



TAUNTON PLANNING BOARD

141 Oak Street – office address
15 Summer Street – mailing address
Taunton, Massachusetts 02780

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Denise J. Paiva, Head Administrative Clerk
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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 Nov. 3rd

TAUNTON PLANNING BOARD AGENDA

November 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 October 6, 2022

OLD BUSINESS

Highland Heights – E-5 – completion of Subdivision & release of all monies –
(Bridget Dr. & Saint’s Way) -holding \$36,000 plus \$24,000 mylar deposit –

NEW BUSINESS

Public Hearing- Proposed Zoning Changes – dated 10-4-22

To add the “East Taunton MBTA Commuter Rail station on County Street” shall be comprised of assessors parcels 107-48, 107-51 through 107-62, 108-1, 108-2, 108-4, 108-5, 108-8, 108-9 108-11 through 108-19, 118-7, 118-8, 118-39, 118-40, 118-41 and 126-5 . To remove TOD West consisting of assessors parcels 55-760, 55-759, 55-761, 55-762, 55-763, 55-764 And to remove TOD East consisting of assessors parcels 65-347 through 65-359, 65-779, and parcel 65-780 . Chapter 440 Article 17 – Transit-Oriented Development District - Sections 1701-1708.

Public Hearing - Special Permit/Site Plan Review -Cape Road, 71- 43 - for the construction of a 4,800 sq. ft. building (3,900 sq. ft. automotive repair shop and 900 sq. ft. associated office space) in the Highway Business District, submitted by Theresa Souza, Trustee JJ Realty Trust

Public Meeting- A Roadway Improvement Plan – Maynard St., Hunter St. and Little Street – located off Williams St. – Improvements consisting of 26 foot pavement width for a length of 1,121 feet for future development of Map 80, parcels. 65, 66 and 67, submitted by Eastside Development LLC

Public Meeting - Site Plan Review -81 Taunton Depot Drive – for parking lot improvements which include increasing the drive-up stalls to 24, adding 1-2 light poles, one 12’ solar-powered drive-up beacons, 24 directional post with panel signs (one at each stall) team member curb ramp, crosswalk, and necessary stop control (as needed) for access to drive up parking areas, design will provide 6’ walkway between parking stalls for team member access to each stall, submitted by Target

Public Meeting - Site Plan Review -400 Winthrop St.- to allow change in traffic flow for a change of use from convenience/liquor store to Cannabis Dispensary submitted by Bask Inc. owned by Peter Cullen

Public Meeting - Site Plan Review - 100 Revolutionary Drive and property I.D. and 119-17, 119-18 and 119-64 - for the construction of a 234,260 sq. ft. building (222,508 sq. ft. warehouse use and 11,752 sq. ft. office use) with 334 parking spaces, 34 loading spaces, and 59 trailers spaces submitted by NorthBridge Partners. Owned by Cifton Realty LLC, Taunton L&U LLC, Cotley Street Realty LLC and Revolutionary Drive LLC

APPROVED FORM A LANS

Name	Address	Lots	date approved
Duncan Anslow	198 Fremont St.	3	9-1-22

Surrounding Town P.B Meetings (informational purposes only)

- Norton ZBA dec – 120 Mansfield Ave. – variance granted for parking reduction from 80 to 59 spaces.
- Dighton PB dec. - Special permit approved for Dighton Centre ,LLC- 1901 County St to construct 16 market rate one-bedroom apartment on the 2nd level of the existing 22,0000 sq. ft. 2-story bldg.
- Norton ZBA dec – 6 Boutas Dr. – variance granted for side & front setback for 26’ x 32’ garage
- Lakeville P.B. – 10-13-22 – Amendment to Zoning by-laws
- Easton P.B. dec. – SP approved
- Norton ZBA – 10-19-22 – frontage variance – 361 Rear Old colony Rd.
- Norton ZBA – 10-19-22 – variance for 2nd sign – 60 West Main St.
- Lakeville ZBA dec – 9 Rush Pond Rd.- SP granted for 12’ x 18’ shed within the front setback.
- Lakeville ZBA dec – 310 Kenneth W. Welch Dr. – Variance granted for lot coverage to exceed max. 70% with density bonus up to 77%.
- Lakeville ZBA – 10-20-22 – North Bedford Crossing LLC – Comp Permit 40B – 20 homeownership units – 109 Bedford St.
- Lakeville ZBA – 10-20-22 – 103 Staples Shore Rd.- Sena – demo an existing 910 sq. ft. dwelling and construct a 950 sq. ft. dwelling within setback.
- Lakeville ZBA – 10-20-22 – Bennett – Sp to install a 9’ x 10’ deck and a 12’ x 10’ sunroom within the setback – 15 Summit Ave.
- Lakeville P.B - 10-13-22 - Zoning by-law Amendments -
- Easton P.B. - Amended SP dec – estate lot – 81 & 91 Summer St.
- Norton P.B. dec – 0 Hill St.Map 24, Lot 62-02 - approved
- Norton P.B dec – 120 Mansfield Ave. – approved
- Lakeville P.B – 10-27-22 – Zoning By-law amendments –