:35 p.m.

6:35 P.M. BOARD BUSINESS

1. Discussed the legal opinion received from Town Counsel regarding legal interpretation of lot width. Members discussed this interpretation in conjunction with the 210 Poquanticut Avenue filing. (Gregory Strange recuses himself.) Members agree with Town Counsel opinion.

Walter Johnson motions to send a letter to the applicant regarding zoning requirements, seconded by John Duggan. Motion passes (4-0-0)

2. Approval of minutes: October 13, 2009, October 26, 2009

Continued to December 7, 2009 meeting.

3. Discussed update for 23 Norfolk Avenue. Gregory Strange recuses himself. Alice Savage reviews a draft decision dated November 23, 2009 and final report from Woodard & Curran dated November 20, 2009. Revised plans received have a date of November 19, 2009, however in Woodard and Curran report, they refer to plans dated November 5, 2009. Board signs revised sheets 4 & 6 dated November 19, 2009. Ms. Savage suggests striking #2 from her recommendations; which states "the excavation of the stormwater drainage system should be inspected by a professional engineer prior to backfilling"; and strike the second part of #3; which states "including a certification that the excavation of the system was inspected prior to backfilling".

John Duggan motions to approve the Site Plan decision with the changes per Alice Savage, seconded by Walter Johnson. Motion passes (4-0-0)

7:00 P.M. CONTINUED SITE PLAN REVIEW:
95 Belmont Street (09-23)

Present: Todd Pilling, Pilling Engineering

Ms. Savage reviews a draft decision with the Board and recommends approval.

Gregory Strange motions to approve as submitted, seconded by John Duggan. Motion passes (5-0-0).

7:00 P.M. Ames Shovel Works Restoration & Renovation Presentation

Present: Jason Korb, V.P. of Beacon Communities and Brian Joyce, Attorney for Beacon Communities.

Mr. Korb and Attorney Joyce made a slideshow presentation. Discussion was held following presentation with Board members and constituents in attendance.

8:10 P.M. Break

8:15 P.M. PRELIMINARY SUBDIVISION REVIEW:
Drake Street Extension (09-28)

Present: Thomas Carney, Jr.

Ms. Savage reviews a draft Decision with the Board and recommends approval with the following recommendations:

1. Any definitive subdivision plan submission will be required to include a sprinkler system for the new house, as there is no fire hydrant proposed;
2. The applicant is required to file with the Board of Health for approval of the well and septic system plans.

Gregory Strange motions to approve preliminary plan with recommendations, seconded by Walter Johnson. Motion passes (6-0-0)

8:20 P.M. REQUEST FOR BOND REDUCTION:
Stillwater Creek Lane (02-18, 03-04)

Present: Mark Perron and Thomas DeCouto, T&M Realty

Ms. Savage reviews the recent Road Cost Estimate which has an amount of \$5,790.00 to complete. She reports the bond is approximately \$20,000.00. Approval of the RCE would release approximately \$15,000.00.

Mr. Perron informs the Board that the loam and seed be reduced as has been completed and asks for reduction.

Gregory Strange motions to reduce the seeding item to \$500.00, seconded by Peter Deschenes. Motion passes (6-0-0)

Gregory Strange motions to release approximately \$15,000.00, seconded by Peter Deschenes. Motion passes (6-0-0)

8:30 P.M. FORM A & REQUEST FOR MODIFICATION TO SPECIAL PERMIT

Tony Drive – Border Estates (09-34)

Present: David Welch

The applicant submitted a Form A to correct an error in the driveway lot line for 22 Tony Drive and submitted a letter requesting to modify the Special Permit as shown on a plan entitled “Plan to Revise Lot Lines Tony Drive Easton, MA” surveyed for D.K.W. Builders by Ribelin Land Surveyors, dated November 4, 2009, submitted as part of an Approval Not Required

John Duggan motions to approve the Form A Plan as submitted, seconded by Gregory Strange. Motion passes (6-0-0)

John Duggan motions to approve the Minor Modification to Special Permit – Estate Lot as submitted, seconded by Gregory Strange. Motion passes (6-0-0)

8:40 P.M. OTHER BUSINESS: ZBA REQUEST FOR COMMENT

1. 136 Eastman Street (#09-22): Board recommends denial
2. 868 Washington Street (#09-23): Board recommends approval
3. 240 Massapoag Avenue (#09-24): Board recommends approval
4. 10 Brookview Lane (#09-25): Board recommends denial

9:00 P.M. ADJOURN

Walter Johnson motions to adjourn at 9:00 p.m., seconded by Gregory Strange. Motion passes (6-0-0)

Respectfully submitted by Pamela Almeida, Recording Secretary.

Signed by,

Date

Coli W. Fuller

11/25/10