



Roll Call: Carr, Smith, Abreau, Fiore, Spencer, Campbell present. Hearing opens at 5:35 PM  
City Planner Kevin Scanlon read the Public hearing notice and dept. comments from Fire Dept., B.O.H., Conservation Commission and himself which were made part of the record. Russ Burke, BSC Group and Mike Mitchel, Project Manager, MassDevelopment. They are here tonight to requesting zoning change from Industrial Development to Business District which will allow for Biotech, Life Science Center. This is located off Bay Street, consisting of 44 acres which is Phase V - Business park – Life science center. Brian asked what happens if something other than office wants to go in? Mike stated the lots are smaller and the intention is to not allow retail (only as an accessory use) No one in favor or opposed.  
Jody made motion to forward a positive recommendation to the Municipal Council on this zoning change, seconded by Dennis. All in favor. Hearing closed at 5:45 pm.

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

Roll call: Carr, Smith, Abreau, Fiore, Spencer and Campbell present. Hearing opens at 5:45 PM. City Planner Kevin Scanlon read comments from B.O.H., Conservation Commission and himself into the record. Atty. William Round was invited into the enclosure. Atty. Round stated ZBA granted variance and now need Waiver of frontage. Pinehurst Street was recently improved by Roadway Improvement Plan and this lot will now benefit from that. During the review of the Roadway Improvement Plan it was anticipated that a few more lots will be seeking approval. This lot has an existing house at 122 Highland Street and this new lot will have access from Pinehurst Street. The applicant purchase the property and was granted a variance from ZBA. The lot will be serviced by city water & city sewer but will have to go to the Conservation Commission. Manny asked if it's only for one lot? Atty. Rounds answered yes and it will be 50 feet of frontage on the newly improved street. Brian asked what size home? Atty. Rounds said he wasn't sure but it's a will be a single family. The lot is much larger than the lots on Pinehurst Street. Tony asked where the driveway would be? Bob suggest putting driveway toward the turn. City Engineer Mark suggest putting driveway to be radial and suggests striping and edge line to centerline. Brian visited the site and he saw sewer manholes. Tony suggests putting Chevron sign& reflectors.  
Public input: No one in favor or opposed.

Motion made and seconded to approve the Form J with the following conditions:

The Roadway Improvement Plan for Pinehurst Street approved in July of 2015 was deemed adequate to serve as access for 6 house lots. To allow access to this additional house lot the Board required and the developer agreed to the additional improvements included in the following conditions. The Board then approved the Form J Plan with the following conditions:

1. The driveway for this lot must be constructed radial to and at about the middle of the curve in Pinehurst Street. The sewer manhole will likely be within the pavement and must be adjusted to grade.
2. Install 4 two-way reflective delineators along the outside of the curve in Pinehurst Street.
3. Apply 4 inch retro-reflective double yellow centerline and single white edge line (each side) along Pinehurst Street.

Hearing closed at 6:06 pm.

**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.**

City Planner read letters from himself and Conservation Commission which were made part of the record. Atty. John-Paul Thomas and Nick Dufrense, P.E., Thompson Farland were invited into the enclosure. They recently received ZBA approval which required a Roadway Improvement Plan. Atty. Thomas stated the wetlands have been flagged but not approved by Conservation Commission. Due to the wetlands they cannot bring road out to Vinson Street. They met with the City Planner before submitted to go over plans. Nick stated the entire site is located within Natural Heritage and they will be going to Conservation Commission in 2 ½ weeks. This site is the former Highland Heights roller rink. There are a few homes on the road but the road is in disrepair. They will remove all old pavement and put new 24 foot wide with cape cod berm and associated drainage with water & sewerage. They are providing an emergency turnaround because they cannot go all the way through to Vinson Street due to wetlands. City Engineer stated he sent e-mail to engineer suggesting to run continuance slope to Oak Avenue which eliminates pipes and would be less money. He did say he would like to see the water line looped to Vinson Street. He also pointed out if there is contamination on site and what happens if the City accepts this street. Bob stated he didn’t see any drainage detentions? Nick state they are proposing a catch basin. He stated they are reducing the impervious area b 65% due to the removal of the roller rink building. Mark stated he can’t consider that.? Kevin stated they need to follow the Definitive Subdivision rules and the wetland line has not been approved. Mark stated the street is accepted. There was some discussion about the survey monumentation on plans, bounds at radii and the angle point not on the wetlands. Manny stated they want to put 10 houses on this narrow street. Manny asked about a sidewalk? Nick stated the cleanup of the site is on-going and he submitted report from Sage Environmental. The Board asked what kind of soils did they find? Nick read report and stated they are staying outside of the cleanup area. Nick stated they founds some sort of oil which is in back of lots 6,7,8, and 9. Manny asked if they would tell anyone about the contamination. Atty. Thomas stated the intention is to disclose all of it. Tony stated he would like to refer this to the City’s LSP consultant and report back. Jody stated there are a number of concerns with the conservation commission and he thinks we need experts to give us some guidance.

Tony made to refer this to the City’s LSP consultant and report back to the Planning Board, Seconded by Brian . All in favor.

Kevin also stated the line has to be approved by the conservation commission. Kevin stated keep this open until they go to the Conservation Commission.

**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**

Roll Call: Carr, Smith, Abreau, Fiore, Spencer and Campbell present. Hearing opens at 6:40 PM. City Planner Kevin Scanlon read the public hearing notice and dept. comments from himself and Conservation Commission which were placed on file. Public input: Karen Claudio, 39 Woodbine Street stated she’s not opposed but wanted to know about the trees that borders the property. The Board explained to her the proposed turnaround would be adjacent to her house. Opposed: Robert McClellan, asked if the EPW was notified of this and Atty. Thomas answers yes. Letter from Peter Hultman, 14 Belvoir Avenue stated he wants his privacy maintained. It was noted to leave public input open for next meeting. Tony made motion to continue this until June meeting, and the Board acknowledge the time frame has been waived, seconded by Manny.All in favor. Continued to June 2’ 2016

**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.**

City Planner read the public meeting notice and the DIRB comments which were made part of the record. Jody disclosed that his brother-in-law has contracted work with Mr. St. Germain but there is no conflict. John DeSousa, Seacoast Consulting LLC was invited into the enclosure. He stated a few years ago Mr. St. Germain has this site approved for a gas station, drive-thru restaurant and retail. That project did not happen due to some hardship. Now he has a P&S with Mr. Hinton and they wish to have it permitted gas station and car wash. They have removed the diesel pumps from the plans. This will need to go before the Conservation Commission. John stated they took the diesel pumps off the plans. They had DIRB meeting and has no issues with their comments. Jody asked about the paper street and if they discontinued it? John stated Matt has total ownership so he doesn't think it needs to be discontinued. Jody thinks the City has residual right. Bob asked Tony if the meter pit should be inside? Tony answers yes it should be in mechanical room. Tony said there is a force main to street and John stated it will flow out to street/ Manny asked how far does the sewer run on Winthrop Street? Tony said all the way down to Burt Street. Brian asked about grading and if the wells are still monitored? John stated there was a clean on adjacent site. Bob said the catch basins are shown 2 feet and should be a minimum of feet. He also pointed out the wheelchair ramp should be 5 feet. Brian asked if they found any ledge? John said they did test pits and found no ledge. John explained how the car wash would work. There would be 1 gallon of new water every time car is washed. It would go into a MDC gas trap before it goes into the sewer. They have a meeting scheduled with Conservation Commission on Monday. He stated Mass. DOT approved previous curb cuts and they and they wanted removed sidewalk. Public input: Jean Coulombe, 341 Winthrop Street had some concerns. He informed the Board about the gas line that goes under the property. He asked if there was a traffic study done? He stated it's very busy road and there has been 2 deaths. He asked about hours of auto repair, any overnight parking? John stated the hours would be 5 or 6 AM – 11 PM and no overnight parking is not allowed. There will be no auto repair they are proposing store and car wash in rear. He stated a barrier would be put up with landscaping and fencing. Mr. Coulombe would like the barrier to go up at beginning of construction to eliminate noise & dust and perhaps some plantings. He asked if the safety office would get involved. He asked how much gas will be in tanks? John answers 47,000 gallons and they will comply with EPA rules and fire Dept. Opposed: Faith Wagner, 15 Harvard St. stated she was here last time and she is very concerned with this and the affect it will have on the wildlife. She has a beautiful backyard and she doesn't want it to change. She has to deal with NER and all their trucks and noise. She stated Matt started clearing and she thinks he went on her property. He replaced trees which are now dying. She doesn't want more noise, bright lights and added traffic. She loves her "Maine like" quiet back yard and enjoys seeing all the different wildlife. John stated they are actually staying away from the wetlands. She stated Matt ruined it. Bob informed Ms. Wagner that she still has what she bought. He informed her they have to comply with stormwater management control. The city ordinance stated you cannot start work before 7 AM Mr. Coulombe stated it's hard to enforce the ordinance.

Brian made motion to approve the Site Plan Review to include the DIRB comments, seconded by Dennis. All in favor.

**Condition #1) That the plans dated December 28, 2015 and revised through March 17, 2016 shall govern with the following additional conditions;**

**Condition #2) dumpsters shall be located on a concrete pad, be enclosed with a stockade fence, be kept closed at all times and be emptied regularly**

- Condition #3) Lighting shall not illuminate any portion of abutting properties**
- Condition #4) The site shall be kept clean and clear of debris**
- Condition #5) Two set of as-builts shall be submitted upon completion of all work on site and shall include design engineer and land surveyor certification notes stating the development has been built according to the approved plans. Plans will show all construction of buildings, utilities, grades, setbacks etc**
- Condition #6) two sets of updated plans shall be submitted that conforms to all of the requirements of this decision before any building permits will be issued. Two sets are required**
- Condition #7) An oil water separator shall be provided**
- Condition #8) a food service permit, tobacco permit and a hazardous material permit from the Board of Health shall be obtained**
- Condition #9) the plus minus on the dimensions shall be removed from the plan**
- Condition #10) the grades at the two entrances to the site shall be less than 5 percent**
- Condition #11) the sidewalk widths shall be at least five feet exclusive of curbing**
- Condition #12) the city engineer shall approve the drainage design prior to any building permits**
- Condition #13) the landscaping plan shall be approved prior to any building permits and the plan shall be designed according to section 7.1 of the zoning ordinance.**
- Condition #14) An Order of Conditions shall be obtained from the Conservation Commission or superseding authority.**
- Condition #15) Add “One Way” signs opposite the car wash exit and opposite the loading area exit.**
- Condition #16) Arrows, one way and trucks only legends are shown on the plans and shall be painted in the field.**
- Condition #17) The Permittee must erect protective screening fencing along the front of property during construction for dust control, positioned such that adequate corner sight distance is provided.**

Tony excused at 7:33 PM.

**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.

City Planner Kevin Scanlon read the public meeting notice and DIRB comments which were made part of the record. Jon Connell, Field Engineering and Rick Peraino, General Dynamics were invited into the enclosure. Jon stated they are here tonight because they need new offices (temporary) for their equipment for testing. Jon stated they are here to amend their exiting SPR approval. The purpose of the existing testing area is to assist General Dynamics in producing and testing communication systems for the Army. The primary process is the integration of communication systems into vehicles. They received an award for this. Manny asked how long is “temporary”? Mr. Peraino stated the contracts are on-going but any change would make them come back. They have a very aggressive schedule and continue to grow. Brian asked what are the hours of operation? Mr. Peraino answers 7 am – 5 pm. but sometimes they may have a deadline and have to work longer, around 11 pm. They may have expedited schedule to rush the equipment out. Public Input: No one in favor or opposed.

Dennis made motion to approve the SPR modification to include the DIRB comments, seconded by Jody. All in favor.

- Condition #1) That the plans dated March 2, 2016 shall govern with the following additional conditions;**
- Condition #2) No dumpsters shall be allowed**
- Condition #3) Lighting shall not illuminate any portion of abutting properties**
- Condition #4) The site shall be kept clean and clear of debris**
- Condition #5) Two set of as-builts shall be submitted upon completion of all work on site and shall include design engineer and land surveyor certification notes stating the development has been built according to the approved plans. Plans will show all construction of buildings, utilities, grades, setbacks etc.**

**Condition #6) A set of updated plans shall be submitted that conforms to all of the requirements of this decision before any building permits will be issued. Two sets are required**

**Condition #7) There are no sewer and water connections. All water and sewer are portable servicing.**

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

City Planner Kevin Scanlon read the public meeting notice and the DIRB comments which were made part of the record. Mike Patneau, P.E. Earth Services Corp. was invited into the enclosure. He stated they are adding to the existing site. They want to add auto sales & auto rental. Manny asked about repair and they said No repair, just rentals. Kevin said they have too many issues with the B.O.H. for any repairs. Public Input: No one in favor or opposed.

Jody made motion to approve the Site Plan Review to include DIRB comments, seconded by Dennis. All in favor.

**Condition #1) That the plans dated March 3, 2016 shall govern with the following additional conditions;**

**Condition #2) dumpsters shall be located on a concrete pad, be enclosed with a stockade fence, be kept closed at all times and be emptied regularly**

**Condition #3) Lighting shall not illuminate any portion of abutting properties**

**Condition #4) The site shall be kept clean and clear of debris**

**Condition #5) Two set of as-builts shall be submitted upon completion of all work on site and shall include design engineer and land surveyor certification notes stating the development has been built according to the approved plans. Plans will show all construction of buildings, utilities, grades, setbacks etc**

**Condition #6) two sets of updated plans shall be submitted that conforms to all of the requirements of this decision before any building permits will be issued. Two sets are required**

**Condition #7) The used car lot shall have a limit of 18 vehicles for sale, storage or display at any one time and the rental business shall have a limit of 12 vehicles at any one time. All vehicles shall be parked in the designated spaces shown on the plan only.**

**Condition #8) no vehicle parts or un-operable, unregistered motor vehicles shall be stored on the exterior of any buildings on site at any time.**

**Condition #9) The ADA spaces shall be moved to the customer parking next to the auto sales office and the surface of the ADA parking shall be paved**

**Condition #10) The existing gravel parking lot to the rear of the proposed used shall be removed**

**Condition #11) The 3 parcels shall be combined into one parcel prior to the commencement of any auto sales use on site**

**Condition #12) That a Title V inspection of the septic system shall be completed and the system brought into compliance or the system shall be abandoned and the site connected to sewer prior to the existing garage being utilized.**

**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.**

Request to continue until next month.

**Motion made and seconded to continue until next month. All in favor.**

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

City Engineer stated this is a renewal and there are no changes to the plans. He stated there is not much market right now so this will be very slow.

Dennis made motion to forward a positive recommendation to the Municipal Council for this Renewal of the Earth Removal Permit for Pits #86 on Pratt Street. Seconded. All in favor.

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

City Engineer stated this is a 5 year Renewal for Aggregate Industries. They are asking for a little longer hours of operation. There was some discussion as to whether or not reduce the hours on the weekend. There was some discussion about the haul road and maybe its time to start discussion relative to getting that done and open to public use. Manny stated that Forekicks and Gordon Foods, former Perkins Paper contributed to the design plans. They need to initiate the process. Brian stated if they open that road up it will be used for cut through. He is opposed to that because he does live out there. He stated Forekicks is a great project. City Engineer stated the GPS must take the trucks there because it seems more trucks are using it. There was some discussion about reducing the hours of crushing on the weekend.

Jody made motion to forward a positive recommendation for renewal of Pit #35 - 203 Fremont St. with the following condition:

Crushing & Hauling hours on Saturday : 9 AM – 2PM Seconded by Manny. Brian opposed.

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

Joseph Lynch was invited into the enclosure. Dept. comments from Conservation Commission, Fire dept., Planning, B.O.H., City Engineer and outside consultant, Earth Services Corp., were read into the record. Dennis made motion to find the subdivision to be complete, release all monies upon confirmation of the Trust to the Homeowner's Association. Seconded by Brian. All in favor.

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

Requesting to release Lots 4 & 5. City Planner read his letter into the record. City Engineer stated the trench needs to be fixed.

Dennis made motion to release lots 4 & 5 upon receipt of \$4,267.00 per lot, and after fixing trench. seconded by Brian. All in favor

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

Steve Perry was invited into the enclosure. He stated this lot was sold a long time ago by his dad. There are 4 lots under covenant. He asks the Board to release this one so the owner can move forward and build on it. Jody made motion to release Lot 50 with no surety being required, seconded by Dennis. All in favor.

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

Atty. Rounds and Marcelino Leite were invited into the enclosure. Atty. Rounds stated the Board denied the Form J last month because there were more lots than what was approved by the Roadway Improvement plan. They are proposing to widen the road by a foot or two and improve the drainage. They wanted to see how the Board would feel about that and are requesting to waive the fees for the Roadway Improvements Plan modification. They would widen the road by 2 feet on one side. It was suggested maintaining/restore the existing swale. Manny stated this is a very narrow road. The Board would like to see the improvement being proposed. Kevin stated the applicant can just file a modification of the Roadway Improvements Plans which is less of a fee. He does not suggest waiving the entire fees for RIP. He stated the Board could waive the Form J fees.

Brian made motion to waive the Form J fees and the applicant is required to pay the Modification of Roadway Improvement Plans fees., seconded by Dennis. All in favor.

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

Dennis made motion to forward a positive recommendation to Municipal council, seconded by Brian. All in favor.

Meeting adjourned at 8:26 PM