



TAUNTON PLANNING BOARD

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Taunton, Massachusetts 02780

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Denise J. Paiva, Secretary
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To view the meeting you can go to the City website, click on municipal network, then click live, and then click play. <https://taunton.vod.castus.tv/vod> or you can attend in person. Abutters may provide input in person or by correspondence received by the Planning Board by noon on January 6th

TAUNTON PLANNING BOARD

AGENDA

January 6, 2022 at 5:30 P.M.

CONVENE:

(meeting held at 15 Summer St, Taunton, Ma 02780 in the Chester R Martin
Municipal Council Chambers)

OLD BUSINESS

ELECTION OF OFFICERS – CHAIRMAN, VICE CHAIRMAN & CLERK

Approve minutes of December 2, 2021

Highland Heights – E-5 - Release of lots & reduction of surety - holding \$151,276.76 and 1 lot.

NEW BUSINESS

Cont'd. Public Hearing – Special Permit – 175 South Walker St –

A Special Permit/Site Plan Review from Section 440 Attachment #1 of the Zoning Ordinance for the construction of 4 mixed use buildings - Each building to have 5 residential units with one commercial/office space (Totaling 20 residential units with 4 commercial/office space) submitted by 175 South Walker Street, LLC

Cont'd. Public Hearing – 128 East Water St. - Special Permit from Section 440 Attachment #1 of the Zoning Ordinance for a Three family dwelling in an Urban Residential District, submitted by Lynda Earley

Public Hearing – Proposed Zoning Map Amendment to amend the City of Taunton Zoning Map by changing the 25,800 sq. ft. portion of the property at the intersection of **Middleboro Avenue and Pinehill Street**, known as property I.D. Map 95 Lot 51 from Suburban Residential District to Business District.

Public Meeting -Modification of a Site Plan Review- 354 Winthrop Street for the Recreation Marijuana Dispensary -to increase the square footage of the recreation marijuana dispensary from 4,140 sq. ft. to 5,751 sq. ft. and an additional 1,090 sq. ft. hair salon. submitted by HTC Trinity LLC, owned by Weder Pereira.

Public Meeting - Site Plan Review for property -Fremont Street - Map 30, Lot 97 – for the construction of a 8,000 square foot warehouse building with 11 parking spaces – **Revision** is the proposed 24 foot wide access drive has been added on Fremont Street with associated grading, and the re-location of 2 Leyland Cypress plantings to accommodate access, submitted by Future Fuel, LLC

Public Meeting – Site Plan Review - 655 West Water Street - to allow a recycling company in the Industrial District with a 15’ x 50’ scale house and 6,500 square feet of outdoor storage, submitted by One Way Recycling Inc.

Public Meeting - Site Plan Review 1,15-31 Main St. & 22 Merchant’s Lane - for the renovation of a historic building in the Central Business District into a mixed use building with commercial units and 38 residential units on upper floors, submitted by Philip R. Giffie, Exe. Dir. NOAH and owned by James Dorsey and Michael Keene.

APPROVED FORM A PLANS

Name	Address	Lots	date approved
Mike Binda	19 Ingell St.	2	11-24-21

Surrounding Town P.B Meetings (informational purposes only)

- Easton ZBA Decision – 81 & 91 Summer St. –variance granted
- Easton ZBA – 12-14-21 – 41 Robert Dr., Target – SP for a drive-up designated parking stalls with canopies.
- Dighton P.B. – 12-15-21 – Roderick – Williams St Map 16, Lot 23-1 retreat lot.
- Middleboro P.B. - 12-7-21 – Morton Estates – Def. Sub. – 308 Old Center St., 13 lots.
- Norton ZBA – 12-8-21 – Nicolas – variance for an addition to the existing house on an undersized lot & internal remodeling - 173 S. Worcester St & allow addition to encroach onto the adjacent cemetery property line.
- Berkley ZBA – 12-7-21 – 128 Myricks St. – Dunkin Donut sign
- Rehoboth P.B. – 12-15-21 – Fournier – 493 Winthrop St. – change of use
- Rehoboth P.B.- 12-15-21 – Harris – 125 Tremont St. – Change of use
- Raynham ZBA – 12-8-21 – Vertex Towers LLC – SP to construct a wireless & other telecommunications companies with attach antennas & elect. Equip. & setback variance – 147 South t. West
- Raynham ZBA – 12-29-21 – Menconi, Cruz, Foscarota & Reidy & People, Inc., - an appeal of the bldg.. comm. Dec. allowing a truck/truck/trailer parking facility in the Bus. District.
- Raynham ZBA – 90 Cody Lane – SP for an in-law –
- Easton ZBA dec – 54 Washington St. – SP granted -
- Easton PB & ZBA – 1-10-22 – Szydłowska, - SP for a duplex – 35-37 Poquanticut Ave.
- Berkley P.B. – 1-6-21 – Walker – SP for an accessory apartment – 8 Tide Meadows Dr. -
- Rehoboth P.B. - 1-5-22 - 41 Almeida Rd. – SPT to add storage, new mixer and mixer platform to be enclosed.
- Raynham ZBA decision – 90 Cody Lane – granted with conditions
- Easton ZBA –dec – SP granted for 41 Robert Dr.
- Norton P.B. – 1-4-22 – 0 South Washington St. – SP to allow a billboard that is 90 ‘ tall and 48’ wide
- Middleboro P.B. – 1-4-22 – Highpoint Eng. Inc., - mod. of Middleboro Park –