



1. **Widen the roadway 2 feet on the west side (where lots 1-4 are located) instead of the east side and reverse the crown of the road so it drains west to east (with transitions to normal crown that ensure proper drainage);**
2. **Eliminate the proposed catch basin;**
3. **Install a 4 foot wide swale with a bottom about 6 inches deep following the east side of the road between the existing driveway and the existing drainage swale running away from the road. The swale would be constructed of a 4" deep layer of 2-1/2" to 4" stone on a durable permeable filter fabric on a gravel base.**
4. **This modification is approved as suitable for access to 2 lots in addition to the 4 lots previously approved for a total of 6 lots.**

5 members in favor, 2 members opposed (Spencer & Carr). Approved.

**Public Meeting - Site Plan Review for property at 200 Constitution Drive for the installation of a new stand-by power generator outside on-grade and the creation of new paved parking spaces to accommodate emergency cell-site equipment, submitted by Celco Partnership/d/b/a Verizon Wireless.**

City Planner reads dept. comments from himself, T.M.L.P, DIRB and Veolia Water into the record. Jody made motion to invite petitioner into the enclosure. Carl Gehring, Gehring & Associates LLC, Steve Matthews, Tectonic Engineering, John Soper, Project Manager were invited into the enclosure. Mr. Gehring explains they updated plans per the DIRB comments. They are planning on installing a new 1000K W stand-by power generator with appurtenant diesel tank outside, on-grade, to replace the existing stand-by generator that is currently in the basement of office building. They received the TDC sign off as required by the Deed restrictions. The rolling equipment will include "cell-on-wheels( (COW's) and generator –on-a-trailer(GOAT") that are used off-site on a temporary and emergency basis when needed at the existing cell sites in the region. They will also pave new parking areas to the rear and side of the office building to accommodate the placement of emergency cell-site requirement owned and operated by the applicant. Arthur asked if the generator was for fuel? Carl answers yes for diesel, 6,000 gallons which will be in double wall tank with alarm. Brian asked the City Engineer if he's all set with the comments from the DIRB. He asked about the limited hours Monday – Friday 10 – 2 PM? It was explained how they have to test or exercise the machinery once a week which is less noise than the current generator. No one in favor or opposed.

Tony made motion to approve the Site Plan Review with the DIRB conditions, seconded by Manny. All in favor

Condition #1) That the plans dated November 12, 2015 and revised through May 19, 2016 shall govern with the following additional conditions:

Condition #2) A set of updated plans shall be submitted that conform to all of the requirements of this decision before any building permit will be issued. Two sets are required.

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 sets of As-Builts shall be submitted upon completion of all work on site and shall include certification notes and stamps by a Design Engineer (PE) and Land Surveyor (PLS) stating that the development has been built according to the approved plans. Plans shall show at least all of the information shown on the proposed plans referenced in condition #1 above and all utility as-builts.

Condition #6) Generator testing shall be conducted Monday through Friday only between the hours of 10:00 AM and 2:00 PM.

Condition #7) A copy of the site plan shall be provided to the Board of Health.

**Notification from The Commonwealth of Mass. – National Register of Historic Places – 10-18 Porter Street – M.M.Rhodes & Sons Co. - will be considered for nomination to the Natural Register of Historic Places**

Placed on filed.

**Public Hearing – Form J – Waiver of Frontage - Greystone Street - Prop. I.D. 105- Lots 114-116) submitted by Edith Lawrence – to divide one lot into two . CONT'D TO JULY meeting – not properly advertised.**

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**OLD BUSINESS:**

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**Cont'd Public Hearing – Form J – Waiver of Frontage - Woodbine Street – to create 10 lots on property located on Woodbine Street known as Assessor's Reference map 64, Lots 142-146, 148-150, 152-155, map 65 Lots 480-488**

Requesting a continuance until next month.

Motion made and seconded to grant continuance. All in favor. Cont'd. to July 7, 2016.

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**Cont'd. 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**

Requesting a continuance until next month.

Motion made and seconded to grant continuance. All in favor. Cont'd. to July 7, 2016.

**River Pines – update on completion -**

City Planner read letter from Richard Feodoroff updating the Board. Manny asked why there is no tax status forms used anymore. The Law Office informed all departments we can no longer use them.

Motion to place on July 7, 2016 agenda.

Dennis brought up the fact that they just received some new plans and reports yesterday and he wants to make and he thinks it's unfair to be expected to review them in a day. It's unfair to the Secretary, the Board members and City Departments to get so late.

Kevin stated there is a vote on file from many years ago with a One Week deadline to add anything to agenda. He asked they vote again just to update. He said we have to accept the plans but they can't expect members and departments to review them. He stated the exception would be engineer's updating the plans per the DIRB.

Dennis made motion that all submissions to the P.B office must be accurate and complete in order for the City Departments to review them. Incomplete or inaccurate submissions will be denied or continued without discussion by the Planning Board. Also any changes to the submitted plans must be delivered to the Planning Board Office at least ONE WEEK PRIOR to the public scheduled meeting to ensure City Departments time to review the amended plans. (with the exception of updating plans per the DIRB) Seconded Manny. All in favor.

Meeting adjourned at 6:44 PM