

The regular meeting of the Planning Board convened at 6:30 pm via zoom.

MEMBERS PRESENT: Mr. Driscoll, Mr. MacDonald, Ms. Guarino, Mr. Geller, and Mr. Ajemian

ASSOCIATES PRESENT: Mrs. Santarcangelo, and Mrs. Rojas

STAFF PRESENT: Mrs. DeBoisbriand, Director of Community & Economic Development & Mr. Greg Tansey, Town Engineer.

Chairman Driscoll opened the meeting and read the Governors Open Meeting Guidelines.

31 Perkins

Representative: Larry Silva & Rebecca Baptista, Silva Engineering

The Chairman asked about the legal notice and whether or not we had received the green cards. The legal notice was read into the record. Ms. Baptista noted that the notices were mailed out, but the green cards were still in the office. She indicated that she could provide the information from stamps.com that showed all the mailings. An abutter confirmed they received notification for the hearing. The board discussed whether or not to hold the hearing, having confirmation from the abutter. They decided to proceed but will not close and vote tonight. Ms. Baptista will send the green cards in the morning.

Mr. Silva proceeded to share the project goals, to expand the building for a self-storage facility. He pointed out loading areas, parking areas and access points. He stated that the easement along the rear of the property declared that live parking is the only parking allowed in a part of the rear of the lot. Drainage was also discussed, it was stated that there will be some DEP guidelines to follow, but not a lot of groundwater drainage will be provided as this is considered a redevelopment project. Mr. Silva pointed out a few small areas that have grass and there would not be much opportunity for a lot of landscaping.

Chairman Driscoll asked about the curbing, and where it will be removed.
Director DeBoisbriand read the letter from the Health Agent.

Dr. Carlton Hunt, 80 Austin Street asked how the split zoning was being handled. Chairman Driscoll shared that this was an allowed use in both districts so no zoning change would be required. Jim Candito, 37 Stetson Street, asked about the zoning of the lot, what the hours of operations would be, would a resident be living on site, the lighting, and where the dumpster would be. Mr. Silva addressed his concerns.

The board requested a color rendering of the entire structure as well as lighting projections.

Mr. Candito spoke again and asked about signage and if it would be a lit sign.

The board stated they would also like to see some street trees be planted.

No additional comments were made.

Prior to the next meeting the Board requested the following updates to the plans: Screening around the dumpster, specs for the lighting, a colored rendering of the front side of the building and the hours of operation.

Motion to continue February 2nd at 6:30 made by Member MacDonald seconded by Member Geller.

Roll Call:

Mr. MacDonald - YES

Mr. Geller- YES

Ms. Guarino- YES

Mr. Ajemian – YES

Mr. Driscoll -YES

1998 South Street

Representative: Larry Siva & Rebecca Baptista, Silva Engineering

The Chairman asked about the legal notice and whether or not we had received the green cards. The legal notice was read into the record. Ms. Baptista noted that the notices were mailed out, but the green cards were still in the office. She indicated that she could provide the information from stamps.com that showed all the mailings. An abutter confirmed they received notification for the hearing. The board discussed whether or not to hold the hearing, having confirmation from the abutter. They decided to proceed but will not close and vote tonight. Ms. Baptista will send the green cards in the morning.

Mr. Silva shared that a frontage variance was granted on lot 2 of the plans. The applicant proposed to create three buildable lots from one existing lot, with one additional drainage lot created. Plans showed that a road could be built, but it would be less appealing and add more impervious coverage. Town Engineer letter requested lot closure calculations, Mr. Silva shared that they would do that and submit the calculations. It was also determined that the Cul-de-sac radius was in fact 130' in diameter, in the potential drawing.

Scott Fletcher, 2025 South Steet, stated that his biggest concern with the project is the drainage, as they have issues now.

Belinda Barrett, 2041 South Street, wanted to echo the drainage concern and how severe it is in the area.

Chairman Driscoll discussed requiring a grading plan and having a grading as built be submitted and reviewed by the Town Engineer. Mr. Tansey noted that the grading of the lots should be in a manner that run-off would flow towards the river and not towards the neighbors' houses. He also asked for septic grading to be included on the submitted plans.

Carlton Hunt, 80 Austin Street, pointed out that the part of the Taunton River is "tidal", and the water level has potential to rise and put the lots at risk.

Mr. Fletcher spoke again and shared that a swale was installed near his property, so there is water flow near-by, wanted to know when the perk test was done, and asked when the houses are built would they be elevated.

Letter submitted by the Health agent was read and stated a perk test was done March 11, 2021, and they all passed.

Member Geller clarified that the grading should be done based on the current lot configuration.

Motion to continue February 2nd at 6:30 made by Member Geller seconded by Member MacDonald.

Roll Call:

Mr. MacDonald - YES

Mr. Geller- YES

Ms. Guarino- YES

Mr. Ajemian – YES

Mr. Driscoll -YES

Approval Not Required – Plymouth and Whitman Street

Representative: Larry Siva & Rebecca Baptista, Silva Engineering

The application was to creatin a new residential lot (4b) with 18,500 sf, and all land space requirements. Board agreed this met ANR requirements.

Motion to endorse made by Member MacDonald seconded by Member Ajemian. Roll Call:

Mr. MacDonald - YES

Mr. Geller- YES

Ms. Guarino- YES

Mr. Ajemian – YES

Mr. Driscoll -YES

South Farm Estates – Road Bond & Release Remaining Lots

Applicant: Manuel Buginga, MJM Construction

The Town Engineer has been to the site a few times and noted that work has been done and so he adjusted the bond amount accordingly. Mr. Tansey noted that this will be a privately maintained subdivision so we will not be holding \$10,000 for drainage basin maintenance.

Mr. Buginga stated that the fee for the electric line was given to the Town Engineer and asked if the as-built submitted was the final as-built. He also asked about the cost for as built and land surveying. He suggested that he could post the bond at the set number and then reduce as paid, if that was easier for the board. Mr. Tansey indicated that he was able to reduce the amount.

Chairman Driscoll discussed the calculations with the Mr. Tansey and Director Jennifer Deboisbriand.

Motion to accept the amount of \$62,122.50 as the Road Bond by Member Geller, seconded by Member MacDonald.

Roll Call:

Mr. MacDonald - YES

Mr. Geller- YES

Ms. Guarino- YES

Mr. Ajemian – YES

Mr. Driscoll -YES

Motion to release the remaining lots by Member MacDonald, seconded by Member Guarino. Condition that the road be maintained in perpetuity and the HOA submitted.

Roll Call:

Mr. MacDonald - YES

Mr. Geller- YES

Ms. Guarino- YES

Mr. Ajemian – YES

Mr. Driscoll -YES

Trinity Circle – Road Bond

Chairman Driscoll noted this was held up as work needed to be done on the road and it was now determined it is satisfactory. HOA established to maintain the roadway. Chairman Driscoll asked to make a condition to confirm all the lots are recorded or to hold the amount for such. (\$5,000)

Manny Bugginga took a moment to show his gratitude for the prompt responses of the Town Engineer during this process.

Motion to release \$45,506 and hold \$5,000 until proof of recording is obtained and with the condition that the road be maintained in perpetuity by Member Ajemian, seconded by Member Guarino.

Roll Call:

Mr. MacDonald - YES

Mr. Geller- YES

Ms. Guarino- YES

Mr. Ajemian – YES

Mr. Driscoll -YES

Adjournment

Motion to adjourn at 8:25 pm was made by Member Ajemian, seconded by Member Geller, it was unanimously voted.