
TAUNTON PLANNING BOARD MINUTES
Meeting held at 15 Summer Street

DATE: July 7, 2022

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

Meeting opens at 5:30 PM

Dennis made motion to accept minutes of June 2, 2022 seconded by Manny. All in favor.

E-5 Fuller Estates – Release of Surety - located off South Boundary Road (Lois Lane) holding \$19,200 and \$30,000 mylar deposit -

John Garanito was invited into the enclosure. Dept. comments were read from TMLP, B.O.H., Engineer, City Planner, Greenman Pedersen and Conservation Commission. John states he’s aware he will need to close out the file with the Cert. of compliance with Conservation.

Manny made motion to release all surety being held for Fuller Estates, seconded by Brian. All in favor. Manny made motion to forward a positive recommendation for Lois Lane to be accepted as a public street, seconded by Brian. All in favor. Manny made motion to release mylar deposit after public hearing for street acceptance, seconded by Brian. All in favor.

E-5 - Brian’s Way’s- request for release lots 3 & 7 – holding 3 lots and \$128,572.00 bond - plus \$12,000 mylar deposit

Justin Whitney was invited into the enclosure. Dept. Comments were read from City Planner, Engineer, Field Engineering, TMLP, B.O.H. and Conservation Commission
Dennis made motion to release lot 3 & 7 upon receipt \$31,285 per lot, (City Eng. Recommendation) seconded by John. All in favor.

E-5 –Katherine Drive – release of surety – located off Tremont St. – holding \$100,000 plus \$24,000 mylar deposit

Tony Sousa was invited into the enclosure. Dept. comments were read from Conservation Commission, TMLP, Greenman Pedersen, Engineer, B.O.H., and City Planner. The only outstanding issue is to file a Certificate of Compliance with the Conservation Commission.
Mike made motion to release all surety being held for Katherine Drive, seconded by Brian. All in favor.

Mike made motion to forward a positive recommendation for street acceptance for Katherine Dr. seconded by Brian. All in favor.

Mike made motion to release mylar deposit after public hearing for street acceptance, seconded by Brian. All in favor.

Cont'd. E-5 – Logan Drive – Request to release last lot – holding \$78,000 bond & 1 lot) – REQUEST WITHDRAWN

Public Meeting - Site Plan Review - 38 Winthrop St. - for the conversion of an existing single family dwelling to a mixed use bldg. consisting of an 11 unit Group Home with 150 sq. ft. office space, submitted by 38 Special LLC.

Dennis Ackerman excused. John DeSousa was invited into the enclosure. Dept. comments were read into the record from DIRB, City Engineer, Veolia Water, and Water Dept. John stated the property has been used as church with a single family on the 2nd floor. They used the asphalt driveway for their own personal vehicles. They have done some work on the building. They have an Order of Conditions with the Conservation Commission They will add dumpster at end of driveway per DIRB. These will be efficiency units with 5 on the first floor and 6 on the 2nd floor. The basement will have 150 sq. ft. office space for incidental use. John stated this is an R4 living (congregation living) They received zba approval for waive of parking spaces, setbacks and frontage. The lot is a pre-existing non-confirming lot. John shared some pictures of the construction that has taken place. They re-did the framing, pulled a structural building permit to secure the building. They put all new windows, flooring, and recreated the look of the wide panel siding. Since this is a R4 use (group home) they will have pumping tanks for sprinklers and they have started that installed. They will need to camera the sewer line and add cleanout. Manny asked this used to be a single family and now it's 11 units? Manny asked if it was 11 units or 11 rooms? John answers each unit will have their own bathroom and kitchenette and they will share storage. Manny asked what size are the units? John answers between 154 sq. ft. and up to 233 sq. ft. He stated it's almost the same size as 15 Winthrop St. Ellen Arbmowitz, VP community counseling stated they will be overseeing the services and it has been quite successful. They provide support services on site to people in need. Each units has a small kitchen, bathroom. This is group living and there is 24 hour staffing and 1 resident is in the building and there is a 24 hours on –call service and they are within minutes away. She stated they have had no issues with 15 Winthrop Str. Mike asked if there is any fire egress? John pointed out where it was on the pictures. There is fire egress by the double doors. Brian asked if they do background checks and it was answered yes. Ellen stated any person that is going to receive help must go through a background check. Each person is screened because HUD subsidizes and if there is an issues they place them somewhere else. They try to help the individuals to become self sufficient and hopefully go out on their own. They help homeless, veterans are their priority. John asked how many people in a unit and it was answered only 1 person. They will provide a small lawn area outside for them to go outside. Public Input: Dennis Ackerman, Bd. Of Directors of Congregation Agudath Achim, 36 Winthrop St. He said they didn't take any official vote but look forward the project going forward. They fully support and he compliments the owner for taking on this project. Bob Bastis, owner stated this will be a positive thing in the downtown area. CCBC has been great to work with and if there was an issues with an individual they will place them somewhere else. They have had zero problems with 15 Winthrop St. He disclosed he received a 0% interest loan with MOECD. He stated they are adding the sprinkler now regardless of this approval because it's need it anyway. He has a 15 year agreement with the City and a signed lease with CCBC.

John made motion to approve, seconded by Mike the Site plan Review with Dept comments

- Condition #1) That the plans dated June 13, 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) Compliance with ZBA case 3671 is required
- Condition #7) Compliance with the Order of Conditions from the Conservation Commission number 2982 is required
- Condition #8) A dumpster is required and shall be located at the end of the driveway. Dumpster shall be located on a concrete pad, be enclosed with a stockade fence, be kept closed at all times and be emptied regularly

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

Public Meeting - Site Plan Review modification - 44 Dean St. & Map 55, Lots 756, 757 and 758 for the construction of 23 residential condominiums and 1,423 sq. ft. of Office Use. Modifications are shift in mailboxes northerly outside the riverfront area, shift 9 parking spaces northerly outside the riverfront area, shift 4 parking spaces to an area north of the historic building, plant the riverfront area with shrubs that increase the habitat value. The end result is the same number of parking spaces as previously approved with less impervious pavement and improvement landscaping. submitted by Innovative Investments Corp.

Richard Rheume, Chief Engineer, Prime Engineers was invited into the enclosure. Dept .comments were read into the record from DIRB, Engineer, Veolia Water, and Water Dept. Mr. Rheume stated DEP took discretionary powers and appealed this approval from the Conservation Commission. The Taunton River is across the street and because of the appeal they have satisfied the DEP and as a results the site plan needs modification. They added vegetation, moved parking and adding greenery and preserved trees. They are maintaining parking. He stated DEP withdrew their objection because of the changes. Manny stated some of the other conditions will remain in effect. Brian pointed out about right turn out only on the previous approval. The other conditions in the previous SPR approval will remain in effect and that is one of them. He remembers the developer agreeing to that condition. Dennis said we can make sure it's in the decision. It was re-iterated that compliance with approval dated 9-9-21 will remain in effect. Public Input: None

Dennis made motion, seconded by Manny to approve the Site Plan Review Mod with the following conditions:

Condition #1) That the plans dated May 23, 2021 and revised through May 31, 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) Compliance with the conditions of the September 9, 2021 site plan review approval is required except as specifically modified in this decision

Condition #7) Compliance with the order of conditions from Conservation Commission number 2932 as amended is required

Condition #8) Add lot line dimensions to the 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
Anthony Abreau	YES
Manuel Spencer	YES
John Reardon	YES
Brian Carr	YES
Dennis Ackerman	YES
Michael Monteiro	YES
Robert Campbell	absent

Public Meeting - Site Plan Review Modification - 2 & 8 Galleria Mall Drive - for the reduction of total building area from 1,082,780 square feet to 651,076 square feet for a warehouse use. Submitted by Portman Industrial /Taunton Owner LLC

Mike Wurtsbaugh, Portland Industrial, Todd Morey, Beals Associates were invited into the enclosure. Dept. comments were read into the record from DIRB, Water, and Engineer. Todd stated the last time they were here they didn't have a tenant and now they do and need some changes. Originally it was going to be 4 buildings. The old mall has been demolished and been maintained. The original proposal was for 4 buildings, 340 loading area and 1318 parking spaces. The new proposal is to have 3 separate buildings on two lots. The main lot will contain 575,000 sq. t. and lot 4 will have a 75,000 sq. ft. building. They have reduced the size and required parking spaces. The perimeter road will remain generally the same. There will be minor geometric changes at the entrance to the property along Galleria Mall Drive to align with the tenant's driveways. Travelling clockwise around the perimeter, at the end of the public portion of the

roadway, the existing perimeter road will terminate and be removed to a point just south of the existing bridge and from bridge continuing clockwise, the perimeter road will remain in the same geometric configuration that exists today. That will allow the railroad access to its site (easement) There will be no changes to the public road accessing lot 2. The new proposal will decrease traffic from 5,642 trips per day to 3,704 trips per day. The site now complies with the parking requirements with 904 parking spaces and (797 required) The new layout is better for a single user. This will be a 24 hour 7 days a week operation. There is also a reduction of impervious area from 52.7 acres to 50.5 acres. Brian complimented them on their submittal and impact statements. He asked if they could disclose the tenant and they said yes it would be FedEx Ground and it will be 24 hour 7 days a week operation. There was discussion on the previous decisions relative to the height of the buildings. It was stated the ZBA decision for height is still good. They do not have a tenant for the 75,000 sq. ft. building yet. They have had interest in it. Public Input: no one in favor or opposed.

John made motion, seconded by Manny to approve the Site Plan Review modification with dept. comments:

Condition #1) That the plans dated June 14, 2022 through 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) That dumpsters shall be located on a concrete pad, enclosed with a 6 foot stockade fence, be kept closed at all times and emptied regularly;

Condition #7) That the previously granted variances and special permits granted by the ZBA shall be null and void; ZBA case #3225, case #3323, case #2818, case #1966, case #1854, and the portions of ZBA case #1727 referencing parking space sizes and on premise signs as well as the portions of case #3247 referencing faced signs. Also, for clarity, all previous special permits and site plan reviews granted by the Municipal Council and Planning Board are superseded by this approval. ZBA Case 3233 shall remain in effect.

Condition #8) That ADA curb ramps are installed at the ends of all sidewalks and in front of all handicap parking;

Condition #9) That the multiple lots shall be merged into three lots prior to any building permits being issued;

Condition #10) That a copy of the Mass Highway approval shall be provided prior to any Occupancy permits being issued;

Condition #11) That compliance with ZBA Case # 3589 is required (excluding #1 & #2);

Condition #12) That the project proponent shall file comply with the Order of Conditions 2910 from the Conservation Commission;

Condition #13) That floor drains and oil /water separators shall be installed in all areas that allow vehicular access to the buildings;

Condition #14) That any retaining wall greater than 4 feet in height requires an engineers stamped design plan which shall be provided prior to any building permits being issued;

Condition #15) That verification of proper function of existing drainage outfalls shall be completed prior to building permits being issued;

Condition #16) That the proponents provide a communication phone number for concerns during construction to the Planning Board Office and the Mayor’s Office;

Condition #17) That there be no outdoor storage or outdoor processing of materials on the site;

Condition #18) That the development shall be responsible for maintaining the adjacent public ways west of the Stevens Street Connector and the site roadways as shown on the plans;

Condition #19) That no portion of the site shall be used for any purpose except construction of the permitted improvements until development of that same portion of the site is completed in accordance with this Special Permit / Site Plan Review approval;

Condition #20) That truck traffic accessing the site shall use Route 140 and Rte. 24 and except for local delivery, shall not utilize County Street south of the site or Stevens Street east of the Stevens Street /Route 140 interchange;

Condition #21) That no railroad access was part of the Special Permit / Site Plan Review application and so there shall be no railroad access permitted under this Approval.

Condition #22) Remove the plus and minus notations from the building dimensions

Condition #23) That the MBTA access easement shall be relocated prior to building permits

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

Public Meeting - Site Plan Review Modification - 772 & 784 County Street - for the construction of a 10,700 square foot building in the Highway Business District, consisting of 5,500 sq. ft. of retail space and 5,200 sq. ft. restaurant space with 56 seats, submitted by Shoreline Holdings, LLC - Modification is to allow for one curb cut instead of two curb cuts to comply with MassDOT requirements and 6 additional parking spaces.

Atty. Edmund Brennan, Eric, Dias, P.E. StrongPoint Eng. And Brian Dupres were invited into the enclosure. Dept. comments were read from the DIRB, Water Dept., Veolia Water, and City Engineer. Atty. Brennan stated they had no issues with DIRB comments. They have been working the Mass DOT since they received approval from this Board and they would prefer one entrance no two. So they amended their plans to satisfy the Mass. DOT and as a result they added 6 more parking spaces, made traffic counterclockwise and slightly decreased the imperious area. They are 75% done with Mass. DOT. Eric Dias stated they have been working for the past 6 months with Mass DOT and in doing so they needed to amend the recently approved SPR. Public Input: No one in favor or opposed.

Many made motion, seconded by Dennis, to approve the Site Plan Review with the dept. comments:

Condition #1) That the plans dated June 13, 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) Compliance with the conditions of the October 8, 2021 site plan review approval is required except as specifically modified in this decision

Condition #7) Individual utilities are required if the units are to be individually owned

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

Meeting adjourned at 6:39 PM