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TAUNTON PLANNING BOARD MINUTES  
Meeting held at 15 Summer Street

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DATE: February 3, 2022

BOARD MEMBERS: Anthony Abreau, Chairman Michael Monteiro  
Bob Campbell, Vice Chairman John Reardon  
Manuel Spencer, Clerk Dennis I. Ackerman  
Brian Carr

ADVISORS:  
Michael Patneau, City Engineer  
Kevin Scanlon, City Planner

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Roll Call: Ackerman, Campbell, Reardon, Spencer, Monteiro, and Abreau present.  
Meeting at 5:31 PM

**John made motion to accept of minutes of January 6, 2022 seconded by Mike. All in favor**

**Perry Estates – Request for lot release of lots 1-10, 13 & 14 - holding 0 surety**

Department comments were read into the record from City Engineer, City Planner and Greenman Pedersen, outside consultant.  
Manny made motion to release lots 1-10, 13 & 14 upon receipt of \$191,811 acceptable surety, seconded by Bob. All in favor.

**Titus Way - Hart St. Estates - Request to release lots 1, 2, & 6 holding 0 surety**

Dept. comments were read into the record from City Engineer, City Planner and Greenman Pedersen, outside consultants.  
Bob made motion to release lots 1,2, & 6 upon receipt of \$76,610 of acceptable surety. Seconded by John. All in favor.

**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 -**

Request for a continuance.  
Bob made motion to grant continuance, seconded by Mike. All in favor.  
Continued to March 3, 2022

**Public Hearing - Modification of Definitive Subdivision – entitled “Brian’s Way - located off Whittenton Street – property 38-11 - creating 7 residential lots. Modification is to delete Condition #2 which reads: Houses to be limited to two stories in height as presented at hearing”. Proposal is for a duplex style house with drive under garage submitted by SW Group, LLC. –**

Request to withdraw request.

Dennis made motion to grant request and allow request to be withdrawn, seconded by Manny. All in favor.

**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**

Request to continue to March 3, 2022

Bob made motion to grant request to continue, seconded by Dennis. All in favor.

Continued to March 3, 2022

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

Request to continue to next month due to scheduling conflict.

Dennis made motion to grant request for a continuance to March 3, 2022, seconded by Manny. All in favor.

Continued to March 3, 2022

**Letter from Law Dept. - relative to the Form J Process**

Peter Winter, Asst. City Solicitor went over the letter from the Law Dept. relative to the Form J process. He stated when a petitioner receives ZBA approval for a variance for frontage the plan has to come before the P.B. for endorsement. The Board’s role is to look at the access and determine if it’s adequate. Dennis stated that in the past the Board has been looking at matters that are not under the purview of the Board like wetlands, etc. Bob stated if someone is here to speak about wetlands we will listen. Bob stated they have to determine if the frontage is suitable for access and they would look at the issues regarding such. Peter stated if there was an issue with access most likely the plans would not get to the P.B. Dennis stated the ZBA has denied If they didn’t think it was adequate access. Manny asked if the board was eliminate the Form J process and it was answers no we just wanted clarification on what should or can be discussed at meeting. Bob stated it’s State Law – Waiver of frontage and this Board can’t change that. Manny asked Peter if the ZBA should be looking at frontage when they grant a variance. Dennis stated the P.B. talks about what is going in there (i.e. duplex, single or multifamily, commercial project) and he doesn’t think that under the board’s jurisdiction. Bob stated the Board votes on the access and we can look at what the access is going to be used for. Tony agreed they should look at what the access is for.

**Dennis made motion to go into executive session to discuss pending litigation, seconded by Bob.**

Roll call vote:

Ackerman... Yes

Campbell... Yes

Reardon..... Yes

Abreau.....Yes

Spencer.....Yes

Monteiro .....Yes

No votes were taken in executive session. Meeting adjourned at 6:10 PM

