

## 10-3-13 mins.

\*\*\*\*\*  
TAUNTON PLANNING BOARD MINUTES  
CITY HALL, TAUNTON, MA 02780  
(Meeting held at Maxham School, 141 Oak St., Taunton, Ma.)  
\*\*\*\*\*

DATE : October 3, 2013

BOARD MEMBERS: Daniel Dermody, Chrmn. Anthony Abreau  
Bob Campbell V.C. Arthur Lopes  
Manuel Spencer, Clerk Joshua Borden  
Michael Ritz  
ADVISORS: Mark Slusarz, City Engineer  
Kevin Scanlon, City Planner

Roll Call: Borden, Campbell, Ritz, Spencer, Abreau, Ritz, Spencer and Dermody. Present. Meeting opens at 5:32 PM.

**CONT'D. Public Meeting – Site Plan Review – 255 Cape Highway – for the expansion of the existing business including a 2,828 sq. ft. addition, 1,166 sq. ft. cooler, a compactor, 29 new parking spaces and a secondary exit from site. Submitted by Fariborz Motamedi of Marmar Real Estate Group LLC**

Letter from applicant requesting a continuance until next month.  
Motion made and seconded to grant continuance. All in favor.

**CONT'D. - Public Meeting - SITE PLAN REVIEW - 336 Weir Street for the existing building containing 202,000 square feet – subject of a recent zoning change from Industrial District to Business District.**

Letter from applicant requesting a continuance until next month.  
Motion made and seconded to grant continuance. All in favor.

**Public Hearing – Form J – Waiver of frontage requirements - 40, 46, & 56 County Street – for the re-configure 3 lots into 4 lots - Submitted by David & Judith Silvia.**

Roll Call: Borden, Campbell, Abreau, Lopes, Ritz, Spencer and Dermody. Hearing opens at 5: 33 pm.  
Clerk Spencer read comments from City Planner, Conservation Commission. DPW/Water and Board of Health which were placed on file. Tony Abreau disclosed that he is owns property across street and received abutter notification but has no financial gain and therefore no conflict of interest. Atty. William Rounds stated this property received ZBA approval and now needs waiver of frontage. He stated the petitioners David & Judith own 40, 46 & 56 County Street of all have houses on them. They are proposing to re-configure the lots which results in one new lot to the rear. Atty. Rounds stated they have water but no sewer and will comply with the comments from Water/DPW. Josh asked if the houses out front are single family? Atty. Rounds answers yeas. Tony asked if they needed an additional curb cut and Atty. Rounds answers yes.  
Manny asked about the common driveway for new lot & 56 County St.? Atty. Rounds stated each lot now has their own driveway.

Motion to open public input, Seconded. All in favor.  
No one in favor or opposed.  
Motion to close public input, seconded. All in favor.

Manny wanted to make sure the easement is recorded and Atty. Rounds stated it will be.  
Manny made motion to approve the Form J for 46, 50, & 56, County St. to include the department comments. Seconded by Bob. All in favor.

**Special Permit – 760 County St. - Radio Tower – submitted by Steven Callahan – Must forward recommendation to Municipal Council.**

Clerk Spencer read the comments from Conservation Commission, Airport, Board of Health which were placed on file. Steve Callahan and Tony Lopes were invited into the enclosure. Steve stated he wishes to re-activate WPEP at this location. He stated

VBF radio 1530 is currently in Middleboro and they wish to re-locate to Taunton. Currently there is a 180 foot tower on the site and they are proposing to put a new tower to protect another AM station in Newport RI from interference. The cancelling effect will protect the Newport station and allow WVBF to operate from the County Street site. Josh asked how far does the signal cover? Steve answers its good down to Marion to Weymouth. Steve stated he is aware of the Airport notice and that's standard procedure. Arthur made motion to send a positive recommendation to the Municipal Council, Seconded by Tony. All in favor.

**Public Meeting- Site Plan Review – 19 Kilton St. – for the change in the number of parking spaces submitted by Beta Community Partnerships.**

Roll Call: Borden, Campbell, Abreau, Lopes, Ritz, Spencer and Dermody present. Clerk Spencer read the DIRB comments which were placed on file. John F.D. Jacobi, III, and William Kelley, Beta Community were invited into the enclosure. Atty. Jacobi stated Beta Community Services provides services to developmentally disabled individuals who are located in the Greater Taunton area, including Attleboro. Currently they have offices in Raynham and they will move to this location. This location will only be used for office only. There will be no one living on the premises. The property is owned by the Diocese of Fall River and was most recently used by St. Vincent DePaul 's drop off location. The office hours will be Monday – Friday 8:00 AM – 6:00 pm and no nights and no weekends. There will generally e about 6 -8 workers in office. There will be no changes to the exterior of the building and no change in lights. There will be a small dumpster and they will stripe parking spaces per the DIRB . Atty. Jacobi stated that under the Dover Amendment they are an educational use and this use is allowed by right. He stated the sale of the property is contingent upon approval of the Site Plan Review. Stevie Carvalho, Thompson-Farland HBW Engineering stated they will put very small sign on building and he passed out updated plans per the DIRB Comments. Mr. Kelly has been with Beta Community Partnerships since 1981 and they intend on being good neighbors. Stevie stated they meet the required parking and they have put a dumpster on plans. Bob asked about the 2 x 6 sign? Stevie stated they don't have definite place but will be on building. Bob asked about the van accessible parking space. Bob pointed out the van accessibility is on the left and usually it's on the right. Stevie stated it's not the most desirable spot but the van will back up. Stevie stated now the parking is not striped. Public input: Steve Tanenbaum, 28 Pine St. asked about the fencing back and if they have any plans to fix it. He stated the fence is covered with overgrown brush and Atty. Jacobi didn't even know there was fence there but he stated they will address that. They pointed on to Steve where the dumpster was going to go. Janet Sheehan, 20 Kilton St., asked when they anticipate opening? Mr. Kelly answers they plan on closing end of October and they will move in Winter so they may open early spring. She stated they have a lot of work to do inside but thinks they will be good neighbors. Frances Guay, 15 Kilton stated she lived next door. She asked what kind of services are they referring to in their application that they provide? Mr. Kelly stated they provide social security administration to some people who are not able to do it on their own, they have residential contracts. Chris Rogers, 23 Kilton St. asked what kind of permits do they need and if they sell in future. Mr. Rogers was informed the property is in a residential district and this use is allowed under the Dover Act and a change of use will require zoning approval. It was asked if they would be having workshops and conventions at this location" Mr. Kelly stated the only thing that would result in more office staff on site is a staff meeting which occurs every 2 weeks on a Thursday for about 1 ½ hrs. Some workers will attend this meeting and then go directly back to their residential programs. It was asked if someone asks to spend the night in an emergency and Mr. Kelly stated they will not have anyone spend the night. Josh made motion to grant the Site Plan Review to include the DIRB recommendations & dept. comments. , seconded by Arthur All in favor.

**Harvey Hills Estates - E-5 - RELEASE OF ALL SURETY - Harvey Hills Estates (Brandy Lane) - located off Harvey Street) (holding\$50,000 cash & \$200,000 surety bond) (plus \$18,000 Mylar deposit) All lots have been released.**

Atty. Jill Zajac and Mark Hampsden from Lopes Companies were invited into the enclosure. Clerk Spencer read the comments from Conservation Commission, Water, B.O.H., City Engineer, City Planner and the Outside Consultant which were placed on file. Mark stated that he addressed all the concerns in the original letter from the City Engineer. It was noted the City Engineer submitted an updated letter today. Bob asked if the As-Builts showed any bounds? Tony stated that he did speak with Mark from Lopes and the bounds are not an issue.

Bob made motion to return the Mylar Deposit and all monies, and forward a positive recommendation for street approval. Seconded by Tony. All in favor.

Meeting adjourned at 6:18 pm.

