

Planning & Zoning Board Minutes
Meeting Minutes
6/6/07

The Easton Planning & Zoning Board held a business meeting on **Wednesday, June 6, 2007 at 6:30 PM** in the Mary Connolly Meeting Room, 2nd Floor, 136 Elm Street, North Easton, MA.

Members present were: Chairman Christopher J. Kone, Collin Gillis, Christine Santoro, Alan Weeks, Walter Johnson and Alternate Gregory Strange. Planning Director Marc R. Rousseau and Recording Secretary Pamela J. Almeida were present.

At 6:30 p.m., Chairman Christopher Kone opened the meeting.

6:30 P.M. Decision – Special Permit # 07-02 - Estate Lot (Wluka)

Present: Aaron Wluka (23 Acorn Drive)

Board Clerk, Gillis, read letter to withdraw without prejudice submitted by Wluka.

Action: On Gillis' motion, seconded by Santoro, the Board voted (4-0) to accept Wluka's letter to withdraw without prejudice (Gillis, Santoro, Kone, Strange).

6:45 P.M. Sun Terrace (Second Amendment to E; Form F Lot Release)

Form E given to Mrs. Sullivan by Marc Rousseau. Mrs. Sullivan to have Form E recorded at the Registry of Deeds and submit copy to Planning.

6:50 P.M. Report from Planning Director

- A. Letter from Alex M. Szumylo (Elmwood Estates)
Marc Rousseau passed letter from Alex Szumylo to Board.
No action taken. Tabled to June 20, 2007 meeting.
- B. Other:
Copies of memo and packet from David Colton, Town Administrator,
(Municipal Vision) given to Board to review.

7:00 P.M. Discussion - Approval Not Required Plan (Black Brook Road)

Present: Steve Torrey, resident; Mark Bartlett, P.E., Norfolk Ram Group, LLC and Attorney Joseph P. Hannon

Discussion of whether or not applicant to submit a Special Permit for a Common Driveway. The Board proposed three options to the applicant: 1. Project is a driveway, therefore a Special Permit for a Common Driveway would be required; 2. No sub-division modifications required; 3. Submit all testimony to Town Council. Planning and Zoning Board will then consider the Town Council's recommendations. (For complete discussion, review tape 1 (counter at 410), through tape 2 (counter at 268)).

Action: No formal vote taken.

7:45 P.M. Approval Not Required Plan – Stonehill College

Present: Brian J. Murphy, Hayward, Boynton & Williams

Discussion: Review of Mylar for project. (For complete discussion, review tape 2 (counter at 280), through tape 2 (counter at 375)).

Action: On Gillis' motion, seconded by Santoro, the Board voted (5-0) to accept Mylar, which was stamped and signed by Board.

7:50 P.M. Discussion – Site Plan for Library Project

Present: Sandy Brock, Engineering; Jay Thomas, Architect

Discussion: Need to submit drainage calculations to Conservation Commission. Submit lighting plans. Marc Rousseau and Stephanie Danielson (Conservation Commission) to revisit issues. (For complete discussion, review tape 2 (counter at 384), through tape 3 (counter at 155)).

Action: General discussion. No formal vote taken.

8:20 P.M. Discussion – Cinnamon Ridge (Waiver of Setbacks)

Present: Dan Carpentier, resident, Representative of Homeowner Association.

Discussion: Residents of this cluster community would like to utilize their back yards by reducing the rear setback from 30 feet to 20 feet. The Board suggested, considering Cinnamon Ridge, owners who wish to put in a pool or other structure to come in on an individual basis. Planning Director will discuss process with Dan Carpentier, as Representative of the Homeowners Association. (For complete discussion, review tape 3 (counter at 160), through tape 3 (counter at 495)).

Action: General discussion. No formal vote taken.

**8:50 P.M. Continued Public Hearing – Special Permit - Common Driveway
Raven Estates**

Present: Attorney David Marsan; Jeff Tallman, Sitec Engineering; Ray Berone, Briarwood Construction

Discussion: Continued discussion of common driveway. (For complete discussion, review tape 3 (counter at 500), through tape 4 (counter at 400)).

The following is a part of this discussion from recording per Chairman Kone.

Kone asked Marc Rousseau what Town Council has said on proceeding with this project. Marc Rousseau says that Town Council said: "If you (Planning and Zoning Board) feel that the abutters were properly notified to come to a meeting to find out something was going on, on their property, it should be okay (to go on)."

Action: On Gillis' motion, seconded by Johnson the Board voted (5-0) to continue to June 20th meeting at 8:00 p.m.

8:40 P.M. Surety Release – Jennifer Estates; Quail Ridge; Rockland Bay Estate

Discussion: The Board voted to release all remaining funds subject to all of the plans, deeds and easements being recorded at the Bristol County Registry of Deeds and proof being received by the Town Clerk.

Jennifer Estates: \$3300.00 to be released

Action: On Gillis' vote, seconded by Weeks, the Board voted (5-0) to release funds.

Quail Ridge: \$32,600.00 to be released

Action: On Kone's motion, seconded by Weeks, the Board voted (5-0) to release funds.

Rockland Bay Estate: \$31,300.00 to be released

Action: On Gillis's motion, seconded by Weeks, the Board voted (5-0) release funds.

9:25 P.M. Approval of Minutes (May 9, 2007; May 16, 2007)

The Board approved and three members signed (Santoro, Gillis, Kone) the meetings minutes of May 9, 2007 and May 16, 2007.

On Johnson's motion, seconded by Kone, the Board Voted(4-0) to adjourn at 9:35 p.m.

Respectfully Submitted,

Pamela J. Almeida
Recording Secretary

Board Clerk

Date