



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 April 7th

TAUNTON PLANNING BOARD

AGENDA

April 7, 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 3rd and March 3rd

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 –

REQUESTING A CONTINUANCE

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. -

Cont'd Public Meeting - Site Plan Review for property -Fremont Street - Map 30, Lot 97 – revision is for the construction of a 7,500 sq. ft. building with drive-in doors at the front and back of the building with the potential to demise the building into separate units, and parking spaces are proposed between the drive-in doors along both the front and back of the building, submitted by Future Fuel LLC

NEW BUSINESS

Public Hearing – Form J – Waiver of Frontage - 1685R Bay St. – to divide one lot into two lots – submitted by David & Sandra Amaral

Public Meeting - Site Plan Review Modification - Property I.D. 24- 2 - 500 John Hancock Road - to allow an additional lane to be added to the entrance off the roundabout at Dever Drive that will affect the wetland & landscape buffer zones, relief for additional landscape buffer reduction at the access drive between Phase 1 and 2 (837 sq. ft.) submitted by Colton Property LLC, by Martignetti Companies

Public Meeting – Preliminary Cluster/ Inclusionary Development – Willis Pond Rd., Map 37, lot 47 and a portion of Map 37, Lot 48 – showing 6 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 - 215 High Street - for the construction of a 22 unit condominium development on 1.78 acres, submitted by Gawadat Meawad.

44 Dean St. – SPR – request to modify decision relative to Curb Cut from Mass DOT.

Ashleigh Estates – letter from resident -

APPROVED FORM A LANS

Name	Address	Lots	date approved
Joseph Areias	146 High st.	2	3/3/22

Surrounding Town P.B Meetings (informational purposes only)

Norton P.B. – 3-8-22 - Kourtelidis – 339 Old Colony Ave. – to allow a 3 unit renovation

Norton P.B. – 3-8-22 – Norton land Ventures – 0& 196 Mansfield Ave. – SP & SPR for the construction of a 100,000 sq. ft. flex warehouse.

Norton P.B. – 3-8-22 – Lucky Green Ladies, LLC – 394 Old Colony Rd. – SP/SPR for a marijuana delivery service.

Raynham ZBA – 3-9-22 – Chris Carney – Massasoit Greyhound – 1958 Broadway – to allow an industrial use in a Flood Hazard Prot. Overlay District.

Easton ZBA dec. – Cedar Point LLC – 842 Washington St. – variance granted

Easton ZBA – 3-15-22 – Serrato Signs LLC – 33 Robert Dr – variance to install internally illum. Wall sign at starbucks.

Easton P.B & ZBA – 3-21-22 – O’Reilly & Wluka – Def. subd. 2 lots at 39R Poquantiut Ave.

Easton P.B. & ZBA – 3-21-22 – Zoning by-law changes – self-storage appendix A-1 and A-2 - permitted uses and prohibited uses – outdoor dining as an allowed use

Raynham P.B – 3-17-22 – 883 Broadway - SPR - & SP - to construct a 2,165 sq. ft. taco bell restaurant (40 seats) with drive-thru window & paved driveways and 28 parking spaces.

Easton P.B & ZBA – decision – Estate lot – 58 Mill st. – Map 6R , Lot 20 & 21

Easton P.B. & ZBA – decision – Owl Ridge Estates – 58 Mill St – 6 residential lots

Dighton P.B. decision – SP denied for treat lot – Williams St. Map 16, Lot 1 7 24 – Roderick

Norton P.B. – 3-22-22 – Map 35, lot 11, Dean St. – Sawk, LC - Def. Subdivision – 4 lots with a duplex with 2 separate cul-de-sacs.

Norton P.B – 3-22-22 – 280 S. Washington St. - 2 sided digital billboard that is 75 ‘ tall & 42 ‘ wide

Easton P.B. & ZBA decision – SP for a duplex – 35-37 Poquanticut Ave. - Szydłowska – granted

Rehoboth P.B. – 4-20-22 – Boys & Girls Club of Pawtucket – SPR – for the construction of a access and parking improvements 201 & 203 Winthrop St.

Easton P.B & ZBA – 4-4-22 – proposed zoning by-law amendments –

Raynham ZBA – 3-30-22 – SP to allow an in-law apartment – 52 Fair Lane –

Norton P.B. dec – 3-14-22 – SP – 339 Old Colony Rd. -

Norton P.B. dec – 3-14-22 SP – 394 Old Colony Rd. –

Easton ZBA dec – 33 Robert Dr.- variance granted

Norton P.B. -4-5-22 – Zoning Map change - Residential District to Commercial Village Zoning – along Reservoir St. Map 9, Parcel 223

Norton P.B. – 4-5-22 – Zoning Map change – Industrial Zoning to Village Commercial –at 47 Elm St.

Dighton P.B. – SP/SPR dec. Brook St. map 16, Lot 28 - granted to allow the reconfigure of the array racking layout , add 2 utility poles & adjust pole configu.

Norton PB. – SP – Pateuk – 5,600 sq. ft. warehouse – 184 So. Washington St.

Raynham P.B. – 4-7-22 – Master Plan

Berkley ZBA – 4-5-22 – 16 Algerine St. – variance for side yard setback for garage

Middleboro P.B. – 4-19-22 –11 Charlotte Ct. – Adult Us marijuana cultivation & product manuf. Facility - The Green Lady Dispensary Inc.

Middleboro P.B. – 4-19-22 –proposed amendments - Zoning By-laws –

Middleboro P.B. – 4-19-22 – Hashem – SP for retreat lot on lot 1 & Lot 2 –

Easton P.B. & ZBA – 4-25-22 – Fusion Investment LLC – SP for a mixed use – residential & commercial use.

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2022 APR - 1 A 9:59
FAUNTON, MA
CITY CLERK