



TOWN OF EASTON
Planning & Zoning Board
136 Elm Street
North Easton, Massachusetts 02356
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MEETING MINUTES
WEDNESDAY, November 7, 2007

Members Present: Christine Santoro, Chair; Colin Gillis, Clerk; Walter Johnson, Gregory Strange, Carol Symmons

Alan Weeks was absent from the meeting until 7:45 p.m.

Staff Present: Marc Rousseau, Planning & Community Development Director; Alice Savage, Staff Planner, Pamela Almeida, Recording Secretary

**6:30 P.M. CONTINUED PUBLIC HEARING – FEES
PLANNING & ZONING BOARD RULES & REGULATIONS**

Marc Rousseau informed the Board members that he contacted Woodard and Curran regarding receiving a fee schedule and was told they do not have one. Carol Symmons said that other consultant services may be willing to provide the Board with a fee schedule. Marc Rousseau will contact the BETA Group and see if they have a fee schedule and will continue to ask Woodard and Curran for any information they can provide.

On Colin Gillis' motion, and seconded by Walter Johnson, the Board Motion Passes to continue the public hearing to the December 12, 2007 meeting at 6:30 p.m. MOTION PASSES (4-0)
Alan Weeks absent from vote.

6:40 P.M. REQUEST TO COMMENT – ZONING BOARD OF APPEALS
Special Permit #07-22 – 87 Turnpike Street

The Board was given a Request to Comment notice from the Zoning Board of Appeals for their meeting being held tonight. This application is for the razing of an existing dwelling and to replace it with a single family dwelling more nonconforming than the existing dwelling. Christine Santoro feels this application should have come before this Board before being presented to the Zoning Board of Appeals. For the record, per Town Counsel, this application went to the wrong Board. Should have been an application for a Special Permit submitted to the Planning & Zoning Board, not a zoning variance application before the Zoning Board of Appeals.

Colin Gillis motioned to relay to the Zoning Board of Appeals denial of the application based on Town Counsel's opinion before their meeting tonight, seconded by Walter Johnson.
MOTION PASSES (4-0) Alan Weeks absent from vote.

Alice Savage informed the Zoning Board of Appeals their Boards findings.

6:55 P.M. APPROVAL OF 2008 MEETING SCHEDULE

Colin Gillis motioned to approve the 2008 meeting scheduled as proposed, seconded by Walter Johnson. MOTION PASSES (4-0) Alan Weeks absent from vote.

The meeting dates for 2008 are as follows.

January 16, 2008	August 13, 2008
January 30, 2008	August 27, 2008
February 13, 2008	September 10, 2008
February 27, 2008	September 24, 2008
March 12, 2008	October 8, 2008
March 26, 2008	October 22, 2008
April 9, 2008	November 5, 2008
April 23, 2008	November 19, 2008
May 7, 2008	December 3, 2008
May 21, 2008	December 17, 2008
June 4, 2008	January 7, 2009
June 18, 2008	January 21, 2009
July 16, 2008	

7:00 P.M. SITE PLAN REVIEW - Ames Free Library; Nitsch Engineering

Present: Jay Thomas, Anthony Donado, Nitsch Engineering

Jay Thomas began by explaining this modification is to reduction of the previously proposed plan. The submission included the drainage report and plans dated October 19, 2007. They have received the approval of the Conservation Commission.

Existing Site Conditions: The library has vehicular access to the building via a paved driveway along the north side of the structure. A small parking area is located along the north side of the building. The site soils consist of excessively drained sandy loam with approximately ten foot water tables. There are two existing drainage areas on the site that drain to the north and northwest. The western drainage area is mostly wooded, steeply sloped and drains to the north directly into Queset Brook. The eastern drainage area includes a wooded area to the south of the building, the grade yard area, and the parking lot and driveway. This area drains to the existing driveway and then into Main Street where it eventually flows into Queset Brook and to Shovelshop Pond.

Proposed Site Conditions: The proposed development includes the widening of the driveway and the addition of a larger parking lot at the rear of the building. The development will increase the impervious area on the site. In order to mitigate the amount of runoff to less than or equal to existing conditions, the stormwater will be collected and stored in an underground infiltration basin and two bio-retention basins. All stormwater will be treated for sediment removal prior to leaving the site or being recharged to the groundwater.

Gregory Strange asked about the width of the driveway, feels this will not be safe conditions for coming and going with the entrance having the stationary pillars and the width being 18 feet. Alice Savage says that she feels the 18 foot width is adequate.

Christine Santoro asks when the landscape plan will be available. Jay Thomas states it should be ready in approximately one month.

Alice Savage recommends approval based on the revised plan allows for improved access and stormwater management.

Colin Gillis motions to approve the plan modification as proposed dated October 19, 2007, seconded by Walter Johnson. MOTION PASSES (3-1) Gregory Strange opposed.

7:20 P.M. MEETING MINUTES APPROVAL

Walter Johnson motioned to approve the meeting minutes of September 19, 2007 as submitted, seconded by Colin Gillis. MOTION PASSES (4-0) Alan Weeks absent from vote.

Walter Johnson motioned to approve the meeting minutes of September 26, 2007 as submitted, seconded by Colin Gillis. MOTION PASSES (4-0) Alan Weeks absent from vote.

Walter Johnson and Gregory Strange proposed changes to the October 10, 2007 meeting minutes. Those changes were noted and will be made. Walter Johnson motioned to accept the meeting minutes of October 10, 2007 with proposed changes, seconded by Colin Gillis. MOTION PASSES (4-0) Alan Weeks absent from vote.

7:25 P.M. BREAK

7:30 P.M. SPECIAL PERMIT # 07-06 - DEFINITIVE SUBDIVISION
Bayberry Estates, Prospect Street; Edward Jones, Applicant
Pilling Engineering

Present: Todd Pilling, Pilling Engineering; Roberta Fried of 11 Olde Farm Road; David Hardy of 11 Olde Farm Road; Gregory Bielski of 23 Olde Farm Road; Diane Bielski of 23 Olde Farm Road; Cathi Hohenstein of 3 Olde Farm Road; Robert Klein of 19 Olde Farm Road

Colin Gillis read the Public Hearing notice that was published in The Enterprise on October 24 and 31, 2007 to open the hearing on the Definitive Subdivision to allow a four lot subdivision to be known at Bayberry Estates.

Todd Pilling addressed the Board by saying that he would like to ask for a continuance due to comments from Departments.

Alice Savage's comments: Because the applicant intends to ask for a continuance, I am submitting a few recommendations for the applicant's next submittal, rather than a comprehensive and recommendation for a vote:

Buffering

One of the purposes of the Residential Compound zoning is to create development that will be less visible from surrounding homes than a conventional subdivision; however, the bylaw requires a 75' vegetative buffering strip only along the existing public way.

Recommendation: Submit plan to include vegetative buffering along the eastern edge of the proposed Lot 2, AND WESTERN EDGE OF THE PROPOSED LOT 5, OR WHICHEVER LOT LINES WILL BORDER EXISTING HOMES.

ALL BUFFERING SHOULD BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

Procedure

At this printing, the resource areas (i.e. potential vernal pools) have not been definitively identified.

Recommendation: Define resource areas prior to proceeding.

Colin Gillis motions to continue public hearing to the meeting of November 28, 2007, seconded by Gregory Strange. MOTION PASSES (4-0) Alan Weeks absent from vote.

At this time residents/abutters in attendance asked to be heard.

Roberta Fried of 11 Olde Farm Road presented a letter to the Board and asked it be entered into the record. Colin Gills reads the letter. This letter was signed by the Olde Farm Road/Prospect Street Intersection Neighborhood Group. Their two main objectives are:

1. That the area, noting its unique biologic, hydrologic and geologic characteristics, is "preserved" to the fullest extent possible, and
2. Given the floor and water retention characteristics of the area and its impact on existing homes and property, that there be NO adverse affects upon abutting and downstream property for the near future and long term.

David Hardy of 11 Olde Farm Road would like to have the notes/letters that were submitted three years ago to the Conservation Commission accepted into this file. Christine Santoro said that the Board cannot accept materials from other Board without them being presented.

7:45 P.M. Board Member, Alan Weeks, arrives, noted for record.

Gregory Bielski of 23 Olde Farm Road presents the Board with a letter and a CD showing where his leaching field lies and the wet areas. Colin Gillis reads the letter. Letter is entered into the record.

Diane Bielski of 23 Olde Farm Road asks the Board whether or not the information presented tonight be enough to deny the applications. Christine Santoro says that it would be pertinent, but if the applicant withdraws the applicant, may be a mute point.

Cathi Hohenstein of 3 Olde Farm Road says that the land is wet and should have never perked. Todd Pilling states that only one parcel has perked.

Christine Santoro says that if the applicant is asking for a continuance, proposed to motion to continue to next meeting.

Robert Klein of 19 Olde Farm Road asks if Town Counsel can render a decision if the information given to other Boards is acceptable into the record. Christine Santoro says that this Board is independent and will have to make its own decision.

Colin Gillis motions to continue until the meeting of November 28, 2007 @ 8:00 p.m., seconded by Gregory Strange, MOTION PASSES (4-1) Walter Johnson opposed.

8:05 P.M. RESIDENTIAL COMPOUND

Bayberry Estates, Prospect Street; Edward Jones, Applicant
Pilling Engineering

Present: Todd Pilling, Pilling Engineering; Roberta Fried of 11 Olde Farm Road; David Hardy of 11 Olde Farm Road; Gregory Bielski of 23 Olde Farm Road; Diane Bielski of 23 Olde Farm Road; Cathi Hohenstein of 3 Olde Farm Road; Robert Klein of 19 Olde Farm Road

Colin Gillis read the Public Hearing notice that was published in The Enterprise on October 24 and 31, 2007 to open the hearing on the Residential Compound to allow four lots to be known as Bayberry Estates.

Todd Pilling addressed the Board by saying that he would like to ask for a continuance due to comments from Departments.

David Hardy of 11 Olde Farm Road asked if they could receive the updated plans ahead of the meeting and the procedure of getting the information to the public.

Christine Santoro said that modifications are sent to the Department and then packets are mailed to the Board the week before the meeting. The public is welcome to come to the office and request to review the record.

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Colin Gillis motions to continue the public hearing until the November 28, 2007 meeting @ 8:00 p.m., seconded by Gregory Strange. MOTION PASSES (5-0)

8:15 P.M. SITE PLAN REVIEW

150 Foundry Street, Maplewood Enrichment Center, Applicant
Coneco Engineers & Scientists

Present: Attorney Michael Sites; Joseph Harnois, Coneco Engineering

Michael Sites addresses the Board by saying they currently have an Order of Conditions and Permit for Work with the Conservation Commission on this project.

Joseph Harnois addresses the Board by saying that this addition will be half classrooms and half storage space. All concerns by Departments have been addressed.

Alice Savage addresses the Board by confirming that all concerns have been addressed by the applicant. A revised plan has been submitted with approval from the Conservation Commission. She further recommends approval of the Site Plan Review with the following conditions:

1. The Water Division will require the installation of tapping sleeves and valves at each end of the water main relocation. The new water main will be required to be tested and sampled in accordance with the Water Division rules and regulations
2. The access road to the proposed rear parking should be considered a fire lane. The words "Fire Lane" should be painted with on the pavement

Joseph Harnois responds the #2 above saying that the driveway is impervious and suggest posting a sign instead of painting the pavement.

Gregory Strange brings up the point that the parking spaces are 9'x18' and the standard is 9'x20'. Alice Savage confirms the standard size of the parking space per regulations.

Joseph Harnois agrees to resize two parking spaces.

Colin Gillis motions to approve the Site Plan as proposed with the two comments from the Staff Planner taken into consideration and subject to re-sizing two parking spaces and submission of a revised plan, seconded by Alan Weeks. Motion Passes (5-0)

8:35 P.M. LOT RELEASE - 43R Oldfield Drive – Lot 31A, Sierra Hills III

Marc Rousseau explains this that releasing the lot allows the owners to sell. Alice Savage asks of the Board can hand write on the plan "Not a Buildable Lot".

Colin Gills motions to approve the lot release as proposed with the notation "Not a Buildable Lot" hand-written on the plan, seconded by Alan Weeks. Motion Passes (5-0)

8:40 P.M. LOT RELEASE – Chase Landing – Lots 1, 2 & 3

Alice Savage suggests releasing the lot but hold until proof of recording of the Form E in the amount of \$36,414.

Colin Gillis motions to approve the Lot Release, the Form F for Lots 1, 2 & 3 with \$36,414 to be held until proof of recording the Form E, seconded by Alan Weeks. Motion Passes (5-0)

8:45 P.M. FORM A APPROVAL –
8 Cranberry Lane; John & Ruth Campanella, Applicants
Land Surveyors Inc.

Present: John T. and Ruth T. Campanella

Alice Savage recommends denial of this Form A because the owners of both properties did not sign the application, and the existing plot lines are not on the plan and further suggests re-submitting.

Christine Santoro says that the Board can only deny because the application is not properly signed.

Alice Savage explains to the applicant that all the plots need to be stamped “Not a Buildable Lot”.

John Campanella asks if they resubmit can the Board waive the fees.

Colin Gillis explains that Board can motion to waive the fees after the application has been resubmitted.

Colin Gillis motions to deny the Form A application for lack of signatures, seconded by Alan Weeks. Motion Passes (5-0)

8:55 P.M. GENERAL DISCUSSION

Marc Rousseau explains to the Board that Douglas King will be on the next agenda and a draft of the proposed project will be received tomorrow.

Christine Santoro informs the Board that Alan Weeks had sent an email to herself and Marc Rousseau expressing his need to resign from the Board effective January 1, 2008.

9:00 P.M. ADJOURNMENT

Walter Johnson motions to adjourn, seconded by Gregory Strange. Motion Passes (5-0)

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Respectfully Submitted,

Pamela Almeida, Recording Secretary

Signature of Board Clerk

Colin Gillis