
TAUNTON PLANNING BOARD MINUTES
Meeting held at 15 Summer Street – in the Silver City Conference Room

DATE: February 2, 2023

BOARD MEMBERS:	Anthony Abreau, Chairman	Michael Monteiro
	Bob Campbell	John Reardon
	Manuel Spencer, Clerk	Dennis I. Ackerman, Vice Chairman
	Brian Carr	
ADVISORS:	Kevin Scanlon, City Planner	
	Michael Patneau, City Engineer	

Roll Call: Campbell, Reardon, Spencer, Monteiro, and Ackerman present. Meeting opens at 5:30 PM

Manny made motion to approve minutes of Jan. 5, 2023 seconded by Mike. All in favor.

2318 Bay St. - requesting a 6 month extension on the Special Permit and Site Plan Review for the convenience store with drive-thru, car wash and gasoline station.

John made motion to grant 6 month extension on both approvals as requested, seconded by Manny. All in favor.

Vice Chairman Ackerman explains he will run the meeting like he does at the ZBA . They hear presentation from petitioner, hear opposition and in favor and then go back to petitioner to answer any questions. They do not go back and forth.

Public Hearing – Special Permit – 220 Segreganset Rd. - Renewal of an accessory dwelling unit – submitted by Wade Reyes

Roll call: Campbell, Reardon, Spencer, Monteiro and Ackerman. Hearing opens at 5:34 PM
Wade Reyes was invited into the enclosure. He stated he is here for the renewal of the accessory dwelling unit of which is in-laws reside. Wade stated nothing has changes. Dept. comments from Water Dept., Conservation Commission, B.O.H. City Planner and Engineer were read into the record. Public Input: No one in favor or opposed.

John made motion to approve the Special Permit with dept. comments. Seconded by Bob

Vote:	5 In Favor
Dennis Ackerman	YES
Robert Campbell	YES
John Reardon	YES
Manuel Spencer Jr	YES
Michael Monteiro	YES
Anthony Abreau	absent
Brian Carr	absent

Hearing closed at 5:36 PM

Vice Chairman Ackerman announced that since there are only 5 members any SP would need 4 voted in favor to pass. He will give each applicant a choice if they want to go forward or to continue when there are more members present.

Public Hearing - Special Permit - 4 Nelton Avenue - Renewal of an Accessory Dwelling Unit, submitted by Phyllis Harraghy, Executor of Eva Thornley Estate.

Roll call: Campbell, Spencer, Reardon, Ackerman, Monteiro. Hearing opens at 5:36 PM Phyllis Harraghy was invited into the enclosure. Her mom passed away and now she and her husband will live in the accessory dwelling and her son & wife will live in main house. She is the executor for her mom’s estate. Dept. comments from the City Planner, Commission for Individuals with Disabilities. City Engineer, Conservation Commission, B.O.H. and Water Dept. were read into the record. Public Input: no one in favor or opposed.

Manny made motion, seconded by Mike, to grant the Special Permit with dept. comments.

Vote: 5 In Favor

Dennis Ackerman	YES
Robert Campbell	YES
John Reardon	YES
Manuel Spencer Jr	YES
Michael Monteiro	YES
Anthony Abreau	absent
Brian Carr	absent

Hearing closed at 5:38 PM

Public Hearing - 274 Broadway, Taunton, Ma. (a.k.a. 5 Whittenton St. - parcel I.D. 39-157 - Special Permit from Section 440 Attachment #1 of the Zoning Ordinance for the conversion of 2 existing commercial units to residential units resulting in 5 residential units and 1 commercial 2,500 sq. ft. office in the existing mixed use building .

Roll call: Campbell, Spencer, Reardon, Monteiro and Ackerman present. Hearing opens at 5:38 PM Atty. Brianna Correira, Scott Faria, P.E. were invited into the enclosure. Atty. Correira stated her client is on his way. Dept. comments from City Engineer, City Planner, Conservation Commission, Commission for Individuals with Disabilities, B.O.H. and Water Dept. were read into the record. Atty. Correira stated they are here tonight to convert 2 of the existing commercial units to residential. The building has been there for a long time and currently they have 3 commercial and they have had difficulty securing a tenant. The 3 existing residential units are occupied and the conversion of 2 commercial units to residential will provide housing. The building will still remain a mixed use building. The parking area will remain. They had added another handicapped per the dept. comments. The proposed use will be less traffic than a commercial use. The surrounding area consists of mixed uses with residential and commercial. John asked how many bedrooms? Atty. Correira answers one will be 1 bedroom, and 1 will have 2 BR. They have 29 parking spaces. Ed Walsh, owner has joined meeting. John asked about the snow storage? Mr. Walsh stated they have plenty of room. They do not use up all the parking and they will put snow in top left hand corner, no one ever parks there. Manny had no issues with the proposal. Public Input: No one in favor or opposed.

Manny made motion to approve, seconded by Bob, to approve the Special Permit with dept. comments:

Condition #1) If 29 spaces are provided then 2 handicapped spaces would be needed.

Condition #2) All dwellings must comply with the Minimum Standards of Fitness for Human Habitation, State Sanitary Code, Chapter II.

Condition #3) City water services the existing building, customer service line is an old 1898 cast iron line and this should be replaced.

Condition #4) DPW Permits are required including City licensed contractor, road opening, and or trench.

Vote:	5 In Favor
Robert Campbell	YES
Manuel Spencer	YES
John Reardon	YES
Michael Monteiro	YES
Dennis Ackerman	YES
Brian Carr	absent
Anthony Abreau	absent

Hearing closed at 5:46 PM

Public Meeting – Site Plan Review – 207 Hart Street - for a demo of the existing school building and existing track and the construction of a new school building (416,000 gross square foot) additional parking and new athletic fields, submitted by Bristol Plymouth Regional Technical School.

Dept. comments were read from DIRB, Eng., Conservation Commission, DPW, Water Dept., Commission for Individuals with Disabilities were read into the record. Stephen Garvin, P.E., Samiotes Consultants, Chad Crittenden, Manager Director, PMA Consultants, Tina Stanislaski, HMFH Architects were invited into the enclosure. The school is located off County Street and Hart Street next to Poole Street. They will be re-aligning the driveway at Hart Street to be in line with Poole Street. They will be adding new pump station and the water, gas and water will be connected to the existing feed. They will not be tying into the Taunton's stormwater. They have incorporated the DIRB comments with re-aligning the Hart St. Poole St. driveways, added drop off lift area, added bollards, and re-located 2 accessible parking spaces. They have shown speed tables at all crosswalks, added several dumpsters for various shops with enclosure. Bob stated the bus circulation and if it comes off Hart Street and go around building to drop off at the east/southern side. Bob stated there is parking all over the site. It was stated the parents can drop at County Street and if the budget allows they talked about having a covered walkway. Bob stated it's good they re-aligned Hart St. entrance with Poole Street. He is concerned with all the student & parent traffic. He stated County Street is a 4 lane road and they go pretty fast. He stated the crash data indicated lane angle crashes. There was discussion about Mass.DOT creating a new entrance in line with Mozzone Blvd. and they have plans in motion. There is a big push from Senator Pacheco to do this. It was noted the bus que never blocks any entrance. They will have a painted island for bus parking. Discussion took place on what happens if Mass DOT doesn't re-align County St. driveway to Mozzone Blvd.? Chad answers the exit it a little more defined with a left turn. Bob noticed there are not sidewalks on County St. proposed but you have some on Hart St. If train station comes they would want some there. Bob stated he didn't like the idea of everyone coming in through County Street, it's too risky. Tina stated they have talked about option to re-route them to make it work out. There are no drop offs in back where the carpentry and automotive shop is, but here is an entrance.

They do have options. It was asked if there was any indication of any funding will be allocated and it was answered no. It's Mass .DOT's decision and then we can team together with them. They have gone to conservation commission to flag the wetlands. Manny had concerns people will go through the intersection and try and make left turn even though it might be posted. He suggested shifting some of the impact from County St. to Hart St. He suggests putting no left turn with island to discourage people. Dennis stated everyone is forgetting about the Casino and if and when it goes it that will be more pressure on County St. He thinks we will see some action within the next 3-4 months on the casino. Manny stated making the traffic designs as flexible as possible. Manny asked if anyone has looked at the traffic in the early morning hours, 4:30 AM - 7:30 AM it 's very busy with the amount of people heading towards Boston. Tina stated they will be happy to make it flexible because they have more than one way to do it. Dennis stated is wife worked at BP for 20 years and as the school grew it got tougher and tougher to get out. He suggests putting gates to stop people from cutting through. It was noted there will be interior gates. Public Input: No one in favor or opposed. Mike stated it appears there is only one entrance for parents/students? Tina stated they will be more than happy to work with Board to split up the traffic. Bob stated the biggest concern is the re-alignment of County St. to Mozzone Blvd., but how do we condition that because it's up to Mass DOT to approve. It was asked the area of disturbance is over 5,000 sq. ft and if it would be allowed? Chad stated if it's for access you might be able to disturb over the 5,000 sq. ft. The school is in favor of re-aligning the County St. to Mozzone Blvd. entrance if possible.

Bob made motion, seconded by Manny to approve the Site Plan Review with dept. conditions:

Condition #1) That the plans dated January 10, 2023 shall govern with the following additional conditions;

Condition #2) Lighting shall not illuminate any portion of abutting properties

Condition #3) The site shall be kept clean and clear of debris

Condition #4) Two sets of as-builts shall be submitted upon occupancy for all work on site and shall include design engineer and land surveyor certification notes stating the development has been built according to the approved plans. Plans will show all construction of buildings, utilities, grades, setbacks etc

Condition #5) Two sets of updated plans shall be provided that conforms to this decision prior to Building permit

Condition #6) Compliance with the Conservation Commission Order of Conditions #3031

Condition #7) Realign the Hart Street access with Poole Street to create an aligned intersection

Condition #8) The drop offs shall be ADA/AAB compliant with proper pedestrian safety barriers

Condition #9) Redistribute the ADA parking to better serve the access to the ballfields

Condition #10) Provide speed tables at all crosswalks

Condition #11) Show all dumpsters on the plans. In addition, dumpsters shall be kept closed at all times, be located on a concrete pad, be emptied regularly and be enclosed in a fenced area with a 6ft stockade fence or equivalent

Condition #12) Provide gate/gates on the interior of property to discourage through traffic between County Street and Hart Street.

Condition #13) The Board strongly encourages the re-location of the County Street entrance to line up with the Mozzone Boulevard intersection and provide a sidewalk along the driveway to County St.

Condition #14) If warrants are met, install a traffic control signal at the Hart Street/Poole Street/school driveway intersection. If warrants are not met, seek installation of an overhead flashing beacon, red facing Poole Street and the school driveway and yellow facing Hart Street.

Condition #15) Allow all vehicle access from the Hart Street entrance.

Vote:	5 In Favor
Dennis I. Ackerman	YES
Robert Campbell	YES
Manuel Spencer	YES
John Reardon	YES
Michael Monteiro	YES
Anthony Abreau	absent
Brian Carr	absent

Meeting adjourned at 6:38 PM