
TAUNTON PLANNING BOARD MINUTES
Meeting held at 15 Summer Street

DATE: June 2, 2022

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

Roll Call: Ackerman, Reardon, Spencer, Monteiro, Carr, Campbell present. Abreau absent.

Meeting opens at 5:31 PM

John made motion to accept minutes of May 5, 2022 seconded by Manny. All in favor.

Public Hearing – 73 Village Circle - Special Permit from Section 440 Attachment #1 of the Zoning Ordinance for the Renewal of an Accessory Dwelling Unit, submitted by Katelin Lima

Roll call: Campbell, Monteiro, Spencer, Carr, Ackerman present. Reardon excused.

Hearing opens at 5:33P M Katelyn Lima invited into the enclosure. VC Ackerman if anything has changed and she says no. VC Ackerman read dept. comments from the City Planner, Conservation Commission, Engineer, Veolia Water, B.O.H and Water Dept. Public Input: no one in favor or opposed.

Manny made motion to approve the Renewal of the Special Permit for an Accessory dwelling unit, seconded by Bob with the following condition:

Condition #1) Submit an updated sewer As-built

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

Hearing closed at 5:33PM

Public Hearing – 40 Meeshawn Ave. - Special Permit from Section 440 Attachment #1 of the Zoning Ordinance for the Renewal of an Accessory Dwelling Unit, submitted by George Mitsiaris

Roll Call: Campbell, Reardon, Monteiro, Spencer, Carr, Ackerman present. Hearing Opens at 5:33 PM

V.C. Ackerman read dept. comments from the City Planner, Conservation Commission, Engineer, Veolia Water, B.O.H and Water Dept. Applicant not present due to wife’s illness. Public Input: No one in favor or opposed.

Mike made motion to grant the Renewal of the Special Permit for an Accessory Dwelling Unit, seconded by Manny.

Vote: 6 In Favor

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

Hearing closed at 5:34 PM

Public Hearing - 475 Norton Ave. - Special Permit from Section 440 Attachment #1 of the Zoning Ordinance for the Renewal of an Accessory Dwelling Unit, submitted by Kevin Gomes

Roll call: Reardon, Campbell, Ackerman, Carr, Monteiro and Spencer. Hearing opens at 5:35 PM

Kevin Gomes was invited it the enclosure. He stated a relative still lives there, no changes. V.C. Ackerman read dept. comments from the City Planner, Conservation Commission, Water, B.O.H. Engineer and Veolia Water. Public Input: no one in favor or opposed.

Manny made motion to grant the special permit for the renewal of the accessory dwelling unit. Seconded by Mike.

Vote: 6 In Favor

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

Hearing closed at 5:37 PM

Public Hearing – Definitive Cluster Subdivision - Gracey Estates - the creation of 14 residential lots - to be located on the south side of Hodges Street, property I.D. Map 42 Lot 46, Taunton, Ma.

Roll call: Campbell, Reardon, Monteiro, Spencer, Carr and Ackerman. Abreau absent. Hearing opens at 5:37 PM Jeff Tallman, Northeast Engineers, and John Garanito were invited into the enclosure. Dept. comments were read into the record from the City Planner, City Engineer, Conservation Commission, Water Dept., and letter from Mike Lucas, 430 Hodges St., Jeff stated the only headstone is that of Jeff Harvey and they have found a good description of where it is and has shown in on the plans. They created a 16.5 foot buffer around the burial grounds so anyone can visit. He stated it's not typical of a developer to have to restore a burial ground They are willing to clean it up a little but the neighbors are happy to see development going in there. They been out there a few times and there is no evidence of any new fencing If the grave agent wants to clean it up there will be access to it. Manny asked how many gravestone are there and it was answered 2. Mr. Lucas indicated there may be more? Manny asked what would they do if there is more? Jeff stated they are confidence they have left plenty of buffer around to ensure they do not develop on any burial grounds. Brian stated since the graveyard is on your property did they reach out to the City's cemetery dept.? Jeff stated it would be a good idea if the City would take it over and maintain it. They could deed parcel A to the City. Bob stated they should leave parcel A in the custody of the homeowner's association or negotiate with the city option of being conveyed to the City. Bob asked about the detention basin on Lot 3 and it was noted they will remove it. He stated the cross section is generic. He asked how wide the sidewalk is? Jeff stated it's a 6 foot wide sidewalk, 24 foot wide pavement width. Jeff explains they have 2 sidewalk on Harvey Street then one sidewalk after the intersection. Bob suggests having one on one side. Bob also pointed out we usually like to see the pavement width at least 26 feet to be able to be eligible for Chapter 90 monies. Brian asked if they intent on making the roadway an accepted street and it was answered yes. Bob stated the City Engineer was happy with the drainage report. Jeff stated the soils are good with 2 minutes or less perks. They have small infiltration system and he remainder will discharge on lot 6. The detention basin on lot 3 will be removed because it's not needed. Brian asked how deep is the detention basin and Jeff answers top is 88.5 and bottom is 86 so it's about 2/12 feet deep. Brian wants a fence round it. Manny asked if there would be underground utilities and it was answered yes. Mike asked who is responsible for the detention basin and it was answered the association. Jeff stated the habitat on the open space under and the replication will be under the NOI will be part of the homeowner's association. Bob asked about underground utilities and what kind will be used for street lighting? They were going to post light at end of every driveway which is what the TMLP has been receptive to. They will have sensor and be on from dawn to dusk. Bob stated the Engineer's letter relative to street streets suggests putting them just behind the property line. Public Input Mike Lucas, 430 Hodges Street representing graves agent. He pointed out there are 2 large trees that need attention. If they fall the fall gravel will come up. Once trees are gone we might find more graves. He stated the City has been very reluctant to take over this little cemetery. The neighbor on the east has as well about 15 feet from property line VC Ackerman stated they could require developer to take down 2 trees. Bob stated he doesn't feel comfortable requiring them to remove trees. He suggests leave them untouched. VC Ackerman suggests a fence? Jeff stated they would rather leave as it. They left a big enough buffer. Pete Thomson, City Graves Agent stated they City has 62 cemeteries and he recommends getting a crane to remove the tree at the trunk and cut it clean but leave roots. VC Ackerman suggests working with developer. Bob suggests figuring a cost and have the Cemetery dept.do it. Margo Wilson, 407 Hodges St. stated she lives across the street and there is underground drainage and it looks like lawn. Public Input closed.

Brian made motion, seconded by Manny to approve the Definitive Cluster Subdivision with the following conditions:

WAIVERS:

- 1. Waiver of the pavement width from 30 feet to 26 feet.**
- 2. Waiver of sidewalks on both sides. Allow one 6 foot wide sidewalk as shown on plans.**
- 3. Waiver of the 100 foot wide landscaping buffer around the perimeter with a 20 foot wide vegetated buffer along the west side as shown on plans.**

CONDITIONS:

1. A homeowner's Association shall be established, approved by the City and recorded prior to any lot releases.
2. The Open Space shall be placed under a conservation restriction in perpetuity. Said restriction shall be approved by the City and recorded prior to any building permits.
3. Setbacks from property lines are 25 feet front, 15 feet side and 20 feet rear.
4. The applicant will be required to file a Notice of Intent for the roadway and for Lots 4, 5, 6, 7 and 8.
5. City Water is available for the proposed 8" domestic from the 8" city water main on Hodges Street.
6. Plans are required and need to be submitted to DPW for Water services, road opening, and or trench.
7. DPW permits are required including, City licensed contractor, road opening, and or trench.
8. DPW specifications apply including, Pressure testing, materials, installation, new water meter with an updated radio frequency unit, inspection, and approval.
9. DPW specification apply including any backflow devices must be inspected by the Plumbing Inspector or City Inspector.
10. Prior notice is required before any City water work is to be performed and inspections will be required before backfilling.
11. Add the roadway cross section as proposed including roadway width, edging or berms locations, utility locations and sidewalk sections.
12. Remove drainage easement on Lot 3.
13. Operation and Maintenance plans for Stormwater systems must be recorded with Homeowner's Association documents or individual deeds where applicable.
14. The final set of plans must include the Professional Land Surveyors signature and dated (pages 2 & 3) prior to endorsement.
15. Show street tree locations on plans.
16. Change street names.
17. Driveway curb cuts shall be within 55' of intersection of the streets. Driveway locations needs to be considered when proposing individual site plans.
18. Curved granite inlet stones will be required for catch basins located on curves.
19. Add the benchmark and datum information to the plans.
20. Centralized mailboxes may be required by the USPS.
21. Show street light locations on plans.
22. Install fence around detention basin.
23. Parcels A & B are to be under the custody of the Homeowner's Association unless donated and accepted by the City or another entity.
24. Developer to work with the Veteran's Graves Agent relative to the removal of large pine trees.
25. The 4 corners of the cemetery parcel (Parcel A) to be defined.

26. Leave as many trees as possible on the Open Space Lot (Parcel B)
27. List all waivers on plans.

All in favor.

Hearing closed at 6:33 PM

Public Meeting -A Site Plan Review- Dever Drive - Property I.D. 19-59 - to allow the 105,000 sq. ft. building (70,000 sq. ft. for light industrial & 35,000 sq. ft. for office space) on a 9.95 acre lot, submitted by Rhino Light Industrial Facility, owned by Taunton Dev. Corp.

Taylor Dowdy, BSC Group and Tyler Murphy was invited into the enclosure. Dept. comments were read into the record from the DIRB, Fire, and Engineer. In 2015 Rhino Development finished 130 Dever Dr. and it has been successful. These 2 lots have been vacant for over 10 years. Mass Development and BSC Group has been working together. They are proposing a 105,000 sq. ft. light industrial building with 35,000 sq. ft of office space. This site was pre-planned by MEPA. All stormwater has easement. All traffic is within the MEPA review. They are asking for reduction of the landscaping buffer along the loading docks by 50% . They anticipate minimal truck use. This is not a trucking facility. They addressed the City Engineer's letter. There are no conservation issues. John asked about condition #7 relative to the roof drains? They addressed that they will go into the stormwater system in the ground. Brian stated they are asking for a waiver of the development impact review statements. He asked when done the project will be assessed at over 100 million and pay 2.5 million in taxes. Bob asked about the traffic and it was answered they will use Colton Drive rather than Dever Dr. Public Input: no one in favor or opposed.

John made motion, seconded by Bob to grant the site plan review with the following conditions:

Condition #1) That the plans dated April 28, 2022 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) No exterior storage

Condition #7) Hydrant shall be relocated 80 ft to the flat area outside of the basin

Condition #8) Retaining wall elevation shall be changed to a top elevation of 83.5 ft with a bottom elevation of 79.5 ft

Condition #9) Water quality details shall be added to the plans

Condition #10) The existing 8 inch PVC sewer mains between SMH E3 and MH 16 shall be removed and capped properly

Condition #11) A 2.5 inch binder course shall be used

Condition #12) DMH-3 shall be corrected on the plans and pipe sizes corrected in the report

Condition #13) Backflow protection must be placed for the fire protection and an 8inch Ductile Iron main is required for fire protection

Condition #14) Sanitary sewer pipe shall be sleeved with ductile iron or encased in concrete when crossing other utilities

Condition #15) Waiver of Section 440-702 A (3) reduction of side & rear landscaping buffer requirement up to 50% as shown on plans.

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, a new water meter with an updated radio frequency unit, 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: **6 In Favor**

Dennis I. Ackerman, VC	YES
Robert Campbell	YES
Manuel Spencer	YES
John Reardon	YES
Brian Carr	YES
Michael Monteiro	YES
Anthony Abreau	Absent

Public Meeting - A Site Plan Review -Dever Drive - Property I.D. 19-56 to allow the 180,000 q. ft. building (120,000 sq. ft. for light industrial & 60,000 sq. ft. for office space) submitted by Rhino Light Industrial Facility, owned by Taunton Dev. Corp.

Taylor Dowdy, BSC Group and Tyler Murphy was invited into the enclosure. Dept. comments were read into the record from the DIRB, Fire, and Engineer. They stated they addressed all the City Engineer's comments. The proposal is for an 180,000 sq. ft. light industrial and office space. Same as previous request this has been approved by MEPA.

John made motion, seconded by Brian to approve the Site Plan Review with the following conditions:

Condition #1) That the plans dated April 28, 2022 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) No exterior storage

Condition #7) Water quality details shall be added to the plans

Condition #8) The existing 8 inch VC sewer pipe originating at SMH 10 toward the western side of the property shall be removed. The manhole and 8 inch pipes will remain active

Condition #9) 2.5 inch binder course shall be utilized

Condition #10) A guardrail shall be added along the existing loop road

Condition #11) Roof drains shall be added to sheet c-104

Condition #14) Backflow protection must be placed for the fire protection and an 8inch Ductile Iron main is required for fire protection

Condition #15) Sanitary sewer pipe shall be sleeved with ductile iron or encased in concrete when crossing other utilities

Condition # 16) Waiver of Section 440-702 A (3) reduction of side & rear landscaping buffer requirement up to 50% as shown on plans.

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, a new water meter with an updated radio frequency unit, 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:	6 In Favor
Dennis I. Ackerman, VC	YES
Robert Campbell	YES
Manuel Spencer	YES
John Reardon	YES
Brian Carr	YES
Michael Monteiro	YES
Anthony Abreau	absent

Public Meeting – Site Plan Review - Winthrop St. - Map 76, Lot 117- to allow 3 mixed use buildings consisting of 29 residential units and 3 commercial units submitted by Brian & Barry LLC.

Jeff Tallman and Barry Conway were invited into the enclosure. Dept. comments were read into the record from the DIRB, Water Dept., City Engineer, and Veolia Water. Jeff stated they already received Special Permit approval from P.B. They are proposing 23 residential units with 3 commercial spaces (totaling 2,250 sq. ft.) The units have garages which initially there was parking in front of them which is considered stacked parking. They revised plans In 2010 this site was approved for a landscaping yard but the site has been vacant. This application is for a mixed use building. Bob asked if they went to Mass DOT and Jeff answers Barry reached out to them knowing there was going to be a moratorium on the roadway so they brought utilities to the street. Bob stated the curb cuts should line up with the sidewalks along the pedestrian path of travel. Bob asked if there is any walkway to the site and Jeff answers no but they could to a flush concrete walkway. They should show the connection to the recreation area on the plans. Add post & rail fencing to building #2. Brian stated he voted to the Special Permit and remembers it being an intense project relative to the Natural habitat. Jeff stated they have approved limit of work and some conservation restrictions too. It was asked what type of business will be going into the 3 commercial spaces? Barry they are thinking office and he thinks one will be for the management company. He stated they are in the processing of getting a management company now. Brian wants the detention basin fenced in. Jeff stated it's 24 feet wide and had a 30 foot radius. Brian asked if the management company would be on site? Barry stated they are interviewing now and ideally it would be nice to have full time. Bob asked what is the area on the plans in front of garages? Jeff answers it is a landscaped area. Bob suggests putting a cape cod berm around each one. The management company will maintain that. John thought it was condos not apartments when he voted for Special Permit. Barry stated they will be high end apartments. Public Input: Patrick Whipp, Hebert St. wanted to know about the 20 foot ROW Herbert Street that runs along this property. Jeff stated there will be no access from Herbert Street. All access is from Winthrop Street. He asked if they could limit the hours of the dumpster pick up? They said they could do that.

Bob made motion to grant the Site Plan Review to allow 3 mixed use buildings consisting of 29 residential units and 3 commercial units totaling 2,250 sq. ft. with the following conditions:

Condition #1) That the plans dated April 11, 2022 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) Close out Order of Conditions #2443 and file a new Order of Conditions prior to a building permit.**
- Condition #7) Mass DOT permit is required prior to any occupancy**
- Condition #8) Dumpster shall be located on a concrete pad, be enclosed with a 6 ft stockade fence, be kept closed at all times and be emptied regularly**
- Condition #9) The pump chamber details shall be added to the plans. Engineering calculations needed to be submitted demonstrating that the sewer main on Herbert Street can handle the proposed load**
- Condition #10) The 6 inch shall be changed to an 8 inch ductile iron**
- Condition #11) Fence to be installed around detention basin.**
- Condition #12) Provide lighted pedestrian access to recreation area.**
- Condition #13) Dumpster pickup shall be between the hours of 7 AM – 7 PM**
- Condition #14) Provide a flush concrete sidewalk along the edge of the site circulation roadway, at driveway ends, from the raised sidewalk at Winthrop Street entrance curves on one side, around the perimeter of the site roadway, and back to the raised sidewalk at the Winthrop Street entrance curves on the other side to permanently delineate pedestrian areas.**
- Condition #15) Landscaped area in front of buildings to be protected with a berm and maintained by the property managers.**
- Condition #16) One of the 3 office spaces shall be used for property management company.**
- Condition #17) Property Management Company to follow a strict vetting process to avoid renting to problem tenants.**
- Condition #18) Provide curb ramps to follow the pedestrian path of travel along Winthrop Street, aligned with the existing sidewalk.**
- Condition # 19) 50% Landscaping Buffer Requirements Waiver is granted as shown on plans.**

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, a new water meter with an updated radio frequency unit, 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:	6 In Favor
Dennis I. Ackerman, VC	Yes
Robert Campbell	Yes
John Reardon	Yes
Manuel Spencer	Yes
Michael Monteiro	Yes
Brian Carr	Yes
Anthony Abreau	Absent

Public Meeting - Site Plan Review for property - 59-63 Broadway - to add auto sales for 3 vehicles to the existing auto repair center, submitted by M&M Service Center, owned by Christine Pereira.

Roy Delano & Ron Bettencourt were invited into the enclosure. Dept. comments were read into the record from DIRB, Veolia Water, City Engineer, and Water Dept. Roy states M&M Service Center has been leasing this site for over 20 years. They are a full service repair shop. They wanted to add 3 display spots for vehicle for sale on the north side of the property. There will be no change in the site there is existing pavement there. Dennis asked if they had a license yet and they say no they needed approval here first. Manny asked if they sold vehicles in the past and they said yes. Bob asked about the parking and suggests reducing the curb cut? Roy said they could ask because they are repairing the road now. Public Input: no one in favor or opposed.

John made motion, seconded by Bob to approve the Site Plan Review with the following conditions:

Condition #1) That the plans dated April 8, 2022 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) Lots 55-193 and 55-194 shall be combined via a recorded plan and updated deed which shall be completed prior to any commencement of auto sales

Condition #7) Show the 3rd repair bay on the plans

Condition #8) Dumpster shall be shown on the plans and shall be located on a concrete pad, be enclosed with a 6 ft. stockade fence, be kept closed at all times and be emptied regularly

Condition #9) Spaces 10 through 12 shall be labeled as storage spaces and 3 additional storage spaces shall be added to the rear of the building

Condition #10) Spaces 1 through 3 are the designated auto sales display spaces and the maximum number of vehicles for sale shall be three.

Vote:	6 In Favor
Robert Campbell	YES
Manuel Spencer	YES
John Reardon	YES
Brian Carr	YES
Dennis Ackerman	YES
Michael Monteiro	YES
Anthony Abreau	Absent

Pubic Meeting – Site Plan Review - 150 John Hancock Road - for the addition of a 245.6’ x 60’ (14,736 sq. ft.) outdoor storage for the warehouse/distribution use and proposed incidental office with within an existing building in the Industrial district, submitted by Pool Corp., owned by Atlantic Oliver, II 150 John Hancock Road LLC

Atty. Brianna Correira, Tracey Duarte, P.E. and Seth Fluder, Pool Corp., Dept. Comments were read into the record from DIRB, Water, and City Engineer. Atty. Correira said the tenant is a distributor in pools and has a well established company. They will have 245’ x 60 of outdoor storage and two 35’ concrete pads. They will be adding 5 parking spaces for the office use. There will be no impact on traffic. They storage area will be enclose by a chain link fence. Tracey states there will be very low impact on the stormwater flow. They provided a 50 foot wide vegetated trip for additional storage. Brian asked about the chemical storage

and it was answered they monitor it by live cameras. They had pool chlorine and will obtain the required hazardous materials permit from the B.O.H. Public Input: no one in favor or opposed.

John made motion, seconded by Brian, to grant the Site Plan Review with the following conditions:

Condition #1) That the plans dated May 10, 2022 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) Show all overhead doors on the plans

Condition #7) Hazardous Materials Permit from the Board of Health is required

Condition #8) 2.5 inch binder course is required

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, a new water meter with an updated radio frequency unit, 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:	6 In Favor
Robert Campbell	YES
Manuel Spencer	YES
John Reardon	YES
Brian Carr	YES
Dennis Ackerman	YES
Michael Monteiro	YES
Anthony Abreau	Absent

Public Meeting - Site Plan Review - 50 John Hancock Road - for the addition of 4 saw tooth loading docks and a loading ramp for the warehouse/storage and light industrial /manufacturing use within an existing building, submitted by VMD Industrial III,LLC.

Atty. Brianna Correira, Tracey Duarte, P.E. and David Bergeron were invited into the enclosure. Dept. comments were read into the record from DIRB, Water Dept., and City Engineer. Atty. Correira stated the owner is a commercial development firm and property mgt. company. There is an existing 141,104 sq. ft. building used for warehouse/storage /distribution and they want to add another commercial tenant. The new tenants needs to add 4 saw tooth loading docks and a loading ramp. Last month they received a variance from the ZBA for a reduction of the parking space requirement. The Taunton Development Corp. are in are in support of this project and just asked for some plantings in front of the docks and they will gladly do that. They added the dumpster on the plans per the City Planner. The TDC wanted some white pines but they also added some understory trees. They showed plans and the Board stated as long as the TDC is ok with that.

John asked what are saw teeth docks and Tracey answers it's a dock just at an angle. Atty. Correira asked if they could amend condition #6 to say hazardous materials permit "may" be required from the B.O.H. Many made motion, seconded by Brian to approve the Site Plan Review with the following conditions:

- Condition #1) That the plans dated May 4, 2022 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) A Hazardous Materials Permit may be required from the Board of Health.**
- Condition #7) No exterior storage**
- Condition #8) Label the dumpsters**
- Condition #9) The 2 lots shall be combined prior to any building permits**
- Condition #10) Landscaping subject to concurrence with the Taunton Dev. Corp.**

Notes

Note 1) DPW permits are required including city licensed contractor, road opening and trench permits

Vote:	6 In Favor
Robert Campbell	YES
Manuel Spencer	YES
John Reardon	YES
Brian Carr	YES
Dennis Ackerman	YES
Michael Monteiro	YES
Anthony Abreau	absent

Motion for Remand - Short St. – property I.D 28-62 – Special Permit for common driveway to service 3 lots - P.B. Shall issue the Special Permit per the Court Order with conditions

Vice Chairman Ackerman read Motion for Remand.

Bob made motion to grant the Special Permit for common driveway for 3 lots with the following conditions:

- 1. The Petitioner shall form a Trust or Homeowner’s Association of the landowners of the subject properties for the purpose of perpetual maintenance and repair of the proposed access way/common drive.**
- 2. The Petitioner shall submit the project to Natural Heritage & Endangered Species Program of the Division of Fisheries and Wildlife for review and shall comply with the terms and conditions of said agency if any.**
- 3. The access road/common drive shall be at least 12 feet wide and shall have 4 feet of gravel shoulder on each side to accommodate emergency vehicles.**

Vote:	6 In Favor	0 Opposed
Dennis Ackerman, VC	Yes	
Robert Campbell	Yes	
John Reardon	Yes	
Manny Spencer, Jr.	Yes	
Brian Carr	Yes	
Michael Monteiro	Yes	
Anthony Abreau	Absent	

Meeting adjourned at 7:59 PM