

PLANNING BOARD MEETING MINUTES

June 28, 2012

PRESENT: Christopher Farrell, Doug Shearer, John Howarth, Dudley Jensen, Louis Gallo, Gerry Carney, Jon Nelson, Donald DuBerger, Louis Gallo, Vincent Michienzi (alternate)

ABSENT: Daniel Doucette

STAFF: Dody Adkins-Perry - Engineering Tech.

ALSO PRESENT: Jim Mulvey, Ford O'Connor, Gary Maloney, Don Shulman, Brian Yergatian

Ann Gratis, Recording Secretary

Chairman Farrell called the meeting to order at 7:08 P.M.

Mr. Howarth made a MOTION to approve the minutes of 5/24/12. The MOTION was seconded by Mr. Carney with all in favor.

81P: 2 lots

Brian Yergatian of BSC group presented the revision. They have provided access easements with a 40' turning radius. The easements will be recorded with the lots.

Mr. Howarth made a MOTION to approve with the stamp. The MOTION was seconded by Mr. Jensen with all in favor.

Discussion: Factory Outlet Rt. 6 landscaping

Chairman Farrell stated the owners of the property are looking for letters from various Boards and local Chambers in support of the proposed landscaping facing Rt. 6. They will be presenting the plan to MA Dot soon. I feel it's a good plan, as it is now, it's a tunnel effect once you come over the bridge. This will open it up and make it lighter.

Mr. Howarth stated we originally approved this but MA Hwy said it was a safety hazard.

Mr. Howarth made a MOTION to write a letter of support. The MOTION was seconded by Mr. Carney with all in favor.

The letter will be sent to Market Basket and MA DOT.

Discussion: Downtown signage – public comment

Gary Maloney forwarded a letter to the Board about signage on the west end of Main St. Banners, hand drawn signs in the windows, etc. Do we just enforce Buzzards Bay or town wide?

Chairman Farrell: we will write a letter to the Building Inspector about it. We will be updating the sign bylaw for the rest of the town too.

Public Hearing for Rescission of a Definitive Subdivision: MacArthur Blvd. Business Center. Robert Miskinis requests a formal vote of the rescission as it lost its zoning protection.

Mr. Howarth made a MOTION to rescind the subdivision. The MOTION was seconded by Mr. Shearer with all in favor.

Public Hearing for Special Permit #08-2012: 12 Holt Rd., 9, 21, 25 Thomas Ave. To convert from condominium ownership to apartments.

Ford O'Connor represented the owners. There is no change in units or the buildings. They were converted from apartments to condos and never sold. They want to make them apartments again with rents from \$900-\$1100. The Board can waive the dimensional requirements.

Mr. Shearer stated it looks in good order. He made a MOTION to approved subject to the following conditions:

- All buildings need Knox boxes at the front and rear doors with a master key, and all units and the utility room are keyed to the master
- A landscape plan must be submitted and all plantings must be maintained. The plan shall show a much denser planting with 25 Thomas Avenue due to the decreased lot size
- The sidewalk to the rear of 25 Thomas Ave. is to be installed from the side parking lot to the rear entrance
- The limbs on the property must be trimmed to accommodate trucks – both in the parking lot and the roads they overhang

The Waivers requested under Sec. 2800 are to be granted.

The MOTION was seconded by Mr. Howarth.

Ford agrees to all conditions. The closing is July 23rd and everything will be completed by then.

Roll call vote as follows:

Mr. Gallo – yes

Mr. Howarth – yes

Mr. Jensen – yes

Mr. DuBerger – yes

Mr. Shearer – yes

Mr. Michienzi – yes

Mr. Carney – ye

Mr. Nelson - yes

81P: Holt Rd & Thomas Ave. 4 lots.

Mr. Farrell made a MOTION to approve. The MOTION was seconded by Mr. Shearer with all in favor.

Chairman Farrell read the letter from the Town Clerk's office regarding video taping the meetings of various Boards effective immediately.

Mr. Carney made a MOTION to adjourn. The MOTION was seconded by Mr. Shearer with all in favor.

With no further business before the Board, the meeting was adjourned at 7:36 PM.

Respectfully submitted,
Ann T. Gratis