



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://cloud.castus.tv/vod/taunton> or you can attend in person. Abutters may provide input in person or by correspondence received by the Planning Board by noon on March 3rd

TAUNTON PLANNING BOARD

AGENDA

March 3, 2022 at 5:30 P.M.

CONVENE:

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

Approve minutes of February 3, 2022

Public Hearing - Proposed Zoning Change to the City of Taunton Zoning Ordinance dated Jan. 11, 2022

Section 440-211 – Definitions – Buildings, Marijuana Establishment & Marijuana Retailer, Section 440-305 - Special Permits, Section 440-602 – Bulk and Dimensional Requirements, Section 440 Attachment 1 – Table of Use Regulations Residential Section 440 Attachment 3 – Table of Use Regulations Residential, Section 440-704 – Off Street Parking, Section 440-709 – Dwelling Conversions, Section 440-714 – Retreat Lots Section 440-1509 – Environmental Impact Standards

OLD 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 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

Con'd. 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. - **REQUESTING CONTINUANCE TO APRIL 7TH MEETING**

Cont'd. Public Meeting - A Site Plan Review Modification - 36 Allison Avenue - to allow the replacement of the existing loading dock area at the rear of the existing building with a 15,500 sq. ft. addition and the addition of 4,900 sq. ft. of pavement to facilitate site maneuvering, submitted by DW Clark/Burek LLC –

Cont'd Anslow Estates –Preliminary Subdivision – to create 3 residential lots at 198 Fremont St – property I.D. 37-23-0

NEW BUSINESS

Public Hearing - Special Permit – Winthrop Heights Drive, Lot B - property I.D. 102-2 and 102-98 - for a two-family use in Highway Business District, submitted by Dora Estates LLC

Public Meeting – Preliminary Cluster/ Inclusionary Development – Willis Pond Rd, Map 37, lot 47 and a portion of Map 37, Lot 48 – showing 8 lots submitted by Aspen Prop Holdings, LLC

Public Hearing - Willis Pond Rd. on Lot 2 and part of lot 4 (parcel I.D. 37-47and 37-48) for Special Permit for a Cluster/Inclusionary Development under Section 440-1402 of the Zoning Ordinance to allow 14 units - submitted by Aspen Prop. Holdings LLC (Public hearing for Definitive Subdivision will be at a later date)

Public Meeting - Site Plan Review Modification - 163 Oak Street - to allow a 30' x 60' concrete pad with two 20' x 20' sheds, a 20' x 48' overhang for outdoor storage, and an additional 18,700 square feet of outdoor gravel storage area for a previously approved landscape/construction use, submitted by 163 Oak Street LLC.

Public Hearing - Special Permit - Hodges St. – Map 42 Lot 46 - for a Cluster Development under Section 440-1401 of the Zoning Ordinance to allow 14 lots - . Submitted by Hawthorne Dev. Co. (Public hearing for Definitive Subdivision will be at a later date)

Special Permit – 445 Myles Standish Blvd. – Marijuana Cultivation & Manufacturing – need to forward a recommendation to Municipal Council

Segreganett Heights – lot releases – Signatures for recording at reg. of deeds -

APPROVED FORM A LANS

Name	Address	Lots	date approved
Steven Souza	Filipe Way	2	2-22-22
Robert & Carol Funke	37 Church Green	2	2-22-22

Surrounding Town P.B Meetings (informational purposes only)

Norton ZBA decision – 343 Reservoir St.

Norton ZBA decision - 357 Old Colony Rd.,

Norton ZBA decision – 173 Worcester St.

Norton ZBA decision – 111 Lincoln St.

Norton PB decision – 66 W. Main St. –

Norton ZBA - 2-9-22 – 182 S. Washington St. – McDonough Family Ltd. Part., for a variance to allow the creation of a 190 foot lattice tower for wireless communication.

Dighton ZBA decision – 0 Brook St., Map 17, Lot 160-1 – Binda Estate LLC

Lakeville ZBA – 2-17-22 – SP to replace an existing shed & build a cabana, within the setbacks.

Dighton P.B – 2-16-22 – meeting of P.B. members only to re-deliberate on retreat lot at Williams St. – Map 16, Lot 23-1

Norton P.B. dec- Washington St. – Map 25, Lot 8-11

Easton P.B & ZBA dec – duplex dwelling at 555 Foundry St.

Raynham P.B – 2-27-22 – SP/SPR – Chris Carney, Massasoit Greyhound Assoc. & Broadway Rlty. – 1958 Broadway (Map 1, Lot 19, Lot 19-1, and lot 15) - SP for parking waiver & SPR for 2 warehouse bldg., assoc. parking loading docks, & trailer spaces

Raynham P.B – 2-17-22 – 1958 Broadway – SP & SPR – Chris Carney, Massasoit Greyhound Assoc, -proposed simulcast facility & existing garage/warehouse space with 364 parking spaces.

Middleboro P.B. – 3-2-22 – 672 Wareham St - Middleboro Growers, - 8 outdoor cannabis cultivation center as well as a 10,000 sq. ft. structure to house farming equipment with small office & restroom

Lakeville SP dec- 300 Pond Lane. – Velozo – accessory structure, 30 x 15 carport within setbacks