



TAUNTON PLANNING BOARD

City Hall
15 Summer Street
Taunton, Massachusetts 02780

Denise J. Paiva, Secretary

Phone 508-821-1051

Fax 508-821-1665

TAUNTON PLANNING BOARD

AGENDA – updated

APRIL 7, 2016 AT 5:30 P.M.

(to be held at 141 Oak St.)

CONVENE:

NEW BUSINESS

Accept Minutes of March 3, 2016

Cont'd. Public Hearing – Proposed Changes to the City of Taunton Zoning Ordinance – dated Jan. 26, 2016 – Need to forward a recommendation to the Municipal Council. Requesting a continue to next month.

Public Hearing - Proposed Zoning Change – Add Section 5.2 Use Regulations – Add Biotech as a Permitted Use in Business District - Need to forward a recommendation to the Municipal Council

Public Hearing- Proposed Amendment to the City of Taunton Zoning Map
To change the following properties from Industrial District to Business District. Property I.D.24-2-0 which consists of property located off Bay Street and Dever Drive and consists of the following parcels: Lots A, B1, B2-A, B3R, and B4-A. The portions of lots B2-A and B3R that are shown as zoned Open Space Conservation are NOT part of the requested zoning map amendment. Submitted by TDC/MassDev. Corp.

Public Hearing – Form J – 122 Highland Street – Waiver of frontage – to divide one lot into two lots, submitted by Christopher Coute

Public Hearing - Form J Plan – Woodbine St. - Waiver of Frontage - to create 10 lots – for property located on Woodbine Street known as Assessor's Reference Map 64 Lot 142 – 146, 148-150, 152- 155 , Map 65 Lots 480-488 on Woodbine Street

Public Meeting – Roadway Improvement Plan – Woodbine Street - Assessor's Reference Map 64 Lot 142 – 146, 148-150, 152- 155 , Map 65 Lots 480-488 on Woodbine Street, Taunton, Ma. Improvements are a 24 foot wide road for a distance of 530 feet with an emergency vehicle turnaround – to create 10 residential lots.

Public Meeting – Site Plan Review – 342 Winthrop St. – to allow the construction of a 4,576 sq. ft. convenience store, 2,080 sq. ft. car wash, 4 pump island with 8 fueling posts dispensing station for cars, and 4 pump island with 3 fueling posts fuel dispensing station for trucks, submitted by Steven Hinton, owned by Matt St. Germain.

Public Meeting – Site Plan Review – John Quincy Adams Rd. Map 18-Lot 17 – General Dynamics Mission Systems – to allow the placement of one (1) temporary office trailers, one (1) temporary bathroom trailer, one (1) temporary equipment trailer and eight (8) temporary carports.

Public Meeting – Site Plan Review - 122 Winter St. – to allow an auto rental & auto sales business, submitted by Luis Freitas, JLJ, LLC

Cont'd. - Public Meeting – Site Plan Review 295 Broadway - - To allow the use of underground leaching chambers instead of a detention basin to control drainage, submitted by Albert Tucan. **REQUESTING A CONTINUANCE.**

Earth Removal Permit – Pratt St. – Fasolo – Need to forward a recommendation to Municipal Council

Earth Removal Permit – 203 Fremont St. – Aggregate – Need to forward a recommendation to Municipal Council.

OLD BUSINESS:

Cont'd. Prospect Hill Preserve – E-5 – Release of all surety – holding \$61,000 and no lots.

Cont'd Pinehurst Street (Roadway Improvement Plan) – Request to release Lots 4 & 5 – holding 3 lots & \$12,800

Ashleigh Estates II – Request to release lot #50 - holding \$81,000 & 4 lots

Letter from Atty. Rounds – on behalf of Marcelino Leite – proposal for Roadway Improvement plan for 6 lots – request to waive fees

Discontinuance of Pioneer Way – Need to send recommendation to Municipal Council

FORM A PLANS (Informational only)

<u>Name</u>	<u>Address</u>	<u># of Lots</u>	<u>Date approved</u>
Edith Lawrence	15 Lawton St.	2	3-3-16

Surrounding Town Public Hearing Notices (Informational only)

Dighton ZBA – 3-16-16 – 1209 Somerset Ave. LLC – 1209 Somerset Ave. – variance to construct a sign for 3 businesses.

Dighton ZBA – 3-16-16 – Dighton Development LLC – 0 Winthrop Street – Special permit to construct a 2-family in a business district.

Norton ZBA – 3-21-16 – Deborah Divittorio – 28 Dean St. – to allow the construction of a 506 s.f. addition on a pre-existing non-conforming single family structure 23,600 s.f. lot, having 60' of frontage instead of 150'.

Lakeville ZBA – 3-17-16 – Cody family Irrev. Trust, – SP for raze an existing dwelling & shed and construct new 28 x 36 3BR dwelling with a 24 x 24 garage with one-bedroom apartment – 226 Hemlock Shored Rd. North

Lakeville ZBA – 3-17-16 – Lions Club Lakeville – SP to allow construction of single family dwelling on a lot in a business zone – at 21 Staples Shore Rd.

Notice of Decision – Norton P.B. – Campanelli Freetown Land LLC – portion of 1 Arnold Palmer Blvd., (Mansfield ave) – SP approved with conditions.

Easton PB & ZBA – 3-28-16 – Queset Commons – 8 Island Court – construction of building D/E with associated surface and underground parking, access ways and hiking path.

Easton ZBA – 3-29-16 – T-Mobile Northeast LLC – SP to modify an existing wireless communications facility.

Easton ZBA – 3-29-16 – T-Mobile Northeast LLC – An Administrative Appeal of the bldg. inspector's denial of a bldg. permit to modify an existing wireless communications tower.

Norton ZBA – Notice of Decision- 1 Brook Parkway – Approved – for the construction of house on pre-existing non-conforming lot.

Norton ZBA – 4-4-16 – Christopher McHugh – 32 Alder Rd., - to construct a 20 x 20 two-story addition to a pre-existing non-conforming structure & lot

Norton ZBA – 4-4-16 – Dennis LeVeille – 15 Woodland Rd. – to construct a 20 x 16 one-story addition and handicap accessible ramp to a pre-existing non-conforming structure & lot.

Easton PB & ZBA – 4-11-16 – Douglas King Builders – 3 Roosevelt Circle – 7,000 sq. ft. commercial bldg. with assoc. surface parking, access ways.

Lakeville ZBA – Notice of decision – 19 & 22 Beechtree Dr. – Variance approved for garage within front setback.

Norton P.B. – Revised – 4-5-16 – Safeway Dev. – modification of previously advertised application for 2 SP & SP for common driveway, allow multifamily dwellings in a R-40 zone, 2 affordable housing units within a development of 6 or more multi-family dwelling units.

Middleboro P.B. – 4-12-16 – Willow Point Estates – An Open space Residential Subdivision – 24 lots off Marion Rd. –

Raynham P.B - 4-13-16 - Charles F. Barnes – SP for retail business in a Water Resource Protection Overlay District.

Raynham ZBA – Taher Al Alami for TMw Petromart Inc. – Variance o waiver the front setback for canopy – for Atlantic Fuel 510 New State Highway

Raynham ZBA – 4-13-16 – Kimberly Beuttel – 40 x 16' garage with a 6 foot setback – 112 Sully Rd.