

The regular meeting of the Planning Board convened at 6:32 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 & Steve Solari, Building Inspector.

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

31 Perkins Street – Store Space – Site Plan Review Continued:

Representative: Larry Silva, SEA

Mr. Silva began to share some of the changes that were made based on comments from the previous meeting. Some of those changes included the addition of a Landscaping plan, a Lighting Plan, signage clarification, and color elevations were provided. Based on the comments from the Water Department Hydrant testing can be a condition of approval. He informed the board that the Zoning board of appeals granted a variance from parking, as this was not a category on the by law. He also spoke about the loading area being modified.

The Town Engineer spoke about the easement for the live parking, the improvement to the site that the landscaping plans made, and that the water dept was satisfied with what was shown on the plan. He did make a comment on the trench drain, going towards Pearl Street, where the pipe should be concrete and there may not be enough coverage under two parking spaces. The Town Engineers suggestion was to increase cover over the proposed pipe. The Building Inspector stated that the building does have a sprinkler system, existing conditions are similar to what is being suggested, this project will provide for all standards to be brought up to date.

Chairman Driscoll started to speak about the colors of the building, noting he did not want a bright orange building. He asked if we should condition the catwalk and exterior stairs be removed and would be interior stairwells instead. The Building Inspector agreed that would be fine.

Pat Neary – Lakeside Dr – asked if they are native plants being proposed in the landscaping plan, she also shared her concerns with the lighting.

Dr. Carlton Hunt – Austin St- Felt that the colors of the building did not fit with the town center, and the building signs were not necessary and would be too bright. Also, questioned about what regulations “control” the look of the building, in reference to the zoning district.

It was stated this is an Industrial use and followed those requirements.

Member Ajemian commented that he would like to see a muted sign, so it is not overpowering. Member Guarino spoke about the entrance / exit on Pearl St.

Dr. Carlton Hunt – Austin St – asked the board to request color changes to a more “New England Style”.

Mr. Silva was unsure why there would be a continuance, he also spoke about the eternally lit signs, and that they are following what is allowed in the by-law.

Member Guarino discussed signage on other locations of the Self-storage and their color schemes.

Member Rojas asked about the emergency stairs and their location.

Mr. Silva asked if anyone from Store Space was at the meeting.

It did not appear that there was anyone.

Member Driscoll suggested that the colors on the outside of the building must be a Benjamin more Historical Color and no internally lit signs.

Mr. Silva was not comfortable with agreeing to no internally lit signs.

Member Geller suggested they limit the brightness of the signs but was fine with the signage existing.

Mr. Silva suggested a condition that lighting intensity can be modified if the board sees fit.

Member MacDonald stated that he feels they may be on shaky ground with picking colors.

Member Ajemian shared that he would be fine with grey and a muted red, but the signage brightness was his concern.

Director DeBoisbriand suggested leaving the public hearing open so they could allow for the applicant to speak to his client and respond.

Robert Rice – Store Space – Senior Advisor of Construction – Joined the meeting

Chairman Driscoll addressed Mr. Rice and spoke about the color pallet.

Mr. Rice agreed to work with the board to pick colors that are muted and acceptable for the neighborhood. He asked if they were located in a historical district. He voiced that his main concern was not straying too far from the brand colors.

The discussion moved to signage on the building. Mr. Rice asked what the board was looking to have the signage look like and what has been done on other projects. Mr. Silva stressed that the lighting is allowed in this zone. Mr. Rice stated that he and his team agreed to softening the colors and they will also reduce the number of lumens the lighting emits, so that it is visible but not a nuisance.

Member Guarino appreciated that the lighting for signage will be looked at as there may not being anything there yet but there are plans for apartments. It was also discussed that the lighting could be on timers, in the future, to help with he concerns. Mr. Rice shared that they are certainly looking to be good neighbors and will work to remedy any future concerns, if any. He also stated he would employ a consultant to work with the lighting schemes and issues.

Conditions:

-Condition the color pallet to soften the colors, equivalent to the Benjamin Moore Historical Collection

-After a year of occupancy, a review be done of the signage

Member MacDonald left at 8:10 PM.

Pat Neary – Lakeside Dr. – Concerned with motion activated lighting near entrances and such

Mr. Rice stated that they would be agreeable to using motion activated lighting, some communities have required a certain amount of lighting be on for safety.

Motion to close the public hearing made by Member Ajemian, seconded by Member Geller.

Roll Call:
Mr. Driscoll- YES
Mr. Geller- YES
Ms. Guarino- YES
Mr. Ajemian – YES

Discussion of issues: colors (use Benjamin Moore Historical Collection), lighting, engineering will work on Trench and Drainage pipe, fire escapes and catwalks removed from exterior, hydrants to be tested.

Member Ajemian shared that having an outside expert review lighting for the amount put off would make sense.

Member Geller suggested the condition be that they limit to the lowest number of Lumens allowed or backlighting.

Members agreed to the signage meeting the dark skies standards.

Chairman Driscoll and Member Ajemian would like to see a backlite sign.

The Building Inspector stated that the zoning by-law allows internally lit signs in this zone by right, he felt the board could not condition this.

Motion lighting was agreed to as well.

Motion to approve, with conditions noted above, made by Member Ajemian, seconded by Member Geller. Roll Call:

Mr. Driscoll- YES
Mr. Geller- YES
Ms. Guarino- YES
Mr. Ajemian – YES

1998 South Street – Slate Rock Farm Realty Trust – Definitive Subdivision Plan Continued:

Representative: Larry Silva, SEA

The meeting reviewed the following: Grading, Updated Cul-de-sac Layout, Town Staff Comments.

The Town Engineer reviewed the grading plan and felt it was sufficient.

A cul-de-sac could have been proposed but the applicant asked to have three lots, on the road, instead, an easement to the Taunton River will be created and the houses will be constructed by allowing it as proposed.

Final grading will need to be submitted prior to occupancy.

They would also ask for street trees to remain as a condition.

Motion to close the public hearing made by Member Geller, seconded by Member Ajemian.

Roll Call:
Mr. Driscoll- YES
Mr. Geller- YES
Ms. Guarino- YES
Mr. Ajemian – YES

Motion to approve 81R Waiver request made by Member Geller, seconded by Member Ajemian.

Roll Call:
Mr. Driscoll- YES
Mr. Geller- YES

Ms. Guarino- YES
Mr. Ajemian – YES

Motion to approve Waiver request of section 4, section 4B & C and all of section 5 except 5B21 made by Member Geller, seconded by Member Ajemian.

Roll Call:

Mr. Driscoll- YES
Mr. Geller- YES
Ms. Guarino- YES
Mr. Ajemian – YES

Motion to approve the Slate Rock Farms subdivision 1/25/2022 with the requested waivers and conditions as discussed made by Member Ajemian, seconded by Member Guarino.

Roll Call:

Mr. MacDonald - YES
Mr. Geller- YES
Ms. Guarino- YES
Mr. Ajemian – YES

Comprehensive Master Plan Presentation – Barrett Planning Group

It was discussed that this item be moved to another meeting, perhaps its own meeting.

Request for Minor Modification – 14 Summer Street – DA Bar LLC

Representative: Larry Silva, SEA

Changes from approval were reviewed, such as patio adjustments, adding bollards between parking and patio. Also, the side entrance had a ramp, but it was eliminated.

The Town Engineer spoke about the Handicapped parking not being ADA compliant. Mr. Silva shared that they show 2 handicapped spots, and they are only required to have 1, and felt keeping it was the best idea. The Town Engineer suggested to take away the other, if not needed, as it would cause a safety issue.

Motion to deem this change a minor modification made by Member Geller, seconded by Member Guarino.

Roll Call:

Mr. Driscoll- YES
Mr. Geller- YES
Ms. Guarino- YES
Mr. Ajemian – YES

Motion to approve the Minor Modification made by Member Guarino, seconded by Member Ajemian. Roll Call:

Mr. Driscoll- YES
Mr. Geller- YES
Ms. Guarino- YES
Mr. Ajemian – YES

Request for Minor Modification – 722 Bedford Street – 722 Bedford Street LLC

Representative: Larry Silva, SEA

Minor Modification requested to allow for the installation of solar panels to provide for the facility. Mr. Silva stated they will need to go to Conservation for approval as well.

The Town Engineer had some trenching suggestions and questioned if the panels were in the basin?

Mr. Silva shared images of Solarscrim which is used to cover exposed wiring on the panels. He also spoke about there not being glare issues as abutters are not near enough for such. He considered it an accessory to the use.

Director DeBoisbriand shared her input that this is a minor modification, not a major modification. She proceeded to site the by-law section 22.

The board discussed further the definition of solar and where this project landed on this. Sean Mayer – Winter Street – Facilities Manager CNT – construction is not completed; panels were placed on the addition.

Chairman Driscoll suggested the Town Engineer, project Engineer and Town Building Inspector discuss the drainage and return next meetings with further information. The Town Engineer asked why the panels needed to be in the basin, or could they be somewhere else? Mr. Mayer stated it was for space reasoning.

Motion to continue to February 16th at 6:30pm by Member Ajemian, seconded by Member Guarino.

**Ajemian. Roll Call:
Mr. Driscoll- YES
Mr. Geller- YES
Ms. Guarino- YES
Mr. Ajemian – YES**

Board Business:

Minutes to be approved: 12/1/21, 12/15/21, 1/5/22

Moved to next meeting

Adjournment

Motion to adjourn at 10:00 PM was made by Member Guarino, seconded by Member Ajemian, it was unanimously voted.