

**Meeting Minutes**  
**June, 20, 2007**

The Easton Planning and Zoning Board held a business meeting on Wednesday, June 20, 2007 at 6:30 pm in the Mary P. Connolly Meeting Room, 2<sup>nd</sup> Floor, Easton Town Offices, 136 Elm St., North Easton, MA

Members present were: Chairman Christopher J. Kone, Collin Gillis, Christine Santoro, Alan Weeks, Walter Johnson and Alternate Gregory Strange. Recording Secretary Pamela J. Almeida was present. Planning Director, Marc Rousseau was absent due to attending a RAIL meeting in New Bedford.

**At 6:30 P.M. Chairman Christopher Kone opened the meeting.**

Chairman Kone's first order of business was to nominate a new Chair for the Board. Johnson nominated Collin Gillis, who declined the nomination. Kone then nominated Christine Santoro, with a second from Gillis, Santoro accepted the nomination. Newly nominated Chairperson, Christine Santoro, presided over the meeting.

Also announced was the new appointment by the Selectmen, of alternate member, Greg Strange, as an official Board member.

**Form A Plan – Chestnut Street**

Present: Todd Pilling, Pilling Engineering Group, Inc., Al Endriunas, Endriunas Brothers

Christine Santoro read a note from Planning Director, Marc Rousseau stating, the Land Use Agent, has reviewed the plan for the residential compound and recommends its approval. Marc Rousseau agrees and requests the Board to sign the Mylar.

Todd Pilling states that this is a Form A Plan cutting out two lots at the street. There is a rear parcel, 14 acres, not buildable at this time because do not have the frontage. Both lots have adequate frontage and area. Wetland lines have been confirmed by the Conservation Commission.

On Gillis motion, seconded by Johnson, the Board voted (4-0) to approve the plan. The Board signed the Mylar.

(For completed discussion, please refer to tape 1, side 1, counter 130 - 270)

**Heritage Glen – Amendment to Form E & F**

Present: Attorney Michael Sites

Attorney Michael Sites states that Heritage Glen is a subdivision that was established in 1984 and there are a few lots that have yet to be released from the Covenant. Lot 11 is presently under agreement and they are seeking to release Lot 11 from the Covenant so that it may be conveyed. He has filed the Amendment to Covenant forms with the Planning Director and is given them today with copies of the signed ones. He is asking that the Board approve the Second Amendment to the Form E Covenant and release Lot 11 from the Covenant. The release will be held until they provide recording at the Registry of Deeds.

Christine Santoro read a note from Planning Director, Marc Rousseau requesting the Board approve the Second Amendment to the Form E Covenant. He states that with this Second Amendment to E, The Town of Easton will have \$17,527.00 in cash surety and Lot 10 to ensure the satisfactory completion of the Heritage Glen subdivision. The vote will enable the applicant or his attorney to record this document at the Bristol County Northern District Registry of Deeds and provide proof of recording to the Town.

He would also recommend the Board approve and sign the Form F releasing Lot 11.

On Gillis' motion, seconded by Johnson, the Board voted (4-0) to approve Form E Covenant and Form F.

Form F to given to the Recording Secretary, to give to Michael Sites for recording and the Registry of Deeds.

(For complete discussion, please refer to tape 1, side 1, counter 285-343)

### **Endorse Zoning Map Mylar's**

Christine Santoro read a note from the Planning Director, Marc Rousseau who explained the new zoning map reflects the changes made and that were accepted at the recent Annual Town Meeting. He recommends the Board sign the two plans.

### **Endorse Mylar's for Street Acceptance.**

On Marc Rousseau's suggestion, per a note read by Christine Santoro, this was tabled to the July 18, 2007 meeting.

The Board accepted his suggestion.

### **Approval of Minutes**

On Johnson's motion, seconded by Strange, the Board voted (4-0) to accept the minutes of the May 9, 2007 meeting.

On Gillis' motion, seconded by Johnson, the Board voted (4-0) to accept the minutes to the May 16, 2007 meeting.

On Gillis' motion, seconded by Johnson, the Board voted (4-0) to table the approval of the minutes of June 6, 2007 to the July 18, 2007 meeting.

### **Next meeting dates**

Christine Santoro brought up the next month's meetings, there is only one scheduled meeting (July 18, 2007) and also asked the Board of any discrepancies with the members attending the August meetings. Walter Johnson will not be at the August 15, 2007 meeting.

### **7:00 p.m. – Public Hearings**

#### **Special Permit for Residential Compound (07-04) – Stonemoor Place**

Present: Todd Pilling, Pilling Engineering Group, Inc.; Steve Borscher, 10 Robin Lane – abutter to Lot 7; Chris Raleigh, 155 Washington Street; Tom Sampson, 9 Harvestwood – abutter of Lot 5&6

Collin Gillis read the Public Hearing notice published June 6 and 13, 2007: On the application from Bodio Builders, for a Special Permit under Section 7-5 and 12-7 of the Easton Zoning By-law to allow an eight lot Residential Compound Plan to be known as “Stonemoor Place” on land located between and to the rear of 147 & 155 Washington St. as 1R Stonemoor in Easton. (Assessors Map: U8 & 9, Lot: 6, 6B & C).”

Christine Santoro, per a note to the Board from Planning Director, Marc Rousseau, reminds the Board this is a brand new application, not a modification. He further states that he spoke to the engineer and explained that technically nothing exists from the previous application and if previous documentation is relevant, (i.e. waiver request; drainage; legal brief, etc.) it would need to be entered into the new record. The engineer has been asked to give the Board a comfort level on the drainage / stormwater management (prior BSC Group comments entered into the record). Marc Rousseau also states in his note to the Board that these public hearing should be combined as one and continued to the Board meeting to be held on July 18, 2007.

Todd Pilling acknowledges this is a new application and gave to the Recording Secretary, a Letter or Transmittal and Storm Drainage report. He also displayed changes from the last filing and gave an analysis of the drainage system.

He states that this is a 1200 ft long road, proposing 8 lots for a residential compound, which requires 3-8 lots, with 8 lots the average area is 60,000 sq. ft. with 75 ft. of frontage. He explains the plans changes from the prior application. He states that the plans were accepted into the file by the Conservation Commission. He states that the drainage did not change at

all, and what the drainage is the road pitching downhill from Washington Street with 8 sets of catch basins. Where the road plateaus's they have connected the catch basins with an infiltration trench, under the sidewalk on one side and in the grass strip on the other side. Any rainfall over 7.5 inches per hour, there are outfall pipes in three areas to discharge anything greater. There will be curbing the length of the road. They have filed with Mass Highway and the only change Mass Highway had was there is only a 15 ft. radius on one side of the road and 20 ft. on the other and has asked 20 ft, for each side.

He goes on to say that BSC group did the original review on the drainage and met with Marc Rousseau and got assurances from BSC that the plan is acceptable and that the Town would not incur more costs and problems because of it. This will be a private way therefore the Homeowner's Association will be responsible for the maintenance.

Sidewalks will be constructed with dense grade material (crushed asphalt, concrete, brick and compacted), the reason because it is easier to maintain if need to get to the drainage system. Members of the Board voice their concerns with the choice of the material and that it may not hold up over time. Todd Pilling said he will talk to the developer in regards to this issue.

Christine Santoro asked if the public has any questions:

Steve Borscher, 10 Robin Lane, abutter to Lot 7. His issue is with the water because he is surrounded by water. He does not have water in his basement, but does have a lot of humidity. Feels the area is losing absorbent land in this area due to asphalt and the water has to go somewhere and feels that water will eventually go into the marsh near his home and would like to have a study done and what the impact of the runoff would be. Secondly, sitting on aquifer there and there will be less filtration due to loss ground.

Todd Pilling's response was that they did spend a lot of time doing a drainage analysis and stated that basically they are taking what are woods and turning it into asphalt for the roadway but infiltrating it into the wetlands. The road design is going to infiltrate 100% of the water, so there will actually be a 30% decrease of the water coming off of the roadway going into the wetlands.

Steve Borscher asked if the Town is satisfied with the aquifer.

Christine Santoro stated that since this is a new application and the Board just got the new drainage calculations tonight they will not make a decision on that tonight and will continued discussion.

Chris Raleigh, 155 Washington Street, abutter to the left of the road, His concern is snow removal and the children having to walk on the street.

Todd Pilling responded that this issue has not been formalized yet, but is generally understood that each homeowner will be responsible for shoveling the area in front of their house.

Christine Santoro asked if there were any further questions and Board Member Johnson voiced his concern with regards to the material used for the sidewalks and would like to see a permanent sidewalk, feels it would be safer.

Tom Sampson, 9 Harvestwood, abutter of Lot 5 & 6 questioned the location of the houses. He was informed that the plans are available for viewing at the Planning & Zoning Office during regular business hours.

On Gillis' motion, seconded by Johnson, the Board voted (4-0) to continue the hearing to the July 18, 2007 meeting at 7:15 p.m.

(For complete discussion, please refer to tape 1, side 1, counter start at 457 continued to side 2.)

### **7:30 p.m. Approval of Definitive Subdivision Plan – Stonemoor Place**

Present: Todd Pilling, Pilling Engineering Group, Inc.; Steve Borscher, 10 Robin Lane – abutter to Lot 7; Chris Raleigh, 155 Washington Street; Tom Sampson, 9 Harvestwood – abutter of Lot 5&6; Connor of 137 Washington Street

Collin Gillis read the Public Hearing notice published June 6 and 13, 2007: On the application from Bodio Builders, for a Definitive Subdivision Plan to allow an eight lot Residential Compound Plan to be known as “Stonemoor Place” on land located between and to the rear of 147 & 155 Washington St. as 1R Stonemoor in Easton. (Assessors Map: U8 & 9, Lot: 6, 6B & C).”

Christine Santoro states that many of the issues have been addressed in the previous hearing of the Special Permit.

Todd Pilling, Pilling Engineering Group, Inc. as far as the subdivision is concerned has submitted waiver, most of the waivers allow them to go from a definitive subdivision to a residential compound.

On Gillis' motion, and seconded by Weeks, the Board voted (5-0) to continue the hearings on the Special Permit and Definitive Plan and combine and continued to the July 18, 2007 meeting at 7:15 p.m.

(For complete discussion, please refer to tape 2, side 2, counter start at 4 to tape 2, side 1.)

**7:45 – 8:00 P.M. Break**

**Not on Agenda – Resident discussion**

**Jim & Jane Bengier, 19 Oak leaf Lane – Lone Oaks concerns:**

Came to Board meeting asking for help for the completion of this subdivision. The residents concerns are that after living there for three years, the roadway, sidewalks, catch basins and lighting are not complete.

Board Member Gillis asked if the all lots are developed. Residents state there are three lots empty.

On Gillis' motion, seconded by Strange, the Board voted (5-0) to ask the Planning Director, Marc Rousseau to send a letter to the Developer, Dennis Welch, addressing the homeowner's concerns and ask he attend the next meeting of July 18, 2007.

(For complete discussion, please refer to Tape 2, side 1, start counter at 6)

**8:00 p.m. – Continued Public Hearing – Raven Estates – Common Driveway**

Present: Attorney David Marsan; Representing Briarwood Construction.

The applicant submitted revised plans as requested. Modification to the Subdivision Plan Maintenance Schedule – The driveway should be inspected every three months to be sure pavement is clean of debris. Every six months, the driveway should be swept and vacuumed to remove sediment and debris and after each inspection or clearing, a report shall be submitted to the Town of Easton Conservation Commission and Planning Board detailing the measures taken.

On Gillis' motion, seconded by Johnson, the Board voted (5-0) to approve the minor modification to the subdivision plan.

On Gillis' motion, seconded by Johnson, the Board voted (5-0) to approve the Special Permit.

On Gillis' motion, seconded by Johnson, the Board voted (5-0) to close the public hearing and a decision is scheduled for the July 18, 2007 meeting at 7:00 p.m.

(For complete discussion, please refer to Tape 1, side 2, start counter at 95 to 147)

### **8:30 p.m. – Site Plan Review – Stonehill College Science Center**

Present: Sandy Brock, Nitsch Engineering; Henry Thomas, SLAM Collaborative; Roger Goode, Facility Management

Sandy Brock informed the Board the review of the detention basins is not ready to submit. Board Member Gillis suggested any questions be given to Planning Director, Marc Rousseau who will submit at a later time.

Sandy Brock mentioned there are four main issues to address: 1. drainage; 2. Fire Department concerns; 3. lighting; 4. parking.

Henry Thomas spoke in regards to the fire lane; Board informed they have met with the Fire Chief three times. The design is based on the Fire Departments response. Will request further input from Fire Department.

Henry Thomas spoke on the lighting which will be the same lighting as presently used on campus grounds. Also spoke on the number of parking spaces (2, 039), submitted a Draft Parking Calculation report. Feels there is enough parking. Will submit any additional information needed.

On Gillis motion, seconded by Strange, the Board voted (5-0) to continue the Stonehill College Science Center to the July 18, 2007 meeting at 8:00 p .m.

Roger Goode and Sandy Brock spoke on another topic with Stonehill. A proposal to put in modular units as temporary housing for students. This will be in the rear of O'Hara Building utilizing the parking lot. There will be 8 – 25x52 foot units (double wide) with four beds, 2 baths and kitchenette and living room area. There will also be one single unit, to house administration. They have met with Mark Trivett, the Building and Zoning Inspector; Chief Stone, Fire Department; and will be meeting with the Land Use Agent, Stephanie Danielson. Units will be purchases and the plan is to use these units for three years.

Board Chairperson Santoro asked if there were any other options considered. Henry Thomas responded that they have looked into hotels, and other options, but does not feel they are good options.

Board Chairperson Santoro asked what they were looking for from the Planning Board tonight. Henry Thomas responded there need to inform the Board of this plan and have information together for the next meeting.

Board Member Gillis suggests they get together with Planning Director, Marc Rousseau and continue contact with Building and Zoning Director, Mark Trivett and Fire Chief Stone and schedule meeting with Land Use Agent, Stephanie Danielson.

On Gillis' motion, seconded by Strange, the Board voted (5-0) to continue the Modular Units to the July 18, 2007 meeting at 8:00 p.m.

(For completed discussion, please refer to Tape 2, side 1, start counter 150, to tape 2, side 2 end at 350)

**9:20 p.m. Not on Agenda**

**Request for comment to Board of Appeals Applications -**

38R Elm Street – Patricia Marsan to construct a 2 family or duplex.

On Gillis motion, seconded by Johnson, the Board voted (5-0) for no comment to the Board of Appeals.

174 Washington Street – Carl Hollmander application to Board of Appeals to change use of building from retail furniture store to fitness training studio.

On Gillis motion, seconded by Johnson, the Board voted (5-0) to approve the application to the Board of Appeals.

**Alex Szumylo, 6 Arborway, re – Elmwood Estates concern**

Submitted letter at the June 6, 2007 meeting to postpone until this meeting, however, missed putting on the agenda. He is an abutter to Elmwood Estates and is concerned over the 15 foot easement for planting and seeding. He has put rocks then covered with dirt and raised the natural grade by 2 to 3 feet of the house which has caused flooding to their homes as well as their neighbors.

The Board will ask the Planning Director to look at the plans for this development and will ask the developer, James Victorine to come to the next meeting, July 18, 2007.

(For complete discussion, please refer to Tape 2, side 2, start counter at 370)

On Johnson's motion, seconded by Strange, the Board voted to adjourn the meeting at 9:45 p.m.

Respectfully Submitted

Pamela J. Almeida  
Recording Secretary

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Planning Board Clerk

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Date