



## TAUNTON PLANNING BOARD

141 Oak Street – office address

15 Summer Street – mailing address

**Taunton, Massachusetts 02780**

Phone 508-821-1051

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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 July 7<sup>th</sup>

### TAUNTON PLANNING BOARD

#### AGENDA

**July 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)**

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Approve minutes of June 2, 2022

#### OLD BUSINESS

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**E-5 Fuller Estates – Release of Surety - located off South Boundary Road (Lois Lane) holding \$19,200 and \$30,000 mylar deposit -**

**E-5 - Brian's Way's- request for release lots 3 & 7 – holding 3 lots and \$128,572.00 bond - plus \$12,000 mylar deposit**

**E-5 –Katherine Drive – release of surety – located off Tremont St. – holding \$100,000 plus \$24,000 mylar deposit**

**Cont'd. E-5 – Logan Drive – Request to release last lot – holding \$78,000 bond & 1 lot) – REQUEST WITHDRAWN**

#### NEW BUSINESS

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**Public Meeting - Site Plan Review - 38 Winthrop St. - for the conversion of an existing single family dwelling to a mixed use bldg. consisting of an 11 unit Group Home with 150 sq. ft. office space, submitted by 38 Special LLC.**

**Public Meeting - Site Plan Review modification - 44 Dean St. & Map 55, Lots 756, 757 and 758** for the construction of 23 residential condominiums and 1,423 sq. ft. of Office Use. **Modifications** are shift in mailboxes northerly outside the riverfront area, shift 9 parking spaces northerly outside the riverfront area, shift 4 parking spaces to an area north of the historic building, plant the riverfront area with shrubs that increase the habitat value. The end result is the same number of parking spaces as previously approved with less impervious pavement and improvement landscaping. submitted by Innovative Investments Corp.

**Public Meeting - Site Plan Review Modification - 2 & 8 Galleria Mall Drive** - for the reduction of total building area from 1,082,780 square feet to 651,076 square feet for a warehouse use. Submitted by Portman Industrial /Taunton Owner LLC

**Public Meeting - Site Plan Review Modification - 772 & 784 County Street** - for the construction of a 10,700 square foot building in the Highway Business District, consisting of 5,500 sq. ft. of retail space and 5,200 sq. ft. restaurant space with 56 seats, submitted by Shoreline Holdings. LLC - **Modification** is to allow for one curb cut instead of two curb cuts to comply with MassDOT requirements and 6 additional parking spaces.

**APPROVED FORM A LANS**

<b>Name</b>	<b>Address</b>	<b>Lots</b>	<b>date approved</b>
Steven Figueiredo	163 Hart St.	2	6-29-22

**Surrounding Town P.B Meetings (informational purposes only)**

Dighton P.B. – 6-15-22 – SP for a conservation subdivision – Hunter Hills – the addition of 4,341 acres to the project and realign roadways and lot lines.

Dighton ZBA – 6-1-22 – Berube – 1624 Old Williams St. – divide one lot into 2 lot without the req'd frontage.

Norton P.B. dec – SP granted for 156 W. Main St. –

Norton P.B. – dec – SP for 34 So. Worcester St. –

Norton ZBA – 6-8-22 – 0 King Phillip Rd.- map 19, lot 142 – house on a pre-existing non-conforming lot

Easton ZBA dec – SP granted for 507 Foundry St. Map 45U , Lot 13A

Easton ZBA – 6-14-22 –144 Center St. – Simonson – home on a lot less than the 40,000 min. lot size.

Easton ZBA - 6-14-22 – 703 Washington St. – 2<sup>nd</sup> free-standing sign –

Berkley ZBA – 5-14-22 – Outdoor Ventures LLC – 96R & 100\$ Bay View Ave. – variance for frontage & variance for circle diameter to allow a new 2 family dwelling and convert the existing dwelling into a game room/garage.

Dighton ZBA – 6-1-22 – Mod of Comp . Permit – Stonegate Landing LLC – transfer Phase B to a separate entity, adopt new house plans.

Lakeville ZBA – 6-16-22 – 310 Kenneth W. Welch Dr., - variance for lot coverage to exceed the max. allowed with the density bonus of 70% by 3% - total 73 %

Lakeville ZBA – 6-16-22 – 36 Main St.- SP to extend the existing steel bldg. to accommodate a 15' x 4' nap room for daycare dogs

Dighton P.B. dec.- SP/SPR approved for 620 Spring St., & 0- Summer St. – operate a Cannabis Cultivation facility with the potential of other cannibas cultivators leasing spaces for cultivating.

Dighton ZBA – 6-22-22 – Berube – divide one lot into two lots with insufficient frontage

Norton P.B. - 6-21-22- SP for an electronic sign – 66'2 x 31'h 288 E. Main St.

Raynham ZBA – 6-22-22 – SP to allow extension of a non-conforming use at 244 No. Main St. – by adding detached 4 unit bldg. approx.. 5,000 sq.ft.  
Norton P.B. – 6-21-22 – SP to put up a 15’ tall 30” x 72” electronic message board – 48 Bay Rd.  
Norton ZBA dec – 34 Kensington Rd. –  
Norton ZBA dec – 184 So. Washington St.  
Norton ZBA dec – 34 S.Worcester St.  
Norton P.B.- 6-28-22 – renewal of SP/SPR for approval in 2022 for 37 residential units, 4 units affordable –  
Norton ZBA dec – 91 Newbury St.  
Easton P.B & ZBA dec – SP for inlaw – 16 Sunset Dr.  
Middleboro P.B.- 6-21-22 – amending Subdivision Rules & Regs -  
Norton ZBA – dec. – 0 King Philip Rd. -