

3-7-13 mins.

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

DATE: March 7, 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, Abreau, Ritz, Spencer and Dermody present. Meeting opens at 5:33 PM.

Josh made motion to accept minutes of February 7, 2013 meeting, seconded by Manny. All in favor.

Public Meeting - Site Plan Review – 17 Tremont St. – the addition of a 3 car lot auto sales to the existing site – submitted by Gary Maltais.

Manny read letters from DIRB, Conservation Commission, and TMLP which were placed on file. Gary Maltais, 418 Driftwood Rd., Westport, Ma. was invited into the enclosure. He is requesting a 3 car used car license at the site that contains a hair salon, pizza parlor and residential units. He stated he is only requesting for 3 cars so it shouldn't impact the area. Per the City Planner recommendations he will comply with all DIRB conditions. Tony asked if he can move one of the 3 spaces to have a easier access. Mr. Maltais stated there is plenty of room for access. Josh asked if there is a sidewalk and he said yes. Manny questioned the parking requirements for each use. It was noted the City Planner didn't say they needed any zoning relief for parking so they must have enough. The employees of the hair salon park out back to let customers park in front. The office will be in rear of the hair salon and part of the DIRB recommendations. It was asked about signage Mr. Maltais stated he would use same sign and divide signage with salon sign. Manny has concerns with the number of businesses on this site. No one in favor or opposed. Tony made motion to approve site plan review to include the DIRB recommendations. Seconded by Josh. Vote: Borden, Dermody, Abreau, Ritz... Yes Spencer.....No Site Plan Review approved.

Public Meeting - SITE PLAN REVIEW – 225 JOHN HANCOCK ROAD for property located at 225 John Hancock Road for a 24,613 square foot warehouse addition to the existing warehouse/distribution facility submitted by Kurt J. Roemer, Treas./Lone Oak-Taunton

Clerk Spencer read department letters from DIRB, TMLP, and an abutter in opposition which were placed on file. Bob Rogers, Tibbetts Engineering and Ralph Fico, Facilities Maintenance Mgr., Rynhart Foods Services were invited into the enclosure. Bob stated they are proposing an addition on the north side of the building. They are not going any closer to the residential houses. The addition will be towards the back of the property and there is no plans to hire any additional employees. The existing building is 318,000 square feet and the addition they are proposing is 24,613 sq. ft. Bob stated they are losing some parking but still comply with the requirements. Chairman Dermody asked how many spaces will they be losing? Bob answers between 20 – 30 spaces but they are required to have 429 and they have 442 spaces. Bob stated there will be no utility work and they will tie in to roof drains and they will fit right in. Manny asked about noise and if there will be another generator. There are 2 HVAC Units now and there will not be any more noise because the other one will be further away from the residential houses. Tony asked about the sewer easements and Bob stated a portion of it was abandoned and re-routed around and they still need to cap off line. No one in favor or opposed. Manny made motion to approve Site Plan Review and include the department comments. Seconded by Tony All in favor.

Special Permit – 413 Bay St. – Restaurant and Entertainment – Need to forward a recommendation to Municipal Council.

Clerk Spencer read letters from City Planner, City Engineer, Conservation Commission and Dan McCabe, rep. License Commission and Tax Collector which were placed on file.

Mr. & Mrs. Antonio Pires, 413 Bay St., were invited into the enclosure. Mrs. Pires stated they wish to offer music to their family restaurant. The music could consist of 3-4 people to entertain their middle aged clientele. Manny asked if there has been any problems since they have been there. Mrs. Pires answers, no in the 7 years they have had no problems. They offer Portuguese & Cape Verdean food. It was asked hours of operation: Mrs. Pires stated Monday – Thurs. 10 am – 10 pm, weekends, 10 – 1:00 AM. They will shut off music around 12:30 AM. Manny stated the License Commission is very strict and they will dictate hours. Josh asked about the entrance off Bay Street and he thinks they should put one way – Do Not Exit. And Exit off Alger Avenue. It was noted that is what the Dan McCabe, License Commission wanted. Manny asked if they own the house & restaurant and Mrs. Pires answers yes.

Josh made motion to send a positive recommendation to the Municipal Council with the following conditions:

- The Special Permit for Entertainment is for the **REAR BUILDING ONLY, known as 4 Alger Avenue.**

Entrance off Bay Street (One-Way) and Exit off Alger Avenue. Petitioner to post One-Way and Do-Not-Enter Sign.

Motion seconded by Manny. All in favor.

Myles Standish Ind. Park – Phase IV – request for surety bond in lieu of recorded covenant.

Russ Burke, BSC Group representing MassDevelopment was invited into the enclosure. Clerk Spencer read letters from City Planner and City Engineer into the record. Chairman Dermody stated this is similar to the previous approval when they posted performance bond in lieu of recorded covenant.

Josh made motion to approve performance bond in lieu of recorded covenant after review and approval by the Law Dept. seconded by Mike. All in favor.

Wilmarth Street – Roadway Improvement Plan – return of Mylar deposit – letter from City Solicitor

Letter from City Solicitor relative to this matter was read into the record.

Tony made motion to refer this back to the Law Dept. for further research. Seconded by Mike. All in favor.

Meadow Land Estates – Request for lot release for lots – holding \$18,185.00 (requesting release of lots 10 lots (lots #7,9,10-19)

Letter from the City Planner relative to posting money & bond. Mark Hampden, representing Lopes was invited into the enclosure.

They are working on the conservation restriction and should be done soon. Due to the accelerated sales he has pre-sold 12 of the 20 lots. Chairman Dermody stated the outside consultant is very pleased with the work and communication that has occurred. Mark passed out new request to post bond for all lots (including lots voted last month) instead of cash surety. Mark knows it's the policy of the City Planner and Board to post money instead of bond. Josh stated his opinion in that he would rather see half money and half bond.

Josh made motion to continue to next month, seconded by Tony. All in favor.

Prospect Hill Preserve – Request for Lot Release – requesting release of lots 5, 7, 11 & 12. Holding \$10,000

Clerk Spencer read letter from the City Planner and City Planner into the record. Joseph Lynch was invited into the enclosure. He has no problem with the City Planner's recommendation.

Josh made motion to release lots 5,7,11 & 12 upon receipt of \$5,000 seconded by Manny. All in favor.

Meeting adjourned at 6:38 PM

