
TAUNTON PLANNING BOARD MINUTES

Meeting held at 15 Summer Street, City Hall, in the Chester R. Martin Municipal Council Chambers

DATE: March 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, Carr, Ackerman and Abreau present. Meeting opens at 5:33 PM

Manny made motion to approve minutes of Feb. 2, 2023 seconded by Mike. All in favor.

Executive Session with Law Dept. relative to pending litigation

Motion made and seconded to go into executive session on pending litigation: 5:34 PM
Roll call vote; Ackerman, Reardon, Campbell, Spencer, Monteiro, Carr, and Abreau...Yes
The Board came out of Executive Session at 6:15 Chairman Abreau stated one vote was taken in Executive Session.

Public Meeting - A Site Plan Review - Hart Street property I.D. Map 94, Lot 215- for the construction of a 7,000 sq. ft. 2-story marijuana cultivation and retail facility with associated site access, drainage, parking and utilities, submitted by Tanios Barbour on behalf of San Holdings, LLC

Brian Dunn, Tracey Duarte, Jacques Barbour, Tanios Barbour, Jeff Bandini, McMcahon Traffic, Atty. Daniel deAbreau, and Adam Glassman, Architect were invited into the enclosure. Dept. comments were read into the record from DIRB, Eng., Commission for Individuals with Disabilities, and Water. Tracey stated the submitted updated plans addressing all DIRB & City Engineer’s comments. She shows new plans and explains project. The site is 1.1/2 acres on the south side of Hart Street and there are some wetlands delineated on plans. There is a very steep incline and there is a 5-10 slope toward wetlands and 2 to 1 slope for grading. The site is fully wooded and they are proposing a 2 story 3,500 (total 7,000 sq. ft.) building There will be retail on first floor and the traffic will be counterclockwise per the DIRB. The dumpster will be on a pad, they have 26 parking spaces and the drainage basin is in back. They will need to add fill to the site for grading and the water will flow to water quality system to hold a 100 year storm. The site will tie into Hart ST. for sewer and old Hart St. for water. They spoke with Mike Arruda and he indicated an 8 inch pipe will be ok. (in his letter he indicated 12”) They will connect to the 20 foot wide easement. They are seeking waivers as shown on plans (50% reduction of landscaping on side from 25 feet to 12.5 feet., to allow the required plantings be reduced to 50% and waive the requirement that all parking lots consisting of 10 or more parking spaces shall provide 200 sq. ft. of interior landscaping.) They added the site distance to the plans. They have 490 feet on both sides and City Engineer wanted the site distance from 235 Hart S. but it was on plans and there is no issue. Tony asked how wide the driveway will be and it was answered 24 feet wide with one way circulation per the DIRB. Tony asked where is the snow removal ? Tracey pointed out it’s

on the western side of the property. Bob asked about rip rap? Tracey answers there is good sand. The ground water was between 60 inches and 102 inches (about 2 ½ - 3 ½ feet down) Bob asked how do you get access to basin? There will be a gate on the fence around basin. Tracey pointed out the rip rap detail has always been on the plans. Bob asked if they are proposing any sign? Tracey answers yes the sign is on revised plans. The sign will be at street. Mike asked about 50% landscaping buffer? Tracey explains there is existing vegetation and there will be a retaining wall. The retaining wall is 246 feet long and its maximum height is 17 feet. Brian Dunn states it's similar to that at Greco Ford on Rte. 44. Bob asked if the guardrail is all wood or will it have any steel. He suggests adding steel cable to it. Manny asked what waivers are they requesting? Tracey answers 50% reduction of landscaping on side from 25 feet to 12.5 feet., to allow the required plantings be reduced to 5% and waive the requirement that all parking lots consisting of 10 or more parking spaces shall provide 200 sq. ft. of interior landscaping. Public Input: No one in favor or opposed. Jeff stated the site distance at the intersection exceed the required 85% .

Mike made motion to approve Site Plan Review with dept. comments and including waivers, seconded by Manny.

Condition #1) That the plans dated February 6, 2023 revised on March 1, 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 a Conservation Commission Order of Conditions SE 73-3036 for this project.

Condition #7) Filling shall follow the Mass DOT compaction testing guidelines with reports provided for the file

Condition #8) A stamped structural design is required for the retaining wall

Condition #9) The drainage pipe shall be a min of 12 inch in diameter and a manhole shall be added before the water quality structure

Condition #10) The hidden driveway sign shall be relocated to the west of this entrance

Condition #11) 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) Traffic circulation onsite shall be one way counterclockwise and signed and striped accordingly

Condition #13) Waste disposal containment area shall be shown on the plan

Condition #14) Show the sign on the plan

Condition #15) The water main shall be extended with a 8 inch main from where it ends at 235 Hart Street to the proposed property

Condition #16) A landscape plan conforming to section 440-702 for interior and perimeter landscaping shall be provided. A reduction of side yard landscaping to 12.5' and reduction of plantings to 50% and interior landscaped islands as shown on plans.

Condition #17) Proposed guardrails to be re-enforced with steel cable.

Condition #18) The ISO sign for handicapped parking needs to be provided.

Notes;

Note 1) DPW permits are required including city licensed contractor, road opening and trench permits. Plans shall be submitted to DPW for water services, fire service line, gate valves and curb stops

Note 2) DPW specifications shall apply including backflow devices, pressure testing, materials, installation, inspection and approval and prior notice is required before any city water work is to be performed and inspections are required prior to backfilling

Vote: 7 In Favor

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

Public Hearing - 515 Middleboro Avenue (Property .I.D. 96-135 & 96-134) - A Special Permit/Site Plan Review from Section 440 Attachment #2 of the Zoning Ordinance to allow a 3,320 s. f. auto repair shop with auto sales (58 vehicles) with an updated parking layout for customers, sales, and repair storage spaces and the installation of a drainage system in the Business District, property owned by Lillian Amaro submitted by Amaro Family Auto.

Request to continue to next month.

Motion made and second to grant continuance to April 6, 2023

Vote: Ackerman, Spencer, Abreau, Carr, Monteiro, Reardon, Campbell...Yes.

Meeting adjourned at 6:44 PM