



TOWN OF EASTON
Department of Planning & Community Development

Meeting Minutes
Monday, May 3, 2010

Present: Colin Gillis, Clerk; Walter Johnson, Gregory Strange, John Duggan, Peter Deschenes; Alice Savage, Planning Director

Absent: Christine Santoro, Chair

Colin Gillis called the meeting was called to order at 6:30 p.m.

6:30 P.M. BOARD BUSINESS

Review of Warrant

Ms. Savage wanted to confirm the language for the warrant articles that were discussed at the last meeting (April 20, 2010). Section 6 (Section 4) . Inclusionary zoning....any apartment or subdivision, etc with special permit (20% of units created as affordable. With the exception of 16.6, a. b. cash payment (the applicant may choose to make a cash payment to the Affordable Housing Trust, based on the guidelines.) Peter Deschenes asked if the fee schedule needed to be approved by Town Meeting. Ms. Savage responses, no. Colin Gillis the fee schedule can be adjusted as needed. GS clarifies that if this is passes at Town Meeting, the Board can set up the fee schedule.

Approval of minutes: March 22, 2010; April 20, 2010

Peter Deschenes suggest to strike sentence on page 7, Walter Johnson motions to approve with changes, seconded by Peter Deschenes, Motion passes.

April 20, 2010 motion to put on next agenda.

Street Acceptance: Tony Drive

Peter Deschenes recuses himself from the discussion. Ms. Savage informs the Board the street as-builts have been

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Planning & Zoning Board
Meeting Minutes, May 3, 2010

Gregory Strange motions to accept, seconded by Walter Johnson, motion passes (3-0) The mylar will be signed at the next meeting.

Sign Approved Plans: 167 Elm Street (Langwater Farm); 174 Washington Street, Puddingstone Estates.

The Board signs the plans which were approved at previous meetings.

Puddingstone Estates was signed at the April 20, 2010 meeting, however, needed one more signature. Walter Johnson signed.

Discussion: May 17, 2010 meeting (same night as ATM)

The Board discussed meeting at the O.A. High School beginning at 6:00 p.m.

Gregory Strange motions to reschedule the meeting of May 17, 2010 to the O.A. High School beginning at 6:00 p.m.

7:00 P.M. SITE PLAN REVIEW 21 & 15 Bristol Drive (# 10-13)

Michael Perreault, Chuck Jacetta, applicant

An existing building of mix use. The applicant is looking to convert the building into a medical building. Compass Medical, Caritas, plan to put an MRI, X-ray, Bone Density. A full service medical building; however there is not enough parking and looking to reconfigure.

Colin Gillis asked is this is going to be a diagnostic center, versus a treatment center. Patients will be coming and going all day.

Michael Perreault explains the way the parking is striped the size is substandard. Two areas will be configured (via cutting into some landscaping) to created handicapped parking. A 12 foot wide roadway will be created for the perimeter of the building.

Walter Johnson asked about emergency equipment. Mr. Perreault explains the entrances are wide enough and the lanes within the parking lots are wide enough. Mr. Johnson asked for the fire department comments.

Ms. Savage comments the shame of removing landscaping

Mr. Perreault explains the creation of an additional parking lot on an adjacent lot. Walter Johnson asked about snow storage.

Mr. Perreault commented on the review submitted by Woodard & Curran and has responded via letter dated March 29, 2010. Additional testing on the soils will be done, Mr. Jacetta explained this week if necessary.

Planning & Zoning Board
Meeting Minutes, May 3, 2010

Walter Johnson asked about the lighting. Mr. Perreault showed where the lighting will be located on the lots, they will be on timers. Mr. Jacetta explains the building operation of hours, closing time will be approximately 6:00 p.m.

Gregory Strange asked about landscaping around the new parking area. Mr. Perreault explained the lot has lawn area. Mr. Jacetta explains that plantings that will be removed will be reused.

Mr. Strange asked about the new parking amendments, Ms. Savage explains 1 space for each 500 s.f. of building space. Mr. Jacetta explains there is 264 parking spaces, and the building space is 40,000 s.f.

Peter Deschenes asked if the plans are adding to the drainage. He also asked where the drainage facility is located. Mr. Perreault explains it is located on the other end of the industrial park. The proposed basin will support all the new proposed parking. The extra runoff from the reconfiguration at the front of the building for the handicapped parking, where basins will be installed.

Gregory Strange asked if photometric plans are required. Ms. Savage explains it can be recommended by the Board.

Alice Savage reports that Woodard & Curran has submitted a review, which the applicant has reviewed and will submit revised plans and OHM plan. GS asked if the landscaping / transplants will be noted on the plans; also a Planning Board signature block.

Mr. Perrault requests that if anything else comes up that the Board would like to see on the final plans, to contact him prior to the next meeting to include them on the plans.

Alice Savage asked about phasing. Mr. Perreault commented that the striping will happen now, the linked parking lot will be done time-managed. Mr. Jacetta comments that a portion of the building (on the first floor) the middle of this month. The parking reconfiguration will be shifted.

Colin Gillis motions to continue to May 17, 2010, seconded by Peter Deschenes. Motion passes.

7:15 P.M. SITE PLAN REVIEW 275 Washington Street (#10-14)

Bruce Pilling, Pilling Engineering Group presents the plan to the Board. Plan entitled "Site plan, 275 Washington Street, Easton, Ma", dated March 10, 2010.

The applicant proposes to add a second floor of offices to the building. There will be no changes to the outside configuration.

Alice Savage reads the Board of Health Agents comment. The septic system will have to be reassessed due to the increase of the building size.

Gregory Strange motions to approve on the applicant successfully obtains a Title V under the Board of Health, seconded by Walter Johnson. Motion passes.

The Board signs the mylar.

7:30 P.M. FORM A (ANR) 37 Lincoln Street (#10-16)

Robert Taylor, Jr. summarizes the proposed plan of which the Town put out an RFP to sell a portion of the land behind the library (considered unusable land), Mr. Taylor won the bid. The purpose of the plan is to divide Theater Way (identified as Parcel B & C). Parcel B is to be combined with Parcel A and adjacent Plot 15A to create a new lot with a total area of 58,264 s.f. (1.3376 acres) of which the contiguous upland area is 49,268 s.f. and the total front on Lincoln Street will be 166.42 ft.

Mr. Taylor explains that if the plan is approved, it will be held here, until after Town Meeting vote which will approve the sale of the Town-owned land to Mr. & Mrs. Taylor.

Walter Johnson motions to approve the plan on the recommendation the plan endorsement is subject to acceptance of the sale of the land at Town meeting vote (May 17, 2010), seconded by Gregory Strange. Motion passes.

OTHER BUSINESS

Alice Savage reports that John Duggan has submitted his resignation from the Board. Colin Gills recommends the Board send a letter of recommendation.

Alice Savage reports that she has submitted her resignation effective June 1, 2010.

ADJOURN

Gregory Strange motions to adjourn at 7:35 p.m., seconded by Walter Johnson. Motion passes.

Respectfully submitted by Pamela Almeida, Recording Secretary

Signed by,

Date



