



TOWN OF EASTON
Planning & Zoning Board
136 Elm Street
North Easton, Massachusetts 02356
Tel: (508) 230-0630 Fax: (508) 230-0639

Meeting Minutes
April 9, 2008

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

Member Absent: Colin Gillis, Clerk

Staff Present: Alice Savage, Staff Planner; Pamela Almeida, Recording Secretary

Christine Santoro opened the meeting at 6:30 p.m.

6:30 P.M. DISCUSSION - Dorchester Brook Water Line (continued from March 26, 2008)

Present: Attorney Michael Sites; Scott Erlich, resident of 35 Arborway

Attorney Sites explained the situation to the Board. Understanding that in 2002 the Planning Board approved to take ownership of the water line. However, continue to have an issue with the language of the Deed of Easement. Waiting for further language clarity from Town Counsel.

Alice Savage reports that Town Counsel is reviewing a revised draft for the Planning & Zoning Board review. She reminds the Board that, the Board at the time, voted to accept ownership of the water mains as part of the original subdivision approval in 2002, however the Deeds and Easements were never properly recorded and that is this issue at this time.

Walter Johnson discussed an email from Water Superintendent, Jack March, who strongly opposes accepting any water lines under a private way.

Gregory Strange motioned to continue the discussion to May 7, 2008; the motion was seconded by Carol Symmons. Motions Passed (4-0)

7:00 P.M. PUBLIC HEARING - SPECIAL PERMIT # 08-04 ESTATE LOT

LOTS 4A & 5A Highland Street, Edward Daly (Rep: Collins Civil Engineering Group)

Present: George Collins, Collins Civil Engineering Group; Edward Daly (applicant), Thomas Stone, Chief Easton Fire Department

Gregory Strange read the public hearing notice to open the public hearing.

George Collins shows the Board two sets of plans, and explains that the project consists of the construction of a 12' wide paved common driveway to serve two residential homes. One of the homes will be on a retreat lot and the other will be on a regular residential lot. Both of these lots will have frontage on Highland Street. The property consists of Map R14, Lot 69 and Map R10, Lot 13, which are residentially zoned, wooded 3.8 acre lot (total), and located on the northern side of Highland Street with a wetland on the southern portion of the site. He informed the Board that a Notice of Intent has been filed with the Conservation Commission and septic designs have been submitted to the Board of Health.

Tom Stone, Easton Fire Chief, was present and responded on his comments, which were read for the record. It is the feeling that due to the length, width and composition of the proposed shared common driveway, emergency vehicles (fire apparatus in particular) would have extreme difficulty conducting emergency operations at either of the two proposed houses. He further commented that it is recommended that any home built on and by the common driveway be equipped with residential automatic fire sprinkler systems.

Alice Savage reported to the Board that the submission was not complete and she sent a letter to the application to address specifics and requested additional information. The applicant responded and submitted revised plans. Due to the original plan and the revised plans received before the public hearing, Alice recommended the public hearing be continued to allow the Board to review the information.

Gregory Strange motioned to continue to May 7, 2008 @ 7:00 p.m., the motion was seconded by Walter Johnson. Motion Passed (4-0)

7:30 P.M. PUBLIC HEARING - SPECIAL PERMIT # 08-05 COMMON DRIVEWAY

LOTS 4A & 5A Highland Street, Edward Daly (Rep: Collins Civil Engineering Group)

Present: George Collins, Collins Civil Engineering Group; Edward Daly (applicant), Thomas Stone, Chief Easton Fire Department

George Collins gave a brief description of the common driveway, which will be over 300 feet in length, and felt that, as the Estate Lot submission, the Board continues the public hearing.

Christine Santoro asked Alice Savage if the submission met the criteria for a common driveway.

Alice Savage responded that the submission does not comply with the bylaw. She explains that the bylaw requires that a Common Driveway be separated from any adjoining lots which it does not serve by a landscaped buffer of at least 20 feet in width. The proposed plan does not comply with this requirement, because of the proximity to a wetland. She further explains that the plan

does not provide any turnaround area for emergency access vehicles or special safety precautions required by the length of the driveway, which is longer than 500 feet. She recommends the Board deny the submission.

Mr. Daly addressed the Board and said that he would, to the best of his ability, do what he could to comply with any recommendations.

Walter Johnson motioned to deny the application for a Common Driveway. The motion was not seconded and no further discussion.

Christine Santoro asks the Board if there was another motion.

Gregory Strange motioned to continue the public hearing to May 7, 3008 @ 7:15 p.m.; motion was seconded by Carol Symmons. Motion Passes (3-1) Walter Johnson opposed motion.

8:00 P.M. SITE PLAN REVIEW - House of Possibilities, 350 Washington Street

Present: Attorney Michael Sites, representing House of Possibilities; Robert Pelaggi of JK Holmgren Engineering

Attorney Sites addressed the Board explaining this submission is for a respite house to be located on the grounds of Stonehill College adjoining Moreau Hall.

Robert Pelaggi reviews the site plans with the Board.

Alice Savage asked to read departmental comments for the record. Easton Fire Chief, Thomas Stone commented that the plan as proposed is very well thought out and offers good access for emergency vehicles. His comments address the proposed septic tanks which are to be located under the area designated as a fire lane as well as the access to the dumpster, and hopes they tank covers will hold up under heavy truck traffic.

Alice Savage also addresses the Board regarding recommendations received from Woodard & Curran (the Town's consultant firm for stormwater), which recommend further information from JK Holmgren in order to review the stormwater drainage. JK Holmgren submitted their response at the meeting.

Alice Savage informed that Board that the Health Inspector has requested that as a condition of Site Plan Approval, the applicants construct, as part of their construction of additional parking spaces of Moreau Hall, an impervious pad sized to fit two dumpsters. (Moreau Hall currently has no paved surface for its dumpster.) The Health Inspector further notes that the septic plan proposed has not been submitted for review.

Alice Savage recommends continuing to allow time to review additional information.

Carol Symmons motioned to continue the site plan review to May 7, 2008 (time to be determined); the motion was seconded by Gregory Strange. Motion Passed (4-0)

8:15 P.M. DISCUSSION - Zoning Change – 451 Foundry Street

Present: Attorney Michael Sites, representing Mr. Meawad (Bill's House of Pizza)

Attorney Sites addresses the Board explaining that Mr. Meawad has requested that the Board sponsor a zoning amendment to extend the Business zone at Five Corners to include 451 Foundry Street for the purpose of opening a second location of Bill's House of Pizza.

Alice Savage informs that Board that because the warrant for the May Town Meeting has closed, the Board may wish to consider studying the Five Corners area and sponsoring the rezoning of several parcels at the Town Meeting in November.

8:20 P.M. SITE PLAN REVIEW – 3 Washington Place, Whelan Associates

Present: Attorney David Marsan; Whelan Associates representative and HW Moore Associates representative

The proposed site will consist of a 2-story, 26,000 s.f. office building with 130 parking spaces on a 80,630 s.f. lot, located off Washington Street. This is In the vicinity of the Orthopedic Care Center and a second office building, which is under construction. A site plan, which was not originally submitted, was received for review.

Alice Savage read comments from the Easton Fire Chief, Thomas Stone for the record. Chief Stone commented that the site plan meets approval, has very good access for emergency vehicles, water service and hydrant locations for the building. The one concern is the building address. He explains that the site plan has the address of Three Washington Place. The actual entrance to the site is from Washington Street and feels it is best to use a Washington Street address.

Attorney Marsan addressed the Board asking to take in consideration waiving the cost of the stormwater consultant fee. Or to take the additional cost from the amount that was submitted with the application. The Board could not waive he consultant fee.

Walter Johnson motioned to continue the site plan review to May 7, 2008 @ 8:00 p.m., the motion was seconded by Carol Symmons. Motion Passed (4-0)

8:45 P.M. FORM A (ANR) REVIEW - 537 Washington Street, Douglas A. King

Present: Azu Etoniru, E.T. Engineering, representing Douglas King

Mr. Etoniru addressed the Board the he was here to respond to any comments the Board may have.

Alice Savage explains to the Board that the applicant proposed to join 2 parcels with frontage on Roosevelt Circe for the purpose of creating one lot. The proposed lot meets frontage requires and the application is complete. She recommends the Board endorse.

Gregory Strange asked if this was part of the 40R project.

Alice Savage explains that this is the assisted living portion of the proposed 40R Overlay District.

Walter Johnson motioned to endorse, the motion was seconded by Gregory Strange. Motion Passed (4-0)

The Board signed the original Mylar and a copy for the file. Mr. Etoniru signed for and took the Mylar for recording. The copy will be placed in the file.

Approval of Minutes –

Christine Santoro asked to continue the approval of the meeting minutes of 2/27/08, for further review.

Gregory Strange motioned to approve the meeting minutes of 3/20/08, the motion was seconded by Carol Symmons. Motion Passed (4-0) The Board Clerk, Colin Gillis absent for meeting, will ask for signature at next meeting.

Gregory Strange motioned to approve the meeting minutes of 3/26/08, the motion was seconded by Carol Symmons. Motion Passed (3-0-1) Christine Santoro abstained, she was not present at the meeting.

STAFF PLANNER'S REPORT

Settlers Way – Alice Savage explained to the Board that the Land Use Agent made an inspection of property adjacent to Settler's Way, and determined that construction refuse from the development has altered drainage patterns in the area, causing flooding to neighbors. She asked the Board review a letter from the Land Use agent requesting the situation is rectified or that it be demonstrated to the Board that no action is needed. This item will be discussed further at the meeting of May 7, 2008.

Lone Oak Farms – Alice Savage reports to the Board of receiving a complaint regarding the incomplete roadway at Lone Oak Farms. The term of approval for the subdivision has expired. She asked the Board consider revoking the subdivision approval and/or pull the bond. Board members remember discussing and meeting with Mr. Welch and residents on this item October, November, 2007 and a timeline was put in place. Alice Savage will look into amount in bond. She will request an updated Road Cost Estimate from the Land Use Agent, and ask Mr. Welch to attend the meeting of May 21, 2008.

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300 Foundry Street – Alice Savage informs that Board that the Town of Easton voted in November, 2007 to appropriate funds for field work and concept plans for a subdivision at this location. The consultant contracted by the Town has received an Order of Resource Area Delineation from the Conservation Commission and generated three concept plans, which are shown to the Board. She explains that the property is estimated habitat for the Blanding’s turtle. She further explains that staff is working with Natural Heritage to determine what parameters any development will fall within.

Developing or promoting a new Comprehensive Plan – Alice Savage states that this is in response to inquired from the Board at the last meeting. Marc Rousseau suggests the Board form a Subcommittee to explore generating a new comprehensive plan.

Walter Johnson motioned to adjourn at 9:10 p.m., the motion was seconded by Carol Symmons. Motion Passed (4-0)

Respectfully submitted by *Pamela J. Almeida, Recording Secretary*

Signed by,

Colin Gillis, Board Clerk

Date