

MINUTES
August 15, 2007

**Mary P. Connolly Meeting Room, Easton Town Offices, 136 Elm Street,
North Easton, MA 02356**

PRESENT: Christine M. Santoro, Chair; Colin Gillis, Clerk; Alan Weeks; Gregory Strange; Alternate Carol Symmons; Marc Rousseau, Planning Director; Pamela Almeida, Recording Secretary

ABSENT: Walter Johnson

6:30 P.M. MEET REPRESENTATIVE OF BETA GROUP

Present: Anthony T. Lionetta; Kien Ho

Anthony Lionetta introduced himself and the work BETA can do for the Town, which includes traffic impact studies. BETA has approximately 40 employees and are headquartered in Lincoln, RI. They employ engineers, scientists and planners. Kien Ho further explains that BETA will ensure the Town's interest area protected. Their goal is to be involved from the beginning of the filing process with permitting, design stage overlook, construction oversight including the final inspection to ensure the project is completed as designed. BETA offers a Traffic 101 education workshop to learn the basics of traffic engineering to better educate the Board. Anthony Lionetta expressed BETA's willingness to provide the services the Town needs. Feels they are a good resource to the Board and that the Board needs to decide how to utilize them.

The Board agrees that a workshop of the Traffic 101 would be beneficial. Will put on the September 19th agenda for 6:30 p.m.

For complete discussion, please refer to Tape 1, side 1 (counter 1 – 338)

7:00 P.M. DISCUSSION
Cottage Zoning By Law

Present: Nick Mirrione and Fred Clark, Selectmen

Fred Clark brought to the Board the concerns from the Town Meeting in regards to the project. Suggestion of offering workshops to the citizens the help them understand the concept. Nick Mirrione understands that people have a hard time imaging a 14 unit complex

on 2 acres of land. Gregory Strange felt the presentation at the Town Meeting was fine, though the need for more outreach was needed and get all Boards together and be creative. Nick Mirrione agrees and feels the density of the project is the toughest obstacle for the public to grasp. Marc Rousseau also agrees to have all Town Boards get together and discuss.

For complete discussion, please refer to Tape 1, side 1 & 2, (counter side 1 340 – side 2 300)

7:30 P.M. PUBLIC HEARING NOTICE

Brizida Corporation, Special Permit/Common Driveway, 07-05
462 Depot St (Lots 8A and 7)

Present: Thomas J. Filipek – Attorney for Brizida; Jason A. Youngquist, Outback Engineering; Muhammed Itani, Stonebridge, Easton Fire Chief Tom Stone

Board Clerk, Colin Gillis, read the Public Hearing Notice, for construction of a common driveway to serve lots located at 456 Depot Street, and 462 Depot Street.

Chief Stone spoke of his concerns from a memo dated August 8, 2007 to the Planning Director, Marc Rousseau. 1. The common driveway should be a hard surface (asphalt) at a minimum of eighteen (18) feet in width traveled way (a Fired Lane) per NFPA 18.2; 2. The proposed fire hydrant shall be installed where indicated on the plan; 3. Any new homes built (including ht existing foundation as shown on the plan) shall have residential automatic fire sprinkler systems installed per NFP 13 and 780 CMR 906).

On Colin Gillis' motion to close the public hearing, and seconded by Gregory Strange, the Board voted 4-0 to close the hearing.

Marc Rousseau to put decision together and will put on agenda at that time.

For complete discussion, please refer to Tape 1, side 2 (counter at 300) to Tape 2, side 1

8:10 p.m. DISCUSSION

40R, Queset Commons, Douglas King

Present: Mark Bartlett, P.E., Norfolk RAM Group; Douglas A. King, D. King Builders, Inc.; Ken Hagen, Architect for Sheskey

Mark Bartlett opened the discussion saying that the project is a smart growth development project which is proposed through the Selectmen called a 40R district that allows for higher density. It incorporates smart growth principal such as underground parking and higher density and improved stormwater. The project that is owned by Doug King. The plan he refers to shows all the land to be developed including approximately 15 acres of open space, overall about 35 acres. There is an existing building (Stoneforge) as well as Queset on the Pond. The architecture of the project is similar to Queset on the Pond. Proposing 3 sub zones A, B, and C. Sub zone A (residential zone) located in the rear is a residential sub zone will consist of 60 condominiums, each with 2 bedrooms; this will be multi story building,

underground parking. In Sub zone B, (mix use zone) the center of the project, will be a combination of 1st floor retail/commercial space with living above, 220 apartments, 60 condos, total of 220 units, (2-four story buildings). Proposing a main entrance road coming in off of Belmont Street, presently a bad intersection, will propose to improve the area. Sub zone C (commercial zone) will have stores that may include CVS, Medical offices; food shops, etc...

Have a draft of 'codes' for the district. The way it works is to develop codes, like zoning codes; the concept is the codes are applied to this district only. The codes will dictate how the district looks. The thing about 40R is the Town has to support it, and the Selectmen have a lot of say as to how it looks. Once the district rules are passed at Town Meeting, go in to build in phases, each phase with its codes. No special permit process, no special hearings.

Alternate Member Carol Symmons asked about the wastewater treatment. Mark Bartlett stated that planning on having a treatment plant with current estimates in the area of 140,000 gallons per day. Thinks there will be some extra capacity to help the Town when necessary. Bring some of the waste water down, treat everything there, take everything on a septic system off, reuse those leaching areas and put in more leaching areas into a field. Handouts given to each member to review.

Architect Ken Hagen presented 3-dimensional images to the Board, showing the general look of the site (not final designs) only to show the character and scale.

Goal is to take to the annual Town Meeting in November. Continued to September 19, 2007 agenda @ 7:30 p.m. for further discussion.

For complete discussion, please refer to Tape 2, side 1 (counter 115 – 444)

8:40 P.M. DECISION

Stonemoor Place – Residential Compound
Special Permit #07-04 – Definitive Subdivision

Present: John & Judith Luke, 1 Stonemoor Ave; Todd Pilling, Pilling Engineering;
Rick Bodio, Bodio Builders

Special Permit Decision –

Marc Rousseau recommends the approval of the Special Permit and suggested going over the key points of the conclusions of the decision (#3, 5, 12, 16 & 17).

#3 – “As approved, Stonemoor Drive does not meet the standards of the Town for an acceptance for public ways.” Making it a private way and going to be represented with the Form E Covenant for the subdivision.

#5 – “All lots shall have access from Stonemoor Drive and maintaining the roadway and the Homeowners Association shall be established prior to any conditions or orders being issued.” (Refer to #8 of the Conditions – Stonemoor Place shall be built to the standards set forth in 7-

5 Residential Compound G) Private Lanes (Easton Zoning By Law). Christine Santoro suggests adding the following, “Therefore the roadway does not meet the standards accepted by the Town as a public way.”

#12 – “No foundation permits shall be granted for any lot within the Residential Compound until the binder course is in place (excluding the top course) and drainage has been installed and operational.”

#16 – “Lamp post fixtures wired to a minimum of 150 watts shall be installed at the end of each driveway in the subdivisions where it meets the private lane. The usage of LED energy saving light bulbs is strongly recommended.” Todd Pilling said that there will be street lights on the street; does Board want lamp posts as well? Do not have a problem putting in driveway lights instead of the street lights. Board feels street lights are preferred. Modify this condition from lamp post fixtures to street lights.

#17 – The Operation and Maintenance Plan BMP Maintenance Schedule.

On Colin Gillis’ motion, seconded by Gregory Strange, the Board voted to approve the Special Permit #07-04 with suggested changes, (4-0)

Subdivision Decision –

Marc Rousseau suggests voting the waivers as a block. Will discuss waivers as the Board feels necessary.

#7 – Sidewalks be paved requirement, the Board suggests striking this waiver from the decision. Refers to Waiver #8.

Christine Santoro suggests going through the conditions and will discuss as needed.

Todd Pilling suggests taking out the first ‘acceptable’ in the last sentence of Condition #2.

On Alan Weeks motion, seconded by Colin Gillis, the Board voted to eliminate Waiver #7 and include the Stonemoor Estates name on the first page of the decision, and approve the Definitive Subdivision, voted (4-0)

Please refer to Tape 2, side 1 (465) to side 2 (315)

9:10 P.M. PROGRESS REPORT

Lone Oak Farms / Completion of Oak Leaf Lane

Present: Jane Bengier, 19 Oak Leaf Lane

Update - Marc Rousseau reports that the Land Use Agent, Stephanie Danielson did a site inspection and the granite curbing, islands, loaming and seeding is done.

Jane Bengier could not tell that the loaming and seeding was not done.

Marc Rousseau reports that there will be some monuments put in the he will stay on top of it.

Jane Bengier is concerned about the landscaping along the roadway, what will be going in and whether the Town has any say in what goes in. Per Marc Rousseau, the Town has not say as to what goes in, but will do a final inspection and look for safety concerns.

Will continue to October 24, 2007 @ 7:30 and will request that Dennis Welch attend.

Please refer to Tape 2, side 2 (315 – 465) for complete discussion.

9:15 P.M. ENDORSEMENT OF PLAN
Raven Estates – Common Driveway

The Board signed the Mylar's for the common driveway.

9:00 P.M. CONTINUED SITE PLAN REVIEW
403 Turnpike Street, C.R. Mather

Present: Brian Dunn, Fuss & O'Neill; C.R. Mather

Marc Rousseau began the discussion with where the Board left off last meeting and what to address tonight - stormwater, snow storage, sidewalks, landscaping. He reports that he met with C.R. Mather at the site on August 14, 2007 to get familiar with the property.

Stormwater - Brian Dunn reports the plan is to have two infiltration systems in the site that will be treating the stormwater up to the 100-year storm event, located on the north and south side of the site. Both infiltration systems will have catch basins and manholes that will drain the stormwater. Site plan review and regulations are to provide for a 10-year storm event and feel they have gone above and beyond that with providing a 100-year storm event.

Marc Rousseau states the concerns of the Land Use Agent with regards to emergency overflow and the pipe at the property line onto the abutter's property. Brian Dunn reports that he sent a letter – received today – which addresses everything the Land Use Agent had issues with (regarding report from last meeting).

Brian Dunn says the present drainage design from the building up drains down and runs naturally into one area with no controls, which runs onto abutter's property, this design allows the stormwater to be controlled onsite. Feels they are meeting the standards and improving the existing conditions.

Marc Rousseau spoke about when the calculations were first done and now that the site has changes. Questioned how to handle the review with constant changing to the site.

Member Gregory Strange asked if the review should go to Woodard & Curran.

Marc Rousseau said they are trying to handle as in-house review but will need more calculations, plans, don't want to put anymore water flowing off-site.

Brian Dunn reports that the design will reduce the runoff. Will have outside detention and infiltration.

Colin Gillis stated 'so you are improving the drainage and water treatment?'

Brian Dunn states that they are improving the drainage and doing water quality treatment through the catch basins and the infiltration where there is not water quality or treatment now.

Marc Rousseau states that that was what he wanted the Board to hear, you are meeting the regulations.

C. R. Mather says for clarification then, 'as the plan is, we meet or exceed the regulations.'

Snow storage –

C.R. Mather reports that he spoke with the abutter who agreed with the Board that storing snow at the front of the property is not a safe thing to do, not just for visibility but also melting and freezing, making the area slippery. He states that the abutter has no problem with granting an easement for snow storage and asked the process for granting and easement.

Marc Rousseau states that the snow should be stored on the owner's property.

Colin Gillis asked what happens when the abutter decides to move.

C.R. Mather states that the easement is recorded and stays with the property.

Christine Santoro asked if the easement is on the site plan.

Marc Rousseau states it should be on plan.

Discussed a sign and planter and close to property line, removing?

Sidewalk –

Alan Weeks states that a sidewalk was the issue, questioned about a cross walk and pedestrians access to site from across the street.

Landscaping –

Marc Rousseau, from Land Use Agent's report, on where planting would go?

Brian Dunn says they will be revitalizing the existing landscape.

C.R. Mather questioned again, snow storage that if an easement is not acceptable does the Board have any ideas? Brian Dunn talked about contractors taking the snow off the site. C.R. Mather would be willing to talk to contractors to take snow off site. Marc Rousseau says the snow storage should be at the site. Christine Santoro says the plans don't seem to have room for snow storage.

Parking –

Brian Dunn refers to recent letter sent to Board. The letter was received today, and the Board had no time to review.

C.R. Mather asks for clarification of what was addressed tonight: addressed clarifying the guidelines for the stormwater drainage; snow removal – putting a gate at the rear of the property and to store snow; remove the sign and planter at the front of the property; sidewalk no longer an issue.

Christine Santoro asked if there were any questions.

Gregory Strange states that putting snow on abutter's property in the back of the lot, which will melt and cause run off, may trigger something we don't want to trigger. Have to consider per our rules and regulations. Suggests maybe taking out a couple of parking spaces for storage.

C.R. Mather says that maybe can adjust design to take out a few square feet.

Colin Gillis states that maybe Mr. Mather is on to something. Maybe the plans are over calculated. Maybe there is space inside the building that is being calculated into the parking spaces that really doesn't have to be. If they reconfigure the interior design so have more utility space than office space, which would reduce the number of parking spaces and therefore, give snow removal space.

Brian Dunn said that based on what is needed for snow removal; they will have to remove 6 parking spaces.

Alan Weeks noticed on the plans, an island, and asked what its purpose was.

C.R. Mather states it was a turnaround and could remove to open up the area, therefore finding more space for snow removal.

On Colin Gillis' motion, seconded by Alan Weeks, the Board voted to continue to August 29, 2007 @ 7:30 p.m., voted (4-0)

Revised plans to be submitted for the Boards review before the next meeting.

For complete discussion, please refer to Tape 2, side 2 (470) to Tape 3, side 1

10:05 P.M. MINOR SITE PLAN REVIEW
479 Turnpike Street – Hillside Plaza

Marc Rousseau reports this is a change in use of the site and should come before the Building Department with a current site plan. The plan is to put a restaurant at the site.

On Colin Gillis' motion, seconded by Alan Weeks, the Board for to accept the minor site plan review, voted (4-0)

For complete discussion, please refer to Tape 3, side 1 (counter at 344).

10:10 P.M. AMENDMENT TO SURETY
Barg Farms

Marc Rousseau explains that this is Lot 1 – Josie's Way, to be released for surety and hold Lot 7. Will have a 4th Amendment to the Form E Covenant holding Lot 7 signed and recorded. Marc Rousseau will hold the Form F until the Form E is recorded.

On Colin Gillis' motion, seconded by Alan Weeks, the Board voted to accept releasing Lot 1 and hold Lot 7 for surety, (4-0)

GENERAL BUSINESS

A. Endorse Mylar's – Street Acceptances

Marc Rousseau asked the Board to sign the Mylar's for the streets that were accepted at Town Meeting (Canoe River, Lone Oak Farms, Milestone Acres, Scarlet Court, Easton Woods)

B. Approval of Minutes – 7/18/07 –

On Colin Gillis' motion, seconded by Gregory Strange, the Board voted to accept the minutes, (4-0)

C. Surety Release – Hidden Acres

Marc Rousseau reports there is approximately \$29,000 held for Hidden Acres which is now complete. Asks the Board to approve the surety release.

On Colin Gillis' motion, seconded by Gregory Strange, the Board voted to release \$29,000 surety for Hidden Acres, (4-0)

D. Christine Santoro speaks with the Board about only having one meeting in September and possibly scheduling an additional meeting for the Cottage By Law workshop. The Board agrees and a special meeting will be scheduled for September 26, 2007 with other Town Boards. Marc Rousseau to coordinate.

On Colin Gillis' motion, seconded by Gregory Strange, the Board voted to adjourn at 10:30 p.m.

Respectfully Submitted,

Signed By,

Pamela Almeida
Recording Secretary

Colin Gillis
Board Clerk